

## Planning Committee

Tuesday 1 March 2016

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Sarah King (Vice-Chair)  
Councillor Helen Dennis  
Councillor Hamish McCallum  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris  
Councillor Kieron Williams

### Reserves

Councillor Maisie Anderson  
Councillor James Barber  
Councillor Catherine Dale  
Councillor Tom Flynn  
Councillor Kath Whittam  
Councillor Jane Lyons

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

#### Access

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#### Contact

Victoria Foreman on 020 7525 5485 or email: [victoria.foreman@southwark.gov.uk](mailto:victoria.foreman@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 22 February 2016



# Planning Committee

Tuesday 1 March 2016

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
<b>1.</b>	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
<b>2.</b>	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
<b>3.</b>	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
<b>4.</b>	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
<b>5.</b>	<b>MINUTES</b>	<b>3 - 6</b>
	To approve as a correct record the minutes of the open section of the meeting held on 2 February 2016.	

Item No.	Title	Page No.
6.	<b>DEVELOPMENT MANAGEMENT</b>	7 - 10
	6.1. <b>74-82 RYE LANE IN FRONT OF PECKHAM RYE STATION AND 2-10 BLENHEIM GROVE, LONDON SE15 4RY</b>	11 - 147
	6.2. <b>25-29 HARPER ROAD, LONDON, SE1 6AW AND CROWN COURT, SWAN STREET, LONDON SE1 1DF</b>	148 - 193
7.	<b>RELEASE OF £130,386 OF S106 MONIES FROM THE DEVELOPMENT SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, SE1 (14/AP/2102; A/N 734) FOR THE COMPLETE REFURBISHMENT OF THE MULTI-USE GAMES AREA SITUATED WITHIN THE SWAN MEAD HOUSING ESTATE</b>	194 - 199

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 22 February 2016



## PLANNING COMMITTEE

### **Guidance on conduct of business for planning applications, enforcement cases and other planning proposals**

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee.
8. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

**The arrangements at the meeting may be varied at the discretion of the chair.**

**Contacts:** General Enquiries  
Planning Section, Chief Executive's Department  
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team  
Finance and Governance  
Tel: 020 7525 5485



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 2 February 2016 at 5.30pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Sarah King  
 Councillor Hamish McCallum  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris  
 Councillor Kieron Williams

**OFFICER SUPPORT:** Simon Bevan, Director of Planning  
 Yvonne Lewis, Group Manager – Strategic Applications Team  
 Tom Buttrick, Team Leader – Planning Policy  
 Laura Hills, Senior Planning Policy Officer  
 Alistair Huggett, Planning Projects Manager  
 Jack Ricketts, Planner  
 Jon Gorst, Legal Representative  
 Victoria Foreman, Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillor Helen Dennis.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Supplemental agenda No. 1 relating to agenda item 5: minutes of the meeting held on 12 January 2015
- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

The chair also notified the committee of a variation to the order of business. Items 7, 8, 9, 10, 11 and 12 would be considered before item 6.1.

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no declarations of interest or dispensations.

#### **5. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 12 January 2016 be agreed as a correct record and signed by the chair.

#### **6. DEVELOPMENT MANAGEMENT**

##### **RESOLVED:**

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

#### **7. 24-28 QUEBEC WAY, LONDON, SE16 7LF**

Planning application reference 15/AP/2217

Report: see pages 8 to 54 of the agenda and pages 1 to 3 of the addendum report.

##### **PROPOSAL**

Demolition of existing building and redevelopment of site to provide a mixed-use building ranging from 4 to 7 storeys plus basement comprising 94 residential units (Use Class C3) and flexible commercial floorspace (Use Classes A1/A2/A3, B1, D1/D2); associated highway, public realm and landscaping works, car and cycle parking and associated works.

The committee heard an officer's introduction to the report and asked questions of the officer.

The applicant addressed the committee and answered questions arising from their submission.

The committee debated the application and asked further questions of officers.

**RESOLVED:**

1. a) That planning permission be granted, subject to conditions as set out in the report and the addendum, and the applicant entering into a satisfactory legal agreement.
- b) That in the event that a satisfactory legal agreement is not entered into by 30 April 2016, that the Director of Planning refuse planning permission, if appropriate, for the reason set out in paragraph 114 of the officer report.

**8. ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS D OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015**

**RESOLVED:**

The Planning Committee

1. Confirmed the immediate Article 4 Direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class D of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from A1 (shops) to A2 (financial and professional services) in town centre protected shopping frontages.
2. Noted the Article 4 Directions, confirmed on 7 April 2014, which withdrew the permitted development rights granted by Schedule 2, Part 3, Class C and Schedule 2, Part 4, Class D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

**9. NEW SOUTHWARK PLAN: PREFERRED OPTION**

**RESOLVED:**

The Planning Committee:

1. Noted the preparation and consultation process for the delivery and adoption of the New Southwark Plan, including the 15 week consultation on the Preferred Option of the New Southwark Plan from 30 October 2015 to 12 February 2016.
2. Provided comments on the Preferred Option draft of the New Southwark Plan to further improve the draft planning policies.

**10. TO RELEASE £153,255 OF SECTION 106 MONIES FROM THE DEVELOPMENT AT THE MUSIC BOX ALSO KNOWN AS OCTAVIA HOUSE, 235 - 241 UNION STREET APPLICATION REFERENCE 13/AP/3815 (A/N 729), TO THE MARLBOROUGH PLAYGROUND PROJECT**

**RESOLVED:**

That funds totalling £153,255 for open space and sports development from the



development at the Music Box also known as Octavia House, 235 – 241 Union Street application reference 13/AP.3815 (a/n 729), to the Marlborough Playground project, be released.

**11. TO RELEASE £368,500 FROM S106 AGREEMENT 13/AP/0065 (A/N 723) FOR HIGHWAY IMPROVEMENTS TO ROTHERHITHE NEW ROAD, LONDON SE16 3HG**

**RESOLVED:**

That the release of funds of £369,500 from the development known as 399 Rotherhithe New Road, London SE16, 13/AP/0065 a/n 723, be authorised.

- £368,500 will go towards undertaking highway improvements to Rotherhithe New Road including tree planting, lighting, traffic calming measures and widening of existing footways by the Council.

**12. SOUTHWARK DEVELOPMENT VIABILITY SPD**

**RESOLVED:**

The Planning Committee noted and provided comments to the on-going consultation on a supplementary planning document setting out detailed guidance on the use of viability appraisals that are submitted with planning applications to influence planning decisions. The consultation would run from 24 November 2015 until 16 February 2016.

**13. CONSULTATION ON VALIDATION CHECKLISTS FOR PLANNING APPLICATIONS**

**RESOLVED:**

The Planning Committee noted the public consultation on revised validation checklists for planning applications that began on Friday 8 January 2016 (approved under delegated authority by the Director of Planning on 7 January 2016) for 10 weeks.

The meeting ended at 6.29pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 1 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Lesley John 020 7525 7228
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

## APPENDICES

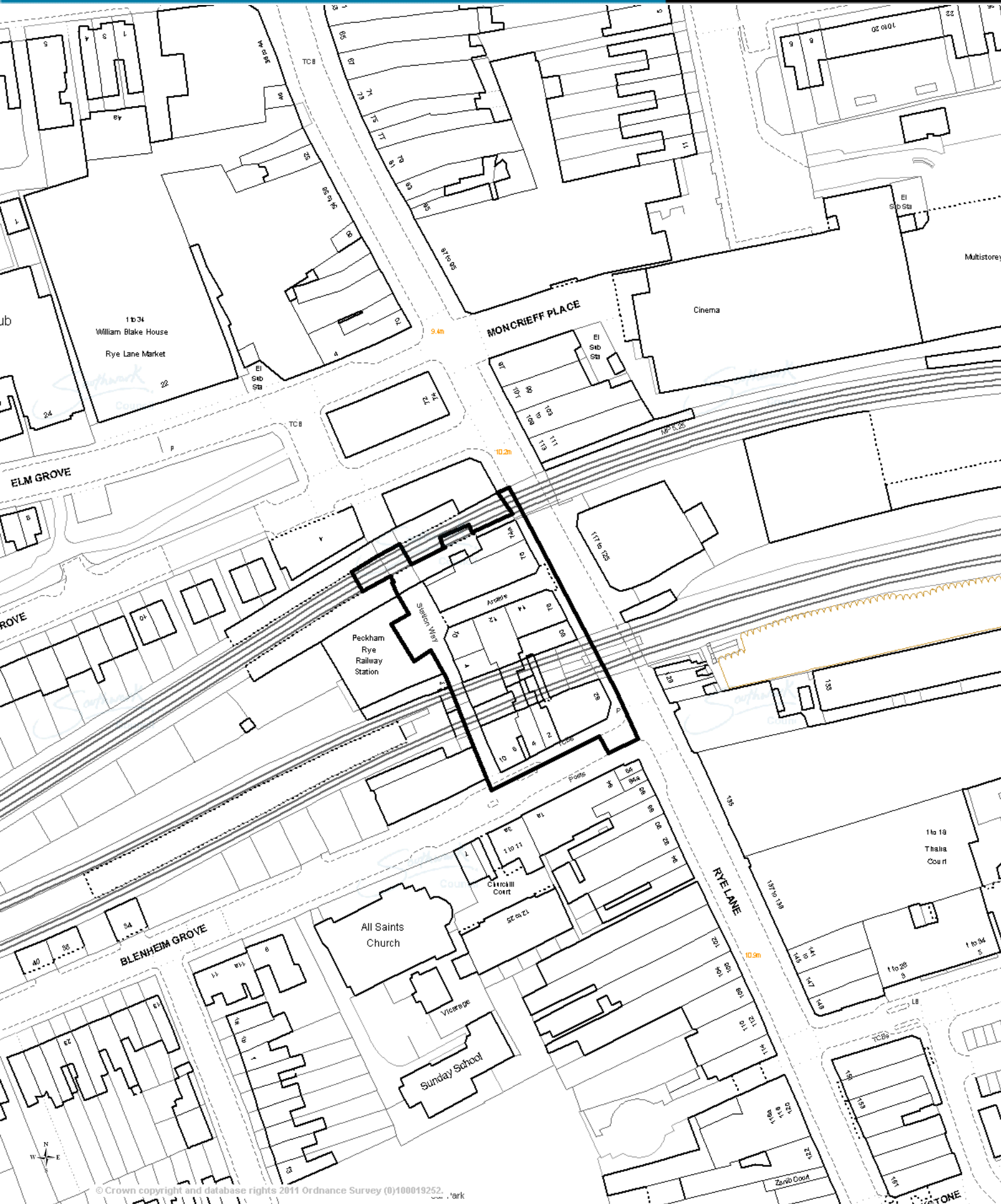
No.	Title
None.	

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	22 February 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Head of Development Management	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		22 February 2016

Ordnance Survey

Date 18/2/2016



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Scale 1/1250

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 1 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 15/AP/4337 for: Council's Own Development - Reg. 3  <b>Address:</b> 74-82 RYE LANE IN FRONT OF PECKHAM RYE STATION AND 2-10 BLENHEIM GROVE, LONDON SE15 4RY  <b>Proposal:</b> Creation of a new public square between Peckham Rye Station and Rye Lane following demolition of the arcade buildings currently located between the north and south railway viaducts; refurbishment of the railway arches facing onto the new square and refurbishment and erection of a two storey extension to the building at 2-10 Blenheim Grove/82 Rye Lane, to provide A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), A5 (hot food takeaway), B1a (offices) and D1 (non-residential institution) uses, together with hard landscaping, public WC and other associated works.		
<b>Ward(s) or groups affected:</b>	The Lane		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 28/10/2015		<b>Application Expiry Date</b> 17/02/2016	
<b>Earliest Decision Date</b> 25/12/2015		<b>Time Extension Date</b> 14/03/2016	

## RECOMMENDATION

1. That planning permission be granted, subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is located on the western side of Rye Lane, immediately in front of Peckham Rye Station which is a grade II listed building. Railway viaducts dominate the northern and southern parts of the site, and there is pedestrian access through the railway arches to Holly Grove to the north and Blenheim Grove to the south. Rye Lane is a busy shopping street, whilst Holly Grove is predominantly residential and contains a number of listed buildings. Blenheim Grove is more mixed in character and includes retail and commercial units, a church, industrial and residential uses.
3. The site comprises three 2-storey 1930s art deco style buildings and five railway arches. Two of the 1930s buildings form part of an arcade of retail units which fronts Rye Lane and extends back towards the station, with a covered pedestrian arcade between the two; the third is located on the southern corner of the site with frontages to both Rye Lane and Blenheim Grove. The buildings and arches are occupied by a range of uses including retail space, cafes, a bank, a dental surgery, a church and a sculpture studio.

4. The site sits within the Rye Lane Peckham Conservation Area which is characterised by the commercial town centre on Rye Lane, Peckham High Street and Peckham Hill Street; it adjoins the Holly Grove Conservation Area to the west.

### Details of proposal

5. Full planning permission is sought by the Council for the creation of a new 1,200sqm public square in front of the station, following the demolition of the existing arcade buildings which sit between the viaducts. The exposed railway arches which would face the new square would be refurbished, and a 2-storey extension would be erected above 82 Rye Lane/2-10 Blenheim Grove which is the southern-most building on the site. A breakdown of the existing and proposed uses is as follows:

	Existing (sqm)	Proposed (sqm)	Net (sqm)
A1 (retail), A2 (financial and professional services), A3 (café / restaurant, A5 (hot food takeaway)	2249	865	-1384
B1a (offices)	71	284	213
D1 (non-residential institutions 'community space')	510	477	-33
Sui Generis (WCs)	0	71	71
Gross Internal Area	2830	1697	-1133
Pedestrian / Public space	829	1756	927
Total	3659	3453	-206

NB: D1 use includes health centres, places of worship and museums.

### New public square

6. This would be directly in front of Peckham Rye Station and would measure approximately 36m x 32m. It would be paved with dark Irish blue limestone and would include low level planters, spill out space for the commercial uses on either side of the square, space for community events, and space for mobile traders on the southern side of the square. Other than external lighting and works to improve its setting, no works are proposed to the station building.

### Refurbished railway arches

7. Two railway arches on the northern side of the square would be refurbished, with the arch closest to Rye Lane providing space for a shop or café/restaurant and the second arch to the north-west providing accessible public toilets. A new corten steel structure would be provided along part of the northern side of the square to support the station platform above.
8. On the southern side of the square the arches would provide flexible retail, financial and professional service and café/restaurant floorspace, ancillary plant areas and provide access to the upper floors of 2-10 Blenheim Grove which could be accessed from both the new square and Blenheim Grove. Glazing and corten steel canopies would be added to the refurbished arches on both sides of the square.

### 82 Rye Lane / 2-10 Blenheim Grove

9. There would be flexible retail space on the ground floor of this building, community and flexible retail space on the first floor, office space for 27 desks on the second floor opening out onto a terrace overlooking Rye Lane, and community space capable of accommodating 40 people on the top floor, together with a covered



community garden. The extension to the building would increase its height by approximately 5.5m and would be clad with metal and corrugated glass. The western side of the roof would be finished with silver profiled metal cladding, and profiled polycarbonate would be provided on the eastern side over the roof garden.

### Amendments

10. During the course of the application the cladding material for the extension to 2-10 Blenheim Grove has been changed from corrugated polycarbonate to corrugated glass, additional cycle parking and a plan showing a potential location for a cycle hire docking station have been provided, and four trees have been added to the public square. Additional information regarding sustainability and equalities impacts has been provided.
11. The development would be jointly funded by the Council and the Greater London Authority (GLA). The Council was awarded a grant from the Mayor's Regeneration Fund in 2012 to contribute towards the delivery of the scheme, and it was subsequently agreed by the Council's cabinet in April 2012 to enter into a grant agreement with the GLA to develop and deliver a proposal for the site. The freehold of the site is owned by Network Rail and there are complex head lease ownership arrangements. In light of this, in the event that planning permission is granted the Council would apply to the Secretary of State for a Compulsory Purchase Order (CPO) to secure vacant possession of the site to enable the development to proceed.
12. The scheme would be delivered in the following broad phases:

Phase 1 (Summer 2016-Spring 2017) – Extension and remodelling works to 2-10 Blenheim Grove

Phase 2 (Spring 2017-Summer 2017) – Demolition of the buildings to the south of the pedestrian arcade, landscaping the southern part of the square and repairs/remodelling to the southern arches;

Phase 3 (Spring 2017-Summer 2018) – Demolition of the buildings to the north of the pedestrian arcade, landscaping of the northern part of the square, repairs/remodelling to the northern railway arches including any necessary repairs to the structure supporting the station platform above.

13. **Relevant planning history**

#### 4 Station Way (Arcade building)

13/AP/0336 Application type: Lawful Development Certificate Proposed: Change of use of the upper floor from Class A2 (employment agency) to a self contained flat. Decision date: 14.03.2013. Decision: Refused (REF) for the following reason:

The proposed development is not considered to be lawful because the proposed change of use does not comply with Class F of Part 3 of The Town and Country Planning (General Permitted Development) Order 1995.

13/AP/0977 Application type: Full Planning Permission (FUL) Change of use of the upper floor from Class A2 (employment agency) to a self contained flat. Decision date: 23.05.2013. Decision: Refused (REF) for the following reason:

The resulting residential unit would provide a substandard level of accommodation, by virtue of the size of the rooms provided and the overall dwelling size; with a lack of outlook, natural light and ventilation given the sites location, resulting in a poor

living environment contrary to guidelines set out in the Residential Design Standards SPD 2011 and saved policy 4.2 Quality of Residential Accommodation of the Southwark Plan 2007.

13/A/1971 Application type: Full Planning Permission (FUL) Change of use of the upper floor from an Employment Agency (Class A2) to a self contained flat. Decision date: 11/02/2014. Appeal against non-determination DISMISSED.

#### 82 Rye Lane

07/AP/2169 Application type: Full Planning Permission (FUL)  
Internal and external alterations to form three retail units within floorspace of existing retail units incorporating three new shopfronts on flank elevation.  
Decision date 21/11/2007. Decision: Refused (REF) for the following reason:

The proposed development, by reason of the lack of standard shopfront design elements, would fail to be sympathetic to adjoining shopfronts and would be out of character with the streetscene. As such, the proposal is contrary to Policies 3.11 Efficient Use of Land, 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan [July] 2007 and SPG 2 'Shopfront Design and Materials'.

07/AP/2769 Application type: Full Planning Permission (FUL)  
Internal and external alterations to form three retail units within floorspace of existing retail units incorporating three new shopfronts on flank elevation.  
Decision date 22/01/2008. Decision: Granted (GRA)

#### Peckham Rye Station

##### 11a Station Way

15-AP-5076 Removal of 1960s concrete stair to the station's north wing and installation of a new steel and timber stair; alterations to the existing 1930s station toilet. Application for listed building consent UNDER CONSIDERATION.

15-AP-3420 - Change of use from a Betting Office (Sui Generis) to a Restaurant (Use Class A3); alteration of x 2 existing windows into doorways for fire escape and delivery access and re-opening of x2 former openings in the north wall at first-floor level to provide extract ventilation. Planning permission GRANTED in January 2016 (associated listed building consent granted in November 2015).

12-AP-3665 - Creation of new cycle hub comprising the secure storage of passenger cycles and workshop/shop for repair/maintenance of cycles and sale of associated products; new frontage to arch. Planning permission was GRANTED in January 2013.

##### 1-4 Holly Grove

13-AP-0554 - Change of use of the existing building from light industrial (Class B1) to an art gallery (Class De) at ground floor and a restaurant (Class A3) above with installation of means of escape staircase and new doors. Planning permission was GRANTED on 14/06/2013.

##### Unit 1 and 2, 12-16 Blenheim Grove

15/AP/4096 Application type: S.73 Vary/remove conds/minor alterations (VAR)  
Variation of Condition 5 of planning permission ref 14/AP/4300 that restricted trading hours for Class A3 purposes in order to allow extended trading hours to 23:00 on

Sundays.

Decision date 03/12/2015 Decision: Granted (GRA)

Unit 4, 12-16 Blenheim Grove

14-AP-0523 - Variation of condition 7 (opening hours) of planning permission dated 25/06/13 [application no.13/AP/0860 for the change of use of ground floor from Class A1 (retail) to Class A3 (restaurant/cafe), with extract duct to rear] to amend hours of operation from 8am 11pm Monday to Friday, 8am to midnight on Saturday and 9am to 2pm on Sunday and Public Holidays to: Monday-Thursday 7am - 12 midnight; Friday 7am - 1am; Saturday 8am -1m; and Sunday 9am-5pm. Planning permission GRANTED in September 2014.

Unit 5, 12-16 Blenheim Grove

12-AP-2871 - Change of use of ground floor from Class A1 retail to Class A3 restaurant/cafe with installation of duct to rear. Planning permission was GRANTED on 23/11/2012.

12-16 Blenheim Grove

09/AP/1580 – Conversion of first floor office to provide 3 No. residential units and erection of additional floor to provide an additional 3 No. residential units (6 units in total: 4 X 2 bed and 2 X 1 bed); terraces to rear first and second floors and new windows to flank elevation on first and second floors. Planning permission REFUSED and appeal DISMISSED.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

14. The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use
  - b) Environmental impact assessment
  - c) Design, conservation area and setting of adjacent listed buildings
  - d) Trees and landscaping
  - e) Impact of proposed development on amenity of existing occupiers and surrounding area
  - f) Transport
  - g) Planning obligations (S.106 undertaking or agreement)
  - h) Mayoral and Southwark Community Infrastructure levy
  - i) Sustainable development implications
  - j) Ecology
  - k) Contaminated land
  - l) Air quality
  - m) Statement of community involvement
  - n) Human rights and equalities implications.
15. **Planning policy**

Planning policy designations (Proposals Map)

- Proposals site 6 Peckham and Nunhead Area Action Plan (PNAAP)
- Peckham major town centre
- Peckham action area core
- Protected shopping frontage 26

- Rye Lane Peckham Conservation Area
- Urban Density Zone
- Air Quality Management Area

#### 16. National Planning Policy Framework

National planning policy is set out in the National Planning Policy Framework ('NPPF') which was adopted on 27 March 2012. The NPPF focuses on a presumption in favour of sustainable development, of which there are three strands; economic, social and environmental. The core planning principles include, amongst others, the requirement to 'drive and support development'.

- Section 1 - Building a strong, competitive economy
- Section 2 - Ensuring the vitality of town centres
- Section 4 - Promoting sustainable transport
- Section 8 - Promoting healthy communities
- Section 7 - Requiring good design
- Section 10 - Meeting the challenge of climate change, flooding and coastal change
- Section 11 - Conserving and enhancing the natural environment
- Section 12 - Conserving and enhancing the historic environment

#### National Planning Practice Guidance

#### 17. London Plan July 2015 consolidated with alterations since 2011

- Policy 2.15 Town centres
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Improving Health and Addressing Health Inequalities
- Policy 3.16 Protection and Enhancement of Community Infrastructure
- Policy 4.1 Developing London's economy
- Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
- Policy 4.10 New and emerging economic sectors
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.4 Retrofitting
- Policy 5.5 Decentralised energy networks
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.15 Water use and supplies
- Policy 5.10 Urban greening
- Policy 5.12 Flood risk management
- Policy 5.13: Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.1 Lifetime neighbourhoods
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm

- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration
- Policy 7.14 Improving air quality
- Policy 7.21 Trees and woodlands
- Policy 8.1 Implementation
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

18. Core Strategy 2011

- Strategic policy 1 - Sustainable development
- Strategic policy 2 - Sustainable transport
- Strategic policy 3 - Shopping, leisure and entertainment
- Strategic policy 10 - Jobs and businesses
- Strategic policy 11 - Open spaces and wildlife
- Strategic policy 12 - Design and conservation
- Strategic policy 13 - High environmental standards
- Strategic policy 14 - Delivery and implementation

Southwark Plan 2007 (July) - saved policies

19. The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- SP20 - Development site uses
- 1.4 - Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations
- 1.10 -Protecting the range of services available outside the town and local centres and protected shopping frontages
- 2.1 - Enhancement of community facilities
- 2.2 – Provision of new community facilities
- 2.6 – Planning obligations
- 3.2 - Protection of amenity
- 3.3 – Sustainability assessment
- 3.4 – Energy efficiency
- 3.6 – Air quality
- 3.7 - Waste reduction
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 – Designing out crime
- 3.15 – Conservation of the historic environment
- 3.16 – Conservation areas
- 3.18 - Setting of Listed Buildings, conservation areas and World Heritage Sites
- 3.28 - Biodiversity
- 5.2 - Transport impacts
- 5.3 - Walking and cycling

- 5.6 - Car parking
- 5.7 – Car parking for the mobility impaired

20. Supplementary Planning Documents

Holly Grove Conservation Area Appraisal 2008  
 Sustainable design and construction SPD (2009)  
 Sustainability assessments SPD (2009)  
 Sustainable Transport SPD (2010)  
 Residential Design Standards SPD (2011)  
 Rye Lane Peckham Conservation Area Appraisal (2011)  
 Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)

Peckham and Nunhead Area Action Plan (2014)

21. The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26<sup>th</sup> November 2014 and sets out the planning framework that will help to deliver long lasting improvements to Peckham and Nunhead over the next 15 years. Part of the PNAAP vision is that Peckham will be a place with attractive and pleasant neighbourhoods, surrounding a lively town centre that meets the needs of a very diverse community.
22. The site sits within the action area core and is designated proposal site 6 within the PNAAP, which also includes the station, 74 Rye Lane, 4 Holly Grove and Dovedale and Blenheim Courts at the rear of the station. The site designation lists business use (B1), retail use (A1/A2/A3/A4) and a public square as required land uses, and community/cultural/leisure use (D) and residential (C3) as other land uses that would be accepted.

**Principle of the proposed development in terms of land use**

23. Section 2 of the NPPF requires planning policies to recognise town centres as the heart of their communities, to support their viability and vitality, and to define a network and hierarchy of centres that is resilient to anticipated future economic changes. Paragraph 17 of the NPPF seeks to “promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas” Policy 2.15 of the London Plan sets out the strategic approach to town centres, including the need to sustain and enhance the vitality and viability of town centres and to contribute towards an enhanced environment, urban greening, public realm and links to green infrastructure. Policies 4.7 and 4.8 of the London Plan are also relevant which require the scale of retail development to be related to the size and function of the town centre, a sequential town centre first approach to new retail development, and to support a diverse retail sector including markets.
24. In terms of Southwark’s policies, strategic policy 3 of the Core Strategy encourages the protection and enhancement of town centres to secure a range of shops, services and facilities to meet the needs of Southwark’s population. Saved policies 1.5, 1.7 and 1.9 of the Southwark Plan require provision to be made for small business units, set out which uses will be acceptable in railway arches, require a broad range of uses in town centre, and afford protection to protected shopping frontages where A1 uses should not fall below 50%.
25. At approximately 75,000sqm, Peckham town centre has the largest amount of shopping floorspace in Southwark and is designated a Major Town Centre in the London Plan, the Core Strategy and the saved Southwark Plan. It includes many smaller shops along Rye Lane, the Aylesham shopping centre to the north of the site,

and there are a number of local markets including Peckham Rye, Choumert Road and Atwell Road markets. Peckham is home to many small businesses and is becoming increasingly recognised for its growing number of creative industries.

26. Chapter 4 of the Core Strategy sets out the vision for Peckham and Nunhead action area and states that: *“The area will continue to be home to a diverse and dynamic community with shops, community facilities and services. New development will help bring improvements to streets and public spaces, making them greener, more pleasant and safe. It will be easier to get around by walking and cycling and there will continue to be good public transport links.”* Paragraph 4.47 of the Core Strategy advises that the Council will work with Network Rail to help deliver improvements to the areas around Peckham Rye and Queens Road stations, including a possible new square that will transform the area around Peckham Rye Station and the railway arches.
27. The desire to improve the station forecourt is reinforced through the PNAAP vision for the area, which advises that the Council will work with Network Rail, the GLA, Transport for London (TfL) and the train operating companies to deliver improvements around Peckham Rye Station, including delivering significant change to the setting of Peckham Rye Station, reviving the splendour of the station building and creating a public square. It advises that the improved station and forecourt will provide a new focal point, enhancing the station entrance, increasing footfall and encouraging people to spend time in Peckham.

#### Retail floorspace

28. The PNAAP site designation requires A1/A2/A3 uses, all of which would be delivered through the proposal. It also requires A4 uses (drinking establishments) which although not specifically included, could be delivered in the event that the area at the rear of the station which also forms part of the site designation comes forward for redevelopment. The proposal includes A5 floorspace which is not listed in the site designation, but there are no objections to this given the town centre location and because there is currently an A5 use on the site.
29. There is currently 2,249sqm of A class floorspace on the site and 865sqm would be re-provided, resulting in a net loss of 1,384sqm and a partial loss of protected retail frontage 26. Neighbouring residents have raised concerns regarding the impact this would have on local businesses, whether they would be priced out of the new development, and some have questioned why the existing arcade buildings cannot simply be refurbished.
30. The station is one of the main arrival points into Peckham and Nunhead, with an estimated two and a half million people using it each year. It is a fine, grade II listed building, the grandeur of which is largely concealed by the 1930s arcade buildings in front of it, which also restricts movement in front of the station. This is recognised in the supporting text to the PNAAP site designation which states that *“Since the 1930s there has been an arcade in front of the station, which restricts visibility of the station from Rye Lane and creates a low quality public space”*.
31. The PNAAP advises that the communities of Peckham and Nunhead have long expressed a desire for the station, its forecourt and rear court to be improved, and that every stage of consultation on the PNAAP highlighted overwhelming support for improving the station and removing the arcade buildings. The PNAAP advises that this is one of the key aspirations of the plan which will help to transform the area, identifies Peckham Rye Station as a key development opportunity to improve the retail offer in Peckham, and defines Peckham Rye Station and surroundings as a proposal site that will contribute to the delivery of the vision for the area.

32. The site designation specifically requires a public square to be created in front of the station, and in order to create a meaningful public space of a size which would be appropriate to that of the station building, a loss of retail floorspace would arguably be inevitable. The existing 1930s buildings are not in a good condition and detract from the streetscene and whilst they could be refurbished, it would not then be possible to create a public square and the problems of congestion and overcrowding around the station would remain.
33. The proposed development would include 865sqm of good quality, flexible retail floorspace suitable for small businesses, together with space for mobile traders on the southern side of the square. The square would create an attractive and welcoming environment which people would want to spend time in, and could potentially act as a catalyst for further development in the area. The new square would be visible to those passing through on the trains and may encourage people to shop in Rye Lane, which would have a positive impact on the wider area.
34. It is not yet known which of the existing businesses would take up space in the completed development as this would be subject to lease negotiations, and as there would be less retail floorspace than currently exists on the site it would not be possible for all of the existing traders to return. Space has however, provisionally been allocated in the scheme to enable the bank to return (to support the largely cash economy of Rye Lane), and the dental surgery which has over 9,000 registered patients) although again this would be subject to lease negotiations. Details of the likely rents for the new units are not known at this stage, although the submission advises that commercial rents in the development area are relatively high, and there is little evidence to suggest that rents would be significantly higher following the redevelopment.
35. A number of measures are available to assist the existing businesses including:
- Delivery of the development in phases to allow some of the current occupiers the opportunity to be relocated during the development. The Council would negotiate with leaseholders to find alternative premises either within the scheme if possible, nearby, or in a location of their choice.
  - Independent business support consultants 'Tree Shepherd' have been commissioned to support affected tenants and leaseholders to understand and manage their legal rights and obligations including leasehold interest buy-back and relocation. They provide a dedicated Business Networker on site one day a week to network with the businesses which have raised concerns, discuss their needs and distribute information on timescales and phasing and to engage them in the support offer.
  - Identification of relocation sites. Hindwoods Ltd. has been appointed to provide monthly updates on commercial properties which are available to rent as suitable relocation sites for affected businesses. They advise of properties of a similar size and use within Rye Lane and Peckham High Street.
  - A Traders' day was held in April 2015 to provide face-to-face assistance and advice to affected businesses to help them understand their options, rights and obligations in relation to the proposal.
  - Meanwhile provision. An Equalities Impact Assessment (EqIA) has been undertaken which identified Black and Minority Ethnic (BME) business owners as being particularly vulnerable to the potential loss of existing business premises arising from the proposal. The Council has identified a site within its ownership at



Bournemouth Close which is approximately 270m from the site and a feasibility study has been commissioned to establish the potential for it to accommodate up to 257.6sqm of additional A class floorspace. This would be aimed at relocating a number of the BME hair and beauty businesses currently operating from the site.

#### Business floorspace

36. The PNAAP site designation also requires B1 floorspace to be provided and the scheme would deliver 213sqm of new, additional office accommodation at second floor level at 2-10 Blenheim Grove. This would be a positive aspect of the scheme which would create employment opportunities and would be in accordance with the aspirations for jobs and businesses set out in strategic policy 10 of the Core Strategy. It would assist in improving the economic vitality and vibrancy of the area and as the accommodation would be let as a co-working environment, it would provide desk space for small and medium sized enterprises (SMEs) and start-up businesses.

#### Community use

37. Paragraphs 70 and 72 of the NPPF seek to promote healthy communities through the delivery of accessible, social spaces. This includes through the creation of high quality public spaces which encourage the active and continual use of public areas and through the delivery of shared spaces and community facilities to enhance the sustainability of communities. Strategic policy 4 of the Core Strategy advises that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas, and saved policy 2.1 of the Southwark Plan affords protection to existing D class floorspace.
38. The PNAAP site designation lists community/cultural/leisure use as another acceptable land use and the scheme would deliver 262sqm of D1 class floorspace including community garden in the extension to 2-10 Blenheim Grove. This would be a very positive aspect of the scheme and although it would be 33sqm less D class floorspace than currently exists on the site, it would be in a refurbished building with lift access and incorporating a covered community roof garden which it is anticipated would be used by local groups. It is therefore considered that the replacement provision, in spite of being slightly smaller, would be of a better quality than that which currently exists at the site.
39. To conclude in relation to land uses, the proposed development would deliver a new public square at the heart of Peckham which is a significant positive aspect of the scheme. With the exception of A4 floorspace which could be delivered at the rear of the site in the future, the scheme would deliver all of the land uses required by the proposal site designation. It would also deliver office and community spaces which would provide employment opportunities and a place for people to meet and socialise.
- The reduction in retail floorspace across the site is noted, but necessary in order to provide a meaningful new public square. It is considered that the wider regeneration benefits to the area would outweigh any harm caused, and the Council as applicant has put in place measures to assist existing businesses affected by the proposal. Overall the proposal is considered to be acceptable in terms of land use and is fully supported in principle.

#### **Environmental impact assessment (EIA)**

40. In 2015 the Town and Country Planning (Environmental Impact Assessment (Amendment) Regulations were issued, which raised and amended the thresholds at which certain types of development project need to be screened in order to

determine whether an environmental impact assessment is required.

41. EIA Development is defined as meaning either:
- a) Schedule 1 development; or
  - b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
42. The proposed development does not fall within the definition of Schedule 1 development (which includes developments such as power stations and waste transfer stations).
43. Schedule 2 development is defined by the EIA Regulations as:
- Development of a description mentioned in Column 1 of the table in Schedule 2 where:
- a) any part of that development is to be carried out in a sensitive area; the site is not located in a sensitive area as defined by the regulations; or
  - b) any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development.
44. Column 1 of the table in Schedule 2, Category 10 (b), relates to 'Urban Development Projects'. The proposed development would be an Urban Development Project and as such is development of a description mentioned in Column 1 of the table in Schedule 2. Consequently the proposed development would constitute Schedule 2 development within the meaning of the EIA Regulations if the corresponding threshold in Column 2 of the table in Schedule 2 is exceeded or met. The corresponding threshold was amended by the 2015 Regulations, the relevant part of which reads as follows:
- In the case of urban development projects, the existing threshold of 0.5 hectares is raised and amended such that a project will need to be screened if:
- the development includes more than 1 hectare of development which is not dwellinghouse development
  - the development includes more than 150 dwellinghouse
  - the area of the development exceeds 5 hectares.
45. None of the above are applicable in this instance because the development would not include more than 1ha of development which is not dwellinghouse development, would not include any dwellinghouses, and the area of the development would not exceed 5ha (the site area is 0.37ha). In light of this no further screening is required and it is concluded that the development would not constitute EIA development.

#### **Design, conservation area and setting of adjacent listed buildings**

46. The key design and conservation policies that apply include sections 7 'Requiring good design' and 12 'Conserving and enhancing the historic environment' of the NPPF (2012), Strategic Policy SP12 Design and conservation, of the Core Strategy (2011) and saved policies 3.16 'Conservation Areas' and 3.18 'Setting of conservation areas, listed buildings and world heritage sites', of the Southwark Plan (2007). All these policies require that development avoids causing harm to heritage assets and their settings, reflects local distinctiveness in design and conserves or enhances the character and appearance of conservation areas, listed buildings and

heritage assets and their settings. The site specific guidance in the PNAAP designation requires development at Peckham Rye Station to include the creation of a public square in the forecourt of the station, and to conserve or enhance the historic character of the listed station building and the surrounding conservation areas and listed and locally listed buildings. Representations have been received both in support of and objecting to the design of the proposal, and its impact on the setting of heritage assets and the surrounding streetscene.

47. In respect of heritage assets affected by the proposal, the station building is a fine, grade II listed building dating from 1865. Blenheim Grove includes a number of listed buildings generally located across the road and a short distance to the west of the development in the Holly Grove Conservation Area. There are a number of heritage assets nearby including grade II listed paired villas on Holly Grove to the north, and most notably, the substantial Art Deco building immediately opposite at 117-125 Rye Lane which is noted in the Conservation Area Appraisal as an important unlisted building which makes a positive contribution to the character and appearance of the conservation area. As such this building is an undesignated heritage asset worthy of preserving or enhancing in its own right.

#### Demolition of the arcade buildings and creation of a public square

48. In a conservation area the demolition of buildings and the resultant harm caused to the character and appearance of the conservation area is resisted, unless there is an appropriate replacement scheme and the loss can be justified in accordance with the tests set out in the NPPF. The degree of any harm is categorised by the NPPF as being either 'less than substantial' or 'substantial' and the NPPF goes on to set out the justification required for each.
49. The existing buildings on the site are not identified in the Historic Area Assessment (prepared by Historic England - formerly English Heritage), or the Council's adopted conservation area appraisal as important unlisted properties contributing positively to the conservation area. In fact, the conservation area appraisal notes the station forecourt buildings as negative contributors and states that: "The wider setting of the Grade II listed Peckham Rye Station is adversely affected by the poor architectural quality of the buildings immediately in front of the station (No's 74a-80 Rye Lane) These buildings not only harm the setting of the listed building but also have a negative impact on Rye lane itself, leaving narrow, congested footways at the final approach to this important transport hub. The station itself lacks any presence on Rye Lane and can be accessed from Blenheim Grove and Holly Grove through two arched openings in the viaducts. These 'tunnel-like' openings lack animation and, due to their alignment with the facade of the station, define a route across the front of the station and do not provide an appropriate forecourt to it. As such, their loss can be considered to cause less than substantial harm to the conservation area as a whole. In these cases, the NPPF at paragraph 134 requires that the harm is balanced by substantial public benefits.
50. There are significant public benefits that would flow from the demolition of these buildings, all of which ensure that the demolition is not only desirable but also necessary in order for these benefits to be realised. The benefits include: a significantly improved setting to the grade II listed Peckham Rye Station through the creation of a new public square, substantial environmental improvements and improvements to the visual amenity of the area offered by a new landscaped public space, and improved access, permeability and seating in this busy and congested heart of Rye Lane.
51. Officers are satisfied that the proposed demolition of these buildings and their replacement with a high quality public square would not harm the significance of the

conservation area or its setting, and would significantly enhance the setting of the grade II listed station building. In relation to any possible 'harm' that may be perceived by others; Officers consider that the harm, if any, to heritage assets would be nominal. If the Council consider that there is some harm to heritage assets, there is a strong presumption against granting planning permission. However, taking together the substantial public benefits of the proposal including the creation of a new landscaped public space (where there are currently buildings), the enhanced setting of the listed station as well as the improved access to the town centre means that, notwithstanding the special regard which must be given to any possible harm to heritage assets, it is considered that the public interests of the development would significantly outweigh any harm caused.

52. In terms of the quality of design, Officers are satisfied that the proposal would be strongly contextual, developed from a detailed understanding of the conservation area. The angled design of the paving to the square would reflect not just the prevailing patterns of movement into and across the square from Rye Lane, but would also echo the rich and diverse commercial character of the conservation area and its people. Whilst the proposed patterns may appear strident in plan form, they would be centred on the listed building and are proposed to be executed in a single colour (dark grey) similar to that found in the cobbled streets in and around the conservation area. This dynamic design and monochromatic approach, accented by inlaid steel strips and emphasised by landscaped planters, would result in a high quality space with a generous feel and a lush green finish. In this busy urban context, the accent would be provided by the landscaped planters and the trees that have been designed to catch the eye and lead the pedestrian from Rye Lane into the new public space.
53. The edges of the space to the north and south are defined by the railway viaducts which would be turned into new active frontages. The arches would be in-filled with new shopfronts framed in the rich dark ochre/red tones of corten steel to reflect the industrial heritage of Rye Lane and the railway viaducts which intersects it. On the southern side one shopfront would also serve as the main entrance to the office space and community facility above, giving it a prime town square address. Officers are satisfied that these shopfronts would preserve and enhance the character and appearance of the conservation area and contribute positively to the setting of the listed station building. Appropriate advertisement displays and external seating would allow for the individual expression of the businesses which would occupy them.

#### Refurbishment and extension of 82 Rye Lane/2-10 Blenheim Grove

54. The proposed extension would be a two-storey structure; a flexible business space and community building located on top of the Art-Deco styled parade of shops on Blenheim Grove. The 'light-weight' structure has been designed to maximise the amount of flexible space available for community uses and to appear as an elegant, contrasting pavilion on top of the existing building. The design has a simple, serrated roofline which would give it an industrial appearance and it is proposed to be clad in alternating ribbed and plain glass which would give it a complex, layered and dappled appearance. Its simple form and tactile cladding would complement the existing building successfully and would announce the new station square without overwhelming it. The use of traditional materials such as cast glass as a form of cladding would soften its form and at the same time give it a light industrial appearance.
55. The scale of the extended building would be appropriate and it has been designed to complement the setting of the square, whilst also not overshadowing what would be an important new space. Viewed from the square the extended building would be modest in scale and set behind the elevated railway line. It has been designed to

form a backdrop to the busy railway line, anchoring but not overwhelming the proposed public space. Its height is considered to be appropriate in relation to the Blenheim Grove streetscene, with the increase in height marking the corner with Rye Lane.

56. In conclusion, Officers are satisfied that the proposal is a high quality design that would not cause any harm to heritage assets, conserving and enhancing the historic environment of the Rye Lane Conservation Area and significantly improving the setting of the grade II listed Peckham Rye Station. The quality of the design would rely to a great degree on the quality on the architectural and landscape detailed design as well as the quality of the cladding materials, especially the cast glass and the corten steel cladding which should be presented on site where it can be compared with the existing finishes in the conservation area, and conditions are recommended to secure this.

#### Comments of the Design Review Panel

57. The proposal was reviewed by the Design Review Panel in September 2015. In its conclusion, the Panel were broadly supportive of the proposal and the ambition of the design. They felt that many aspects of the scheme were well considered and appropriate, and encouraged the architects to develop their design in greater detail, especially the landscaping to the new station square, the design of the shop fronts, and the design of the two-storey extension to 2-10 Blenheim Grove. These have all been addressed by the current application. The landscaping has been developed with a specialist landscape architect and includes mature planting as well as planted beds. The shop front design and extension on Blenheim Grove have been refined, with a new cast glass finish to give it a more enduring and high quality feel.

#### **Trees and landscaping**

58. Policy 7.5. of the London Plan requires London's public spaces to be secure, accessible, inclusive, connected, easy to understand and maintain, to relate to local context, and to incorporate the highest quality design, landscaping, planting, street furniture and surfaces. It states that developments should use public realm to contribute to the easy movement of people through the space, maximise opportunities for greening, and should incorporate local social infrastructure such as public toilets, drinking water fountains and seating where appropriate. Concerns have been raised by neighbouring residents regarding the paving design, planters and lack of trees.
59. The proposed public square has been designed to provide clear pedestrian routes to and from the station and through to Holly Grove and Blenheim Grove. The scheme would include publically accessible WCs, low level planters with integrated seating, spaces for mobile traders, community events and external seating for new cafes and restaurants around the edges of the square. Following concerns raised by local residents the plans have been amended to include four trees in the new square, the largest of which would be located on the north-eastern side close to Rye Lane. Three smaller trees are proposed further into the square, and these should be secured through a landscaping condition. This is considered to be a significant positive aspect of the scheme which would complement the square and enhance the streetscene and setting of the listed building.
60. The proposed offset chevron planter layout would provide a dynamic response to the new public space, which would be intensively trafficked with retail, market stall, transport interchange and potential community events. Surfacing should be used to subtly direct station access and delineate use zones either side of the central path, the principle being that the geometric form would be most noticeable when looking

from above.

61. Concerns have been raised regarding the provision of iron platform supports to the northern side of the square, but this is an engineering requirement to support the platform above. The use of corten steel for the supports would be appropriate to the industrial uses in the vicinity and would be softened and enhanced by the training of climbing plants. Although Virginia Creeper is listed as a controlled invasive species, its use in a confined part of the design would be acceptable, given that this would be a key part of the landscape design, the likely poor growing conditions and length of time needed for it to establish. The species would also be appropriate in relation the architectural setting and historical context of the site.
62. The lighting to the development would include low-level uplighting to the viaducts, directional lighting to provide more general light to the square, and low-level lighting to the planters. This is welcomed and would form an integral feature of the design helping to accentuate and draw interest into the different parts of the scheme, and a condition for a detailed plan is recommended.
63. Concerns have been raised that the planters would become filled with litter, and residents have questioned who would maintain the square and the proposed community garden. The plans do not currently incorporate bins, therefore a condition requiring details to be submitted for approval is recommended. A condition for a detailed landscaping plan is recommended, and the volume and type of plants could reduce the likelihood of litter. The square would be a public space maintained by the Council, and discussions are currently being held with the Council's Parks and Open Spaces Service and Highways Development Management Team in this respect. Overall the landscaping is considered to be of a high quality which would provide a significant enhancement to the public realm and is welcomed.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

64. Strategic policy 13 of the Core Strategy requires developments to achieve high standards for reducing air, land, water, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers. Concerns have been raised regarding loss of amenity to neighbouring occupiers from the proposed extension above 2-10 Blenheim Grove, including loss of light and overlooking which are considered below.
65. The demolition of the existing buildings would be carried out in phases, and although temporary in nature it is recognised that this process could result in some noise and disturbance. A condition is therefore recommended requiring an environmental management plan to be submitted for approval which would minimise the impact upon neighbouring residents.

#### Impact of the proposed uses

66. All of the proposed uses would be typical of those found within town centres and should not result in any loss of amenity to neighbouring occupiers by way of noise and disturbance. A noise survey assessment has been undertaken in relation to potential plant noise from the development which has been reviewed by the Council's Environmental Protection Team (EPT) and a condition is recommended.
67. No hours of operation have been provided, therefore a condition is recommended limiting the hours during which any A3 and A5 uses within the development could

operate to:

Monday to Thursday - 7am to midnight

Friday - 7am to 1am

Saturdays - 8am to 1am

Sundays - 9am to 10:30pm on Sundays.

68. With the exception of the Sunday hours, this would be as per Unit 4 12-16 Blenheim Grove which was granted planning permission for these hours in September 2014. This neighbouring building is required to close at 5pm on Sundays, but given that the application site is closer to Rye Lane a later time until 10:30pm is considered appropriate. Use of the roof terrace to the office space and community garden should be limited to 10pm, and details of extraction and ventilation for any A3/A5 uses should also be conditioned.

#### Impact of the proposed structures

69. The refurbishment of the railway arches, the supporting structure to platform 3 and all the associated landscape works would not result in any loss of amenity to neighbouring occupiers. Outlook from buildings to the north and east would be significantly improved following the demolition of the existing arcade buildings.
70. There are flats above shops on the southern side of Blenheim Grove, but the extension above number 2-10 would not be particularly large and would not result in any significant loss of amenity. A 25 degree loss of light test has been undertaken and whilst the extension would bisect a 25 degree line taken from the centre of the neighbouring windows, it would only do so marginally and the impact would not be significant. It would be a typical relationship of properties facing each other across a street and the extension would be a lightweight, glazed structure which would not appear overbearing to its neighbours.
71. There would be just over 12m between the extension and the buildings on the southern side of Blenheim Grove, which the Residential Design Standards SPD advises is sufficient to maintain privacy where properties face each other across a street. In relation to light pollution, the submission advises that the corrugated glass for the extension could be fabricated with either a smooth or textured / rough finish, and that a rough finish would prevent any excessive glare. The extension would emit a soft glow and its inner, secondary glazing could be adjusted if necessary to prevent any light spillage. The extension would sit above the neighbouring units in Blenheim Grove to the east of the site and would not result in any adverse impacts to this building.
72. The extension would sit directly opposite numbers 127-131 Rye Lane which are to the east; these are single-storey retail units and there do not appear to be any residential uses in close proximity. In any event there would be a separation distance of approximately 16m which would be sufficient to maintain good levels of light, outlook and privacy in the event these buildings were extended in the future to incorporate residential uses on their upper floors.
73. To conclude, it is not considered that the uses or structures within the proposed development would result in any significant loss of amenity to neighbouring occupiers. The proposed public square would represent a significant improvement to Rye Lane which could be enjoyed by residents and visitors alike.

#### **Transport issues**

74. Strategic policy 2 of the Core Strategy seeks to encourage walking, cycling and the

use of public transport rather than travel by car, to help to create safe, attractive, vibrant and healthy places for people to live and work, by reducing congestion, traffic and pollution. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires the needs of pedestrians and cyclists to be considered and 5.6 and 5.7 relate to car parking. A detailed Transport Statement has been submitted in support of the application.

75. The site has a high public transport accessibility level (PTAL) of 6b and the station has formed part of the London Overground network since 2012; the site also sits within a controlled parking zone (CPZ). Paragraph 2.1 5 of the PNAAP recognises that Rye Lane is the focus of pedestrian movements and links to this key destination and thoroughfare are of variable quality. It further notes that Rye Lane suffers from congested footways, particularly around the station and at the junction with Peckham High Street.
76. The proposed development would create an attractive new public space, improved access to Peckham Rye station and would ease overcrowding in the station forecourt.  
It would provide a welcoming place for people to wait for busses along Rye Lane and although some residents have commented that the bus stops should be moved, this falls under the remit of TfL.
77. Although no works to the station building are proposed, discussions have taken place and a Service Legal Agreement between the Council and Network Rail has been entered into. The landscaping would be organised to locate space for market traders and external seating for cafés around the northern and southern edges of the square defined by raised planters, which would ensure that a clear route to the station entrance would be retained. The new square would provide an accessible, step-free environment and some of the seating include back and arm supports suitable for people with mobility impairments.
78. The plans have been amended to provide additional cycle parking to serve the various uses within the development and to show a possible location for a future cycle hire docking station. There would be 8 long-stay and 16 short stay cycle parking spaces to serve the development, which would comply with the London Plan standards. There are also 62 cycle parking spaces available in the cycle hub which is in one of the railway arches next to the station, although this does not form part of the application site. The applicant has identified an area of land on the southern side of Elm Grove which is to the north of the site as a potential location for a cycle hire docking station, although this would need to be agreed with TfL and subject to a separate planning application.
79. Paragraph 4.4.12 of the PNAAP recognises that servicing and deliveries to retail premises on Rye Lane often contribute to congestion and a reduction in parking spaces at peak times. Servicing to the northern side of the square would take place from Elm Grove, using an existing 15m long loading bay and no objections are raised in this regard. The Transport Statement advises that some of the servicing and deliveries would take place from Blenheim Grove, although this would not be possible owing to existing on-street restrictions. A condition is therefore recommended requiring details of a servicing management plan to be submitted for approval, although it is noted that a reduction in servicing requirements is anticipated owing to the reduction in retail floorspace.
80. No car parking is proposed to serve the development and given its highly accessible location, no objections are raised. The Transport Statement advises that accessible parking would be provided on Blenheim Grove which again would not currently be possible owing to on-street restrictions. However, given the proximity of existing



accessible parking at Holly Grove/Elm Grove it is not considered necessary to require any in this instance. Refuse from the development would be stored within the units and collected from the street in accordance with existing restrictions.

81. The Transport Statement includes a Travel Plan framework which sets out measures to encourage sustainable travel. This would be overseen by a travel plan co-ordinator and would include travel information packs and initiatives to encourage walking and cycling. A condition to secure the implementation of the travel plan has been included in the draft recommendation.
82. Overall, it is considered that the proposal would significantly enhance the pedestrian experience in this area by reducing congestion around the station forecourt, and no adverse transport impacts are anticipated.

#### **Planning obligations (S.106 undertaking or agreement)**

83. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's adopted Planning Obligations and Community Infrastructure Levy SPD.
84. Although a major planning application, the proposed development would not meet the threshold for requiring any s106 contributions because it would not deliver a net increase of 1,000sqm of non-residential floorspace. No other impacts requiring mitigation through a s106 agreement have been identified. A s278 agreement would be required under the Highways Act (1980) to secure the quality of the public realm works, and an informative advising the applicant of this is recommended.

#### **Mayoral and Southwark Community Infrastructure Levy**

85. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance no Mayoral or Southwark CIL payment would be due.

#### **Sustainable development implications**

86. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 Building Regulations requirement. The applicant has submitted an energy statement in support of the application and in relation to the Mayor's energy hierarchy, and the following is proposed:

Be lean (use less energy)

The existing building fabric would be improved including replacing the existing windows with better performing units and measures to reduce solar glare and consequently demand for mechanical cooling.

Be clean (supply energy efficiently)

Energy efficient fluorescent or LED lighting systems would be used throughout the development. The provision of combined heat and power (CHP) has been explored but was not deemed feasible for a number of reasons, including a predicted low and intermittent domestic hot water demand, limited seasonal space heating requirements and no infrastructure to export heat to any adjacent buildings or a community energy scheme. Peckham has been identified by the Council as an area which could be served by a future district energy scheme, but the site sits well away from the area identified for this. It is not proposed to future-proof for connection, because as set out below the heating demand for the development would be met through air source heat pumps.

Be green (use renewable energy)

A range of renewable energy technologies including photovoltaic panels and solar water heating have been considered and discounted. Air source heat pumps have been found to be suitable and would be incorporated into the development to meet both its heating and cooling demand.

The measures outlined above would reduce the carbon dioxide emissions of the scheme by 3.3% when compared to a Building Regulations compliant scheme. It is recognised that this would be significantly short of the London Plan requirement, but as no new-build is proposed, with all of the floorspace being created through refurbishment or extension no objections are raised. There is no requirement for a contribution towards the Council's carbon off-set fund in this instance because the proposal would not meet the threshold of providing a net increase of 1,000sqm of non-residential floorspace.

87. In terms of Southwark's policies, strategic policy 13 of the Core Strategy 'High environmental standards' sets out a number of standards and those relevant to the proposed development are as follows:
- Community facilities must achieve at least BREEAM 'very good' and all other non-residential uses must achieve at least BREEAM 'excellent'
  - Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy
  - Major developments must reduce surface water run-off by more than 50%.
88. A BREEAM pre-assessment report has been submitted which advises that the development could achieve BREEAM 'very good'. This would be acceptable for the community facilities, but the policy requirement for retail and office workspace is 'excellent'. The reasons why 'excellent' cannot be achieved include limitations arising from the refurbishment of existing buildings and uncertainties regarding internal acoustic levels and daylighting in the refurbished railway arches. In light of these constraints, no objections are raised to the development achieving 'very good' and a condition to secure this is recommended.
89. The proportion of the development's predicted energy requirements which would be met through renewables will be provided in the addendum. However, it is noted that

the only type of equipment found to be suitable was air source heat pumps with no opportunity for photovoltaics owing to limited roof space. With regard to surface water run-off, the site drainage has not yet been fully developed and the Council's Flood and Drainage Team has recommended a condition to limit run-off rates which forms part of the draft recommendation.

90. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment; a sustainability assessment and addendum have duly been submitted in support of the application.
91. The proposal would deliver the transformation of a key gateway into Peckham and Nunhead by providing high quality public realm, retail, community and business floorspace, and could act as a catalyst for further improvements along Rye Lane and increased spending in the local area. It would address problems of congestion and the unsightly appearance of the station forecourt and could encourage more people to spend time in the area. Good quality retail and business floorspace would assist in improving the economic performance of Peckham, particularly as the accommodation would be suitable for small and medium enterprises and start-ups. The scheme would incorporate measures to reduce its carbon dioxide emissions and would achieve BREEAM 'very good'. The submission acknowledges that there could be disproportionate impacts on Black and Ethnic Minority groups as a result of the proposal and the applicant has put in place a number of measures to help to support these groups which are detailed at paragraph 35 of this report.

### **Ecology**

92. Saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant. This is reinforced through policy 19 of the PNAAP which requires new development to improve the overall greenness of the area, through the planting of street trees, creating living roofs and walls, and providing habitats for wildlife which increase biodiversity; major new developments should provide opportunities for food growing and how the proposal would meet these requirements should be demonstrated at application stage.
93. A bat assessment report has been submitted which advises that a daytime bat assessment was undertaken at the site in October 2015. No evidence of bats or potential for bat roosts were found during the survey, although the report notes that there may be pigeon nests on the site. The Council's Ecology Officer has reviewed the report and agrees with its findings. All birds nests are protected by law and an informative is recommended advising the applicant of the need to undertake demolition outside the bird nesting season if possible. If any birds nests needed to be removed the applicant would have to obtain a license from Natural England. The new trees and planting in the square would enhance the ecological value of the site and the provision of a community garden is welcomed.

### **Contaminated land**

94. A preliminary site risk assessment has been submitted with the application, the brief for which was to obtain and collate information on the environmental characteristics of the site and to assess the potential constraints associated with the proposed redevelopment. The report concludes that any risks associated with contamination would be low, and suggests that no further investigations are necessary. The report

has been reviewed by EPT which agrees with its findings.

### **Air quality**

95. The site is located in an air quality management area. An air quality assessment has therefore been submitted with the application which considers the potential air quality impacts during the construction and operational phases of the development. It concludes that the proposal is unlikely to be adversely affected by, or have a significant impact upon local air quality. The report has been reviewed by EPT and is found to be acceptable.

### **Statement of community involvement**

96. A statement of community involvement (SCI) has been submitted, setting out the consultation which the applicant carried out before the planning application was submitted. It advises that in May 2014 the Council commissioned architects Ash Sakula in partnership with 'What If' to initiate a CoDesign process with the local community in Peckham. The purpose of this was to establish the local community's aspirations for improvements around Peckham Rye Station.
97. The CoDesign process was launched in July 2014 and completed at the end of October 2014. It was based at a consultation shop next to the station entrance to allow traders, local people, commuters and other users of the station area to drop in. It included a programme of events, outreach activities to engage hard to reach communities, and facilitated a dialogue between the applicant and the community.
98. New technology including social media, blogs and smart phone applications were used, and a CoDesign website was set up. The SCI advises that the initial CoDesign process engaged over 200 people during the course of the events and activities programme.
99. The scheme architects Landolt + Brown were appointed in February 2015 and held four CoDesign workshops with local businesses, residents and members of key stakeholder groups. The workshops were advertised through the delivery of approximately 2,000 flyers to addresses surrounding the site between one and two weeks in advance of each workshop, announcements made at Sunday worship in some of the nearby churches, publication on the dedicated website, through social media, and via email to people who had joined a mailing list built up by the project architects. Following each workshop, the presentations and a summary of the feedback was posted on the website.

### **Human rights and equalities implications**

100. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation to civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
101. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the

advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
102. The Council appointed AECOM to undertake an Equalities Impact Assessment (EqIA) of the proposals which was carried out in March 2015 and submitted with the planning application; the full document is Appendix 3. The EqIA focuses on assessing and recording the likely positive and negative equality impact of the proposed development scheme for affected people sharing protected characteristics identified in the Equality Act 2010, and considers how the Council has fulfilled its duties under the Equalities Act.
103. The proposal would involve the removal of the existing arcade buildings and 82 Rye Lane/2-10 Blenheim Grove which approximately 20 businesses operate from including cafes, hairdressers, food retailers and a bank. The EqIA has identified potential negative equality impacts arising for people of South Asian, West African and Afro-Caribbean origin (BME) as well as people of mixed race and of faith/religious groups owing to the loss of existing business premises and to some degree, access to culturally-specific goods and services. Measures to support these groups have been set out in detail at paragraph 35 of this report including the commissioning of a feasibility study to deliver alternative business accommodation within approximately 270m of the site; this would be aimed at relocating a number of the BME hair and beauty businesses currently operating from the site.
104. The EqIA concludes that the proposal would give rise to a number of positive equality impacts arising from an improved and more accessible public realm and streetscape, improved public safety, and potential new business opportunities which could generate new employment opportunities for local people. People sharing protected characteristics are likely to be able to share in these benefits. Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

### **Conclusion on planning issues**

105. The principle of the proposed development would be acceptable in land use terms. Although there would be a loss of retail floorspace on the site, an attractive new public square would be created at the heart of Peckham town centre, revealing the listed station building behind and easing issues of congestion and overcrowding in the station forecourt. This is a key aspiration of the Peckham and Nunhead Area Action Plan and is welcomed. This key gateway into Peckham would be transformed into an attractive and inviting space, and could encourage more people to spend time in the area and act as a catalyst for further redevelopment and increased local spending. The square would be lined with retail uses, and the provision of office space and community facilities would create job opportunities and an attractive venue for residents to meet and socialise. Measures have been taken to assist existing businesses affected by the proposals, including meanwhile provision to consider the feasibility of relocating some of the existing BME

businesses within 270m of the site. Officers consider that the loss of the existing arcade buildings would not result in any harm to the character and appearance of this part of the conservation area, and that the new proposals would significantly enhance the setting of the listed station. No adverse transport or amenity issues are proposed, and for the reasons set out in full above, it is recommended that planning permission be granted.

### **Community impact statement**

106. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
  - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
  - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications have been identified above.

### **Consultations**

107. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

108. Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

109. 36 objections, 29 representations in support and 5 general comments have been submitted following the initial round of consultation.
110. Grounds for objecting:
- Poor design / out of keeping / too high extension to 2-10 Blenheim Grove and steel girders to support platform 3
  - Existing buildings should be retained and refurbished
  - Harm to the character and appearance of the conservation area and setting of the listed station building
  - Poor landscaping to public square including materials, landscape architect should be appointed
  - Proposed planters would result in litter, reduce areas for market stalls, cause congestion and would be a maintenance burden
  - Lack of trees and boundary enclosure to public square
  - Lack of free, accessible public toilets within the scheme – officer response – accessible WCs are proposed in the north-western railway arch
  - Loss of existing businesses and start-up space / pricing locals out; vacant premises on Rye Lane should be refurbished
  - Existing businesses not guaranteed to return
  - Lack of publicity / consultation, particularly with affected businesses
  - Ineffective CoDesign process

- Co-work space is proposed elsewhere in the vicinity
- Loss of light and overlooking owing to extension to 2-10 Blenheim Grove
- Question whether the community garden would be accessible to all, or just certain community groups
- Lack of cycle parking
- Money better spent on cycle routes and improving bus stops
- Lack of refuse storage
- Lack of servicing space and potential for illegal parking
- Retail units should have individual design and freedom to use the spaces in front of them
- Shallow steps within the scheme would be a trip hazard
- Poor lighting to the development
- Train noise would hinder activities within the buildings and community garden
- The Rye Lane bus stops should be moved
- The square should be used for community events
- Loss of garages
- Should take place in parallel with improvements to the station
- Chain businesses should be kept away from the area
- Existing hairdressers on Blenheim Grove act as a community facility should be allowed to remain given that the building would be retained
- Would not serve existing community, but seeks to attract new people to the area
- Impact on BME communities.

111. Grounds for support:

- Effective co-design process / good public engagement
- Proposal well designed and unique to Peckham
- Existing buildings and eyesore and should be removed
- Would help to improve the wider area
- Significant improvement to the area but trees should be provided and planters could fill with litter
- Area currently run-down and unsightly
- The listed station should be visible
- Improved access to the station
- High quality materials, signage, lighting and regular maintenance required
- Question who would maintain the public garden; public garden should be omitted
- Use of the space by the visually impaired should be considered
- Would attract businesses to the area
- Recess into public toilet doors should be omitted to prevent anti-social behaviour.

112. General comments:

- The structural supports for platform 3 should be smaller
- Impact on the setting of the listed station
- Planters would fill with litter
- A night view of the development is required
- Individual shopfront designs should be incorporated
- Incorrect use of the words size and scale in the Design and Access Statement
- Poor landscaping
- Question whether the community garden would be a maintenance burden to the Council
- Plans should be made more visible on the Council's website.

113. Re-consultation:

Neighbouring residents were re-consulted (21 days) following the receipt of an

Equalities Impact Assessment, together with further information regarding the phasing of the development, cycle parking and sustainable construction measures. It is noted that the Equalities Impact Assessment had already been displayed on a separate page on the dedicated web page but had not been submitted with the planning application.

114. Following the re-consultation 7 objections, 8 letters in support and two general comment have been received. No new issues were raised from the objections; the representations in support welcomed the inclusion of trees and requested that lifts be provided in the station, and the general comment queried why residents had not been re-consulted about the inclusion of trees, whether details on their species and location should be included, and whether another CoDesign meeting could be held.

Environmental Protection Team

115. Recommend approval with conditions.

Highways Development Management Team

116. Although the open space (Station Square) is not deemed as public highway, it can be perceived as public realm and therefore should be treated as such and comply with the Southwark Streetscape Design Manual (SSDM). Since the application site falls within 'Heritage' designation, the public open space must be paved with York stone natural stone paving slabs. Furthermore, the footways fronting the development site on Rye Lane must be repaved using York stone natural stone paving slabs with 150mm granite natural stone kerbs. Surface water from the open space is not permitted to flow onto the public highway and vice versa in accordance with section 163 of the Highways Act 1980. Detailed drawings should be submitted to confirm this requirement.

Ecology Officer

117. The bat assessment is acceptable; agree with its findings; no further surveys are required. The report notes Pigeons are nesting in the buildings; all birds nests are protected by law. If there are active nests at the time of demolition a licence from Natural England will be required to remove any nests. The planting is good apart from the Virginia Creeper, *Parthenocissus quinquefolia* which should be avoided as it is a schedule 9 plant on the Wildlife and Countryside Act.

Archaeology Officer

118. The site is not located within an archaeological priority zone. The buildings to be demolished, whilst dating from the 1930s, are not recommended for recording. As such, no archaeological response is necessary for this application.

Flood and Drainage Team

119. No major comments. However, as the site drainage has not yet been developed, we would recommend a condition to limit surface water run-off rates; no further comments following re-consultation.

Network Rail

120. Awaiting feedback from Network Rail's Asset Protection team in relation to this planning application; request that the deadline for comments is extended.



### London Underground

121. London Underground Infrastructure Protection has no comment to make on this planning application. There are Network Rail assets close to this site (no further response following re-consultation).

### Historic England

122. Do not wish to comment in detail, but offer the following general observations.
123. Peckham Rye Station is listed grade II and appears on Historic England's Heritage at Risk Register. We would strongly encourage you to condition any approval of this scheme to ensure the appropriate repair of the listed building. The repair of the 'at risk' building could be considered to be a heritage benefit which benefits the public as set out in the NPPF. Recommendation - would urge the Council to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request. (No further comments after re-consultation).

### The Peckham Society

124. The Peckham Society which has for a long time campaigned for the opening up of the railway station generally welcomes these proposals and also the amendments made to the earlier proposals, which have resulted in a less intensive peripheral development. As described on page 3 of the Design and Access Statement, the aim of relieving pedestrian congestion in front of the station and on Rye Lane is one that receives the Society's wholehearted support.
125. The Society believes that the retention of the 1930s building on Blenheim Grove continues a gradual process of enhancing the Rye Lane Conservation Area and with its extension creates some valuable replacement building volume in lieu of that lost in the opening up. It also appreciates the light touch applied to the design of this element.
126. The Peckham Society like the Design Review Panel believes that the landscape proposals are over complicated. By introducing so many planters and so much seating the opening up of the forecourt has again become constrained. In reality it will be hard enough to stop the space filling up with street traders who will incidentally provide colour. The Society welcomes the recognition that durable materials are necessary and also adequate drainage but suggests that the cobbles in the illustration on page 29 of the Design and Access Statement would be a good surface especially as any patterning will be often hidden by ad-hoc additions to the square as well as by the pedestrians and it is the surrounding vertical surfaces which will enliven and characterise the space. About fifteen years ago there was an experiment with planters in Rye Lane which did not flourish and were filled with cigarette butts and other waste. However as stated at the beginning the Peckham Society hopes overall that this application is granted.

### Victorian Society

127. The Society is supportive of the general principle of the application. However, there are certain elements of the proposals which we encourage the Council to revisit.

128. The principle of creating a public space in front of the station is one that we welcome. It could greatly improve the setting of the listed building, returning the configuration of its immediate setting to something approaching its original form. Views of the station from Rye Lane would also be greatly enhanced. However, the proposed design of the paved square in front of the station is overly strident and harmfully busy and energetic. Something a little calmer and responsive to its architectural context would likely integrate more successfully, allowing the full and unencumbered drama of the listed building to be fully appreciated. We understand that a structure of some form on the north side of the proposed square is required in order to support the platform above. In that case, evoking the original colonnade with that proposed seems reasonable. The Committee suggested that a corresponding colonnade erected against the southern viaduct might improve the scheme. Not only would it more closely replicate the configuration and strong symmetry of the original station forecourt, it could provide the new shops proposed to occupy the southern viaduct arches with a covered external area that could prove highly practical. Finally, we would stress that this project represents a major opportunity to undertake some much-needed and potentially highly beneficial works to the station itself. Presently, Peckham Rye Station is inscribed on Historic England's 'Heritage at Risk' register and various elements of repair are badly needed. In addition, we strongly encourage the Council to consider reinstating lost elements of the building's principal façade, such as ironwork detailing, which are clearly discernible on historic photographs. The scholarly reinstatement of the canopy over the main entrance would greatly enhance the station's historic appearance and could also perform a very practical function, one which may be very welcome once the arcade is removed.

Conservation Area Advisory Group

129. After discussion members agreed that a number of aspects of the scheme were inappropriate to the bold gritty urban character of the site generated by the strong Victorian engineering of the brick vaulted viaducts, the strongly designed Italianate listed station building and the bold large pergola-like structure remaining following demolition along one side of the large central public space.
130. The following observations relating to aspects of the design lay were expressed:

The light airy structure on top of the viaduct, apparently intended to suggest African huts (but more reminiscent of sea-side chalets) was inappropriate to the bold large scale brick viaduct, the station building and the scale and character of the area. In particular, its polycarbonate roof was thought inappropriate due to the material's relatively short life and the difficulty of keeping it clean.

- The Core 10 planters were wrong. They are inappropriate in scale, form and material. Simple bold large-scale urban landscaping was needed here.
- Planting should be similarly bold and urban in scale. This is not the location for flower borders, which are wrong in character and scale and impractical in terms of maintenance and year-long appearance and appropriateness.
- The layout pattern of planters spreading into the space reduces the usefulness and flexibility of the area as a public space capable of hosting a variety of uses, events and functions. Fairly large trees would be much more appropriate and require considerably less maintenance.
- The paving pattern seems too fussy, though a bolder scheme using appropriate tough materials with the strong zigzag pattern could work.
- The method and design of night-time lighting for this large public piazza-like area

is an important consideration that appears to have been entirely forgotten in the design. Perhaps some seating should be considered too.

131. The sloping canopies under the rail viaduct arches were criticized. They were thought to detract from the bold architecture of the viaduct and were considered likely to harbour a growing layer of dirt and dust as time passes. A simple, well detailed, glazed screen, well set back within the arched opening allowing the arched form to read strongly was suggested to be all that is needed in these openings.
132. In conclusion, the panel felt that the scheme had all the hall-marks of committee design: and all its failings. The scheme proposed was almost entirely inappropriate to the CA, both architecturally and practically. It needed a good strong, tough urban design scheme appropriate to the character of the area and the listed station building and the railway structures bounding the space.

#### Metropolitan Police

133. Good to see that the applicants have mentioned in paragraph 4.7 security and CCTV. A development of this nature will I can see only improve the area. Use the station often and it is very dark and awkward for users not used to the area. The crowding of the streets by the shops with their fruit and veg makes it difficult to walk past.
134. I have not had any contact from the agent so I have cc'd them in also the British transport police in case it slipped by them as they do cover the foyer and immediate frontage.
135. This development is in a busy residential and retail area. There are certain crimes that are above the London average. There is a planning application in 133 Rye Lane on the other side of the road and bridge. Construction with these two sites must be looked at for the highways and disruption to traffic and travellers. When areas are badly marked out pedestrians can become victims of crime and traffic accidents more easily. Would therefore seek a condition that Secured by design certification must be achieved in the physical security and design and layout. Even with refurbishments this can be achieved.

#### Transport for London

136. Understand that this application was referred to the Mayor or London, but that it is not yet clear if it meets referral criteria. Should the application be referable, the comments below should not be taken to be reflective of the Mayor or GLA's position. The application site is adjacent to, but not including Peckham Rye Station itself. The Planning Statement highlights that discussions have taken place with Network Rail with regard to Asset Protection, so TfL (London Overground) services which serve the station wouldn't be impacted, unless advised by Network Rail. As such, TfL has no comments from a rail operations perspective.
137. Unfortunately the application focusses on public realm, rather than identifying specific interchange improvements, although it is acknowledged that removing the buildings in front of the station building will improve pedestrian flow (and visibility) to and from the station, which will benefit interchange. Examples are given below.
138. The transport assessment states that the bus stops serving the station are of poor quality – for example northbound bus passengers wait under the railway arch – but the proposals do not include specific measures and/or more definite plans to improve facilities for waiting bus passengers. For example, the TA states:

*'There is a future aspiration to relocate the northbound bus stop U flag on Rye Lane approximately 10m south adjacent the new public square to provide more space for waiting bus passengers and allow pedestrians to pass without obstruction. Delivery of this aspiration is subject to further discussion and agreement with TfL, but if agreed this would provide significant potential benefit to the quality of the public realm, enhance the pedestrian environment and interchange facilities between public transport modes.'*

139. The ideal time to deliver this improvement is logically at the same time as the station square works, so the application could have been more forthright in this respect i.e. that this improvement would be funded and delivered as part of the station square works, subject to TfL agreement, rather than being a 'future aspiration'.
140. No provision for taxis/private hire is mentioned.
141. Peckham has been identified as a potential area where cycle hire could expand to, and this expansion has strong support from the council. The station square and surrounding area would be a logical location where provision of a cycle hire docking station may be considered, but there is no mention of this in the application material, for example passive 'safeguarding' of a potentially suitable area.

#### Natural England

142. Natural England has no comments to make on this application. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development. Protected Species - If the proposed works could, at any stage, have an impact on protected species, then you should refer to our Standing Advice which contains details of survey and mitigation requirements.

#### Thames Water

143. Informatives are recommended.

#### Environment Agency

144. No objections. Recommend a condition requiring a remediation report in the event that unexpected contamination is encountered during building works.

#### **Human rights implications**

145. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
146. This application has the legitimate aim of providing a new public square, retail, business and community floorspace. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2732-82 Application file: 15/AP/4337 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Gateway to Peckham Equality Impact Assessment
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	18 February 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance & governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Director of law and democracy	No	No
<b>Date final report sent to Constitutional Team</b>	18 February 2016	

## APPENDIX 1

## Consultation undertaken

**Site notice date:** 03/11/2015

**Press notice date:** 12/11/2015

**Case officer site visit date:** 03/11/2015

**Neighbour consultation letters sent:** 03/11/2015

**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Waste Management

**Statutory and non-statutory organisations consulted:**

EDF Energy  
 Environment Agency  
 Greater London Authority  
 Heritage Lottery Fund, 7 Holbein Place  
 Historic England  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Metropolitan Police Service (Designing out Crime)  
 Natural England - London Region & South East Region  
 Network Rail (Planning)  
 Thames Water - Development Planning  
 The Peckham Society, 178 Peckham Rye  
 The Victorian Society  
 Transport for London (referable & non-referable app notifications and pre-apps)  
 Twentieth Century Society

**Neighbour and local groups consulted:**

40 Denman Rd Peckham SE15 5nr  
 3 Choumert Mews London SE15 4BD  
 4 Choumert Mews London SE15 4BD  
 6 Choumert Mews London SE15 4BD  
 Haynes House 1b Choumert Grove SE15 4RB  
 1 Choumert Mews London SE15 4BD  
 2 Choumert Mews London SE15 4BD  
 7 Choumert Mews London SE15 4BD  
 18 Holly Grove London SE15 5DF  
 47-49 Rye Lane London SE15 5ET  
 51-57 Rye Lane London SE15 5EY  
 Peckham Delivery Office 2-4 Highshore Road SE15 5AU

Flat 18 Chloe Court SE15 4UN  
 Flat 19 Chloe Court SE15 4UN  
 Flat 20 Chloe Court SE15 4UN  
 Flat 15 Chloe Court SE15 4UN  
 Flat 16 Chloe Court SE15 4UN  
 Flat 17 Chloe Court SE15 4UN  
 Flat 12 Thalia Court SE15 4ST  
 141 Rye Lane London SE15 4ST  
 Flat 9 Thalia Court SE15 4ST  
 Flat 10 Thalia Court SE15 4ST  
 Flat 11 Thalia Court SE15 4ST  
 Flat 1 Chloe Court SE15 4UN

18a Rye Lane London SE15 5BS  
 45 Elm Grove London SE15 5DB  
 Unit 1 Dovedale Business Centre SE15 4QN  
 124-126 Rye Lane London SE15 4RZ  
 Railway Arch 216 Blenheim Grove SE15 4QL  
 Unit 2 Dovedale Business Centre SE15 4QN  
 Unit 6 Dovedale Business Centre SE15 4QN  
 Unit 7 Dovedale Business Centre SE15 4QN  
 Wallace House 1a Choumert Grove SE15 4RB  
 Unit 3 Dovedale Business Centre SE15 4QN  
 Unit 4 Dovedale Business Centre SE15 4QN  
 Unit 5 Dovedale Business Centre SE15 4QN  
 87-91 Rye Lane London SE15 5EX  
 4 Highshore Road London SE15 5AA  
 7 Highshore Road London SE15 5AA  
 8 Highshore Road London SE15 5AA  
 25 Highshore Road London SE15 5AA  
 27 Highshore Road London SE15 5AA  
 3 Highshore Road London SE15 5AA  
 9 Highshore Road London SE15 5AA  
 34 Highshore Road London SE15 5AF  
 55 Bellenden Road London SE15 5BH  
 57 Bellenden Road London SE15 5BH  
 28 Highshore Road London SE15 5AF  
 30 Highshore Road London SE15 5AF  
 32 Highshore Road London SE15 5AF  
 13 Highshore Road London SE15 5AA  
 14 Highshore Road London SE15 5AA  
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 19 Highshore Road London SE15 5AA  
 83-87 Bellenden Road London SE15 4QJ  
 12 Station Way London SE15 4RX  
 117 Bellenden Road London SE15 4QY  
 171 Rye Lane London SE15 4TL  
 60 Choumert Road London SE15 4AX  
 3-5 Station Way London SE15 4RX  
 6a-6b Blenheim Grove London SE15 4QL  
 8-10 Blenheim Grove London SE15 4QL  
 24 Blenheim Grove London SE15 4QL  
 11a Station Way London SE15 4RX  
 3 Solway Road London SE22 9BG  
 4 Blenheim Grove London SE15 4QL  
 Flat C 134-136 Rye Lane SE15 4RZ  
 131 Rye Lane London SE15 4ST  
 114 Rye Lane London SE15 4RZ  
 Peckham Rye Railway Station Station Way SE15 4RX  
 94 Rye Lane London SE15 4RZ  
 Flat B 134-136 Rye Lane SE15 4RZ  
 140 Rye Lane London SE15 4RZ  
 183 Rye Lane London SE15 4TP  
 173 Rye Lane London SE15 4TL  
 103-113 Rye Lane London SE15 4ST  
 135a Rye Lane London SE15 4ST  
 9 Blenheim Grove London SE15 4QS  
 38 Blenheim Grove London SE15 4QL  
  
 1-3 Atwell Road London SE15 4TW  
 Railway Arch 209 Blenheim Grove SE15 4QL  
 2 Blenheim Grove London SE15 4QL  
 169 Rye Lane London SE15 4TL  
 151 Rye Lane London SE15 4TL  
 Nunhead And Peckham Rye Area Housing Office 27 Bournemouth Road SE15 4UJ  
 88b Choumert Road London SE15 4AX  
 Unit 1 12-16 Blenheim Grove SE15 4QL  
 123 Bellenden Road London SE15 4QY  
 21-23 Bournemouth Road London SE15 4UJ  
 Homeseach Centre 25 Bournemouth Road SE15 4UJ  
 89 Bellenden Road London SE15 4QJ  
 Railway Arch 228 Blenheim Grove SE15 4QL  
  
 Flat 5 Chloe Court SE15 4UN  
 Flat 6 Chloe Court SE15 4UN  
 Flat 7 Chloe Court SE15 4UN  
 Flat 2 Chloe Court SE15 4UN  
 Flat 3 Chloe Court SE15 4UN  
 Flat 4 Chloe Court SE15 4UN  
 Flat 21 Chloe Court SE15 4UN  
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 Flat 22 Chloe Court SE15 4UN  
 Flat 4 4 Elm Grove SE15 5DB  
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 Flat 8 Thalia Court SE15 4ST  
 Flat 5 38-44 Rye Lane SE15 5BY  
 Flat 6 38-44 Rye Lane SE15 5BY  
 Flat 7 38-44 Rye Lane SE15 5BY  
 Flat 2 38-44 Rye Lane SE15 5BY  
 Flat 3 38-44 Rye Lane SE15 5BY  
 Flat 4 38-44 Rye Lane SE15 5BY  
 Flat 8 38-44 Rye Lane SE15 5BY  
 Flat 12 38-44 Rye Lane SE15 5BY  
 108a Rye Lane London SE15 4RZ  
 109b Bellenden Road London SE15 4QY  
 Flat 9 38-44 Rye Lane SE15 5BY  
 Flat 10 38-44 Rye Lane SE15 5BY  
 Flat 11 38-44 Rye Lane SE15 5BY  
 68-70 Rye Lane London SE15 5BY  
 Flat 10 Hanover Park House SE15 5HG  
 Flat 11 Hanover Park House SE15 5HG  
 Flat 17 Thalia Court SE15 4ST  
 Flat 18 Thalia Court SE15 4ST  
 25 Churchill Court 3a Blenheim Grove SE15 4QW  
 Flat 12 Hanover Park House SE15 5HG  
 10 Quantock Mews London SE15 4RG  
 9 Quantock Mews London SE15 4RG  
 Flat 1 38-44 Rye Lane SE15 5BY  
 Flat 13 Hanover Park House SE15 5HG  
 Flat 14 Hanover Park House SE15 5HG  
 6 Quantock Mews London SE15 4RG  
 5 Highshore Road London SE15 5AA  
 Flat 1 4 Elm Grove SE15 5DB  
 Flat 3 4 Elm Grove SE15 5DB  
 First Floor And Second Floor 90-92 Rye Lane SE15 4RZ  
 14a Choumert Road London SE15 4SE  
 16a Choumert Road London SE15 4SE  
 Flat 1 Thalia Court SE15 4ST  
 Flat 5 Thalia Court SE15 4ST  
 Flat 6 Thalia Court SE15 4ST  
 Flat 7 Thalia Court SE15 4ST  
  
 Flat 2 Thalia Court SE15 4ST  
 Flat 3 Thalia Court SE15 4ST  
 Flat 4 Thalia Court SE15 4ST  
 5 Quantock Mews London SE15 4RG  
 7 Quantock Mews London SE15 4RG  
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 1 Quantock Mews London SE15 4RG

Railway Arch 229 Blenheim Grove SE15 4QL  
 44-46 Blenheim Grove London SE15 4QL  
 7 Blenheim Grove London SE15 4QS  
 11 Blenheim Grove London SE15 4QS  
 First Floor 12-16 Blenheim Grove SE15 4QL  
 95a Rye Lane London SE15 4ST  
 163a Rye Lane London SE15 4TL  
 104-106 Rye Lane London SE15 4RZ  
 36 Blenheim Grove London SE15 4QL  
 105 Bellenden Road London SE15 4QY  
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 Market Office Rye Lane Market SE15 5BY  
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 14c 81 Hanover Park SE15 5HD



67 Bellenden Road London SE15 5BH  
 71 Bellenden Road London SE15 5BH  
 22 Rye Lane London SE15 5BS  
 46 Rye Lane London SE15 5BY  
 50 Rye Lane London SE15 5BY  
 52 Rye Lane London SE15 5BY  
 32 Rye Lane London SE15 5BS  
 38-44 Rye Lane London SE15 5BY  
 30 Elm Grove London SE15 5DE  
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 67 Elm Grove London SE15 5DB  
 55 Elm Grove London SE15 5DB  
 57 Elm Grove London SE15 5DB  
 59 Elm Grove London SE15 5DB  
 9 Almond Close London SE15 4UH  
 5 Parkstone Road London SE15 4UQ  
 6 Almond Close London SE15 4UH  
 7 Almond Close London SE15 4UH  
 8 Almond Close London SE15 4UH  
 54a Choumert Road London SE15 4AX  
 60a Choumert Road London SE15 4AX  
 90a Choumert Road London SE15 4AX  
 90b Choumert Road London SE15 4AX  
 54b Choumert Road London SE15 4AX  
 56a Choumert Road London SE15 4AX  
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 18 Almond Close London SE15 4UH  
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 2 Almond Close London SE15 4UH  
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 23 Almond Close London SE15 4UH  
 92a Choumert Road London SE15 4AX  
 110-112 Rye Lane London SE15 4RZ  
 134-136 Rye Lane London SE15 4RZ  
 90-92 Rye Lane London SE15 4RZ  
 First Floor And Second Floor 149 Rye Lane SE15 4ST  
 161a Rye Lane London SE15 4TL  
 163c Rye Lane London SE15 4TL  
 157-159 Rye Lane London SE15 4TL  
 1 Chadwick Road London SE15 4RA  
 10 Chadwick Road London SE15 4RA  
 11 Chadwick Road London SE15 4RA  
 First Floor Flat 130-132 Rye Lane SE15 4RZ  
 Second Floor Flat 130-132 Rye Lane SE15 4RZ  
 Third Floor Flat 130-132 Rye Lane SE15 4RZ  
 Flat 1 Constance Court SE15 4QR  
 Flat 2 Constance Court SE15 4QR  
 Flat 3 Constance Court SE15 4QR  
 92b Choumert Road London SE15 4AX  
 94a Choumert Road London SE15 4AX  
 94b Choumert Road London SE15 4AX  
 Flat 4 Constance Court SE15 4QR  
  
 13d 81 Hanover Park SE15 5HD  
 13e 81 Hanover Park SE15 5HD  
 13f 81 Hanover Park SE15 5HD  
 14d 81 Hanover Park SE15 5HD  
 16 81 Hanover Park SE15 5HD  
 17 81 Hanover Park SE15 5HD  
 18 81 Hanover Park SE15 5HD  
 14e 81 Hanover Park SE15 5HD  
 14f 81 Hanover Park SE15 5HD  
 15 81 Hanover Park SE15 5HD  
 27f 81 Hanover Park SE15 5HD  
 30e 81 Hanover Park SE15 5HD  
 30f 81 Hanover Park SE15 5HD  
 31 81 Hanover Park SE15 5HE  
 30b 81 Hanover Park SE15 5HD  
 30c 81 Hanover Park SE15 5HD  
 30d 81 Hanover Park SE15 5HD  
 32 81 Hanover Park SE15 5HE  
 36 81 Hanover Park SE15 5HE  
 37 81 Hanover Park SE15 5HE  
 38 81 Hanover Park SE15 5HE  
 33 81 Hanover Park SE15 5HE  
 34 81 Hanover Park SE15 5HE  
 35 81 Hanover Park SE15 5HE  
 28d 81 Hanover Park SE15 5HD  
 28e 81 Hanover Park SE15 5HD  
 28f 81 Hanover Park SE15 5HD  
 28a 81 Hanover Park SE15 5HD  
 28b 81 Hanover Park SE15 5HD  
 28c 81 Hanover Park SE15 5HD  
 29a 81 Hanover Park SE15 5HD  
 29e 81 Hanover Park SE15 5HD  
 29f 81 Hanover Park SE15 5HD  
 30a 81 Hanover Park SE15 5HD  
 29b 81 Hanover Park SE15 5HD  
 29c 81 Hanover Park SE15 5HD  
 29d 81 Hanover Park SE15 5HD  
 Unit B2 3 Rear Of SE15 4ST  
 Unit 45 Rye Lane Market SE15 5BY  
 Unit 53 Rye Lane Market SE15 5BY  
 Unit 28 Rye Lane Market SE15 5BY  
 Unit 41 Rye Lane Market SE15 5BY  
 Unit 47 Rye Lane Market SE15 5BY  
 Unit 52 Rye Lane Market SE15 5BY  
 Unit 46 Rye Lane Market SE15 5BY  
 Ground Floor First Floor And Second Floor 98 Rye Lane SE15 4RZ  
 Unit 51 Rye Lane Market SE15 5BY  
 Unit 50 Rye Lane Market SE15 5BY  
 Unit 48 Rye Lane Market SE15 5BY  
 Unit 44 Rye Lane Market SE15 5BY  
 Unit 35 Rye Lane Market SE15 5BY  
 Unit 49 Rye Lane Market SE15 5BY  
 Unit 40 Rye Lane Market SE15 5BY  
 Unit 39 Rye Lane Market SE15 5BY  
 Units 37 And 38 Rye Lane Market SE15 5BY  
 Unit 33 Rye Lane Market SE15 5BY  
 Unit 29 Rye Lane Market SE15 5BY  
 Unit 36 Rye Lane Market SE15 5BY  
 Unit 32 Rye Lane Market SE15 5BY  
 Unit 31 Rye Lane Market SE15 5BY  
 Unit 30 Rye Lane Market SE15 5BY  
 Unit 43 Rye Lane Market SE15 5BY  
 Unit 23 Rye Lane Market SE15 5BY  
 Unit 22 Rye Lane Market SE15 5BY  
 Unit 13 Rye Lane Market SE15 5BY  
 Unit 12 Rye Lane Market SE15 5BY  
 Unit 26 Rye Lane Market SE15 5BY  
 Unit 24 Rye Lane Market SE15 5BY  
 Units 18 And 19 Rye Lane Market SE15 5BY  
 Unit 14 Rye Lane Market SE15 5BY  
 Unit 21 Rye Lane Market SE15 5BY  
 Unit 17 Rye Lane Market SE15 5BY  
 Unit 16 Rye Lane Market SE15 5BY  
 Unit 15 Rye Lane Market SE15 5BY  
 Units 2 And 3 Rye Lane Market SE15 5BY  
 Unit 4 Rye Lane Market SE15 5BY  
 Unit 5 Rye Lane Market SE15 5BY  
 Unit 27 Rye Lane Market SE15 5BY

11a Chadwick Road London SE15 4RA  
 80a Rye Lane London SE15 4RY  
 84a Rye Lane London SE15 4RZ  
 Flat 5 Constance Court SE15 4QR  
 Flat 6 Constance Court SE15 4QR  
 Flat A 9 Blenheim Grove SE15 4QS  
 14 Almond Close London SE15 4UH  
 26 Choumert Road London SE15 4SE  
 28 Choumert Road London SE15 4SE  
 30 Choumert Road London SE15 4SE  
 2 Choumert Road London SE15 4SE  
 22 Choumert Road London SE15 4SE  
 32 Choumert Road London SE15 4SE  
 4 Choumert Road London SE15 4SE  
 42 Choumert Road London SE15 4SE  
 46 Choumert Road London SE15 4SE  
 34 Choumert Road London SE15 4SE  
 36 Choumert Road London SE15 4SE  
 38-40 Choumert Road London SE15 4SE  
 132 Rye Lane London SE15 4RZ  
 138 Rye Lane London SE15 4RZ  
 142 Rye Lane London SE15 4RZ  
 118 Rye Lane London SE15 4RZ  
 122 Rye Lane London SE15 4RZ  
 130-132 Rye Lane London SE15 4RZ  
 84 Rye Lane London SE15 4RZ

10 Choumert Road London SE15 4SE  
 12 Choumert Road London SE15 4SE  
 18 Choumert Road London SE15 4SE  
 86 Rye Lane London SE15 4RZ  
 88 Rye Lane London SE15 4RZ  
 96 Rye Lane London SE15 4RZ  
 8 Choumert Road London SE15 4SE  
 187 Rye Lane London SE15 4TP  
 189 Rye Lane London SE15 4TP  
 2 Atwell Road London SE15 4TW  
 181 Rye Lane London SE15 4TP  
 185 Rye Lane London SE15 4TP  
 4 Atwell Road London SE15 4TW  
 11 Almond Close London SE15 4UH  
 12 Almond Close London SE15 4UH  
 13 Almond Close London SE15 4UH  
 6 Atwell Road London SE15 4TW  
 1 Almond Close London SE15 4UH  
 10 Almond Close London SE15 4UH  
 147 Rye Lane London SE15 4ST  
 149 Rye Lane London SE15 4ST  
 153 Rye Lane London SE15 4TL  
 Rear Of 115 Rye Lane SE15 4ST  
 127-129 Rye Lane London SE15 4ST  
 155 Rye Lane London SE15 4TL  
 167 Rye Lane London SE15 4TL  
 175 Rye Lane London SE15 4TL  
 177-179 Rye Lane London SE15 4TP  
 161 Rye Lane London SE15 4TL  
 163 Rye Lane London SE15 4TL  
 165 Rye Lane London SE15 4TL  
 12 Chadwick Road London SE15 4RA  
 17 Parkstone Road London SE15 4UQ  
 7 Parkstone Road London SE15 4UQ  
 9 Parkstone Road London SE15 4UQ  
 11 Parkstone Road London SE15 4UQ  
 13 Parkstone Road London SE15 4UQ  
 15 Parkstone Road London SE15 4UQ  
 113 Bellenden Road London SE15 4QY  
 2 Girdlers Cottages Choumert Road SE15 4SF  
 3 Girdlers Cottages Choumert Road SE15 4SF  
 4 Girdlers Cottages Choumert Road SE15 4SF  
 143 Rye Lane London SE15 4ST  
 72a Choumert Road London SE15 4AX  
 1 Girdlers Cottages Choumert Road SE15 4SF  
 36 Birch Close London SE15 4UG  
 37 Birch Close London SE15 4UG  
 38 Birch Close London SE15 4UG  
 33 Birch Close London SE15 4UG  
 34 Birch Close London SE15 4UG  
 35 Birch Close London SE15 4UG  
 39 Birch Close London SE15 4UG

Ground Floor 10 Rye Lane SE15 5BT  
 Unit 1 Rye Lane Market SE15 5BY  
 Units 6 And 8 Rye Lane Market SE15 5BY  
 Unit 11 Rye Lane Market SE15 5BY  
 Unit 25 Rye Lane Market SE15 5BY  
 Flat 8 Rye Lane SE15 5BS  
 Unit 7 Rye Lane Market SE15 5BY  
 Unit 9 Rye Lane Market SE15 5BY  
 Unit 10 Rye Lane Market SE15 5BY  
 Unit B2 4b Rear Of SE15 4ST  
 Block B Unit 2 Second Floor Rear Of SE15 4ST  
 First Floor Middle Rear Of SE15 4ST  
 Part Ground Floor Rear Rear Of SE15 4ST  
 Railway Arch 166 Rye Lane SE15 4ST  
 Forecourt After 125 Rye Lane SE15 4ST  
 Blocks A And B Fourth Floor 133 Rye Lane SE15 4ST  
 Second Floor Front Rear Of SE15 4ST  
 Flat Above 177 Rye Lane SE15 4TP  
 First Floor 4 Station Way SE15 4RX  
 Ground Floor 4 Station Way SE15 4RX  
 Third Floor Front Rear Of SE15 4ST  
 Unit A3 2 Rear Of SE15 4ST  
 Unit B3 1 Rear Of SE15 4ST  
 20a Hanover Park London SE15 5HS  
 1c Blenheim Grove London SE15 4QS  
 First Floor And Second Floor Flat 36a Choumert Road SE15 4SE  
 Basement Flat 84 Choumert Road SE15 4AX  
 Flat 1 24 Hanover Park SE15 5HS  
 Unit 5 Bellenden Road Retail Park SE15 5BA  
 Shop Between 83 And 85 Rye Lane SE15 5EX  
 Railway Arch 163 Rye Lane SE15 4ST  
 Flat 2 24 Hanover Park SE15 5HS  
 Flat 3 24 Hanover Park SE15 5HS  
 Flat 4 24 Hanover Park SE15 5HS  
 First Floor Flat 5 Choumert Mews SE15 4BD  
 Unit 1 Bellenden Road Retail Park SE15 5BA  
 Unit 3 Bellenden Road Retail Park SE15 5BA  
 119a Bellenden Road London SE15 4QY  
 5a Parkstone Road London SE15 4UQ  
 Highshore School House Bellenden Road SE15 5BB  
 Unit 7 Dovedale Centre SE15 4QL  
 Unit 34 Rye Lane Market SE15 5BY  
 Unit B2 4a Rear Of SE15 4ST  
 Unit 42 Rye Lane Market SE15 5BY  
 Unit 9a 133 Copeland Road SE15 3SN  
 18a William Blake House 22 Elm Grove SE15 5DE  
 6a Cerise Road London SE15 5HQ  
 26a Elm Grove London SE15 5DE  
 Flat 2 155a Rye Lane SE15 4TL  
 26b Elm Grove London SE15 5DE  
 Flat 2 31 Elm Grove SE15 5DB  
 1 Churchill Court 3a Blenheim Grove SE15 4QW  
 2 Churchill Court 3a Blenheim Grove SE15 4QW  
 3 Churchill Court 3a Blenheim Grove SE15 4QW  
 Unit 20 Rye Lane Market SE15 5BY  
 Ground Floor And First Floor 135 Rye Lane SE15 4ST  
 4 Churchill Court 3a Blenheim Grove SE15 4QW  
 8 Churchill Court 3a Blenheim Grove SE15 4QW  
 9 Churchill Court 3a Blenheim Grove SE15 4QW  
 10 Churchill Court 3a Blenheim Grove SE15 4QW  
 5 Churchill Court 3a Blenheim Grove SE15 4QW  
 6 Churchill Court 3a Blenheim Grove SE15 4QW  
 7 Churchill Court 3a Blenheim Grove SE15 4QW  
 1 Sednem Court 118-120 Rye Lane SE15 4RW  
 2 Sednem Court 118-120 Rye Lane SE15 4RW  
 Flat 7 10 Rye Lane SE15 5BT  
 Flat 8 10 Rye Lane SE15 5BT  
 3 Sednem Court 118-120 Rye Lane SE15 4RW  
 8 Sednem Court 118-120 Rye Lane SE15 4RW  
 Ground Floor 26 Rye Lane SE15 5BS  
 First Floor And Second Floor 26 Rye Lane SE15 5BS  
 5 Sednem Court 118-120 Rye Lane SE15 4RW  
 6 Sednem Court 118-120 Rye Lane SE15 4RW  
 7 Sednem Court 118-120 Rye Lane SE15 4RW  
 11 Churchill Court 3a Blenheim Grove SE15 4QW  
 Third Floor Flat 1a Rye Lane SE15 5EW  
 24 Churchill Court 3a Blenheim Grove SE15 4QW  
 Unit 15b The Aylesham Centre SE15 5EW

7 Birch Close London SE15 4UG  
 8 Birch Close London SE15 4UG  
 9 Birch Close London SE15 4UG  
 4 Birch Close London SE15 4UG  
 5 Birch Close London SE15 4UG  
 6 Birch Close London SE15 4UG  
 5 Girdlers Cottages Choumert Road SE15 4SF  
 Flat 8 Alys Court SE15 4QS  
 Flat 1 1a Blenheim Grove SE15 4QS  
 Flat 2 1a Blenheim Grove SE15 4QS  
 Flat 5 Alys Court SE15 4QS  
 Flat 6 Alys Court SE15 4QS  
 Flat 7 Alys Court SE15 4QS  
 Flat 3 1a Blenheim Grove SE15 4QS  
 Flat 7 1a Blenheim Grove SE15 4QS  
 Flat 8 1a Blenheim Grove SE15 4QS  
 Railway Arch 198 Bellenden Road SE15 4QJ  
 Flat 4 1a Blenheim Grove SE15 4QS  
 Flat 5 1a Blenheim Grove SE15 4QS  
 Flat 6 1a Blenheim Grove SE15 4QS  
 Railway Arch 194 Blenheim Grove SE15 4QL  
 55a Chadwick Road London SE15 4RA  
 Flat 1 68 Choumert Road SE15 4AX  
 6 Girdlers Cottages Choumert Road SE15 4SF  
 Railway Arch 192 Blenheim Grove SE15 4QL  
 Railway Arch 190 Blenheim Grove SE15 4QL  
 Flat 2 68 Choumert Road SE15 4AX  
 Flat 2 Alys Court SE15 4QS  
 Flat 3 Alys Court SE15 4QS  
 Flat 4 Alys Court SE15 4QS  
 Railway Arch 191 Blenheim Grove SE15 4QL  
 Railway Arch 193 Blenheim Grove SE15 4QL  
 Flat 1 Alys Court SE15 4QS  
 32 Birch Close London SE15 4UG  
 28 Chadwick Road London SE15 4RA  
 29 Chadwick Road London SE15 4RA  
 3 Chadwick Road London SE15 4RA  
 25 Chadwick Road London SE15 4RA  
 26 Chadwick Road London SE15 4RA  
 27 Chadwick Road London SE15 4RA  
 30 Chadwick Road London SE15 4RA  
 34 Chadwick Road London SE15 4RA  
 36 Chadwick Road London SE15 4RA  
 38 Chadwick Road London SE15 4RA  
 31 Chadwick Road London SE15 4RA  
 32 Chadwick Road London SE15 4RA  
 33 Chadwick Road London SE15 4RA  
 16 Chadwick Road London SE15 4RA  
 17 Chadwick Road London SE15 4RA  
 18 Chadwick Road London SE15 4RA  
 13 Chadwick Road London SE15 4RA  
 14 Chadwick Road London SE15 4RA  
 15 Chadwick Road London SE15 4RA  
 19 Chadwick Road London SE15 4RA  
 22 Chadwick Road London SE15 4RA  
 23 Chadwick Road London SE15 4RA  
 24 Chadwick Road London SE15 4RA  
 2 Chadwick Road London SE15 4RA  
 20 Chadwick Road London SE15 4RA  
 21 Chadwick Road London SE15 4RA  
 4 Chadwick Road London SE15 4RA  
 10 Birch Close London SE15 4UG  
 2 Birch Close London SE15 4UG  
 25 Birch Close London SE15 4UG  
 8 Chadwick Road London SE15 4RA  
 9 Chadwick Road London SE15 4RA  
 1 Birch Close London SE15 4UG  
 26 Birch Close London SE15 4UG  
 3 Birch Close London SE15 4UG  
 30 Birch Close London SE15 4UG  
 31 Birch Close London SE15 4UG  
 27 Birch Close London SE15 4UG  
 28 Birch Close London SE15 4UG  
 29 Birch Close London SE15 4UG  
 45 Chadwick Road London SE15 4RA  
 46 Chadwick Road London SE15 4RA  
 48 Chadwick Road London SE15 4RA  
 40 Chadwick Road London SE15 4RA  
 42 Chadwick Road London SE15 4RA  
 104a Rye Lane London SE15 4RZ  
 Flat 14 Thalia Court SE15 4ST  
 Flat 15 Thalia Court SE15 4ST  
 Flat 16 Thalia Court SE15 4ST  
 151a Rye Lane London SE15 4TL  
 31a Blenheim Grove London SE15 4QS  
 Flat 13 Thalia Court SE15 4ST  
 15 Churchill Court 3a Blenheim Grove SE15 4QW  
 16 Churchill Court 3a Blenheim Grove SE15 4QW  
 17 Churchill Court 3a Blenheim Grove SE15 4QW  
 12 Churchill Court 3a Blenheim Grove SE15 4QW  
 13 Churchill Court 3a Blenheim Grove SE15 4QW  
 14 Churchill Court 3a Blenheim Grove SE15 4QW  
 18 Churchill Court 3a Blenheim Grove SE15 4QW  
 22 Churchill Court 3a Blenheim Grove SE15 4QW  
 23 Churchill Court 3a Blenheim Grove SE15 4QW  
 4 Quantock Mews London SE15 4RG  
 19 Churchill Court 3a Blenheim Grove SE15 4QW  
 20 Churchill Court 3a Blenheim Grove SE15 4QW  
 21 Churchill Court 3a Blenheim Grove SE15 4QW  
 Flat 6 10 Rye Lane SE15 5BT  
 17-19 Bournemouth Road London SE15 4UJ  
 52-54 Peckham High Street London SE15 5DP  
 29 Choumert Grove London SE15 4RB  
 All Saints Church Hall Blenheim Grove SE15 4QS  
 101 Rye Lane London SE15 4ST  
 56 Blenheim Grove London SE15 4QS  
 Flat 4 Sednem Court SE15 4RW  
 Unit 2 133 Copeland Road SE15 3SN  
 Railway Arch 196 Blenheim Grove SE15 4QL  
 50 Peckham High Street London SE15 5DP  
 Flat 3 10 Rye Lane SE15 5BT  
 Flat 4 10 Rye Lane SE15 5BT  
 Flat 5 10 Rye Lane SE15 5BT  
 109a Bellenden Road London SE15 4QY  
 Flat 1 10 Rye Lane SE15 5BT  
 Flat 2 10 Rye Lane SE15 5BT  
 Flat 1 155a Rye Lane SE15 4TL  
 Ground Floor Flat 119a Bellenden Road SE15 4QY  
 31 Choumert Grove London SE15 4RB  
 28a Choumert Road London SE15 4SE  
 Ground Floor Flat 75 Bellenden Road SE15 5BH  
 Flat 1 10-12 Choumert Road SE15 4SE  
 Flat 2 10-12 Choumert Road SE15 4SE  
 Ground Floor 3 Choumert Mews SE15 4BD  
 Ground Floor 5 Choumert Mews SE15 4BD  
 Ground Floor 75 Rye Lane SE15 5EX  
 81 Copeland Road London SE15 3SL  
 83 Copeland Road London SE15 3SL  
 85 Copeland Road London SE15 3SL  
 75 Copeland Road London SE15 3SL  
 77 Copeland Road London SE15 3SL  
 79 Copeland Road London SE15 3SL  
 87 Copeland Road London SE15 3SL  
 95 Copeland Road London SE15 3SL  
 97 Copeland Road London SE15 3SL  
 99 Copeland Road London SE15 3SL  
 89 Copeland Road London SE15 3SL  
 91 Copeland Road London SE15 3SL  
 93 Copeland Road London SE15 3SL  
 Flat 2 14a Rye Lane SE15 5BS  
 Flat 3 14a Rye Lane SE15 5BS  
 Flat 4 14a Rye Lane SE15 5BS  
 Flat 1 14a Rye Lane SE15 5BS  
 Flat 5 14a Rye Lane SE15 5BS  
 Unit 38 Rye Lane Market SE15 5BY  
 101 Copeland Road London SE15 3SL  
 103 Copeland Road London SE15 3SL  
 Flat 5 12 Rye Lane SE15 5BS  
 Unit 1 To 2 12-16 Blenheim Grove SE15 4QL  
 Unit 37 Rye Lane Market SE15 5BY  
 137 Copeland Road London SE15 3SN  
 78 Choumert Road London SE15 4AX  
 80 Choumert Road London SE15 4AX  
 82 Choumert Road London SE15 4AX  
 72 Choumert Road London SE15 4AX  
 74 Choumert Road London SE15 4AX  
 76 Choumert Road London SE15 4AX  
 84 Choumert Road London SE15 4AX

44 Chadwick Road London SE15 4RA  
 5 Chadwick Road London SE15 4RA  
 56 Chadwick Road London SE15 4RA  
 6 Chadwick Road London SE15 4RA  
 7 Chadwick Road London SE15 4RA  
 50 Chadwick Road London SE15 4RA  
 52 Chadwick Road London SE15 4RA  
 54 Chadwick Road London SE15 4RA  
 10b Cerise Road London SE15 5HQ  
 Flat 2 62 Choumert Road SE15 4AX  
 22b Raul Road London SE15 5HP  
  
 First Floor Flat 29 Elm Grove SE15 5DB  
 42b Choumert Road London SE15 4SE  
 6b Cerise Road London SE15 5HQ  
 Flat 1 45 Rye Lane SE15 5ER  
 Flat A 1 Highshore Road SE15 5AA  
 88a Choumert Road London SE15 4AX  
 Flat 18-20 Choumert Road SE15 4SE  
 Flat 2 45 Rye Lane SE15 5ER  
 Flat 3 45 Rye Lane SE15 5ER  
 Flat A 171 Rye Lane SE15 4TL  
 First Floor And Second Floor Flat 38-40 Choumert Road SE15 4SE  
 First Floor And Second Floor Flat 189 Rye Lane SE15 4TP  
 First Floor And Second Floor Flat 165 Rye Lane SE15 4TL  
 79a Bellenden Road London SE15 5BH  
 First Floor And Second Floor Flat 104-106 Rye Lane SE15 4RZ  
 Top Floor 6 Raul Road SE15 5HP  
 First Floor And Second Floor Flat 26 Choumert Road SE15 4SE  
 9b Cerise Road London SE15 5HQ  
 First Floor Flat 179 Rye Lane SE15 4TP  
 First Floor Flat 139 Copeland Road SE15 3SL  
 First Floor Flat 18 Rye Lane SE15 5BS  
 First Floor Flat 43 Rye Lane SE15 5ER  
 Flat 1 88 Rye Lane SE15 4RZ  
 Flat B 171 Rye Lane SE15 4TL  
 Flat 2 88 Rye Lane SE15 4RZ  
 Flat 3 62 Choumert Road SE15 4AX  
 22c Raul Road London SE15 5HP  
 Second Floor And Third Floor Flat 43 Rye Lane SE15 5ER  
 Second Floor Flat 31 Elm Grove SE15 5DB  
 Second Floor Flat 29 Elm Grove SE15 5DB  
 Third Floor And Fourth Floor Flat 47-49 Rye Lane SE15 5ER  
 Railway Arches 198 And 232 Bellenden Road SE15 4QJ  
 Railway Arches 199 And 233 Bellenden Road SE15 4QJ  
 Railway Arches 200 And 234 Bellenden Road SE15 4QJ  
 First Floor Flat Central Buildings SE15 5DW  
 Second Floor Flat Central Buildings SE15 5DW  
  
 Flat 9 Hanover Park House SE15 5HG  
 First Floor And Second Floor Flat 24 Choumert Road SE15 4SE  
 First Floor And Second Floor Flat 146-150 Rye Lane SE15 4RZ  
 9a Cerise Road London SE15 5HQ  
 Flat B 1 Highshore Road SE15 5AA  
 First Floor And Second Floor Flat 127 Bellenden Road SE15 4QY  
 First Floor And Second Floor Flat 75 Bellenden Road SE15 5BH  
 Ground Floor Flat 139 Copeland Road SE15 3SL  
 10a Cerise Road London SE15 5HQ  
 Flat 1 62 Choumert Road SE15 4AX  
 22a Raul Road London SE15 5HP  
 Ground Floor Flat 29 Elm Grove SE15 5DB  
 Ground Floor Flat 31 Elm Grove SE15 5DB  
 Ground Floor Flat 6 Raul Road SE15 5HP  
 First Floor And Second Floor Flat 52 Rye Lane SE15 5BY  
 Flat 14 William Blake House SE15 5DE  
 Flat 15 William Blake House SE15 5DE  
 Flat 16 William Blake House SE15 5DE  
 Flat 11 William Blake House SE15 5DE  
 Flat 12 William Blake House SE15 5DE  
 Flat 13 William Blake House SE15 5DE  
 Flat 17 William Blake House SE15 5DE  
 Flat 21 William Blake House SE15 5DE  
 Flat 22 William Blake House SE15 5DE  
 Flat 23 William Blake House SE15 5DE  
 Flat 18 William Blake House SE15 5DE  
 Flat 19 William Blake House SE15 5DE  
 Flat 20 William Blake House SE15 5DE  
 Flat 1 William Blake House SE15 5DE  
 Flat 2 William Blake House SE15 5DE  
  
 98 Choumert Road London SE15 4AX  
 91 Bellenden Road London SE15 4QJ  
 26 Blenheim Grove London SE15 4QL  
 86 Choumert Road London SE15 4AX  
 96 Choumert Road London SE15 4AX  
 Unit 8 133 Copeland Road SE15 3SN  
 97 Rye Lane London SE15 4TG  
 131 Copeland Road London SE15 3SN  
 141-147 Copeland Road London SE15 3SN  
 48 Choumert Road London SE15 4AX  
 St Andrews Nursing Home 64-66 Choumert Road SE15 4AX  
 70 Choumert Road London SE15 4AX  
 50 Choumert Road London SE15 4AX  
 52 Choumert Road London SE15 4AX  
 58 Choumert Road London SE15 4AX  
 Flat Above 77 Rye Lane SE15 5EX  
 Room 4 5 Highshore Road SE15 5AA  
 Room 5 5 Highshore Road SE15 5AA  
 Room 6 5 Highshore Road SE15 5AA  
 Room 1 5 Highshore Road SE15 5AA  
 Room 2 5 Highshore Road SE15 5AA  
 Room 3 5 Highshore Road SE15 5AA  
 Room 7 5 Highshore Road SE15 5AA  
 Flat Above 181 Rye Lane SE15 4TP  
 Block A Roof Top Rear Of 133 Rye Lane SE15 4ST  
 The Clif Art Cafe 133 Copeland Road SE15 3SN  
 Unit 9f 133 Copeland Road SE15 3SN  
 121a Bellenden Road London SE15 4QY  
 11a Blenheim Grove London SE15 4QS  
 First Floor 151 Rye Lane SE15 4TL  
 Flat 6 24 Raul Road SE15 5HP  
 Kiosk Peckham Rye Railway Station SE15 4RX  
 58b Choumert Road London SE15 4AX  
 Flat 3 Nawaz Court SE15 4RZ  
 Flat 4 Nawaz Court SE15 4RZ  
 Flat Left Hand Side 9 Blenheim Grove SE15 4QS  
 Flat 1 Nawaz Court SE15 4RZ  
 Flat 2 Nawaz Court SE15 4RZ  
 Flat 2 12 Rye Lane SE15 5BS  
 Flat 3 12 Rye Lane SE15 5BS  
 Flat 4 12 Rye Lane SE15 5BS  
 Flat B 18 Rye Lane SE15 5BS  
 Flat C 18 Rye Lane SE15 5BS  
 Flat 1 12 Rye Lane SE15 5BS  
 Railway Arch 213 Blenheim Grove SE15 4QL  
 Unit 9 133 Copeland Road SE15 3SN  
 London Barbecue School 133 Copeland Road SE15 3SN  
 Railway Arch 221 Blenheim Grove SE15 4QL  
 Unit 1 And 2 133 Copeland Road SE15 3SN  
 125b Rye Lane London SE15 4ST  
 44a Choumert Road London SE15 4SE  
 Flat 1 Zanib Court SE15 4RZ  
 Flat 2 Zanib Court SE15 4RZ  
 Flat 3 Zanib Court SE15 4RZ  
 Flat 4 Zanib Court SE15 4RZ  
 Flat A 169 Rye Lane SE15 4TL  
 Flat B 169 Rye Lane SE15 4TL  
 Flat A 18 Rye Lane SE15 5BS  
 Flat 5 Zanib Court SE15 4RZ  
 Flat 6 Zanib Court SE15 4RZ  
 126 Rye Lane London SE15 4RZ  
 34 Blenheim Grove London SE15 4QL  
 24 Choumert Square London SE15 4RE  
 25 Choumert Square London SE15 4RE  
 26 Choumert Square London SE15 4RE  
 21 Choumert Square London SE15 4RE  
 22 Choumert Square London SE15 4RE  
 23 Choumert Square London SE15 4RE  
 27 Choumert Square London SE15 4RE  
 30 Choumert Square London SE15 4RE  
 31 Choumert Square London SE15 4RE  
 32 Choumert Square London SE15 4RE  
 28 Choumert Square London SE15 4RE  
 29 Choumert Square London SE15 4RE  
 3 Choumert Square London SE15 4RE  
 12 Choumert Square London SE15 4RE  
 13 Choumert Square London SE15 4RE

Flat 3 William Blake House SE15 5DE  
 Flat 3 20 Hanover Park SE15 5HS  
 28 Hanover Park London SE15 5HS  
 Flat 4 William Blake House SE15 5DE  
 Flat 8 William Blake House SE15 5DE  
 Flat 9 William Blake House SE15 5DE  
 Flat 10 William Blake House SE15 5DE  
 Flat 5 William Blake House SE15 5DE  
 Flat 6 William Blake House SE15 5DE  
 Flat 7 William Blake House SE15 5DE  
 Flat 24 William Blake House SE15 5DE  
 5 Raul Road London SE15 5HR  
 25 Raul Road London SE15 5HR  
 27 Raul Road London SE15 5HR  
 25a Holly Grove London SE15 5DF  
 25b Holly Grove London SE15 5DF  
 25c Holly Grove London SE15 5DF  
 32 Raul Road London SE15 5HP  
 2a Rye Lane London SE15 5BS  
 2b Rye Lane London SE15 5BS  
 153a Rye Lane London SE15 4TL  
 1a Rye Lane London SE15 5EW  
 16 Choumert Road London SE15 4SE  
 75a Rye Lane London SE15 5EX  
 Flat 28 William Blake House SE15 5DE  
 Flat 29 William Blake House SE15 5DE  
 Flat 30 William Blake House SE15 5DE  
 Flat 25 William Blake House SE15 5DE  
 Flat 26 William Blake House SE15 5DE  
 Flat 27 William Blake House SE15 5DE  
 Flat 31 William Blake House SE15 5DE  
 All Saints Vicarage Blenheim Grove SE15 4QS  
 Flat 32 William Blake House SE15 5DE  
 Flat 33 William Blake House SE15 5DE  
 Flat 34 William Blake House SE15 5DE  
 First To Third Floors Blenheim House SE15 4QS  
 Shop Ground Floor Central Buildings SE15 5BS  
 First Floor Central Buildings SE15 5DW  
 Second Floor Front Central Buildings SE15 5DW  
 First Floor Front 173 Rye Lane SE15 4TL  
 First Floor And Second Floor Rear 173 Rye Lane SE15 4TL  
 Second Floor Front 173 Rye Lane SE15 4TL  
 Second Floor Rear Central Buildings SE15 5DW  
 Unit 4 The Aylesham Centre SE15 5EW  
 Unit 6 The Aylesham Centre SE15 5EW  
 Unit 7 The Aylesham Centre SE15 5EW  
 First Floor Security Office The Aylesham Centre SE15 5EW  
 Unit 2 The Aylesham Centre SE15 5EW  
 Unit 3 The Aylesham Centre SE15 5EW  
 Block B Ground Floor Rear Of SE15 4ST  
 Block A Part First Floor Rear Of SE15 4ST  
 Block D Part First Floor Rear Of SE15 4ST  
 Ground Floor And First Floor 128 Rye Lane SE15 4RZ  
 Block A Basement And Ground Floor Rear Of SE15 4ST  
 Block D Ground Floor Rear Of SE15 4ST  
 Block B Unit 1 Second Floor Middle Rear Of SE15 4ST  
 Second Floor 151 Rye Lane SE15 4TL  
 Second Floor Front 163 Rye Lane SE15 4TL  
 Second Floor Rear 163 Rye Lane SE15 4TL  
 Shop 133 Rye Lane SE15 4ST  
 The New Congregation Of Cherubim 135 Rye Lane SE15 4ST  
 146-150 Rye Lane London SE15 4RZ  
 Unit 8 The Aylesham Centre SE15 5EW  
 Unit 12 The Aylesham Centre SE15 5EW  
 Unit 14 The Aylesham Centre SE15 5EW  
 Unit 15 The Aylesham Centre SE15 5EW  
 Unit 9 The Aylesham Centre SE15 5EW  
 Unit 10 The Aylesham Centre SE15 5EW  
 Unit 11 The Aylesham Centre SE15 5EW  
 Unit 15a The Aylesham Centre SE15 5EW  
 2 Station Way London SE15 4RX  
 7 Station Way London SE15 4RX  
 12a Station Way London SE15 4RX  
 Unit 16 The Aylesham Centre SE15 5EW  
 Unit 17 The Aylesham Centre SE15 5EW  
 Morrisons The Aylesham Centre SE15 5EW  
 120 Rye Lane London SE15 4RZ  
 Barrow Store 6 Bournemouth Road SE15 4UJ  
 57 Chadwick Road London SE15 4PU  
 14 Choumert Square London SE15 4RE  
 1 Choumert Square London SE15 4RE  
 10 Choumert Square London SE15 4RE  
 11 Choumert Square London SE15 4RE  
 15 Choumert Square London SE15 4RE  
 19 Choumert Square London SE15 4RE  
 2 Choumert Square London SE15 4RE  
 20 Choumert Square London SE15 4RE  
 16 Choumert Square London SE15 4RE  
 17 Choumert Square London SE15 4RE  
 18 Choumert Square London SE15 4RE  
 33 Choumert Square London SE15 4RE  
 7 Choumert Square London SE15 4RE  
 8 Choumert Square London SE15 4RE  
 9 Choumert Square London SE15 4RE  
 46 Choumert Square London SE15 4RE  
 5 Choumert Square London SE15 4RE  
 6 Choumert Square London SE15 4RE  
 10 Station Way London SE15 4RX  
 100 Rye Lane London SE15 4RZ  
 102 Rye Lane London SE15 4RZ  
 108 Rye Lane London SE15 4RZ  
 78 Rye Lane London SE15 4RY  
 80 Rye Lane London SE15 4RY  
 82 Rye Lane London SE15 4RY  
 37 Choumert Square London SE15 4RE  
 38 Choumert Square London SE15 4RE  
 39 Choumert Square London SE15 4RE  
 34 Choumert Square London SE15 4RE  
 35 Choumert Square London SE15 4RE  
 36 Choumert Square London SE15 4RE  
 4 Choumert Square London SE15 4RE  
 43 Choumert Square London SE15 4RE  
 44 Choumert Square London SE15 4RE  
 45 Choumert Square London SE15 4RE  
 40 Choumert Square London SE15 4RE  
 41 Choumert Square London SE15 4RE  
 42 Choumert Square London SE15 4RE  
 9 Choumert Grove London SE15 4RB  
 41 Blenheim Grove London SE15 4QS  
 43 Blenheim Grove London SE15 4QS  
 53 Blenheim Grove London SE15 4QS  
 33 Blenheim Grove London SE15 4QS  
 37 Blenheim Grove London SE15 4QS  
 39 Blenheim Grove London SE15 4QS  
 55 Blenheim Grove London SE15 4QS  
 63 Blenheim Grove London SE15 4QS  
 101 Bellenden Road London SE15 4QY  
 103 Bellenden Road London SE15 4QY  
 57 Blenheim Grove London SE15 4QS  
 59 Blenheim Grove London SE15 4QS  
 61 Blenheim Grove London SE15 4QS  
 68 Blenheim Grove London SE15 4QL  
 13 Blenheim Grove London SE15 4QS  
 15 Blenheim Grove London SE15 4QS  
 40 Blenheim Grove London SE15 4QL  
 42 Blenheim Grove London SE15 4QL  
 66 Blenheim Grove London SE15 4QL  
 17 Blenheim Grove London SE15 4QS  
 25 Blenheim Grove London SE15 4QS  
 27 Blenheim Grove London SE15 4QS  
 19 Blenheim Grove London SE15 4QS  
 21 Blenheim Grove London SE15 4QS  
 23 Blenheim Grove London SE15 4QS  
 107 Bellenden Road London SE15 4QY  
 53 Chadwick Road London SE15 4RA  
 55 Chadwick Road London SE15 4RA  
 1 Choumert Grove London SE15 4RB  
 47 Chadwick Road London SE15 4RA  
 49 Chadwick Road London SE15 4RA  
 51 Chadwick Road London SE15 4RA  
 11 Choumert Grove London SE15 4RB  
 4 Choumert Grove London SE15 4RB  
 5 Choumert Grove London SE15 4RB  
 7 Choumert Grove London SE15 4RB  
 13 Choumert Grove London SE15 4RB  
 2 Choumert Grove London SE15 4RB  
 3 Choumert Grove London SE15 4RB  
 121 Bellenden Road London SE15 4QY

Car Park Choumert Grove SE15 4RB  
 Barrow Store 3 Bournemouth Road SE15 4UJ  
 Barrow Store 4 Bournemouth Road SE15 4UJ  
 Barrow Store 5 Bournemouth Road SE15 4UJ  
 14 Choumert Road London SE15 4SE  
 Unit 2a 133 Copeland Road SE15 3SN  
 Unit 2b 133 Copeland Road SE15 3SN  
 Unit 2c 133 Copeland Road SE15 3SN  
 Ground Floor 24 Choumert Road SE15 4SE  
 Unit 1 133 Copeland Road SE15 3SN  
 Unit 3 12-16 Blenheim Grove SE15 4QL  
 Unit 4 12-16 Blenheim Grove SE15 4QL  
 Unit 5 12-16 Blenheim Grove SE15 4QL  
 Units 1 And 2 1a Blenheim Grove SE15 4QS  
 Unit 3 1a Blenheim Grove SE15 4QS  
 Unit 2 12-16 Blenheim Grove SE15 4QL  
 20 Blenheim Grove London SE15 4QL  
 Railway Arch 227 Blenheim Grove SE15 4QL  
 Barrow Store 1 Bournemouth Road SE15 4UJ  
 Barrow Store 2 Bournemouth Road SE15 4UJ

Railway Arches 214 To 215 Blenheim Grove SE15 4QL  
 Arch 225 50 Blenheim Grove SE15 4QL  
 Railway Arch 226 Blenheim Grove SE15 4QL  
 Unit 3 133 Copeland Road SE15 3SN  
 Ground Floor 61-63 Rye Lane SE15 5EX  
 First Floor 61-63 Rye Lane SE15 5EX  
 Second Floor And Third Floor 72 Rye Lane SE15 5DQ  
 Rear Of 18-18b Rye Lane SE15 5BS  
 First Floor 36a Rye Lane SE15 5BS  
 42 Rye Lane London SE15 5BY  
 74a Rye Lane London SE15 5DQ  
 Unit 1 Rear Of SE15 4ST  
 Railway Arches 1 To 25 Rye Lane SE15 4ST  
 Unit 2 Rear Of SE15 4ST  
 Rear Of 97 Rye Lane SE15 4ST  
 99 Rye Lane London SE15 4ST  
 Railway Arches 164 And 165 Rye Lane SE15 4ST

149-151 Copeland Road London SE15 3SN  
 Peckham Leisure Centre Hanover Park SE15 5HS  
 Unit 4 133 Copeland Road SE15 3SN  
 Unit 6 133 Copeland Road SE15 3SN

Warehouse 133 Copeland Road SE15 3SN  
 Unit 11a The Aylesham Centre SE15 5EW  
 12a Rye Lane London SE15 5BS  
 Unit 1 The Aylesham Centre SE15 5EW  
 Basement And Ground Floor 4 Rye Lane SE15 5BS  
 Flat 2 24 Rye Lane SE15 5BS  
 Flat 3 24 Rye Lane SE15 5BS  
 Flat 4 24 Rye Lane SE15 5BS  
 3a Highshore Road London SE15 5AA

4a Highshore Road London SE15 5AA  
 Flat 1 24 Rye Lane SE15 5BS  
 Flat 5 24 Rye Lane SE15 5BS  
 Flat B 37 Elm Grove SE15 5DB  
 28a Elm Grove London SE15 5DE  
 28b Elm Grove London SE15 5DE  
 Flat 6 24 Rye Lane SE15 5BS  
 26a Rye Lane London SE15 5BS  
 Flat A 37 Elm Grove SE15 5DB  
 2 Cicely Road London SE15 5HW  
 3 Cicely Road London SE15 5HW  
 4 Cicely Road London SE15 5HW  
 12 Cicely Road London SE15 5HW  
 13 Cicely Road London SE15 5HW  
 14 Cicely Road London SE15 5HW  
 5 Cicely Road London SE15 5HW  
 9 Cicely Road London SE15 5HW  
 27a Highshore Road London SE15 5AA  
 27b Highshore Road London SE15 5AA  
 6 Cicely Road London SE15 5HW  
 7 Cicely Road London SE15 5HW  
 8 Cicely Road London SE15 5HW  
 32a Elm Grove London SE15 5DE  
 6 William Margrie Close London SE15 5HF  
 7 William Margrie Close London SE15 5HF

125 Bellenden Road London SE15 4QY  
 127 Bellenden Road London SE15 4QY  
 Prince Albert 111 Bellenden Road SE15 4QY  
 115 Bellenden Road London SE15 4QY  
 119 Bellenden Road London SE15 4QY  
 129 Bellenden Road London SE15 4QY  
 39 Chadwick Road London SE15 4RA  
 41 Chadwick Road London SE15 4RA  
 43 Chadwick Road London SE15 4RA  
 131 Bellenden Road London SE15 4QY  
 35 Chadwick Road London SE15 4RA  
 37 Chadwick Road London SE15 4RA  
 Flat 1 175 Rye Lane SE15 4TL  
 56a Elm Grove London SE15 5DE  
 Flat 5 4 Elm Grove SE15 5DB  
 Flat A 187 Rye Lane SE15 4TP  
 Unit 1 Adjacent To 4a SE15 5AA  
 Flat 140 Rye Lane SE15 4RZ  
 South London Temple Rear Of SE15 4ST  
 The Redeemed Church Of God 133 Rye Lane SE15 4ST  
 Unit 2 Adjacent To 4a SE15 5AA  
 Flat 7 4 Elm Grove SE15 5DB  
 Flat 9 4 Elm Grove SE15 5DB  
 6a Choumert Road London SE15 4BD  
 6b Choumert Road London SE15 4BD  
 Flat 6 4 Elm Grove SE15 5DB  
 Unit 1 137-139 Rye Lane SE15 4ST  
 Unit 2 137-139 Rye Lane SE15 4ST  
 Unit 3 137-139 Rye Lane SE15 4ST  
 Flat 2 175 Rye Lane SE15 4TP  
 Flat C 24 Holly Grove SE15 5DF  
 Flat C 37 Elm Grove SE15 5DB  
 Flat B 187 Rye Lane SE15 4TP  
 Flat 3 175 Rye Lane SE15 4TP  
 Flat A 24 Holly Grove SE15 5DF  
 Flat B 24 Holly Grove SE15 5DF  
 Wall Of Praise Christian Centre 151 Rye Lane SE15 4TL  
 Living Accommodation The Hope SE15 5BY  
 Unit 5 Dovedale Centre SE15 4QL  
 Flat A 83 Rye Lane SE15 5EX  
 Living Accommodation 111 Bellenden Road SE15 4QY  
 Flat B 83 Rye Lane SE15 5EX  
 Flat B 103-113 Rye Lane SE15 4ST  
 Flat C 103-113 Rye Lane SE15 4ST  
 Flat D 103-113 Rye Lane SE15 4ST  
 153 Copeland Road London SE15 3SN  
 Flat A 103-113 Rye Lane SE15 4ST  
 St James The Great Church Elm Grove SE15 5DB  
 Rye Lane Baptist Chapel Rye Lane SE15 5BY  
 First And Second Floor Flat 55a Chadwick Road SE15 4RA  
 Management Office 137-139 Rye Lane SE15 4ST  
 74a 81 Hanover Park SE15 5HE  
 74b 81 Hanover Park SE15 5HE  
 74c 81 Hanover Park SE15 5HE  
 73d 81 Hanover Park SE15 5HE  
 73e 81 Hanover Park SE15 5HE  
 73f 81 Hanover Park SE15 5HE  
 74d 81 Hanover Park SE15 5HE  
 Flat B 167 Rye Lane SE15 4TL  
 Flat 8 4 Elm Grove SE15 5DB  
 Unit 10 137-139 Rye Lane SE15 4ST  
 74e 81 Hanover Park SE15 5HE  
 74f 81 Hanover Park SE15 5HE  
 Flat A 167 Rye Lane SE15 4TL  
 71f 81 Hanover Park SE15 5HE  
 72a 81 Hanover Park SE15 5HE  
 72b 81 Hanover Park SE15 5HE  
 71c 81 Hanover Park SE15 5HE  
 71d 81 Hanover Park SE15 5HE  
 71e 81 Hanover Park SE15 5HE  
 72c 81 Hanover Park SE15 5HE  
 73a 81 Hanover Park SE15 5HE  
 73b 81 Hanover Park SE15 5HE  
 73c 81 Hanover Park SE15 5HE  
 72d 81 Hanover Park SE15 5HE

8 William Margrie Close London SE15 5HF  
 3 William Margrie Close London SE15 5HF  
 4 William Margrie Close London SE15 5HF  
 5 William Margrie Close London SE15 5HF  
 9 William Margrie Close London SE15 5HF  
 Flat 4 Hanover Park House SE15 5HG  
 Flat 6 Hanover Park House SE15 5HG  
 Flat 7 Hanover Park House SE15 5HG  
 Flat 1 Hanover Park House SE15 5HG  
 Flat 2 Hanover Park House SE15 5HG  
 Flat 3 Hanover Park House SE15 5HG  
 46 Peckham High Street London SE15 5DP  
 Ground Floor And Mezzanine 54 Peckham High Street SE15 5DP  
 56 Peckham High Street London SE15 5DP  
 32b Elm Grove London SE15 5DE  
 Flat A 30 Holly Grove SE15 5DF  
 Flat C 30 Holly Grove SE15 5DF  
 58-60 Peckham High Street London SE15 5DP  
 1 William Margrie Close London SE15 5HF  
 10 William Margrie Close London SE15 5HF  
 2 William Margrie Close London SE15 5HF  
 62 Peckham High Street London SE15 5DP  
 64 Peckham High Street London SE15 5DP  
 59a Rye Lane London SE15 5EX  
 11 Cicely Road London SE15 5HW  
 11 Cerise Road London SE15 5HQ  
 2 Cerise Road London SE15 5HQ  
 8 Raul Road London SE15 5HP  
 1 Cerise Road London SE15 5HQ  
 3 Cerise Road London SE15 5HQ  
 8 Cerise Road London SE15 5HQ  
 11 Raul Road London SE15 5HR  
 4 Cerise Road London SE15 5HQ  
 7 Cerise Road London SE15 5HQ  
 12 Raul Road London SE15 5HP  
 14 Raul Road London SE15 5HP  
 16 Raul Road London SE15 5HP  
 94 Moncrieff Street London SE15 5HL  
 98 Moncrieff Street London SE15 5HL  
 10 Raul Road London SE15 5HP  
 18 Raul Road London SE15 5HP  
 26 Raul Road London SE15 5HP  
 28 Raul Road London SE15 5HP  
 30 Raul Road London SE15 5HP  
 20 Raul Road London SE15 5HP  
 13 Raul Road London SE15 5HR  
 44 Hanover Park London SE15 5HS  
 46 Hanover Park London SE15 5HS  
 48 Hanover Park London SE15 5HS  
 32 Hanover Park London SE15 5HS  
 34 Hanover Park London SE15 5HS  
 36 Hanover Park London SE15 5HS  
 50 Hanover Park London SE15 5HS  
 58 Hanover Park London SE15 5HS  
 1 Cicely Road London SE15 5HW  
 10 Cicely Road London SE15 5HW  
 52 Hanover Park London SE15 5HS  
 54 Hanover Park London SE15 5HS  
 56 Hanover Park London SE15 5HS  
 21 Raul Road London SE15 5HR  
 29 Raul Road London SE15 5HR  
 31 Raul Road London SE15 5HR  
 15 Raul Road London SE15 5HR  
 17 Raul Road London SE15 5HR  
 19 Raul Road London SE15 5HR  
 7 Raul Road London SE15 5HR  
 26 Hanover Park London SE15 5HS  
 30 Hanover Park London SE15 5HS  
 9 Raul Road London SE15 5HR  
 Flat 1 20 Hanover Park SE15 5HS  
 22 Hanover Park London SE15 5HS  
 10a Raul Road London SE15 5HP  
 Flat D 30 Holly Grove SE15 5DF  
 4 Holly Grove London SE15 5DF  
 24 Rye Lane London SE15 5BS  
 74 Rye Lane London SE15 5DQ  
 72 Rye Lane London SE15 5DQ  
 20 Rye Lane London SE15 5BS  
 66 Peckham High Street London SE15 5DP  
 72e 81 Hanover Park SE15 5HE  
 72f 81 Hanover Park SE15 5HE  
 Unit 14 137-139 Rye Lane SE15 4ST  
 Unit 31 137-139 Rye Lane SE15 4ST  
 Unit 32 137-139 Rye Lane SE15 4ST  
 Unit 4 137-139 Rye Lane SE15 4ST  
 Unit 28 137-139 Rye Lane SE15 4ST  
 Unit 29 137-139 Rye Lane SE15 4ST  
 Unit 30 137-139 Rye Lane SE15 4ST  
 Unit 5 137-139 Rye Lane SE15 4ST  
 Unit 9 137-139 Rye Lane SE15 4ST  
 Units 11 To 13 137-139 Rye Lane SE15 4ST  
 137-139 Rye Lane London SE15 4ST  
 Unit 6 137-139 Rye Lane SE15 4ST  
 Unit 7 137-139 Rye Lane SE15 4ST  
 Unit 8 137-139 Rye Lane SE15 4ST  
 Unit 18 137-139 Rye Lane SE15 4ST  
 Unit 19 137-139 Rye Lane SE15 4ST  
 Unit 20 137-139 Rye Lane SE15 4ST  
 Unit 15 137-139 Rye Lane SE15 4ST  
 Unit 16 137-139 Rye Lane SE15 4ST  
 Unit 17 137-139 Rye Lane SE15 4ST  
 Unit 21 137-139 Rye Lane SE15 4ST  
 Unit 25 137-139 Rye Lane SE15 4ST  
 Unit 26 137-139 Rye Lane SE15 4ST  
 Unit 27 137-139 Rye Lane SE15 4ST  
 Unit 22 137-139 Rye Lane SE15 4ST  
 Unit 23 137-139 Rye Lane SE15 4ST  
 Unit 24 137-139 Rye Lane SE15 4ST  
 Flat E 103-113 Rye Lane SE15 4ST  
 Flat 26 5 Bournemouth Road SE15 4BJ  
 Flat 27 5 Bournemouth Road SE15 4BJ  
 Flat 28 5 Bournemouth Road SE15 4BJ  
 Flat 23 5 Bournemouth Road SE15 4BJ  
 Flat 24 5 Bournemouth Road SE15 4BJ  
 Flat 25 5 Bournemouth Road SE15 4BJ  
 Flat 29 5 Bournemouth Road SE15 4BJ  
 Flat 33 5 Bournemouth Road SE15 4BJ  
 Flat 34 5 Bournemouth Road SE15 4BJ  
 Flat 1 3 Bournemouth Road SE15 4BH  
 Flat 30 5 Bournemouth Road SE15 4BJ  
 Flat 31 5 Bournemouth Road SE15 4BJ  
 Flat 32 5 Bournemouth Road SE15 4BJ  
 Flat 13 5 Bournemouth Road SE15 4BJ  
 Flat 14 5 Bournemouth Road SE15 4BJ  
 Flat 15 5 Bournemouth Road SE15 4BJ  
 Flat 10 5 Bournemouth Road SE15 4BJ  
 Flat 11 5 Bournemouth Road SE15 4BJ  
 Flat 12 5 Bournemouth Road SE15 4BJ  
 Flat 16 5 Bournemouth Road SE15 4BJ  
 Flat 20 5 Bournemouth Road SE15 4BJ  
 Flat 21 5 Bournemouth Road SE15 4BJ  
 Flat 22 5 Bournemouth Road SE15 4BJ  
 Flat 17 5 Bournemouth Road SE15 4BJ  
 Flat 18 5 Bournemouth Road SE15 4BJ  
 Flat 19 5 Bournemouth Road SE15 4BJ  
 Flat 2 3 Bournemouth Road SE15 4BH  
 Flat 19 3 Bournemouth Road SE15 4BH  
 Flat 20 3 Bournemouth Road SE15 4BH  
 Flat 21 3 Bournemouth Road SE15 4BH  
 Flat 16 3 Bournemouth Road SE15 4BH  
 Flat 17 3 Bournemouth Road SE15 4BH  
 Flat 18 3 Bournemouth Road SE15 4BH  
 Flat 22 3 Bournemouth Road SE15 4BH  
 Flat 26 3 Bournemouth Road SE15 4BH  
 Flat 27 3 Bournemouth Road SE15 4BH  
 Flat 28 3 Bournemouth Road SE15 4BH  
 Flat 23 3 Bournemouth Road SE15 4BH  
 Flat 24 3 Bournemouth Road SE15 4BH  
 Flat 25 3 Bournemouth Road SE15 4BH  
 Flat 6 3 Bournemouth Road SE15 4BH  
 Flat 7 3 Bournemouth Road SE15 4BH  
 Flat 8 3 Bournemouth Road SE15 4BH  
 Flat 3 3 Bournemouth Road SE15 4BH  
 Flat 4 3 Bournemouth Road SE15 4BH  
 Flat 5 3 Bournemouth Road SE15 4BH  
 Flat 9 3 Bournemouth Road SE15 4BH  
 Flat 13 3 Bournemouth Road SE15 4BH  
 Flat 14 3 Bournemouth Road SE15 4BH

30 Rye Lane London SE15 5BS  
 60-62 Rye Lane London SE15 5BY  
 24 Elm Grove London SE15 5DE  
 28 Rye Lane London SE15 5BS  
 34-34a Rye Lane London SE15 5BS  
 40f Hanover Park London SE15 5HS  
 43 Bellenden Road London SE15 5BB  
 1 Bishop Wilfred Wood Close London SE15 5HN  
 40c Hanover Park London SE15 5HS  
 40d Hanover Park London SE15 5HS  
 40e Hanover Park London SE15 5HS  
 2 Bishop Wilfred Wood Close London SE15 5HN  
 6 Bishop Wilfred Wood Close London SE15 5HN  
 1 Central Buildings Rye Lane SE15 5DW  
 2 Central Buildings Rye Lane SE15 5DW  
 3 Bishop Wilfred Wood Close London SE15 5HN  
 4 Bishop Wilfred Wood Close London SE15 5HN  
 5 Bishop Wilfred Wood Close London SE15 5HN  
 6 Rye Lane London SE15 5BS  
 1 Oliver Mews London SE15 5AZ  
 2 Oliver Mews London SE15 5AZ  
 3 Oliver Mews London SE15 5AZ  
 12 Rye Lane London SE15 5BS  
 18 Rye Lane London SE15 5BS  
 Flat 8 Hanover Park House SE15 5HG  
 4 Oliver Mews London SE15 5AZ  
 8 Oliver Mews London SE15 5AZ  
 9 Oliver Mews London SE15 5AZ  
 Flat 2 20 Hanover Park SE15 5HS  
 5 Oliver Mews London SE15 5AZ  
 6 Oliver Mews London SE15 5AZ  
 7 Oliver Mews London SE15 5AZ  
 65 Rye Lane London SE15 5EX  
 36 Rye Lane London SE15 5BS  
 77 Rye Lane London SE15 5EX  
 79-81 Rye Lane London SE15 5EX  
 69 Bellenden Road London SE15 5BH  
 71-73 Rye Lane London SE15 5EX  
 85 Rye Lane London SE15 5EX  
 58 Rye Lane London SE15 5BY  
 96 Moncrieff Street London SE15 5HL  
 2 Rye Lane London SE15 5BS  
 22a Rye Lane London SE15 5BS  
  
 Ground Floor Hanover Park House SE15 5HG  
 Flat 5 Hanover Park House SE15 5HG  
 40b Hanover Park London SE15 5HS  
 34a Hanover Park London SE15 5HS  
 36a Hanover Park London SE15 5HS  
 1 Robert Keen Close London SE15 5HT  
 23b Raul Road London SE15 5HR  
 5a Raul Road London SE15 5HR  
 9a Raul Road London SE15 5HR  
 10 Robert Keen Close London SE15 5HT  
 14 Robert Keen Close London SE15 5HT  
 15 Robert Keen Close London SE15 5HT  
 16 Robert Keen Close London SE15 5HT  
 11 Robert Keen Close London SE15 5HT  
 12 Robert Keen Close London SE15 5HT  
 13 Robert Keen Close London SE15 5HT  
 18a Raul Road London SE15 5HP  
 20a Raul Road London SE15 5HP  
 5a Cerise Road London SE15 5HQ  
 12a Raul Road London SE15 5HP  
 14a Raul Road London SE15 5HP  
 16a Raul Road London SE15 5HP  
 5b Cerise Road London SE15 5HQ  
 17a Raul Road London SE15 5HR  
 19a Raul Road London SE15 5HR  
 23a Raul Road London SE15 5HR  
 11a Raul Road London SE15 5HR  
 13a Raul Road London SE15 5HR  
 15a Raul Road London SE15 5HR  
 17 Robert Keen Close London SE15 5HT  
 8 Robert Keen Close London SE15 5HT  
 9 Robert Keen Close London SE15 5HT  
 Third Floor 36a Rye Lane SE15 5BS  
 5 Robert Keen Close London SE15 5HT  
 6 Robert Keen Close London SE15 5HT  
  
 Flat 15 3 Bournemouth Road SE15 4BH  
 Flat 10 3 Bournemouth Road SE15 4BH  
 Flat 11 3 Bournemouth Road SE15 4BH  
 Flat 12 3 Bournemouth Road SE15 4BH  
 Flat 9 5 Bournemouth Road SE15 4BJ  
 Flat 15 2a Choumert Road SE15 4SJ  
 Flat 16 2a Choumert Road SE15 4SJ  
 117a Bellenden Road London SE15 4QY  
 Flat 12 2a Choumert Road SE15 4SJ  
 Flat 13 2a Choumert Road SE15 4SJ  
 Flat 14 2a Choumert Road SE15 4SJ  
 117b Bellenden Road London SE15 4QY  
 First Floor 163 Rye Lane SE15 4TL  
 Flat 1 24 Raul Road SE15 5HP  
 Flat 2 24 Raul Road SE15 5HP  
 First Floor East 12-16 Blenheim Grove SE15 4QL  
 Unit 5a 133 Copeland Road SE15 3SN  
 Unit 5b 133 Copeland Road SE15 3SN  
 Unit 2 2a Choumert Road SE15 4SJ  
 Unit 3 2a Choumert Road SE15 4SJ  
 Unit 4 2a Choumert Road SE15 4SJ  
 Flat F 103-113 Rye Lane SE15 4ST  
 Flat 1 2a Choumert Road SE15 4SJ  
 Unit 5 2a Choumert Road SE15 4SJ  
 Flat 9 2a Choumert Road SE15 4SJ  
 Flat 10 2a Choumert Road SE15 4SJ  
 Flat 11 2a Choumert Road SE15 4SJ  
 Flat 6 2a Choumert Road SE15 4SJ  
 Flat 7 2a Choumert Road SE15 4SJ  
 Flat 8 2a Choumert Road SE15 4SJ  
 Flat 3 24 Raul Road SE15 5HP  
 3 Bournemouth Road London SE15 4UN  
 1 Bournemouth Road London SE15 4BH  
 Flat 1 5 Bournemouth Road SE15 4BJ  
 Basement Flat 58 Elm Grove SE15 5DE  
 Flat 2 5 Bournemouth Road SE15 4BJ  
 Flat 6 5 Bournemouth Road SE15 4BJ  
 Flat 7 5 Bournemouth Road SE15 4BJ  
 Flat 8 5 Bournemouth Road SE15 4BJ  
 Flat 3 5 Bournemouth Road SE15 4BJ  
 Flat 4 5 Bournemouth Road SE15 4BJ  
 Flat 5 5 Bournemouth Road SE15 4BJ  
 First Floor And Second Floor Flat 6 Rye Lane SE15 5BS  
 Unit 5 And Unit 13 The Aylesham Centre SE15 5EW  
 Flat 4 24 Raul Road SE15 5HP  
 Flat 5 24 Raul Road SE15 5HP  
 11a Cerise Road London SE15 5HQ  
 Flat 2 173 Rye Lane SE15 4TL  
 4a Rye Lane London SE15 5BS  
 Flat A 58 Elm Grove SE15 5DE  
 Flat 1 173 Rye Lane SE15 4TL  
 Via Email X  
 178 Peckham Rye London SE22 9QA  
 X  
 Via Email Only X  
 144 Benhill Road Camberwell SE5 7LZ  
 94 Furlley Rd London se15 1ug  
 86 East Dulwich Road London SE22 9AT  
 11 De Crespigny Park London Se58ab  
 76-78 Montpelier Road London SE15 2HE  
 5 Robert Court 4 Sternhall Lane se15 4BE  
 51c Kings Grove Peckham se15 2ly  
 33 Coll'S Road London SE15 2NU  
 69 Lyndhurst Way Peckham SE15 4PT  
 19 Anstey Road London Ss15 4jx  
 64 Frome House Peckham SE15 3JF  
 5 Arica Road Brockley SE4 2PY  
 1 Halliwell Rd London SW2 5HB  
 31c Elm Grove London SE15 5DB  
 210 Cheltenham Road Bristol BS6 5QU  
 37 Flaxman Road London SE5 9DL  
 37 Flaxman Road Camberwell SE5 9DL  
 46 Halfway Avenue Luton lu4 8rb  
 43 Half Moon Lane London SE24 9JX  
 33 Highshore Road London SE15 5AF  
 55 Kinsale Road Peckham se15 4hj  
 7 Oswyth Road London SE5 8NH  
 52a Bellenden Road Peckham Se15 5bb



7 Robert Keen Close London SE15 5HT  
 76 Rye Lane London SE15 5DQ  
 Flat A 71-73 Rye Lane SE15 5EX  
 Flat B 71-73 Rye Lane SE15 5EX  
 40a Hanover Park London SE15 5HS  
 67-69 Rye Lane London SE15 5EX  
 20 Robert Keen Close London SE15 5HT  
 21 Robert Keen Close London SE15 5HT  
 22 Robert Keen Close London SE15 5HT  
 18 Robert Keen Close London SE15 5HT  
 19 Robert Keen Close London SE15 5HT  
 2 Robert Keen Close London SE15 5HT  
 23 Robert Keen Close London SE15 5HT  
 27 Robert Keen Close London SE15 5HT  
 3 Robert Keen Close London SE15 5HT  
 4 Robert Keen Close London SE15 5HT  
 24 Robert Keen Close London SE15 5HT  
 25 Robert Keen Close London SE15 5HT  
 26 Robert Keen Close London SE15 5HT  
 Flat 11 Chloe Court SE15 4UN  
 Flat 12 Chloe Court SE15 4UN  
 Flat 13 Chloe Court SE15 4UN  
 Flat 8 Chloe Court SE15 4UN  
 Flat 9 Chloe Court SE15 4UN  
 Flat 10 Chloe Court SE15 4UN  
 Flat 14 Chloe Court SE15 4UN

6 Maxted Road London Se15 4ll  
 12 Blenheim Grove Peckham SE15 4QL  
 47 Blenheim Grove London SE15 4  
 71 Montpelier Rd London SE15 2HD  
 94 Furley Road London se15 1ug  
 38 Northfield House London SE15 6TL  
 30 Talfourd Road Peckham SE15 5NY  
 114 Bellenden Road London SE15 4RF  
 91 Shenley Road London SE58NE  
 4 Alpha Street London Se15 4nx  
 4 Woodcombe Crescent London SE23 3BG  
 8 Relf Road London Se15 4js  
 19 Sarawak Court 47 Consort Road SE15 3SS  
 201d Camberwell Grove Se58ju  
 87 Lyndhurst Way London SE15 4PT  
 168 Rye Lane Peckham Se15 4TL  
 5 Buchan Road SE15 3HQ  
 294 Southampton Way London SE5 7HQ  
 23 Lyndurst Way London se15 5ag  
 53 Thurlow Hill London SE21 8JW  
 22 Wroxton Road Nunhead se15 2bn  
 7 Sturdy Road London se15 3rh  
 24 Southwood Avenue Coulsdon CR5 2DT  
 25 Highshore Road Peckham SE15 5AA  
 91 Lyndhurst Way London SE15 4PT  
 Chartered Landscape Architect 24 Southwood Avenue  
 CR5 2DT  
 Unit 156, Camberwell Business Centre 99-103  
 Lomond Grove SE5 7HN

**Re-consultation:** 27/01/2016

**APPENDIX 2****Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
Flood and Drainage Team

**Statutory and non-statutory organisations**

Environment Agency  
Historic England  
London Underground Limited  
Metropolitan Police Service (Designing out Crime)  
Thames Water - Development Planning  
The Victorian Society  
Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Chartered Landscape Architect 24 Southwood Avenue CR5 2DT  
Flat 22 5 Bournemouth Road SE15 4BJ  
Flat 7 1a Blenheim Grove SE15 4QS  
Unit 156, Camberwell Business Centre 99-103 Lomond Grove SE5 7HN  
1 Halliwell Rd London SW2 5HB  
11 De Crespigny Park London Se58ab  
114 Bellenden Road London SE15 4RF  
12 Blenheim Grove Peckham SE15 4QL  
12 Highshore Road London SE15 5AA  
144 Benhill Road Camberwell SE5 7LZ  
16 Holly Grove London SE15 5DF  
168 Rye Lane Peckham Se15 4TL  
178 Peckham Rye London SE22 9QA  
19 Anstey Road London Ss15 4jx  
19 Sarawak Court 47 Consort Road SE15 3SS  
20 Highshore Road London SE15 5AA  
201d Camberwell Grove Se58ju  
21 Highshore Road London SE15 5AA  
210 Cheltenham Road Bristol BS6 5QU  
22 Wroxton Road Nunhead se15 2bn  
23 Highshore Road London SE15 5AA  
23 Highshore Road London SE15 5AA  
23 Lyndurst Way London se15 5ag  
24 Southwood Avenue Coulsdon CR5 2DT  
25 Highshore Road London SE15 5AA  
25 Highshore Road Peckham SE15 5AA  
294 Southampton Way London SE5 7HQ  
3 Solway Road London SE22 9BG  
30 Talfourd Road Peckham SE15 5NY  
31c Elm Grove London SE15 5DB  
33 Coll'S Road London SE15 2NU  
33 Highshore Road London SE15 5AF  
33 Highshore Road London SE15 5AF  
37 Flaxman Road Camberwell SE5 9DL  
37 Flaxman Road London SE5 9DL

38 Northfield House London SE15 6TL  
4 Alpha Street London Se15 4nx  
4 Woodcombe Crescent London SE23 3BG  
40 Denman Rd Peckham SE15 5nr  
40 Denman Rd Peckham SE15 5nr  
40 Elm Grove London SE15 5DE  
43 Half Moon Lane London SE24 9JX  
46 Halfway Avenue Luton lu4 8rb  
47 Blenheim Grove London SE15 4  
5 Arica Road Brockley SE4 2PY  
5 Buchan Road SE15 3HQ  
5 Robert Court 4 Sternhall Lane se15 4BE  
51c Kings Grove Peckham se15 2ly  
52a Bellenden Road Peckham Se15 5bb  
52a 81 Hanover Park SE15 5HE  
52a 81 Hanover Park SE15 5HE  
53 Thurlow Hill London SE21 8JW  
55 Kinsale Road Peckham se15 4hj  
6 Maxted Road London Se15 4ll  
61 Bellenden Road London SE15 5BH  
64 Frome House Peckham SE15 3JF  
69 Lyndhurst Way Peckham SE15 4PT  
7 Oswyth Road London SE5 8NH  
7 Sturdy Road London se15 3rh  
71 Montpelier Rd London SE15 2HD  
76-78 Montpelier Road London SE15 2HE  
8 Relf Road London Se15 4js  
86 East Dulwich Road London SE22 9AT  
87 Lyndhurst Way London SE15 4PT  
9 Highshore Road London SE15 5AA  
91 Lyndhurst Way London SE15 4PT  
91 Shenley Road London SE58NE  
94 Furley Rd London se15 1ug  
94 Furley Rd London se15 1ug  
94 Furley Road London se15 1ug  
98 Choumert Road London SE15 4AX

***GATEWAY TO  
PECKHAM  
EQUALITY IMPACT  
ASSESSMENT***

***PREPARED FOR  
SOUTHWARK  
COUNCIL***

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<i>Rev No</i>	<i>Comments</i>	<i>Prepared by</i>	<i>Checked by</i>	<i>Approved by</i>	<i>Date</i>
1	For client comment	Catriona Macdonald [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
2	[REDACTED]	Catriona Macdonald Socio-Economist [REDACTED]	Nicky Hodges Associate Director	Steve Smith Technical Director	26/2/2015
3	Final	Nicky Hodges Associate Director [REDACTED]	Steve Smith Technical Director	Steve Smith Technical Director	04/3/2015

***EXECUTIVE SUMMARY***



# Executive Summary

## 1.1 Purpose

- 1.1.1 Southwark Council ('the Council') has commissioned AECOM to undertake an Equalities Impact Assessment (EqIA) of the Peckham Gateway Project to support fulfilment of its equality duties in taking forward the proposed development scheme. The Council, as a public body, is subject to a public sector Equality Duty, as set out in Section 149 of the Equality Act 2010 ('the Act').

## 1.2 Background

- 1.2.1 Southwark Council, working in partnership with Network Rail and the Greater London Authority (GLA), is developing plans to significantly improve the area around Peckham Rye train station. Project objectives are to:
- substantially improve the setting of the station, through the removal of the existing station forecourt buildings and the creation of a new Station Square;
  - retain the strength and diversity of local business and retail through the refurbishment of the railway arches and new development on Blenheim Grove; and
  - improve the quality and offer in Peckham Rye through the development of a new or refurbished building on Blenheim Grove including studio/workshop space for cultural/creative users.
- 1.2.2 The project originally sought to master plan the entire station area. In 2013, AECOM was appointed to conduct an EqIA of these proposals, which considered potential impacts on circa 57 small businesses across two sites ('Site A' and 'Site B'). The site has now been divided up into four discrete elements, each being delivered by different partners.
- 1.2.3 AECOM has been appointed to conduct an EqIA of updated proposals for the redevelopment of 'Area 1', which will be delivered by Southwark Council. These proposals will involve the removal of existing station forecourt buildings, from which approximately 20 small businesses operate. These businesses include a bank; several minimarkets and other food retailers; restaurants and takeaways; and hair and beauty salons. The current proposals for Area 1 do not include any residential uses.
- 1.2.4 The scheme's design is currently in development, and the Council expects to submit a planning application in June 2015.

## 1.3 Methodology

- 1.3.1 The methodology for undertaking the EqIA and compiling this report involved the following stages:
- screening;
  - review of legislation;
  - collection of evidence on profile of affected population and design proposals;
  - design, conduct and analysis of a business and customer survey;
  - appraisal of potential impacts, informed by consideration of survey findings; and
  - preparation of recommendations and this report.
- 1.3.2 The focus of the EqIA is limited to consideration of the effects for businesses currently operating at the site and associated indirect effects for customers. The screening stage identified potential

negative equality impacts arising for people of South Asian, West African, Afro-Caribbean and mixed racial origin as well as people from different minority faith groups.

### *Survey of businesses and customers*

- 1.3.3 This EqIA presents findings from an analysis of survey data collected for the previous EqIA, conducted in January 2014. A survey was prepared for businesses within the proposed development area, and a second survey was prepared for customers of these businesses. The surveys were conducted in the area that would be directly affected by the 2013 development proposals (including both 'Site A' and 'Site B'). Copies of the surveys can be found in Appendix 1: Survey for businesses and Appendix 2: Survey for customers.

#### *Site visit, February 2015*

- 1.3.4 A member of AECOM staff visited the site in February 2015 to confirm which businesses included in the previous business survey lie within the relevant area ('Area 1') and to check for any significant changes in the business profile of the area. No further surveys were undertaken. Notes from the site visit were subsequently checked against notes from the survey in January 2014.

#### *Survey analysis*

- 1.3.5 The business survey included a question which asked respondents to confirm the location of their premises (Site A or Site B). This question was used to filter out responses from businesses located in Site B, which is no longer included in the development proposals. The analysis therefore included only those businesses located in Site A, which corresponds broadly to Area 1 in the current proposals. The survey of business customers did not include an equivalent question, and so it has not been possible to filter out responses from customers of businesses located in Site B.

#### *Limitations and constraints*

- 1.3.6 Whilst efforts were made to achieve as much coverage as possible, the study was subject to a number of constraints and limitations, including incomplete coverage achieved within the survey period; potential misinterpretation of survey questions; and the small sample size for the customer surveys. Additionally, the survey does not capture the views of businesses that have opened in the area since the survey was conducted in January 2014. These constraints and limitations are explained in detail in paragraph 2.6.

## **1.4 Baseline situation**

- 1.4.1 Southwark is the 12th most deprived borough in London and the 41st most deprived of the 326 local authorities across England.
- 1.4.2 There is a slightly lower proportion of White British residents compared with the borough and London average, and a significantly lower proportion than the national average. There are large populations of Black, African, Caribbean and Black British people.
- 1.4.3 The proportion of the population aged 16-74 that is economically active is high and the proportion of economically active people who are employed full-time is higher than across London and England. However, unemployment is slightly higher than the regional and national figures. The proportion of residents who are long-term sick or disabled is marginally higher than the borough and London rates, but slightly lower than the national rate.
- 1.4.4 Southwark was one of the areas affected by civil disturbances in August 2011. 140 businesses across the borough reported damage, looting and disruption to trade, 50 of which were in Peckham. However, a study conducted by Southwark Council following the civil disturbances found that there is generally a strong sense of community in Southwark.

- 1.4.5 Peckham Rye Station has a high rate of crime, relative to other nearby stations. Concerns have been expressed about levels of anti-social behaviour, and consultation responses received in relation to the redevelopment scheme suggest that local residents would like the area around the station to be made cleaner, safer and less cluttered, with improved lighting and fewer dark spaces or narrow passages.

## 1.5 Consultation and engagement

- 1.5.1 A programme of consultation activities specifically focused on the previous Peckham Rye Station Area redevelopment proposals, led by Southwark Council and Network Rail, began in February 2013. These activities included holding meetings with local community groups, and several public consultation events. The Council and Network Rail also undertook consultation activity specifically targeted at business owners within the scheme area. In addition, the Council sent letters to affected businesses on various dates to inform them of progress with the redevelopment.
- 1.5.2 In 2013 Southwark Council appointed a consultant from GLE oneLondon to act as business advisors in relation to the proposed development. The service specification for GLE oneLondon made explicit reference to equalities considerations being central to their service. The consultant's role was to provide support for all affected businesses to continue trading effectively during and after the development, providing business advice to business owners. As of November 2013, GLE oneLondon had met with 16 business owners across Site A and Site B.
- 1.5.3 In 2014, Southwark Council initiated a CoDesign process, focusing on the proposed development of Area 1 (as illustrated in Figure 4-1). The CoDesign project sought to engage local people, facilitate greater local influence on the project brief and design, and provide a platform to more thoroughly communicate the opportunities and challenges of delivering the project. This resulted in the production of a report setting out an 'atlas' of 30 key aspirations, which have been fed into the vision statement for the revised scheme. The CoDesign process and its outcomes are discussed in full in section 6.3.6 below.

## 1.6 Key findings

### Survey of business representatives

- 1.6.1 The survey achieved a total of 17 responses from business owners and representatives. Six of these businesses were White-owned and 11 were Black and Minority Ethnic (BME) owned.
- 1.6.2 A significantly higher proportion of BME owners than White owners strongly agreed or agreed that their business provided goods or services that served the needs of people from a shared ethnic background. Six out of 11 BME respondents considered that their business serves people with a shared religious identity. None of the White respondents considered that their business serves people with a shared religious identity.
- 1.6.3 White and BME business representatives alike identified transport links as the most valued factor for Peckham Rye as a location for business.

### *Effects on the business*

- 1.6.4 16 of the 17 business owners surveyed (94%) stated that they wish to continue operating their business following the redevelopment. Some commented that, if they were able to remain in the area, the proposed development could be 'good for business' as it would attract more customers and potentially bring more money to the area. However, other business owners were concerned that commercial rents could increase following the redevelopment, and that this could have the potential to put them out of business.
- 1.6.5 There was some concern about the potential business impacts of moving away from the area: respondents commented that their businesses were integrated into the community, that they had

built up a strong reputation locally, and that they would risk losing customers if they were to move elsewhere. This was a particular concern for some BME business owners. Some BME business representatives also stated a concern over the loss of customers if the local identity and diversity of the area changed.

#### *Effects on customers*

- 1.6.6 Concerns were expressed about the potential effects on customers of businesses relocating outside of Peckham. Business owners commented that both local residents and customers travelling to Peckham in order to purchase specialist goods and services may not be able to access these in future. This was particularly the case for BME-owned businesses offering specialist goods to serve the needs of people with either a shared ethnic background or religious identity.
- 1.6.7 It was considered that the proposed development could help attract new customers; however, business representatives also expressed concern over the potential loss of existing customers and the change to the business profile of the area. Less favourable transport access of alternative sites for businesses needing to relocate was highlighted as a concern, reflecting the recognition that current transport links contribute significantly to the success of the businesses.

#### *Effects on employees*

- 1.6.8 Many of the business representatives expressed concern that the new development would lead to job losses and unemployment amongst their staff, which could make it difficult for them to maintain their current levels of financial security.
- 1.6.9 Both BME and White business representatives noted that many of their employees were dependent on public transport to get to work, and therefore relocation outside of Peckham or in an area less served by transport links could adversely impact them by increasing transport costs.

#### Survey of customers

- 1.6.10 It was generally considered that the development would produce long-term benefits through the provision of better quality retail units, increased public amenity and increased attraction to people from further afield, particularly if the existing community and existing businesses could be reintegrated following the redevelopment.
- 1.6.11 However, there was concern from both White and BME customers that the character of the area could change, and that local residents and businesses could be 'priced out of the market'. Particular concerns were expressed that the established African and Caribbean communities that live and work in the area could be displaced.
- 1.6.12 A primary concern was that many local residents depend on products and services that they find in the area. Customers considered that if current businesses were relocated, they would need to go to other places to find similar products, services or facilities, which would cause them inconvenience.

## **1.7 Appraisal of potential equality impacts**

### Business

- 1.7.1 Responses to the business survey show that a diverse range of businesses operate within the site. However, there are notable differences in the types of businesses run by different ethnic groups.
- 1.7.2 The business survey responses confirm that there is a strong desire among business owners across all ethnic groups to continue operating their businesses following the proposed development. The proposed development scheme includes provision for a number of new commercial units that are designed to be flexible in order to accommodate a range of potential uses – including arts and creative industries within three refurbished railway arches and at 2–10 Blenheim Grove.

- 1.7.3 The council has stated that it is committed to supporting current occupiers and traders to relocate either within the new scheme, close by in Peckham, or to a new location of their choice. It is unclear at this stage what proportion of existing businesses can expect to be relocated within the proposed development scheme. Furthermore, it is considered that the successful relocation of existing businesses will depend, in part, on the flexibility of individual businesses and the ability and willingness of business owners to engage in the redevelopment process, particularly when construction activity at the site means businesses cannot operate at the site temporarily.

#### Potential implications for businesses as a result of the redevelopment

- 1.7.4 The affordability of commercial rent both on the redeveloped site and at other locations was identified as a key concern. There was uncertainty about the cost of commercial rents for the new units and the implications this could have for them in terms of being able to afford to continue running their business either in the locality or nearby.
- 1.7.5 It is understood from Southwark Council that current commercial rents in the proposed development area are relatively high, and there is little evidence to suggest that rents will be significantly higher following the redevelopment.<sup>1</sup> However, given the level of concern expressed by BME business owners about this issue, AECOM considers that some BME businesses may be particularly susceptible to any future increase to rents as a threat to their ability to continue to operate their businesses successfully.

#### Employment

- 1.7.6 The redevelopment will provide new commercial space which may generate employment opportunities. However, it is not clear whether this will result in a net gain in the number of jobs on the site compared to the current situation.
- 1.7.7 Given the ethnic composition of business owners and employees currently in the area, any loss of existing business units as a result of the redevelopment of the station area is considered likely to disproportionately affect business owners and employees of BME groups, particularly those of Black Caribbean and Black African origin.
- 1.7.8 This assessment is informed by business survey responses that demonstrate significant levels of concern and uncertainty in relation to the ability of businesses to afford to operate in the new development, although it should be noted that there is currently little evidence to suggest that commercial rents for the new units will be significantly higher than those that currently prevail on the site.

#### Goods and services

- 1.7.9 Responses to the business survey show that the majority of BME business owners within the area provide services that cater primarily to people from a shared ethnic background. A number of the business survey respondents highlighted that the station area is known for providing African and Caribbean products and services, and expressed concern over the potential loss of services from the local area. However, it is notable that Rye Lane is also a destination for these goods and services. Several BME owners raised concerns over a potential loss of community cohesion as a result of changes in the types of services that would be offered following the redevelopment.
- 1.7.10 It is currently unclear what proportion of existing businesses can expect to relocate into the new development. Alternatives are likely to be available on Rye Lane and in other parts of Peckham, or Southwark and town centres in neighbouring boroughs. Should existing businesses relocate further afield, this may somewhat diminish the identity of Peckham Rye as a hub for Afro-Caribbean and Asian goods and services. However, with the potential for many of the businesses to relocate locally, concerns about an associated loss of community cohesion may be overstated.

<sup>1</sup> Email communication from Southwark Council, received 25/02/15.

### Facilities

- 1.7.11 The proposed redevelopment is expected to result in significant improvements to the public realm through the creation of a new public square in front of the station which will provide space and a better sense of connectivity between the station and the town centre. It is considered that the proposed redevelopment will contribute different cultural benefits for different groups; while it may result in some displacement of existing culturally-specific businesses serving a mainly Afro-Caribbean community, the potential change in the mix of businesses in the area may attract a more diverse range of shops with the capacity to appeal to the local community as well as others visiting Peckham Rye.

### Other potential benefits of the redevelopment

- 1.7.12 While this EqIA has identified a number of potential negative impacts for BME groups, the potential benefits of the redevelopment have been identified as: new business opportunities which may generate new employment opportunities for local people; improved accessibility of public realm and streetscape; and improved public safety.

## **1.8 Recommendations and conclusion**

- 1.8.1 A full set of recommendations are set out in Chapter Seven in relation to the following themes:
- Wide-ranging consultation and enabling participation;
  - Business and employment;
  - Goods, services and facilities; and
  - Safety and crime.

### Conclusion

- 1.8.2 The redevelopment proposal is identified as giving rise to a number of positive equality impacts in relation to: an improved and more accessible public realm and streetscape; improved public safety; and potential new business opportunities, which could generate new employment opportunities for local people. People sharing protected characteristics are likely to be able to share in these benefits. Southwark Council, as a public body, can maximise this sharing of benefits, through explicit measures in their approach to future letting of premises and overall site management to encourage equal opportunities.
- 1.8.3 It is considered that the redevelopment proposals do have the potential to give rise to negative equality impacts in terms of potential loss of existing employment and business opportunities, and, to some degree, to access to culturally-specific goods and services. BME-owned businesses and employees (particularly amongst people of Black African and Black Caribbean origin) are identified as particularly vulnerable to potential negative effects of the redevelopment and associated loss of existing business premises.
- 1.8.4 The new development will have a reduced amount of floor space available for businesses and there is current uncertainty regarding what proportion of existing businesses can expect to relocate into the new development. The potential implications of this may involve the closure of a number of BME-owned businesses, which could result in job losses among people in BME groups.
- 1.8.5 Southwark Council has stated its commitment to enable businesses to remain local, unless they want to move elsewhere. Where businesses are able to relocate within the redevelopment or the local Rye Lane area, this would reduce the significance of negative effects for businesses and for customers from African, Afro-Caribbean and Asian backgrounds.

***INTRODUCTION***

01

# 1 Introduction

## 1.1 Purpose

- 1.1.1 Southwark Council ('the Council') has commissioned AECOM to undertake an Equalities Impact Assessment (EqIA) of the Peckham Gateway Project to support fulfilment of its equality duties in taking forward the proposed development scheme. The Council, as a public body, is subject to a public sector Equality Duty, as set out in Section 149 of the Equality Act 2010 ('the Act').
- 1.1.2 The public sector Equality Duty (the 'Duty') brings together the previous race, disability and gender duties, and extends coverage to include age, sexual orientation, religion or belief, pregnancy and maternity, and gender reassignment. These are the grounds upon which discrimination is unlawful and are referred to as 'protected characteristics'. The Duty requires public bodies to take proactive measures to address inequality. The purpose of these duties is to ensure that public bodies contribute to a wider government commitment to tackle persistent and long-standing issues of disadvantage and discrimination in society. It requires that in the exercise of all their functions, public bodies consider the need to eliminate discrimination, advance equality of opportunity and foster good relations.

## 1.2 Background

- 1.2.1 Southwark Council, working in partnership with Network Rail and the Greater London Authority (GLA), is developing plans to significantly improve the area around Peckham Rye train station. The project is being delivered to unlock the potential of the station, associated railway arches and the immediate surroundings. The aim, as highlighted in the Peckham and Nunhead Area Action Plan (PNAAP) is to create a public station square, resulting in a positive focal point for the area whilst unveiling the high quality heritage asset of the grade II listed station.
- 1.2.2 Project objectives are to:
- substantially improve the setting of the station, through the removal of the existing station forecourt buildings and the creation of a new Station Square;
  - retain the strength and diversity of local business and retail through the refurbishment of the railway arches and new development on Blenheim Grove; and
  - improve the quality and offer in Peckham Rye through the development of a new or refurbished building on Blenheim Grove including studio/workshop space for cultural/creative uses.
- 1.2.3 The project originally sought to master plan the entire station area, including the rear arches in Dovedale Court. In 2013, AECOM was appointed to conduct an EqIA of these proposals, which considered potential impacts on circa 57 small businesses across two sites, 'Site A' and 'Site B'. Site A comprised the land between the railway arches and the land immediately adjacent to them, including the buildings fronting onto Holly Grove, Blenheim Grove and Rye Lane; while 'Site B' comprised the land to the rear of the station, on Dovedale Court Business Estate.
- 1.2.4 In order to deliver the overall project, the site has now been split into four discrete elements, each being delivered by different partners. AECOM has been appointed to conduct an EqIA of updated proposals for 'Area 1', which will be delivered by Southwark Council. These proposals will involve the removal of existing station forecourt buildings, from which approximately 20 small businesses operate. These businesses include a bank; several minimarkets and other food retailers; restaurants and takeaways; and hair and beauty salons.



- 1.2.5 The current proposals for Area 1 do not include any residential uses. Southwark Council anticipates that there may be some residential development on the Bywater site (Area 2), however this does not form part of the Council's proposals and is therefore outside the scope of this report.
- 1.2.6 Area 1 is the area hatched edged in red in Figure 1-1 below, and corresponds broadly to Site A in the previous proposals.

**Figure 1-1: Proposed development site**



- 1.2.7 This report draws on research and consultation conducted for the previous EqIA, as well as subsequent consultation and engagement work carried out in support of the updated development proposals. This includes CoDesign work conducted by Ash Sakula Architects between July and October 2014. The scheme's design is currently in development, and the Council expects to submit a planning application in June 2015.
- 1.2.8 This report presents the EqIA undertaken in order to demonstrate how the Council has fulfilled its equality duties in taking forward the proposed development scheme.

### **1.3 Structure of this report**

- 1.3.1 This report is structured as follows:

- Chapter 1: Introduction
- Chapter 2: Methodology
- Chapter 3: Equalities Legislation and Policy Review
- Chapter 4: Summary of Development Scheme

- Chapter 5: Baseline Situation
- Chapter 6: Consultation and Engagement
- Chapter 7: Appraisal of Equality Impacts
- Chapter 8: Recommendations and Conclusions

***METHODOLOGY***

02

## 2 Methodology

### 2.1 Introduction

- 2.1.1 In accordance with the requirements of the Duty, the Council's aim is to positively promote equality for all people in the development scheme area (i.e. Area 1). The EqIA was thus designed to enable consideration to be given to the scheme's impact on all those likely to be affected by it.
- 2.1.2 The EqIA focuses on assessing and recording the likely positive and negative equality impact of the proposed development scheme for affected people sharing protected characteristics identified in the Equality Act 2010. The EqIA focus is limited to consideration of the effects for businesses currently operating at the site and associated indirect effects for customers. The EqIA does not consider effects for commuters or local residents in the wider area. These have been considered as part of the consultation process to date.
- 2.1.3 The approach draws on guidance for the appraisal of equality impacts produced by the Equality and Human Rights Commission (EHRC),<sup>2</sup> as well as AECOM's in-house approach for conducting EqIAs. The Equality Act 2010 places a legal duty on public authorities to take proactive measures to address inequality. It considers how the Council has fulfilled its duties, with reference to the Duty. Further detail on equalities legislation is contained in Section 3.1.
- 2.1.4 The methodology for undertaking the EqIA and compiling this report comprised a combination of desk-based research and primary data collection and has involved the following stages:
- screening;
  - review of legislation,
  - evidence on profile of affected population and design proposals;
  - design, conduct and analysis of a business and customer survey;
  - appraisal of potential impacts, informed by consideration of survey findings; and
  - preparation of recommendations and this report.
- 2.1.5 The EqIA screening identified potential negative equality impacts arising for people of South Asian, West African and Afro-Caribbean origin as well as people of mixed race and of faith/religious groups.
- 2.1.6 It should be noted that this appraisal considers the impacts of the development proposals as presented in the project briefing provided to AECOM in February 2015. Should the development proposals be subject to any significant change prior to a planning application being submitted, further consideration of effects for equality may be required.

### 2.2 Survey design

- 2.2.1 This EqIA presents findings from an analysis of survey data collected for the previous EqIA, conducted in January 2014. Two separate surveys were designed in order to gather the views of those affected by the initial development proposals put forward by Southwark Council and Network Rail in 2013. A survey was prepared for businesses within the proposed development area and another survey was prepared for customers of businesses within the proposed development area (including both Site A and Site B - (see site description in paragraph 1.2.3, above). Copies of the surveys can be found in Appendix 1: Survey for businesses and Appendix 2: Survey for customers.

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<sup>2</sup> Equality and Human Rights Commission (2012) *The essential guide to the public sector equality duty* [online] Available at: [http://www.equalityhumanrights.com/sites/default/files/documents/EqualityAct/PSED/essential\\_guide\\_guidance.pdf](http://www.equalityhumanrights.com/sites/default/files/documents/EqualityAct/PSED/essential_guide_guidance.pdf) (Accessed 02/2015)

- 2.2.2 The surveys were of a structured design which captured a combination of quantitative and qualitative information. This combined approach was chosen as it ensured that relevant factual information was collected, whilst also allowing respondents to share their wider views on the proposals. Questions were developed that were relevant to the needs and circumstances of this particular study. Diversity monitoring questions that were drawn from data in the 2011 Census were also included.
- 2.2.3 The development of the surveys followed good practice in survey design. This included the avoidance of leading and double-barrelled questions, careful choice of wording (e.g. clear, lay language) and type (e.g. closed, open), the application of logical sequencing and simple layout, and consideration of questionnaire length.

## 2.3 Conducting the survey

- 2.3.1 The survey was conducted in the area that would be directly affected by the 2013 development proposals, including both Site A and Site B. Visits to the survey area were undertaken over a three-day period between the hours of 0900 and 1730.<sup>3</sup> This period was chosen as it provided an opportunity to contact business operators during their working hours and customers of these businesses during opening hours.
- 2.3.2 Surveys were conducted by AECOM staff with prior surveying experience. The majority of answers were inputted directly into the online survey using an iPad. Either the staff member or the survey respondent themselves entered the data, dependent on the respondent's wishes. In some cases respondents preferred to input their responses on a paper version of the surveys at a later date. In such cases, AECOM staff agreed a suitable time to collect the completed surveys, or provided a stamped addressed envelope to enable respondents to return the completed survey by post. AECOM staff then inputted the hardcopy survey data into the online survey software.
- 2.3.3 Surveys were conducted within the individual business premises. Repeat visits to business owners who were busy or unavailable were made wherever possible.

## 2.4 Site visit

- 2.4.1 A member of AECOM staff visited the site in February 2015 to confirm which businesses included in the previous survey lie within the relevant area (Area 1) and to check for any significant changes in the business profile of the area. No further surveys were undertaken. Notes from the site visit findings were checked against notes from the January 2014 survey, to resolve apparent discrepancies in the number of businesses and units identified.

## 2.5 Survey analysis

- 2.5.1 The business survey included a question which asked respondents to confirm the location of their premises (Site A or Site B). For the purposes of this appraisal, the analysis of business survey findings used this question to filter out responses from businesses located in Site B, which is no longer included in the development proposals. The analysis therefore included only those businesses located in Site A, which corresponds broadly to Area 1 in the current proposals.
- 2.5.2 The survey of business customers did not include an equivalent question, and so it has not been possible to filter out responses from customers of businesses located in Site B and therefore outside the scope of the current development proposals. Findings from the customer survey are reported in this appraisal; however caution should be taken in interpreting these findings as they are not necessarily specific to the context of the current development site.

## 2.6 Limitations and constraints

- 2.6.1 Given the small number of businesses affected, a 100% target sample was identified for the business surveys, rather than a randomised sample. This was with the recognition that it would be

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<sup>3</sup> Monday 13/01/2014, Thursday 16/01/2014, Tuesday 21/01/2014

unlikely that a response would be obtained from all affected businesses. Whilst efforts were made to ensure that the survey questionnaire achieved as much coverage as possible, it was subject to a number of constraints and limitations. These included the following:

- It was not possible to obtain a response from representatives from all businesses during the available survey period. Some units were closed or vacant, some business owners declined to participate in the survey, and some requested a hard-copy version of the survey. Hard-copies were left with these businesses, along with a stamped return envelope addressed to AECOM. The non-randomised nature of the survey and the small total eligible population size mean that results are not intended to be generalised more widely.
- The surveys were designed to capture the views on the development scheme of those people identified as being most likely to be affected by it. As such the surveys were targeted at business owners, employees and customers of businesses located within the development area. Although commuters were not specifically identified for inclusion in the surveys, a number of commuters using nearby services participated in the customer surveys.
- Despite care taken in the explanation of the surveys' purpose and the meanings of the questions involved, it is possible that respondents may not always have understood the questions fully and that questions may have been misinterpreted. The interviewers took care to ensure that respondents understood what they were being asked, without influencing their responses.
- For the customer surveys, given the limited availability of survey respondents for each business, a convenience sample was undertaken rather than a random sample. The nonrandomised nature of the survey, and the small sample size (2-3 customers per business, across the original Site A and Site B) limits the reliability of responses. As a result caution should be taken in interpreting the survey data findings, and these cannot be generalised to represent views of the wider population.

2.6.2 Furthermore, the report does not capture the views of businesses that have opened in the area since the survey was conducted in January 2014. The site visit was undertaken to confirm that there had not been any significant changes to the business profile of the area; however, no additional surveys or interviews with new business owners were conducted. Notes from the site visit were checked against notes from the January 2014 site visit to resolve apparent discrepancies in the record of numbers of businesses and units.

2.6.3 Area 1 does not correspond exactly with the original Site A: Site A included units at 12-16 Blenheim Grove, which are not part of the current proposed development area. It is understood that these units comprise various arts and creative industry uses, including an art gallery, incubator studios, and commercial printing services. It has not been possible to filter these businesses out of the survey analysis; however findings relating specifically to these businesses have not been reported.

2.6.4 It has not been possible to filter out the survey responses of customers of businesses located in the original Site B, and therefore outside the scope of the proposed development. Caution should therefore be taken in using and interpreting the customer survey results.

***EQUALITIES  
LEGISLATION AND  
POLICY REVIEW***

03

## 3 Equalities Legislation and Policy Review

### 3.1 Equality Act 2010

- 3.1.1 The Equality Act 2010 is the relevant legislation setting out the Public Sector Equality Duty, to which Southwark Council is subject in carrying out all its functions, including its consideration of planning applications.
- 3.1.2 In December 2013, the Government announced that Network Rail has been classified as a central government body in the public sector and the public sector Equality Duty therefore also applies. The new classification will be implemented from 1st September 2014.
- 3.1.3 Those subject to the Duty must, in the exercise of their functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
  - advance equality of opportunity between people who share a protected characteristic and those who do not; and
  - foster good relations between people who share a protected characteristic and those who do not.
- 3.1.4 These are sometimes referred to as the three aims or arms of the general equality Duty. The Act explains that having due regard for advancing equality involves:
- removing or minimising disadvantages suffered by people due to their protected characteristics;
  - taking steps to meet the needs of people from protected groups where these are different from the needs of other people; and
  - encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
- 3.1.5 The Act states that meeting different needs involves taking steps to take account of disabled people's disabilities. It describes fostering good relations as tackling prejudice and promoting understanding between people from different groups. It states that compliance with the Duty may involve treating some people more favourably than others.
- 3.1.6 The Duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 3.1.7 Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status. This means that the first arm of the Duty applies to this characteristic, but that the other arms (advancing equality and fostering good relations) do not apply.

### 3.2 London-wide Policy

#### *London Plan (July 2011, amended October 2013)*

- 3.2.1 The London Plan is the overall strategic plan for London, and sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in



general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor.

3.2.2 The Plan includes strategic and planning policies to encourage equal life chances for all, in recognition of social inequalities existing within the city. A number of policies outlined in the Plan relate to equalities and the protection of disadvantaged groups, specifically:

- Policy 3.1 'Ensuring Equal Life Chances for All' requires that development proposals should protect and enhance facilities that meet the needs of particular groups and communities. The plan does not support proposals involving loss of these facilities without adequate justification or provision for replacement;
- Policy 3.2 'Improving Health and Addressing Health Inequalities' is also relevant, requiring due regard to the impact of development proposals on health inequalities in London;
- Policies 3.17 – 3.19 concern the provision of social infrastructure, including health and social care, education, sports and recreation facilities; and
- Housing policies 3.3 – 3.16 concerning housing provision, affordable housing provision, mixed and balanced communities, housing choice and provision of associated play facilities, are all relevant to equal opportunities.

3.2.3 Revised early minor alterations to the London Plan were issued in 2013, and draft further alterations in 2014. These do not affect the policies summarised above.

#### *Equal Life Chances for All (2012)*

3.2.4 The GLA's Equality Framework sets out the Mayor's commitment to tackling inequality, improving life chances, and removing barriers that prevent people from reaching their full potential in London. The Framework identifies 22 equality objectives relating to health; education, employment, pay and skills; housing; safety; violence; transport and community engagement.

### **3.3 Local Policy**

#### *Southwark Council's Approach to Equality: Delivering a Fairer Future for All (2011)*

3.3.1 This document sets out Southwark Council's approach to meeting the Public Sector Equality Duty (PSED) and explains what people in the borough can expect from the Council in terms of the way it plans and delivers its services, and what the Council is committed to doing. It also explains the Council's approach to advancing equality of opportunity in the borough by making equality part of its day-to-day business.

3.3.2 In particular the Council seeks to ensure that the effects on equality are considered at an early enough stage to influence decision making.

#### *Fairer Future Promises (2014)*

3.3.3 In 2014, the Council set out ten Fairer Future promises. These are key commitments that outline the objectives that the Council will be working towards in order to deliver a fairer future for all its residents. They are:

1. Value for money;
2. Free swimming and gyms;
3. Quality affordable homes;
4. More and better schools;

5. Nurseries and childcare;
6. A greener borough;
7. Safer communities;
8. Education, employment and training;
9. Revitalised neighbourhoods; and
10. Age friendly borough

3.3.4 Of greatest relevance to this project is Promise 7, Revitalised Neighbourhoods, which commits to revitalising neighbourhoods to make them places in which all residents can be proud to live and work.

*Southwark Core Strategy (2011)*

3.3.5 The Council's Core Strategy includes planning policies which are relevant to promoting equality and tackling existing disadvantage, including policies on housing and density, community facilities and open space.

3.3.6 In relation to the scheme area, the Core Strategy states that the Council will work with Network Rail to help deliver improvements to areas around Peckham Rye station and the associated railway lines, including a possible new square that will transform the area around the station and the railway arches.

*Peckham and Nunhead Area Action Plan (adopted 2014)*

3.3.7 The Peckham and Nunhead Area Action Plan (PNAAP) was formally adopted in November 2014, and sets out policies specific to Peckham and Nunhead. The PNAAP identifies Peckham town centre as the area with the greatest potential for change, and focuses on maintaining and strengthening its role as a major town centre in Southwark.

3.3.8 The PNAAP highlights the redevelopment opportunity at Peckham Rye Station (identified as site PNAAP 6) for mixed uses including business, retail, a public square, community/cultural/leisure and residential use.

***SUMMARY OF  
DEVELOPMENT  
SCHEME***

04

## 4 Summary of Development Scheme

### 4.1 Introduction

- 4.1.1 The community of Peckham and Nunhead has for many years expressed a desire for Peckham Rye station, the forecourt and the rear court to be improved. The Peckham and Nunhead Area Action Plan (PNAAP) was developed in close consultation with local people, and feedback on the PNAAP highlighted overwhelming support for improving the station and removing the existing forecourt buildings.
- 4.1.2 In 2012, Southwark Council began working in partnership with Network Rail and the Greater London Authority (GLA) to transform the area immediately surrounding the station. Proposals were developed to deliver improvements to the station and surrounding area, which would have resulted in the displacement of up to 60 local businesses. Following feedback from the local community, the Council decided to revise the scope of the scheme and adopt an approach based on evolving the design of the proposals with local stakeholders.
- 4.1.3 The revised Gateway to Peckham scheme is part funded by a grant from the GLA. The Council will also be investing considerable funding to secure the necessary Compulsory Purchase Orders (CPOs) to reconfigure the retail offer in the area, to build a new station square, and to create a fully accessible station.

### 4.2 Previous work

- 4.2.1 In 2012, Southwark Council with support from Network Rail undertook a feasibility / concept design study that was used to create a business appraisal to support the delivery of the project.
- 4.2.2 In 2013, architects were appointed to progress the scheme based on this feasibility / concept design study in order to be able to submit a planning application. As part of the architects' work, two stages of community consultation were undertaken to inform the preparation of proposals, in November 2013 and January 2014. It was at this stage that AECOM (as URS) was appointed to undertake the previous EqIA of the proposed development. In response to concerns emerging from the community consultation, wider outreach work was undertaken including attending Peckham and Nunhead Youth Community Council, leaflet drops, visits to individual business, church meetings and a Peckham Town Team meeting.
- 4.2.3 The consultation exercises proved useful in gathering feedback, but also raised questions from the community about the principle, scope and content of emerging plans, revealing a perception that the previous plans did not reflect the aspirations of the local community. Feedback from pre-application meetings with the London Borough of Southwark development control department and Southwark Design Review Panel also raised concerns about the proposed scheme, and particularly its relationship with buildings on Holly Grove.
- 4.2.4 A combination of feedback from the planners and opposition from local people led Southwark Council and Network Rail to seek an extension to their timescales from the GLA. The aspiration was that with a revised timescale and refreshed approach, plans could be developed with local people's involvement in shaping the redevelopment.

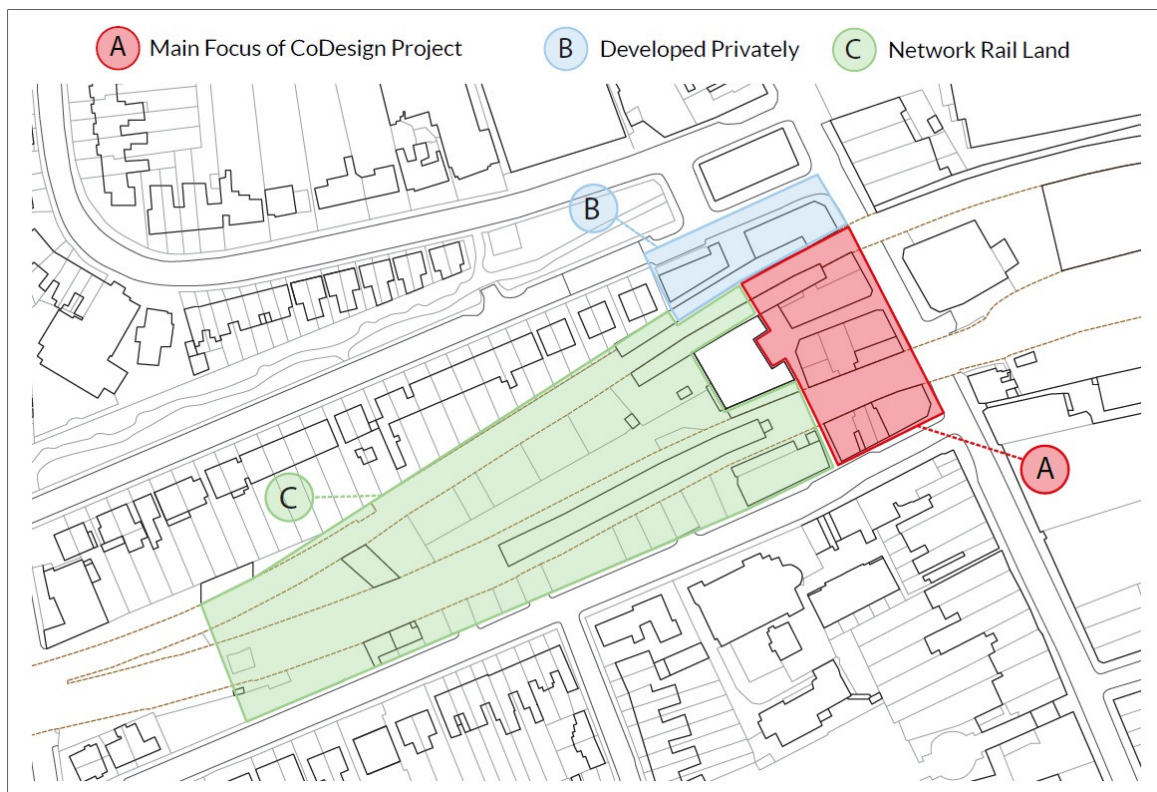
### 4.3 Revised scope of the development scheme

- 4.3.1 The project originally sought to master plan the entire station area, including the rear arches in Dovedale Court. In order to deliver the overall project the site has now been split into four discrete elements, each being delivered by different partners (see Figure 1-1: Proposed development site, above, and Figure 4-1: Peckham Rye CoDesign site (source: Ash Sakula (2014) CoDesign Peckham Report, overleaf):

- Area 1 – Arcade, Railway Arches (excluding Iceland), 2-10 Blenheim Grove, 4 Station Way & 82 Rye Lane (marked as A in Figure 4-1). This is the area to be delivered by Southwark Council, and is the subject of this report. . This has also been the area of focus of the CoDesign process (see Section 4.3.2 below).
- Area 2 – Bywater site: 74 Rye Lane, 24 Station Way, and 4 Holly Grove (marked as B in Figure 4-1). This is intended to be delivered by the current leaseholder and Network Rail (subject to negotiation). This may form part of the scheme if negotiations between the parties are not concluded.
- Areas 3 and 4 – station building, Dovedale Court and arches (marked as C in Figure 4-1). Improvements to Dovedale Court (to the rear of the station) and the station building, including Access for All improvements and general improvements, will be delivered by Network Rail.

4.3.2 In 2014, Southwark Council initiated a CoDesign process, focusing on the proposed development of Area 1 (as illustrated in Figure 4-1). The CoDesign project sought to engage local people, facilitate greater local influence on the project brief and design, and provide a platform to more thoroughly communicate the opportunities and challenges of delivering the project. This resulted in the production of a report setting out an ‘atlas’ of 30 key aspirations, which have been fed into the vision statement for the revised scheme. The CoDesign process and its outcomes are discussed in full in section 6.3.6 below.

**Figure 4-1: Peckham Rye CoDesign site (source: Ash Sakula (2014) CoDesign Peckham Report**



## 4.4 Project objectives

4.4.1 The project focused on Area 1 is being delivered by Southwark Council to unlock the potential of the station, associated railway arches and the immediate surroundings. The aim, as highlighted in the PNAAP, is to create a public station square, resulting in a positive focal point for the area whilst unveiling the high quality heritage asset of the grade II listed station. This project is made up of three

interrelated elements: a new station square, refurbished railway arches and a new or refurbished building on Blenheim Grove.

#### 4.4.2 Project objectives are to:

- substantially improve the setting of the station, through the removal of the existing station forecourt buildings and the creation of a new Station Square;
- retain the strength and diversity of local business and retail through the refurbishment of the railway arches and new development on Blenheim Grove; and
- improve the quality and offer in Peckham Rye through the development of a new or refurbished building on Blenheim Grove including studio/workshop space for cultural/creative uses.

4.4.3 New and refurbished commercial floorspace will be provided on site, potentially including new studio/workshop units in the Blenheim Grove building to encourage new creative/cultural businesses. There will not be as much floorspace as is currently provided on site, but Southwark Council have stated that current occupiers will either be relocated within the new scheme, nearby in Peckham, or at a location of their choice.

4.4.4 The following section summarises key design considerations that have been drawn from the work to date undertaken in partnership with Network Rail and the GLA, and from the outcomes of the Co-Design process.

#### *The Station Square*

4.4.5 The new station square should reveal and celebrate the façade of the listed station building. The space should be easy to maintain and to keep clean, and should provide flexible space to accommodate different uses. As well as space for people passing through, there should be space to meet people, to sit and to linger as well as to hold events. Planting and green elements should be included in the new square and consideration given to linkage to nearby green spaces.

4.4.6 Connectivity to the wider street network should be improved and allow for easy movement to and from the station. This includes the route directly to Rye Lane but attention should also be given to enhancing the route to Blenheim Grove and Holly Grove. Way finding to and from the station to other parts of the town centre, including the various markets, should be considered, and the needs of cyclists should be accommodated. Consideration should be given to use of the space at different times of the day and night, and there should be appropriate lighting for visibility and way finding.

4.4.7 The design should support the diversity of the area and meet the highest standards of accessibility and inclusion for all people regardless of disability, age or gender. Access is not just about the physical access, but also about how people feel about using the space.

#### *Refurbishment of railway arches*

4.4.8 The arches on either side of the square should provide units that open out onto the square, and are able to accommodate a range of potential uses, predominantly retail. There is an ambition to relocate some existing businesses if possible within the three new arches in Area 1.

#### *82 Rye Lane and 2-10 Blenheim Grove*

4.4.9 This building is in a landmark position fronting onto Rye Lane and Blenheim Grove and marking the location of the station and station square. The new building should be designed to maximize the opportunity for relocation of existing businesses, and should be sensitive to the existing buildings and heritage of the area.

4.4.10 It is anticipated that the design brief for the proposed development will be finalised by March 2015, with the concept design finalised by April 2015, and the full planning application submitted during June 2015.

***BASELINE SITUATION***



## 5 Baseline Situation

5.1.1 This section provides baseline information on the population likely to be affected by the construction and operation of the development scheme, drawing on 2011 Census data for the London Borough of Southwark, the Greater London region, and England. Data for the ward of The Lane is included where available.

### 5.2 Peckham Rye

5.2.1 Peckham Rye Station is located in The Lane ward of the London Borough of Southwark. Lane Ward's population has increased by 30 per cent, over a ten year period from 2001 to 2011, with the resident population at the time of the 2011 Census recorded as 15,565 people. This rapid population growth exceeded that across the borough as a whole (17 per cent), and was more than double the rate of population growth across London (14 per cent) over the same period.<sup>45</sup> Both The Lane and Southwark are expected to experience continued high rates of population growth over the next ten years: by 2021 the population of the ward is projected to be 18,137, an increase of 16.3 per cent on the 2011 level, while the population of Southwark is projected to increase by 21.2 per cent over the same period.<sup>6</sup>

### 5.3 Profile of potential affected groups sharing protected characteristics

#### Age

5.3.1 71.1 per cent of residents of The Lane, and 73.7 per cent of residents of Southwark are aged between 16 and 64. The proportions of residents aged under 16 are broadly in line with regional and national averages, while the proportions of people aged 65 and over (9.1 per cent and 7.7 per cent in The Lane and Southwark respectively) are lower than the figures for London (11.1 per cent) and England (16.4 per cent).<sup>7</sup>

5.3.2 The number of older people living in The Lane is projected to fall slightly over the next decade, before growing again from 2021. In Southwark, however, population growth is expected to be high in the over 65 age group: the population of over 65s in the borough is expected to grow to 26,428 by 2021, an increase of 4,004, or 18 per cent, on the 2011 level. The greatest population increase is expected in the 0-15 age group, which will increase by 22 per cent, and account for 18 per cent of the total population of Southwark by 2021.<sup>8</sup>

#### Sex

5.3.3 51.3 per cent of residents of The Lane are female. This is slightly higher than across Southwark (50.5 per cent), London (50.7 per cent) and England (50.8 per cent).<sup>9</sup>

#### Race

5.3.4 The proportion of White British people living in The Lane (38.5 per cent) is slightly lower than in both the wider borough of Southwark (39.7 per cent) and the London region (44.9 per cent), and significantly lower than the national average (79.8 per cent). Both The Lane and Southwark have large populations of Black, African, Caribbean and Black British people: 33.7 per cent of residents of The Lane and 26.9 across Southwark are Black, compared with 13.3 per cent in London and 3.5 per cent nationally. 17.5 per cent of the population of The Lane is African, and 10.6 per cent Caribbean.

<sup>4</sup> Office for National Statistics (ONS) (2004) Census 2001, Usual resident population, local authorities in England and Wales (UV01)

<sup>5</sup> ONS (2012) Census 2011, Usual resident population, local authorities in England and Wales (KS101EW)

<sup>6</sup> ONS (2012) Interim 2011-based subnational population projections for England

<sup>7</sup> ONS (2012) Census 2011, Age structure (KS102EW)

<sup>8</sup> ONS (2012) Interim 2011-based subnational population projections for England

<sup>9</sup> ONS (2012) Census 2011, Sex (QS104EW)

- 5.3.5 The proportion of Asian and Asian British people living in The Lane (7.9 per cent) is in line with the national average (7.8 per cent), but lower than the figures for Southwark (9.4 per cent) and London (18.5 per cent).<sup>10</sup>

### Religion/belief

- 5.3.6 53 per cent of residents of The Lane are Christian. This is lower than the national average of 59.4 per cent, but higher than the figures for both Southwark and London (52.5 per cent and 42.4 per cent respectively). Both The Lane and Southwark have relatively high proportions of residents with no religion: 26.7 per cent in each area, in comparison with 20.7 per cent across London and 24.7 per cent nationally. 8.5 per cent of residents of The Lane are Muslim, and there are smaller proportions of Buddhists, Hindus, Sikhs and Jewish people living in the ward.<sup>11</sup>

### Disability

- 5.3.7 The rate of people living with a limiting long-term illness or disability is slightly lower in Southwark (13.5 per cent) and across London (14.1 per cent) than in England as a whole (17.6 per cent). The figure for The Lane (15.4 per cent) is higher than in Southwark and London, but lower than the national average.<sup>12</sup>
- 5.3.8 Data collected by Transport for London suggests that around 12.4 per cent of the population of London, or 890,569 people, currently experiences reduced mobility, including 1.2 per cent of residents who are wheelchair users and 4.4 per cent who have walking difficulties. These figures vary significantly by age group: 0.3 per cent of people aged under 25 have walking difficulties, compared with 17.5 per cent of those aged 60 and over. In total, 29.6 per cent of people in London over the age of 60 – 350,527 people – experience reduced mobility in some way.<sup>13</sup>

### Employment and business ownership

- 5.3.9 Both The Lane (71.1 per cent) and Southwark (73.7 per cent) have relatively large proportions of residents of working age (those aged 16 - 64), in comparison to regional (69 per cent) and national averages (64.8).<sup>14</sup> The proportion of the population aged 16-74 that is economically active is also high, at 73 per cent in both The Lane and Southwark, and the proportion of economically active people who are employed full-time is higher than across London and England. The Lane has a high proportion of residents who are full-time self-employed. At 7.9 per cent, this figure is in line with the London-wide average of 8 per cent, but slightly higher than across Southwark (6.9 per cent) and England (6.8 per cent).<sup>15</sup>
- 5.3.10 A very high proportion of the population of both The Lane (42 per cent) and Southwark (43.1 per cent) is educated to degree level or above, in comparison to both regional (37.7 per cent) and national (27.4 per cent) averages.<sup>16</sup> This is reflected in the occupational profiles of people living in The Lane and Southwark in comparison to London and England. The Lane (25.2 per cent) and Southwark (25.8 per cent) both have a larger proportion of residents in professional occupations than either London (22.5 per cent) or England (17.5 per cent), although the proportions of managers, directors and senior officials are broadly in line with regional and national averages.<sup>17</sup>
- 5.3.11 Residents in The Lane work predominately in human health and social work activities (14%), professional scientific and technical activities (12%) Education (10%), wholesale and retail trade, repair of motor vehicles and motor cycles (10%) and arts, entertainment, recreation and other

<sup>10</sup> ONS (2012) Census 2011, Ethnic group (KS201EW)

<sup>11</sup> ONS (2012) Census 2011, Religion (KS209EW)

<sup>12</sup> ONS (2012) Census 2011, Long-term health problem or disability (QS303EW)

<sup>13</sup> Transport for London (TfL) (2010) Londoners with reduced mobility

<sup>14</sup> ONS (2012) Census 2011, Age structure (KS102EW)

<sup>15</sup> ONS (2012) Census 2011, Economic activity (QS601EW)

<sup>16</sup> ONS (2012) Census 2011, Highest level of qualification (QS501EW)

<sup>17</sup> ONS (2012) Census 2011, Occupational profile (QS606EW)

service activities (9%). There is a similar pattern in Southwark with small variations in the percentages of residents working in each sector. Overall both The Lane and Southwark have higher proportions of residents working in human health and social work, professional scientific and technical and arts, entertainment, recreation and other service activities and relatively lower proportions of residents working in manufacturing, construction, wholesale and retail in comparison to London and England.<sup>18</sup>

- 5.3.12 Unemployment is slightly higher in both The Lane (6.2 per cent) and Southwark (6.0 per cent) than the regional and national figures (5.2 per cent and 4.4 per cent respectively).<sup>19</sup> The proportion of residents who are long-term sick or disabled is also marginally higher, and Southwark has slightly higher rates of incapacity benefit claimants (2.5 per cent) and jobseekers' allowance claimants (4.4 per cent) than either London (2.3 per cent and 3.6 per cent) or England (2.4 per cent and 3.8 per cent).<sup>20</sup>

### Access to services and facilities

- 5.3.13 The Index of Multiple Deprivation (IMD) measures deprivation at the level of Lower Super Output Areas (LSOAs); small geographical zones that are used for statistical purposes. There are 32,482 LSOAs in England, and 4,765 in Greater London. The IMD gives each LSOA a score, based on the following 'domains' of deprivation:

- income deprivation;
- employment deprivation;
- health deprivation and disability;
- barriers to housing and services;
- living environment deprivation; and
- crime.

- 5.3.14 LSOAs are then ranked to enable comparison with other areas across England. Two thirds of LSOAs within Greater London have above average levels of deprivation, and 26 per cent fall within the 20 per cent most deprived nationally. Southwark is the 12th most deprived borough in London and the 41st most deprived of the 326 local authorities across England, with 54 LSOAs (33 per cent) within the 20 per cent most deprived nationally.

- 5.3.15 Southwark performs poorly in the housing domain, with 159 of its 165 LSOAs in the 20 per cent most deprived nationally; this is likely to reflect London-wide affordability barriers to housing.<sup>21</sup>

### Public realm, transport, safety

- 5.3.16 Peckham Rye Station is classed as a strategic transport interchange.<sup>22</sup> Journey times are 10 minutes to London Bridge and 15 minutes to Victoria, and the station is used by two and a half million people each year. The recent London Overground extension has improved links to Clapham, east London, and Canary Wharf, and will provide connections with Crossrail for Heathrow. Rye Lane is also an important route for buses, goods vehicles, private cars, cyclists and pedestrians,

<sup>18</sup> ONS (2012) Census 2011, Industry (QS605EW)

<sup>19</sup> ONS (2012) Census 2011, Economic activity (QS601EW)

<sup>20</sup> ONS (2013) Benefit claimants, working age client group

<sup>21</sup> Southwark Council (2010) *Southwark Report – Index of Multiple Deprivation 2010* [online] Available at: [https://www.southwarkstats.com/public/download/DIRECT/D0002/IMD2010\\_Southwark%20analysis%20report\\_alldomains.pdf](https://www.southwarkstats.com/public/download/DIRECT/D0002/IMD2010_Southwark%20analysis%20report_alldomains.pdf) (accessed 13/02/2015)

<sup>22</sup> Southwark Council (2012) *Peckham and Nunhead Area Action Plan, Preferred Option February 2012* [online] Available at: [http://www.southwark.gov.uk/downloads/download/2959/peckham\\_and\\_nunhead\\_aap\\_preferred\\_option](http://www.southwark.gov.uk/downloads/download/2959/peckham_and_nunhead_aap_preferred_option) (accessed 13/02/15)

particularly around the station and the junction with Peckham High Street, and can become congested for both vehicles and pedestrians.<sup>23</sup>

- 5.3.17 There were 59 crimes reported at Peckham Rye Station in 2014. Of these, 14 (23.7 per cent) were drugs offences, 11 (18.6%) were bicycle thefts, and 11 were violence and sexual offences. Smaller numbers of thefts, incidents of anti-social behaviour, criminal damage and arson, public order offences, and possession of a weapon were also recorded.<sup>24</sup> Between January and December 2014, the rate of crime and anti-social behaviour offences per 100,000 passengers recorded at Peckham Rye Station was 2.26, an increase from 1.89 the previous year. This is in line with the rate recorded at Nunhead (2.37) but higher than the rates recorded at other nearby stations, including Queen's Road Peckham (1.78); Brockley (1.1); East Dulwich (1.09); Denmark Hill (0.87); and New Cross Gate (1.05).<sup>25</sup>
- 5.3.18 Across the ward of The Lane, 22.9 per cent of offences recorded during 2014 were antisocial behaviour. There were 581 violent and sexual offences (18.5 per cent of the total), and relatively high rates of other theft (407 offences, or 12.9 per cent of the total).<sup>26</sup>
- 5.3.19 Concerns have been expressed about levels of anti-social behaviour, and consultation responses received to date suggest that local residents would like the area around the station made cleaner, safer and less cluttered, with improved lighting and fewer dark spaces or narrow passages. Residents would also like to see more space available for pedestrians around the station and on Rye Lane.

### Community cohesion and relations between different groups

- 5.3.20 Southwark was one of the areas affected by civil disturbances in August 2011. 140 businesses across the borough reported damage, looting and disruption to trade, 50 of which were in Peckham. Many more businesses experienced loss of trade and reduced demand as a result of road closures and reduced footfall.<sup>27</sup> Southwark Council conducted a series of 'community conversations' to find out more about why the disturbances occurred, and what could be done to stop something similar happening again in future. This research found that there is generally a strong sense of community in Southwark: 80 per cent of residents feel that people in their local area treat each other with respect and consideration, and 92 per cent agree that their local area is a place where people from different backgrounds get on well together.<sup>28</sup>

<sup>23</sup> Southwark Council (2012) *Peckham and Nunhead Area Action Plan, Preferred Option February 2012* [online] Available at: [http://www.southwark.gov.uk/downloads/download/2959/peckham\\_and\\_nunhead\\_aap\\_preferred\\_option](http://www.southwark.gov.uk/downloads/download/2959/peckham_and_nunhead_aap_preferred_option) (accessed 13/02/15)

<sup>24</sup> Metropolitan Police crime statistics – *Peckham Rye station* [online] Available at: <http://www.police.uk/metropolitan/00BEGY/crime/2014-01/all-crime/1488010/> (accessed 13/02/15)

<sup>25</sup> British Transport Police (2014) *Crime Maps and Statistics* [online] Available at <http://crimemaps.btp.police.uk/> (accessed 13/02/15)

<sup>26</sup> Metropolitan Police crime statistics – *The Lane* [online] Available at: <http://www.police.uk/metropolitan/00BEGY/crime/> (accessed 13/02/14)

<sup>27</sup> Southwark Council (2012) *Peckham and Nunhead Area Action Plan, Preferred Option February 2012* [online] Available at: [http://www.southwark.gov.uk/downloads/download/2959/peckham\\_and\\_nunhead\\_aap\\_preferred\\_option](http://www.southwark.gov.uk/downloads/download/2959/peckham_and_nunhead_aap_preferred_option) (accessed 13/02/15)

<sup>28</sup> Southwark Council (2011) *Community Conversations 2011, Summary Report* [online] Available at: [http://www.southwark.gov.uk/download/7158/community\\_conversations\\_report](http://www.southwark.gov.uk/download/7158/community_conversations_report) (accessed 31/01/14)

***CONSULTATION AND  
ENGAGEMENT***

## 6 Consultation and Engagement

### 6.1 Introduction

6.1.1 The first part of this chapter presents findings from the business and customer surveys conducted by AECOM with directly affected business owners and representatives, and with customers of the affected businesses. There is also a summary of findings from a site visit conducted in February 2015 in order to check for any significant changes in the business profile of the proposed development site. The second part of this chapter includes a summary of consultation undertaken by Southwark Council in relation to the proposed development scheme, including the CoDesign process initiated in 2014.

### 6.2 Business and customer surveys

6.2.1 The views expressed in this section are those of business owners and customers at the time of the survey in January 2014, and do not reflect the current proposals or any stakeholder engagement carried out by Southwark Council and its partners in 2014 and 2015.

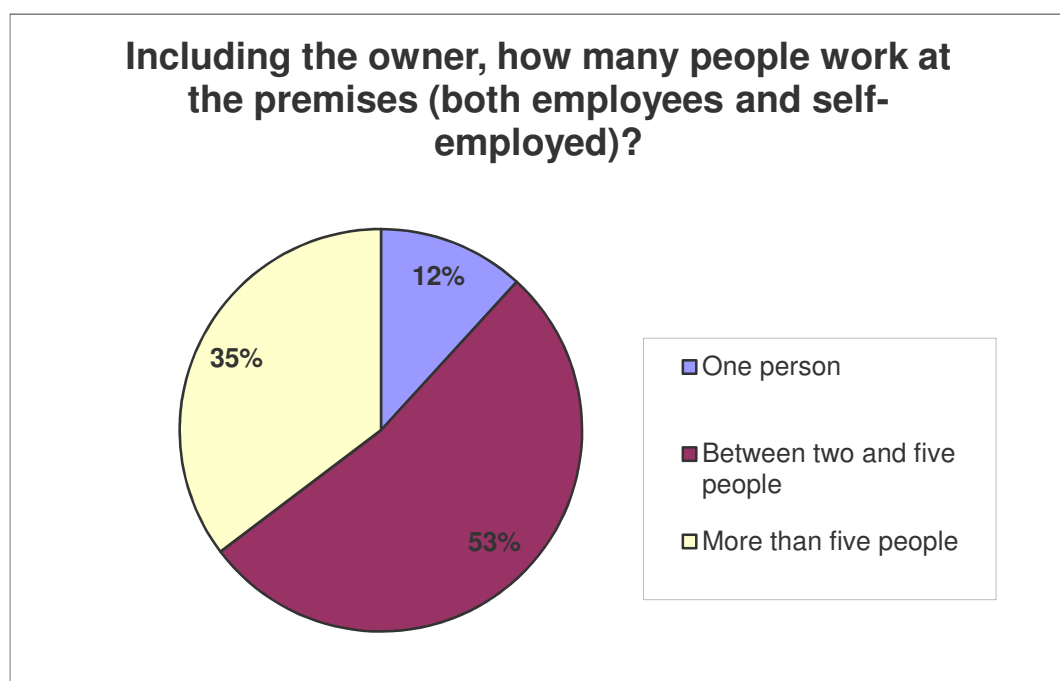
#### Survey of affected businesses

6.2.2 The following is a breakdown of the results from the surveys conducted with businesses within the area affected by the proposed Gateway to Peckham development. It should be noted that Area 1 does not correspond exactly with the original Site A, which included units at 12-16 Blenheim Grove that are not part of the current proposed development area. It is understood that these units comprise various arts and creative industry uses, including an art gallery, incubator studios, and commercial printing services. It has not been possible to filter these businesses out of the survey analysis; however findings relating specifically to these businesses have not been reported.

#### *Profile of affected businesses*

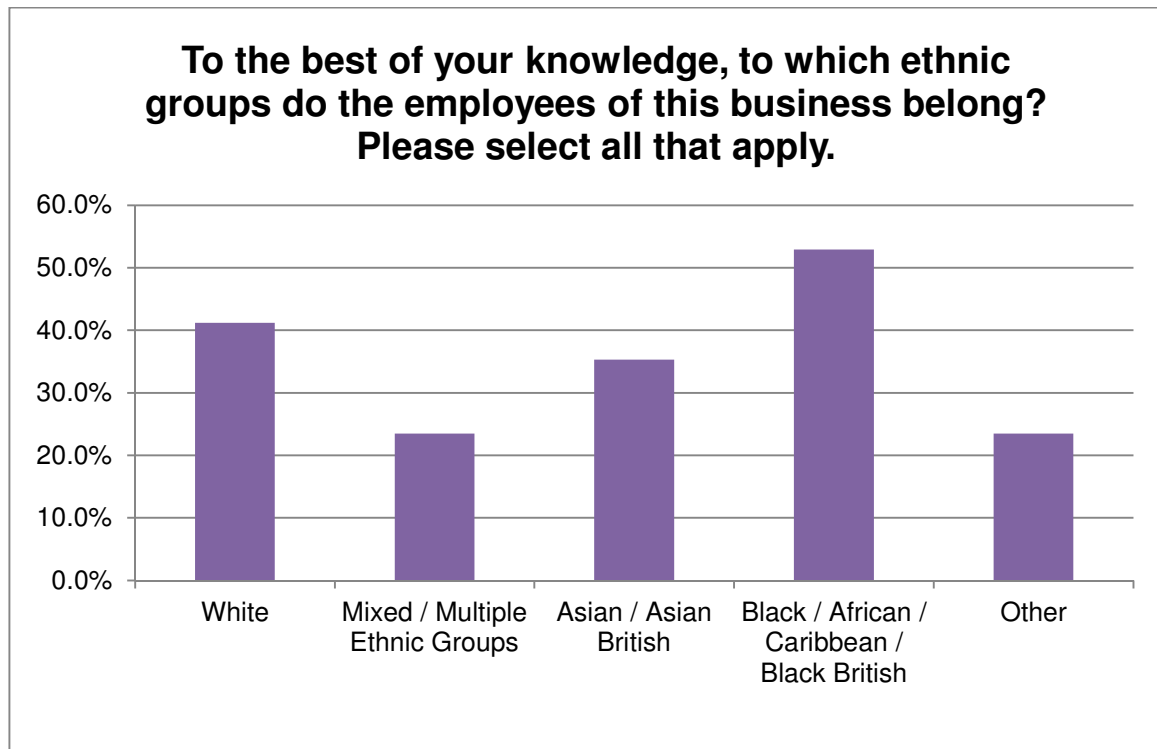
6.2.3 The survey achieved a total of 17 responses: 16 from owners of businesses located in the proposed development area, and one from the main leaseholder of a business. As illustrated in Figure 6-1, the majority of these businesses (11, or 65%) employ fewer than five people.

**Figure 6-1: Number of employees**



- 6.2.4 Six (35%) of the business owners<sup>29</sup> surveyed described themselves as White, seven (41%) as Black or Black British, one as Asian or Asian British and one as of a mixed ethnic background. Two business representatives answered that they belong to an 'Other' ethnic group.<sup>30</sup> Six business owners gave their religion as Christianity and six as Islam. Four stated that they have no religion, and one respondent preferred not to say.
- 6.2.5 Respondents were also asked to which ethnic group the employees of the business belong, and were able to select all groups that applied. 53% of businesses surveyed had some Black or Black British employees, 41% had some White Employees, 35% had some Asian or Asian British employees, and 23% had employees of a mixed ethnic background.

**Figure 6-2: Ethnic groups of business employees**



- 6.2.6 As shown in Table 6-1, nearly a third (29%) of business owners surveyed had held the lease on the business premises for more than 10 years. In total, 82% of businesses had held the lease for at least two years, indicating a relatively low rate of turnover. Of the businesses that had held the lease for less than two years, two were White-owned and one BME-owned. Of all BME-owned businesses in the proposed development area, 89% had held the lease for at least two years, compared with 67% of White-owned businesses. However half of all White-owned businesses had held the lease on their premises for at least ten years.

<sup>29</sup> For brevity, the term 'business owner' is used hereafter to refer to both owners and main leaseholders of businesses located within the proposed development area.

<sup>30</sup> For the purposes of this analysis, these businesses have been considered BME-owned.

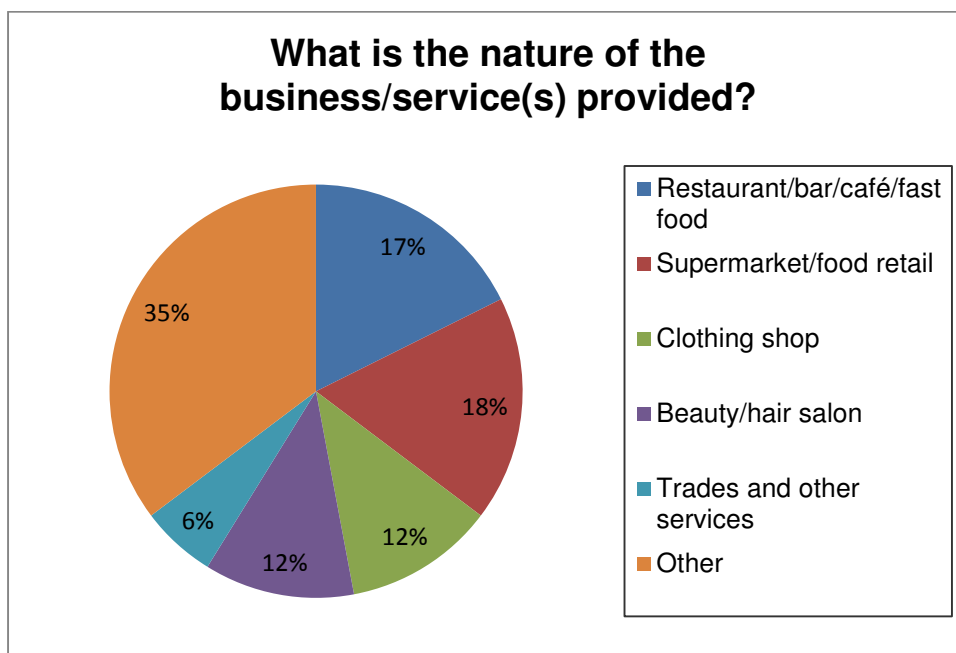
**Table 6-1: Length of lease (all businesses)**

Question	Options	Number of respondents	% of respondents
How long have you held the lease for the premises?	Less than 12 months	2	11.8
	Between one and two years	1	5.9
	Between two and five years	5	29.4
	Between five and 10 years	4	23.5
	More than 10 years	5	29.4
Answered question		17	100
Skipped question		0	0

6.2.7 Respondents were asked separately about how long they have operated in their current premises. Responses correlated closely with the above: 35% of businesses have operated on the premises for more than 10 years, and 82% for at least two years. The majority of business owners surveyed (71%) hold the lease for just one unit in the proposed development area. Three business owners hold the lease for two units, one for three units, and one for more than five units. Of the multi-unit business owners, three are White and three from BME groups. At the time of the survey, all potentially affected units were let.

#### *Business/service provision*

6.2.8 Figure 6-3 shows the range of business in the proposed development area represented in responses to the survey. Other businesses and services provided include a church, a bank, and a dentist. Two business units are currently used primarily for storage. When responses are analysed separately for White or BME-owned businesses, the data shows that BME-owned businesses include a specialist food shop, fast food outlets, clothing shops, beauty and hair salons, a dentist's surgery and a Pentecostal church. It should be noted that the number of hair and beauty salons operating on the site may have been underreported in the survey, due to a low response rate among these businesses. Site visits undertaken at the time of the survey in January 2014 suggest that there were six such businesses in the area.

**Figure 6-3: Nature of business/service(s) provided**



- 6.2.9 Respondents were asked to indicate whether their business caters primarily for local residents. The majority of business owners (13 out of 17, or 77%), and five out of six White business owners, agreed that their business does cater primarily for local customers. Of BME-owned businesses, six out of nine (67%) agreed or agreed strongly. Both White and BME respondents commented that, although their businesses do cater for local trade, they also attract custom from across Southwark and London. One BME respondent, the owner of a hair and beauty salon, said that ‘people know Peckham for this industry’. Another BME respondent, who owns a range of businesses including a supermarket and beauty salon, estimated that 50% of customers travelled from outside of Peckham in order to access specialist African products.
- 6.2.10 Respondents were then asked to indicate whether their business provides goods or services that serve the needs of people from a shared ethnic background. Responses to this question were mixed, with 53% of business owners agreeing or agreeing strongly that they do serve the needs of people from a shared ethnic background, 35% disagreeing or disagreeing strongly, and 12% stating that they neither agreed nor disagreed. As illustrated in Table 6-2, there was a marked split in the responses to this question from White and BME-owned businesses. Four out of six White business owners disagreed with this statement, whereas 10 out of 11 BME business owners agreed or agreed strongly. Specific goods or services mentioned by BME respondents include African and Caribbean food, hair and beauty services catering for people of African and Caribbean descent, African clothing, halal meat, and money transfer services.

**Table 6-2: Provision of goods or services that serve the needs of people from a shared ethnic background**

Question	Options	Total respondents	White-owned businesses	BME-owned businesses
<b>This business provides goods or services that serve the needs of people from a shared ethnic background</b>	Agree strongly	2	0	4
	Agree	1	0	6
	Neither agree nor disagree	5	2	0
	Disagree	4	4	0
	Disagree strongly	5	0	1
<b>Answered question</b>		17	6	11
<b>Skipped question</b>		0	0	0

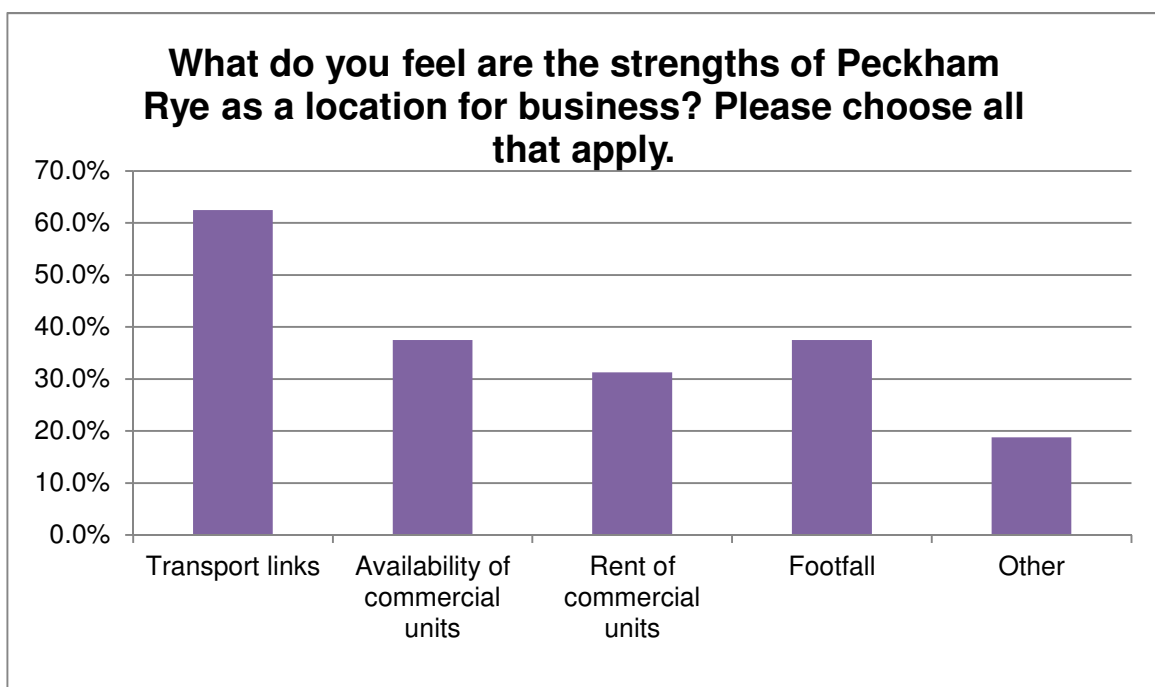
- 6.2.11 Respondents were asked separately whether their business provides goods or services that serve the needs of people with a shared religious identity. Eight out of 17 respondents (47%) disagreed with this statement. Of the six respondents who agreed with the statement, all were from BME groups. These businesses include fast food outlets and butcher’s shops selling halal meat, and a Pentecostal church catering primarily for Christians of African descent.
- 6.2.12 In total, 10 out of 16 business owners (63%) stated that there are no other businesses nearby that cater for similar ethnic or religious needs (one respondent skipped this question). These businesses include clothing shops, restaurants and fast food outlets.<sup>31</sup> Of the six respondents who answered that there are other businesses nearby that cater for similar needs, three are supermarkets or food retailers, two hair or beauty salons, and one a Pentecostal church. Several commented that there are alternative food outlets and retailers in the area.

<sup>31</sup> This may indicate a misunderstanding of the question, as art galleries and studios in the proposed development area are predominantly White-owned, and respondents had previously stated that they do not provide services that serve the needs of people from either a shared ethnic background or religious identity.

### *Views on Peckham Rye as a business location*

- 6.2.13 Respondents were asked to comment on what they felt are the strengths of Peckham Rye as a location for business. As illustrated in Figure 6-4, business owners most frequently mentioned transport links, with the availability of commercial units, levels of rent on commercial units, and footfall also considered important by a significant proportion of respondents. Several business owners commented on the importance of proximity to the station, which allows customers from across London to easily access their businesses.
- 6.2.14 Respondents also highlighted the ethnic and cultural diversity of the area as a factor that contributes to a positive community atmosphere and creates varied demand for products and services. Business owners commented on the established market that exists for their businesses in Peckham Rye. One respondent, who owns a hair and beauty salon catering to people of African and Caribbean heritage, said that customers know that Peckham is an area where they are able to access these services.

**Figure 6-4: Business views on the strengths of Peckham Rye**



- 6.2.15 Respondents broadly agreed that recent developments in the Peckham area, such as the introduction of the London Overground service, have been beneficial to their businesses. 12 of the 16 business owners who responded to this question stated that these developments had been very beneficial or somewhat beneficial, and none of the business owners felt that they had been detrimental. Respondents perceived an increase in the number of customers visiting the area, and one business owner reported an associated 10% growth in sales.

### *Understanding of the proposed development*

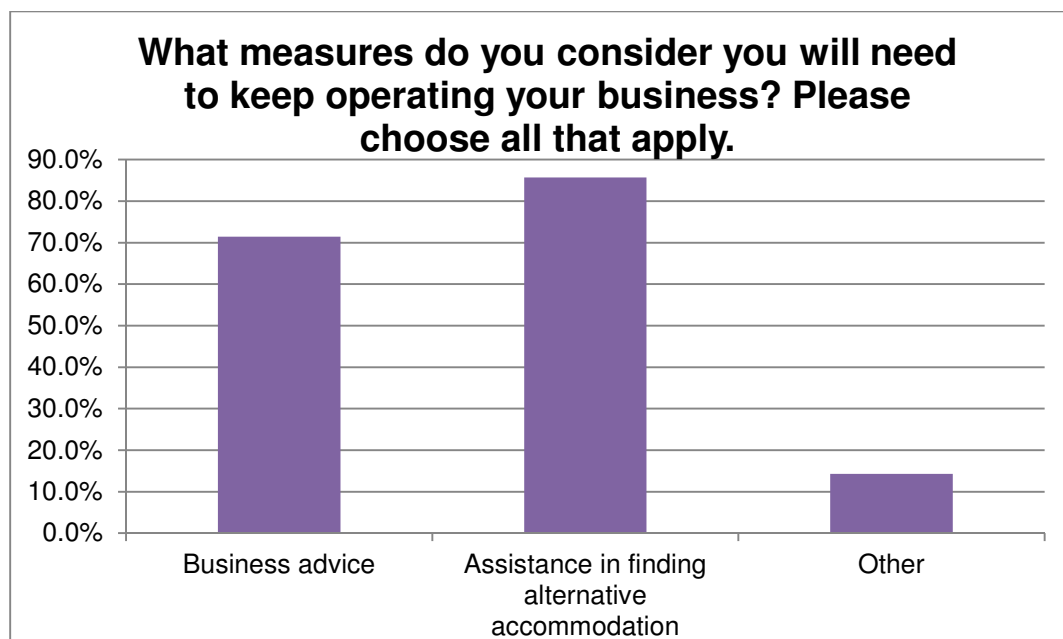
- 6.2.16 The survey asked respondents about the extent of their contact with Southwark Council in relation to the proposed development scheme. At the time of the survey, 11 of the 17 businesses surveyed (65%) had received a letter from the Council informing them of the proposals, and three had subsequently met with a Council representative. Of those that had received a letter, two respondents were White and 9 were from BME groups. Two of those who had met with a Council representative were BME business owners, and one was a White business owner. Similarly, three business owners – two from BME groups – reported that they had engaged with consultants from GLE OneLondon, appointed by the Council in 2013 to act as business advisors regarding the proposed development.

- 6.2.17 Several respondents commented that they had received a flyer about a consultation event related to the proposals, but had not received a formal letter or had any other contact with the Council. A number of other respondents stated that they either intended to make contact with Council representatives, or had scheduled meetings with the Council which had yet to take place.
- 6.2.18 Of the three business owners who had met with a Council representative, two described the meeting as helpful, in terms of improving their understanding of the proposals and their implications, and in helping them to find suitable alternative premises.
- 6.2.19 These responses pre-date the CoDesign process undertaken in 2014.

#### *Opinions on the proposed development*

- 6.2.20 16 of the 17 business owners surveyed (94%) stated that they wish to continue operating their business following the redevelopment. Respondents were asked to give the main reasons why they would wish to continue operating. Business owners from across ethnic backgrounds stated that their business was their main or sole source of income. Some had recently invested money to set up their businesses and were waiting to make a return, while others commented that they had a well-established and profitable client base in Peckham.
- 6.2.21 There was some concern about the potential business impacts of moving away from the area: respondents commented that their businesses were integrated into the community, that they had built up a strong reputation locally, and that they would risk losing customers if they were to move elsewhere. One BME respondent, the owner of a specialist African food shop, commented that customers currently travel from across London in order to access these products as the shop is well-known in the area.
- 6.2.22 Respondents were then asked to comment on the measures that they would require in order to continue operating their business. 14 respondents answered this question, of whom 12 said they would require assistance in finding alternative accommodation, and 10 would require business advice. Two respondents stated that they had already found alternative premises. Others commented that they would require financial assistance, compensation, and physical help in moving. Again, concerns were expressed about the potential impact of moving away from Peckham, as well as about the length of time that may be required in order to move to new premises and the potential impact of any short-term closure on business continuity.

**Figure 6-5: Measures required to continue operating the business**



### *Effects on the business*

- 6.2.23 Respondents were then invited to put forward any comments they might have on the proposed development and its potential effects for their business. Some commented that, if they were able to remain in the area, the proposed development could be ‘good for business’ as it would attract more customers and potentially bring more money to the area.
- 6.2.24 However, other business owners expressed concerns about the potential effects of the proposed development for existing businesses on the site. Some respondents were concerned that commercial rents would increase following the redevelopment, and that this could have the potential to put them out of business.<sup>32</sup> A respondent who owns a butcher’s shop selling halal meat and African speciality food commented that the business is currently based on demand from African people living locally, and expressed concern about a potential reduction in demand due to changing clientele as a result of the development.
- 6.2.25 A theme to emerge from the comments was that business owners generally would prefer to remain in Peckham, either because they have already invested considerably in their current premises, or they have built up an established client base. A number of business owners had significant concerns about the potential effects of moving away from the area, commenting on the benefits of the area’s good transport links, as well as the importance of retaining existing clients. This was a particular concern for some BME business owners. One respondent, who owns a hair and beauty salon catering for people of African and Caribbean heritage, commented that customers would not follow the business to a new location. Business owners also commented on the difficulties associated with finding alternative premises, and the costs associated with moving.

### *Effects on customers*

- 6.2.26 Respondents again commented that the proposed development could have benefits in terms of regenerating the Peckham Rye area, but concerns were expressed about the potential effects on their customers of relocating their businesses outside of Peckham. Business owners commented that both local residents and customers travelling to Peckham in order to access specialist goods and services may not be able to access the business in future, and may not be able to find the goods and services that they require elsewhere. This was particularly the case for BME-owned businesses offering specialist goods to serve the needs of people with either a shared ethnic background or religious identity, including halal meat and other food products.

### *Effects on employees*

- 6.2.27 Respondents expressed concerns that the proposed development could result in job losses – including the loss of full-time positions – among their employees if businesses were forced to close or relocate. Additionally, several business owners commented that their staff currently rely on public transport, particularly train services, to get to work, and that the cost of transport could increase if they were to relocate outside of Peckham.
- 6.2.28 A BME respondent, who owns a hair and beauty salon catering for customers of African or Caribbean heritage, commented on the uncertainty caused by the lack of clarity over the development proposals. In this respondent’s experience, self-employed hairdressers were unwilling to rent chairs in the business as they had heard that it was going to be knocked down.

### *Site visit, February 2015*

- 6.2.29 In February 2015, a member of AECOM staff conducted a visit to the proposed development site to check for any significant changes to the business profile of the area since the survey was conducted in January 2014. No further surveys or interviews with business owners were conducted. The site

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<sup>32</sup> The survey did not include any questions about the current level of rent paid by businesses, due to potential sensitivities around this subject.

visit findings were checked against notes from the January 2014 survey, to resolve apparent discrepancies in the number of businesses and units identified.

- 6.2.30 Findings from this visit were that there had been no significant change in the mix of businesses operating on the proposed development site. Businesses present on the site included a bank; several minimarkets and specialist food retailers; restaurants and cafes; and seven hair and/or beauty salons, most of which are located in units along 2-10 Blenheim Grove. The majority of hair and beauty salons on the site cater primarily for customers of African or Caribbean heritage. There is also a nail bar on the site which has opened since the January 2014 survey, and which appears to cater primarily for customers of South-East Asian heritage.
- 6.2.31 Given the profile of business owners set out in paragraph 6.2.8, this would suggest that there has been very little change to the business profile of the proposed development site, which is unlikely to have resulted in a significant change in the proportion of BME-owned businesses operating on the site.

### *Survey of customers of affected businesses*

- 6.2.32 The following is a breakdown of the results from the surveys conducted with customers within the area affected by the proposed development. Where the survey recorded zero responses to an option, it is not listed in these findings. The limitations associated with the customer survey and results are detailed in section 2.6 above. These responses pre-date the CoDesign process undertaken in 2014.
- 6.2.33 In total, the survey achieved a total of 45 responses from customers. Some business units did not receive any customers as they acted as a depot or storage area to support business functions elsewhere. In several such cases, where there were no customers present at the time of the surveys, it was possible to leave customer surveys with the business owners to collect at a later date. However, some business units were vacant or could not be accessed to leave a copy of the survey.

### *Customer visits to Peckham Rye*

- 6.2.34 The survey asked respondents where they lived and how they had travelled to Peckham Rye. As shown in Table 6-3, 42% of the customers who took part in the survey (18 out of 43) lived in Peckham, 23% (10) lived elsewhere in Southwark, and 33% (14) lived elsewhere in London (e.g. Camberwell and Greenwich). One of the 43 customers who responded to this question lived outside of London. 52% of customers (23) had travelled to the area by bus, while 23% (10) had walked and 15% (5) had travelled by train.
- 6.2.35 When responses are reported separately by White or BME customers, the data indicates that 56% of White respondents (5 of 9) and 36% of BME respondents (12 of 33) lived in Peckham. BME customers were more likely than White customers to live elsewhere in Southwark, and were also more likely to have travelled by bus compared with White respondents, who were more likely to have travelled to Peckham by foot or by train.

**Table 6-3: Respondents' place of residence**

Question	Options	Total respondents	% White respondents	% BME respondents
Where do you live?	Peckham	18	56	36

	Elsewhere in Southwark	10	11	27
	Elsewhere in London	14	33	33
	Outside London	1	0	3
<b>Answered question</b>		<b>43</b>	<b>9</b>	<b>33</b>
<b>Skipped question</b>		<b>2</b>	<b>0</b>	<b>1</b>

6.2.36 Customers were asked how often they visited Peckham Rye. The majority of respondents (84.1%) were frequent visitors to the area, travelling to Peckham Rye on at least a weekly basis. 43% of respondents said that they visit the area every day. 66% of white customers (6 of 9) visited Peckham on a daily basis, compared to 35% (12 of 34) of BME respondents. BME respondents were more likely to visit on a weekly (47%) basis. 15% of BME respondents said that they visit Peckham monthly, compared to 0% of White respondents.

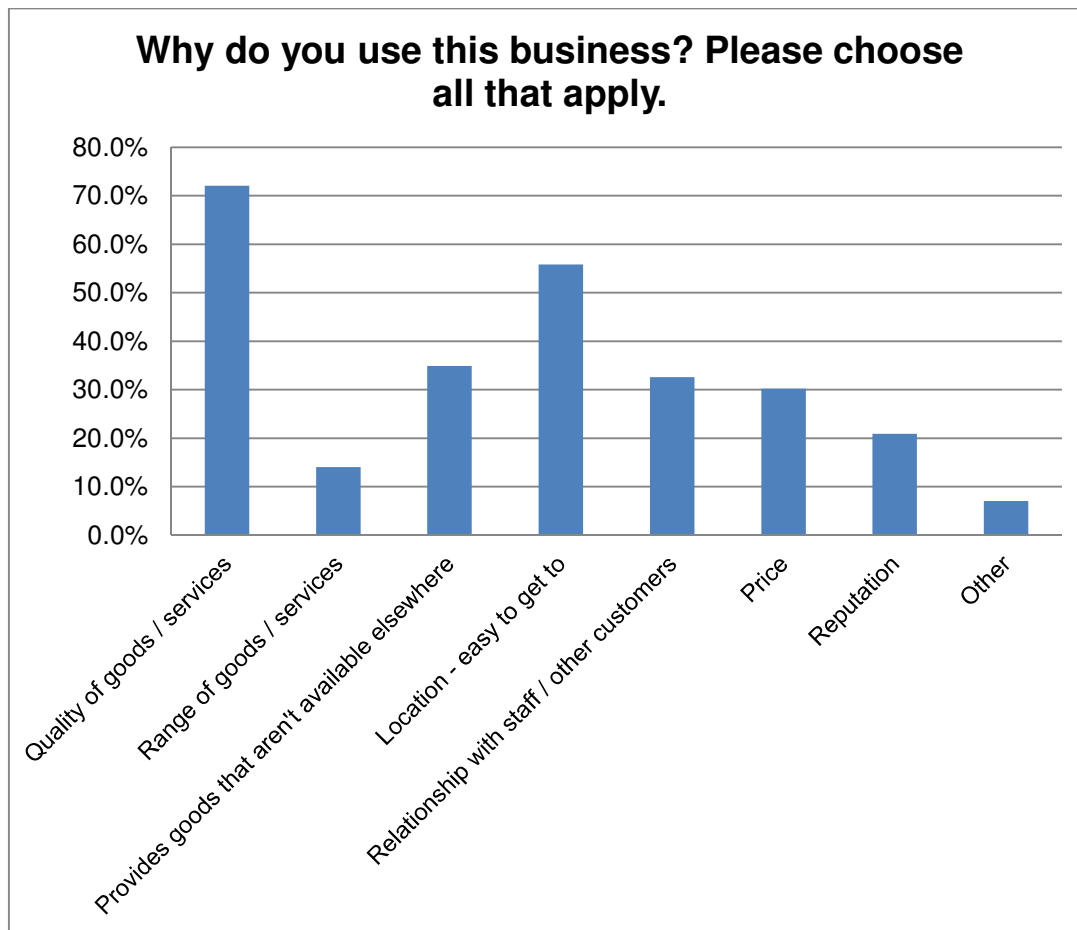
6.2.37 When asked for the key factors that attracted them to Peckham Rye, the majority of customers (57%) indicated that it was the variety and range of shops and businesses in Peckham Rye as a town centre that attracted them. Other customers reported that the affordability of shops and businesses (45%), the quality of shops (38%) and transport links (36%) attracted them to the area. In addition, some customers commented that the area acted as a social hub for meeting people from their ethnic community. One responded noted that 'it is like living in Africa, I can find everything African', and that Peckham Rye was their hometown and family base.

#### *Customer use of businesses*

6.2.38 41% of customers (18) reported using the specific business they were visiting on a weekly basis, and 23% (10) on a monthly basis. There was very little difference in responses from White and BME customers. 41% of respondents had been customers of the business in question for less than 12 months, while 27% had been using the same business for five years or more.

6.2.39 When asked their reasons for using the business, the majority (72%) of both BME and White customers indicated that they visit the business because of the quality of the products and services provided. The easily accessible location of the business was also considered important by over half of customers (56%). Again, there was very little difference in responses from White and BME customers.

**Figure 6-6: Reasons for using the business**



6.2.40 When asked whether other businesses nearby provided comparable goods and services that could be easily accessed, 60% (24) of customers stated that they would be able to find the same products and services nearby. However, a number of customers stated their preference for the chosen business for the reasons listed above. When responses are separately reported by white or BME customers, 67% (20) of BME respondents agreed that there were comparable businesses nearby, whilst 44% (4) of white respondents agreed.

*Opinions on the proposed development and its potential effects*

6.2.41 Customers were asked to give their opinion about the proposed development and its potential effects for local shops and businesses, and on the Peckham area more broadly. It was generally considered that the development would produce long-term benefits through the provision of better quality retail units, increased public amenity and increased attraction to people from further afield.

6.2.42 However, there was concern from both White and BME customers that the character of the area could change adversely, as the new development may attract people with higher incomes, potentially resulting in unaffordable commercial rents and local residents being 'priced out of the market'. Particular concerns were expressed that the established African and Caribbean communities that live and work in the area could be displaced. It was noted that shops and businesses had evolved in the area in light of local demand and that there might not be demand for a significant change in the nature of provision.

6.2.43 A primary concern was that many local residents depend on products and services that they find in the area. In particular, customers from BME backgrounds find specific traditional food from Africa, South America and Asia. Customers considered that if current businesses were relocated, they would need to go to other places to find similar products, services or facilities, which would cause them inconvenience.

- 6.2.44 Both BME and White customers expressed their concern for the future of people who work and depend on the businesses potentially affected by the redevelopment. Both BME and White customers stated that if the existing community and existing businesses were reintegrated following the development, the development could bring numerous benefits to businesses, customers and visitors. One BME respondent noted that they would be happy with the development if it could increase the general amenity of the area while preserving existing ethnic service provision. Similarly, a White respondent noted that they would be 'pro' the development if support was shown to existing local businesses in the process.
- 6.2.45 Some respondents expressed concern about a perceived lack of clearly and officially communicated information about the proposed development. These responses pre-date the CoDesign process undertaken in 2014.

### 6.3 Consultation by Southwark Council

- 6.3.1 The Peckham Rye Station Area redevelopment project is identified in the Peckham and Nunhead Area Action Plan (PNAAP), which was formally adopted in November 2014. This forms the basis of the proposed development moving forward. A programme of consultation activities specifically focused on the previous Peckham Rye Station Area redevelopment proposals, led by Southwark Council and Network Rail, began in February 2013.
- 6.3.2 The consultation activities that the Council undertook included holding meetings with local community groups such as the Peckham and Nunhead Community Council and Peckham Vision, at which Council officials presented the emerging redevelopment proposals. In addition the Council and Network Rail held several public consultation events including in November 2013 and in January 2014 at which the community's views on the visioning and early stage plans for the development were sought, and, in the case of the latter, the outline design was presented.
- 6.3.3 The Council and Network Rail also undertook consultation activity specifically targeted at business owners within the scheme area. This included visits to businesses by Local Councillors and Cabinet Members (February 2013; May 2013) as well as Southwark Council's Director of Regeneration (November 2013) to explain the purpose of the proposed redevelopment, the implications that it might have for businesses, and the business support available. In addition, the Council sent letters to affected businesses on various dates (July 2012; April 2013; November 2013 and November 2014) to inform them of progress with the redevelopment.

#### GLE oneLondon

- 6.3.4 In 2013 Southwark Council appointed a consultant from GLE oneLondon to act as business advisors in relation to the proposed development. The service specification for GLE oneLondon made explicit reference to equalities considerations being central to their service.
- 6.3.5 The consultant's role was to provide support for all affected businesses to continue trading effectively during and after the development, providing business advice to business owners. In the period between their appointment and the commencement of negotiations with individual business owners the consultant made initial contact with all businesses within Site A in November 2013 to inform them of 1) the redevelopment proposals and their likely implications, and 2) the assistance GLE oneLondon could offer, primarily in terms of identifying suitable alternative accommodation. As of November 2013, GLE oneLondon had met with 16 business owners across Site A and Site B.

#### CoDesign Peckham

- 6.3.6 In 2014, Southwark Council initiated a CoDesign process in order to successfully engage local people, facilitate greater local influence on the project brief and design, and provide a platform to more thoroughly communicate the opportunities and challenges of delivering the project. Southwark Council commissioned Ash Sakula architects to undertake the first stage of a CoDesign process



examining new visions for the area around Peckham Rye Station. This process focused solely on Area 1, as illustrated in Figure 4-1.

- 6.3.7 In partnership with the people of Peckham, the Ash Sakula creative team held discussions, exhibitions, workshops and editorials as part of the co-design project. They engaged writers, urbanists, horticulturalists, artists, filmmakers, poets, activists and visionaries in the process. Peckham CoDesign has generated energy, excitement and community spirit and, as a result of the process, a strong group of local co-designers has developed.
- 6.3.8 The output of the CoDesign process was an 'Atlas of Aspirations', setting out 30 key ambitions of the community in Peckham. These include numerous aspirations around cleaning and tidying up the pavements and streetscape, particularly around the station, to create more space for pedestrians and cyclists; modernising the station itself; creating public space in a new square in front of the station; encouraging the diversity of the area; and supporting social capital by providing spaces that can be used by the community. These aspirations have fed into the vision statement for the scheme.

***APPRAISAL OF  
EQUALITY IMPACTS***

07

## 7 Appraisal of Equality Impacts

### 7.1 Introduction

7.1.1 The appraisal considers the potential impacts arising from the proposed Peckham Gateway project for affected people sharing protected characteristics. The appraisal addresses impacts in relation to themes which have been identified as relevant to these proposals and the local context. These themes have been identified through policy review, review of baseline evidence and consultation evidence.

### 7.2 Business

- 7.2.1 Responses to the business survey show that a diverse range of businesses operate within the site. However, there are notable differences in the types of businesses run by different ethnic groups. In particular the responses show that food retailers, fast food outlets, and hair and beauty salons are predominantly BME-owned businesses. The site visit in February 2015 confirmed that there has been very little change to the business profile of the area since the surveys were undertaken in January 2014, and that many of the businesses on the site – such as the hair and beauty salons at 2-10 Blenheim Grove – cater primarily to customers of African and Caribbean heritage.
- 7.2.2 The business survey responses confirm that there is a strong desire among all business owners to continue operating their businesses following the proposed development. The original masterplan would have resulted in the displacement of around 60 businesses across Site A and Site B, and in 2013, some businesses reported that they had been advised to assume non-return following the redevelopment. However, Southwark Council is committed to an approach of evolving a design with local stakeholders, and the CoDesign process has highlighted the importance to the local community of protecting independent shops and businesses.
- 7.2.3 The development is intended to be phased to allow some of the current occupiers the opportunity to be relocated during the development. The Council's strategy is to negotiate with leaseholders to find alternative premises either within the scheme if possible or elsewhere, to minimise the impact on the occupier and the overall cost to the council of the Compulsory Purchase Order (CPO) required to take possession of the development site.
- 7.2.4 Site specific guidance set out in the PNAAP for site 6, Peckham Rye Station, states that units in the railway arches and Blenheim Grove should be retained for business use. The proposed development scheme includes provision for a number of new commercial units that are designed to be flexible in order to accommodate a range of potential uses, in the refurbished railway arches and at 82 Rye Lane/2–10 Blenheim Grove. The units to be provided in the railway arches will open out onto the station square, and will accommodate a range of uses, predominantly retail. The building on Blenheim Grove will be designed to maximise the opportunity for the relocation of existing businesses. Additionally, Southwark Council has proposed that the Blenheim Grove building should include new studio/workshop units to encourage new creative/cultural businesses.
- 7.2.5 It is unclear at this stage what proportion of existing businesses can expect to be relocated within the proposed development scheme. There will not be as much floorspace as is currently provided on site, but Southwark Council has stated that current occupiers will either be relocated within the new scheme, nearby in Peckham, or at a location of their choice.<sup>33</sup> It is considered that the successful relocation of existing businesses will depend, in part, on the flexibility of individual businesses, some of which are quite specific in terms of where they consider an appropriate location for their business to operate successfully, as well as the ability and willingness of business owners to engage in the redevelopment process.

<sup>33</sup> Email communication from Southwark Council, received 25/02/2015.

### 7.3 Potential implications for businesses as a result of the redevelopment

- 7.3.1 Several common issues of concern were raised by both White and BME business owners. For example, the affordability of commercial rent both on the redeveloped site and at other locations was identified as a key concern. This is especially significant given that the relative affordability of commercial rents was identified by survey respondents as a strength of Peckham Rye as a location for business. In particular, there was uncertainty among business owners in terms of the cost of commercial rents for the new units and the implications this would have for them in terms of being able to afford to continue running their business either in the locality or nearby.
- 7.3.2 Business owners expressed concern over a lack of clarity with regards to the development scheme, as well as lack of information on the timescales of the development and associated relocation, and a lack of information on the compensation measures available. It should be noted that this finding relates to the previous development proposals, and pre-dates the CoDesign process undertaken in 2014.<sup>34</sup> Furthermore, Council representatives have since visited most of affected businesses on at least two occasions. However, it remains important to ensure continued effective collaboration between all interested parties, taking consideration of the differing levels of support needed by individual business owners.
- 7.3.3 Southwark Council has stated its ambition that the refurbished railway arches and building at 82 Rye Lane/2–10 Blenheim Grove will, as far as possible, provide the opportunity for the relocation of existing businesses. It is understood from Southwark Council that current commercial rents in the proposed development area are relatively high, and there is little evidence to suggest that rents for these new units will be prohibitively high.<sup>35</sup> However, given the level of concern expressed by BME business owners about this issue, AECOM considers that some BME businesses may be particularly susceptible to any potential future increase in commercial rents as a threat to their ability to continue to operate their businesses.

### 7.4 Employment

- 7.4.1 65% of business survey respondents identified themselves as belonging to a BME group, including 41% who identified themselves as Black or Black British. In terms of the ethnic composition of employees of businesses in the area, 53% of businesses surveyed had some Black or Black British employees, 41% had some White Employees, 35% had some Asian or Asian British employees, and 23% had employees of a mixed ethnic background.
- 7.4.2 The redevelopment will provide new commercial space, including better quality retail units. This may generate new employment opportunities for local people, including in arts and creative industries which may move to the new studios and workshops to be provided in the Blenheim Grove building. However, it is not clear whether this will result in a net increase in the number of jobs provided on the site compared to the current situation. Projected employment associated with the redevelopment will be established through the design and planning process.
- 7.4.3 Given the ethnic composition of business owners and employees currently in the area, AECOM considers that the proposed redevelopment has the potential to give rise to negative equality impacts in terms of employment, where it leads to loss of jobs amongst employees of existing businesses on

<sup>34</sup> The previous (2014) EqIA drew on interviews with representatives of GLE oneLondon and Network Rail, which owns the land at Dovedale Court ('Site B') that was previously within the scope of the development scheme. These interviews suggested that BME business owners may have been less engaged in the redevelopment process, and less forthcoming than White owners in seeking professional advice in terms of their relocation options. This evidence has not been included in this analysis, as both interviews were conducted prior to the initiation of the significant further community engagement work undertaken as part of the CoDesign process, and the Network Rail interview referred to businesses that are now outside the scope of the proposals. Furthermore, there is no evidence from the analysis of survey responses for businesses located in Area 1 ('Site A') to support this suggestion. The proportion of businesses that had met with a Council representative was very low (3 out of 17); however, there was no difference between business owners of different ethnic groups.

<sup>35</sup> Email communication from Southwark Council, received 25/02/15. It should be noted that the survey did not include any questions about current levels of rent paid by businesses, due to potential sensitivities.

the site. The redevelopment of the station area is considered likely to disproportionately affect business owners and employees of BME groups, particularly those of Black Caribbean and Black African origin. This assessment is informed by business survey responses that demonstrate significant levels of concern and uncertainty in relation to the ability of businesses to afford to operate in the new development, although it should be noted that there is currently little evidence to suggest that commercial rents for the new units will be significantly higher than those that currently prevail on the site.

- 7.4.4 The proposed development may also generate new employment suitable for local people from different BME backgrounds, though not necessarily for those individuals currently employed by existing businesses operating at the site.

## 7.5 Goods and services

- 7.5.1 The area around the station and Rye Lane is known as a hub for shops and businesses that provide specialist goods and services for people of African and Caribbean origin and other culturally diverse groups of customers. Responses to the business survey show that the majority of BME business owners within the station area provide services that cater primarily to people from a shared ethnic background. Evidence from the February 2015 site visit suggests that there has been very little change to the business profile of the area since the surveys were undertaken in January 2014.
- 7.5.2 A number of the business survey respondents highlighted that the station area is known for providing African and Caribbean products with strong links to cultural identity, and consequently expressed concern over the potential loss of such services following the proposed development. Furthermore, several BME owners raised concerns over a potential loss of community cohesion as a result of changes in the types of services that would be offered following the redevelopment.
- 7.5.3 This concern was shared by a number of BME customers who expressed concern that the proposed redevelopment would result in a change in the type of businesses present, which would affect the character of the area. BME customers also commented that they may be obliged to travel to other areas of London in order to purchase ethnically specific goods or services if the businesses currently located on the proposed development site were to close. However, it is notable that Rye Lane is also a destination for these goods and services.
- 7.5.4 Southwark Council have stated their ambition that the refurbished railway arches and building at 82 Rye Lane/2–10 Blenheim Grove will provide the opportunity for the relocation of existing businesses. However, there will not be as much floorspace as is currently provided on site. It is currently unclear what proportion of existing businesses can expect to relocate into the new development. Alternatives are likely to be available on Rye Lane, or elsewhere in Peckham, or further afield in Southwark or town centres in neighbouring boroughs. Should existing businesses relocate elsewhere, this may somewhat diminish the identity of Peckham Rye as a hub for African and Caribbean and South Asian goods and services. However, with the potential for many of the businesses to relocate locally, concerns about an associated loss of community cohesion may be overstated.

## 7.6 Facilities

- 7.6.1 Southwark Council has stated that a key aim for the proposed redevelopment is to improve the public realm in the area surrounding the station, which is currently of low quality. With the exception of a church, the station area currently includes limited community facilities. Although opposition to the development was stated by a number of the business and customer survey respondents, there was support for the scheme in terms of its capacity to improve the provision of facilities and the overall amenity of the area.
- 7.6.2 The proposed redevelopment is expected to result in significant improvements to the public realm through the creation of a new public square in front of the station which will provide space and a better sense of connectivity between the station and the town centre. It is considered that the proposed redevelopment will contribute different cultural benefits for different groups; while it may

result in the loss or displacement of existing culturally-specific businesses which may limit benefits for African, Caribbean and Asia clientele, the new mix of businesses may attract a more diverse range of shops with the capacity to appeal to the local community as well as others visiting Peckham Rye.

## **7.7 Other potential benefits of the redevelopment**

- 7.7.1 One of the criteria for assessing the equalities impacts associated with a proposal is the extent to which any benefits from the proposal will be available to all the groups affected by it. While this EqIA has identified a number of potential negative impacts for BME groups, by drawing on the baseline information and the information on the proposed scheme, this assessment identifies a number of potential benefits of the redevelopment, which are expected to affect people across a broader range of protected characteristic groups. The potential benefits of the redevelopment have been identified as: new business opportunities potentially generating new employment opportunities for local people; improved accessibility of public realm and streetscape; and improved public safety.
- 7.7.2 The redevelopment is also expected to result in improvements to the accessibility of the public realm, streetscape and safety, particularly through the creation of the new station square providing increased circulation space for pedestrians, and better connectivity to the town centre. In addition, retail units in the railway arches will have 'active frontages' fronting the square, and improved lighting and way finding will be provided. In order that older people, young people, women and children in particular benefit from improvements, it will be important that the Council (and Network Rail, where appropriate) effectively communicate the new lighting and other safety measures that are being designed into the development scheme. Targeted communication of personal safety precautions that should be taken to reduce risk should also be carried out.
- 7.7.3 The current proposals for Area 1 do not include any residential uses. Southwark Council anticipates that there may be some residential development on the Bywater site (Area 2), however this does not form part of the Council's proposals and is therefore outside the scope of this report.

# *CONCLUSIONS AND RECOMMENDATIONS*

08

## 8 Conclusions and Recommendations

### 8.1 Introduction

- 8.1.1 This chapter sets out recommendations to strengthen, secure or enhance positive equality impacts and to mitigate for potential negative equality impacts. It also sets out conclusions on the overall impact of the current redevelopment proposals for equality.

### 8.2 Recommendations

- 8.2.1 A number of recommendations are made below, some of which AECOM consider should be undertaken prior to submission of the planning application and some following planning consent for the scheme. These should be undertaken through a combination of negotiation and agreement, as well as through the fulfilment of Heads of Terms included in the S106 agreement as part of the forthcoming planning application.

#### Wide-ranging consultation and enabling participation

- 8.2.2 Southwark Council should, as a matter of priority, publish and regularly update information relating to the development on its website and via the distribution of print versions. This should include information on the timescales involved in the redevelopment (including committee dates; the date on which the planning application is set to be determined; the procedure and timescales for property acquisition; the likely date on which notice will be served on businesses; the likely date by which premises will need to be vacated; the likely date around which new units will be allocated; and the phasing of the development). This would help widen awareness amongst affected members of the community of the timescales involved, including relevant timescales for them to express their views on the redevelopment and to make their own plans.
- 8.2.3 Southwark Council and its appointed business advisors<sup>36</sup> should together review consultation and engagement approaches to date and agree on a forward strategy, including any need for additional inputs or changes of approach that may encourage greater engagement by BME businesses, including in the CoDesign process. A renewed strategy for ongoing stakeholder engagement should be developed prior to a decision on the planning application being made, which should set out specific engagement pathways for particular affected groups, including existing shop owners, employees on the site, and other business owners and local residents in the area.
- 8.2.4 The Council should ensure that the CoDesign process continues as a key part of this broader stakeholder engagement strategy, maintaining communication with stakeholders and building on the significant work already undertaken. The Council should work to facilitate communication between the project team, CoDesigners and other external stakeholders. The CoDesign process should take account of the differences in levels of understanding/engagement among White and BME business owners and employees, as well as the implications these can have in terms of creating potential barriers to their take-up of available support and engagement in the process.

#### Business and employment

- 8.2.5 Southwark Council should ensure that its appointed business advisors continue to submit regular progress reports on their activities, as well as on other measures taken to support the existing businesses on the site.
- 8.2.6 Southwark Council, with its appointed business advisors, should identify whether additional or differing forms of support should be offered to businesses identified as poorly equipped to develop revised business plans or to find suitable alternative premises or employment.

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<sup>36</sup> At the time of writing in February 2015, it is understood that the appointment of business advisors is currently being finalised by Southwark Council.



- 8.2.7 Southwark Council and its appointed business advisors should continue to signpost existing business owners and employees to relevant business support and/or training providers to develop their skills sets to be able to better respond to the changes resulting from the proposed redevelopment.
- 8.2.8 Southwark Council plans to negotiate with current occupiers and leaseholders pursuant to a CPO, and intends to phase development to allow some of the current occupiers the opportunity to be relocated either within the scheme or elsewhere during the development. Where a CPO is required, Southwark Council should seek to negotiate on a case-by-case basis a reasonable value for purchase of the premises and compensation for disturbance. A realistic timeframe for such negotiations following planning permission and prior to CPO should be agreed. This measure should be included in the S106 Heads of Terms to be agreed as part of the forthcoming planning application.

### Goods, services and facilities

- 8.2.9 Planned support to help existing businesses find alternative locations or premises will be important to ensure that businesses' existing customer bases with shared equality characteristics are able to continue to access specialist goods and services. Marketing and advertising advice is likely to provide an important component of this support so that businesses are able to inform existing and new customers of their planned relocation. This measure should be included in the S106 Heads of Terms to be agreed as part of the forthcoming planning application.
- 8.2.10 Southwark Council, in planning its future approach to letting business premises at the redeveloped site and their overall management of the site, should include explicit measures to encourage equality of opportunity. These measures could include the promotion of diverse ownership of businesses at the site as well as measures to encourage services and activities that meet the creative and cultural aspirations of the diverse local community.

### Safety and crime

- 8.2.11 It is recommended that the site should be registered with the Code of Considerate Practice, run by the Considerate Constructors' Scheme.<sup>37</sup>
- 8.2.12 Prior to the demolition phase commencing, the police should be consulted on any appropriate additional security measures required such as monitoring to ensure that materials are not stolen during the demolition and construction phases.

## 8.3 Conclusion

- 8.3.1 The redevelopment proposal is identified as giving rise to a number of positive equality impacts in relation to: an improved and more accessible public realm and streetscape; improved safety; and potential new business opportunities which could generate new employment opportunities for local people. People sharing protected characteristics are likely to be able to share in these benefits. Southwark Council, as a public body, can maximise this sharing of benefits, through explicit measures in their approach to future letting of premises and overall site management to encourage equal opportunities.
- 8.3.2 It is considered that the redevelopment proposals do have the potential to give rise to negative equality impacts in terms of potential loss of existing employment and business opportunities, and, to some degree, to access to goods and services. BME-owned businesses and employees (particularly amongst people of Black African and Black Caribbean origin) are identified as particularly vulnerable to potential negative effects of the redevelopment and associated loss of existing business premises.

<sup>37</sup> See: <http://www.ccscheme.org.uk/index.php/company-registration/how-to-be-very-considerate/company-code-of-considerate-practice>

- 8.3.3 The new development will have a reduced amount of floor space available for businesses and there is current uncertainty regarding what proportion of existing businesses can expect to relocate into the new development. The potential implications of this may involve the closure of a number of BME-owned businesses, which could result in job losses among people in BME groups.
- 8.3.4 Southwark Council's has stated its commitment to enable businesses to remain local, unless they want to move elsewhere. Where businesses are able to relocate within the redevelopment or the local Rye Lane area, this would reduce the significance of negative effects for businesses and for customers from African, Afro-Caribbean and Asian backgrounds.

# ***APPENDICES***

## ***Appendix 1: Survey for businesses***

## ***Appendix 2: Survey for customers***

## Appendix 3: Information on the diversity of survey respondents

### 8.4 Business owners and respondents

*Table 0-1: Ethnic group*

Question	Options	Respondents	% of respondents
What is your ethnic group?	White	6	35
	Mixed ethnic group	1	6
	Asian/Asian British	1	6
	Black/Black British	7	41
	Other ethnic group	2	12
Answered question		17	100
Skipped question		0	0

*Table 0-2: Age*

Question	Options	White respondents	BME respondents	Total
What is your age group?	Under 18	0	0	0
	18-24	0	0	0
	25-34	3	3	6
	35-44	1	2	3
	45-54	1	3	4
	55-64	1	3	4
	65-74	0	0	0
	75 and over	0	0	0
Answered question		6	11	17
Skipped question		0	0	0

*Table 0-3: Sex*

Question	Options	White respondents	BME respondents	Total
What is your sex?	Male	6	7	13
	Female	0	4	4
Answered question		6	11	17
Skipped question		0	0	0

*Table 0-4: Religion*

Question	Options	White respondents	BME respondents	Total
What is your religion?	Christianity	2	4	6
	Islam	0	6	6
	No religion	4	0	4
	Prefer not to say	0	1	1
	Other	0	0	0
Answered question		6	11	17
Skipped question		0	0	0

## 8.5 Business customers

*Table 0-5: Ethnic group*

Question	Options	Respondents	% of respondents
What is your ethnic group?	White	9	20
	Mixed ethnic group	4	9
	Asian/Asian British	4	9
	Black/Black British	26	58
	Other ethnic group	0	0
Answered question		43	96
Skipped question		2	4

*Table 0-6: Age*

Question	Options	White respondents	BME respondents	Total
What is your age group?	Under 18	0	0	0
	18-24	2	9	11
	25-34	2	13	15
	35-44	1	9	10
	45-54	2	1	3
	55-64	1	1	2
	65-74	1	0	1
	75 and over	0	1	1
Answered question		9	34	43
Skipped question		n/a	n/a	2

*Table 0-7: Sex*

Question	Options	White respondents	BME respondents	Total
What is your sex?	Male	4	12	16
	Female	5	22	27
Answered question		9	34	43
Skipped question		n/a	n/a	2

*Table 0-8: Religion*

Question	Options	White respondents	BME respondents	Total
What is your religion?	Christianity	3	18	21
	Hinduism	0	1	1
	Islam	0	10	10
	Rastafarianism	0	1	1
	No religion	4	3	7
	Prefer not to say	2	0	2
	Other	0	0	1
Answered question		9	33	42
Skipped question		n/a	1	3

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# Peckham Rye Station Square and 82 Rye Lane / 2-10 Blenheim Grove

## Response to EqIA recommendations

This supplementary document to the EqIA outlines the Council's response to date to the recommendations that were presented in March 2015. The Council will continue to respond to these recommendations as the project progresses and build on the work to date.

### Recommendation 1 (Para 8.2.2.)

Southwark Council should, as a matter of priority; publish and regularly update information relating to the development on its website and via the distribution of print versions. This should include information on the timescales involved in the redevelopment (including committee dates; the date on which the planning application is set to be determined; the procedure and timescales for property acquisition; the likely date on which notice will be served on businesses; the likely date by which premises will need to be vacated; the likely date around which new units will be allocated; and the phasing of the development). This would help widen awareness amongst affected members of the community of the timescales involved, including relevant timescales for them to express their views on the redevelopment and to make their own plans.

### Response to date

- A dedicated website for the scheme was set up; [www.PeckhamRyeStationSquare.co.uk](http://www.PeckhamRyeStationSquare.co.uk). This website has been regularly updated with information as the scheme has developed through the CoDesign process. It has been used to publish all information regarding the contents of the workshop and summarised the feedback and responses received from attendees.
- There are over 620 individuals and organisations subscribed to the Peckham Station Square mailing list. This has been used regularly to share information on consultation events and programme updates with the public.

- Social media has also been used to publicise updates online. The twitter account has over 1,200 followers and has been a useful mechanism for sharing information. Please see appendix A for a screen grab of the twitter account.
  - CPO timescales and construction timescales have been published on the Southwark Council website. Alongside contact information for Council officers and an independent business advisor for affected businesses. This can be viewed here; [http://www.southwark.gov.uk/info/823/regeneration\\_projects/3375/peckham\\_rye\\_station](http://www.southwark.gov.uk/info/823/regeneration_projects/3375/peckham_rye_station)
  - A formal notification of the intent to submit a planning application was sent by recorded delivery to 113 leaseholders, occupiers and tenants within the site. Please see appendix B for a copy of this letter.
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### **Recommendation 2 (Para 8.2.3.)**

Southwark Council and its appointed business advisors should together review consultation and engagement approaches to date and agree on a forward strategy, including any need for additional inputs or changes of approach that may encourage greater engagement by BME businesses, including in the CoDesign process. A renewed strategy for on-going stakeholder engagement should be developed prior to a decision on the planning application being made, which should set out specific engagement pathways for particular affected groups, including existing shop owners, employees on the site, and other business owners and local residents in the area.

### **Response to date**

Southwark Council have appointed business support consultants, Tree Shepherd, to provide on site business liaison and support. Shortly following the submission of the planning application, Tree Shepherd and Southwark Council agreed the following approach to business support going forward;

1. Establish a panel of business experts who can relate to the particular needs of these small businesses.

2. Employ a Business Networker (BN) to network intensely with the target businesses and engage them in the support offer and discuss their needs. The BN would help each business decide who on the panel could best advise them on their specific issues and take them through a business planning process. The key role of the BN would be to establish contact with the business and introduce them to their chosen business advisor.
3. The Business advisors (BA) would then meet the businesses either at their business or, if they prefer, a neutral space nearby. The advisor would help them think through their business model and advise on any specific business (non-professional) issues.
4. The BA would assist the businesses to complete a business plan mapping exercise designed to summarise the business and its direction.
5. Each BA would be equipped with the lists of approved council providers of professional services and assist the businesses chose them if required.
6. The BA would spend around ½ day with each business and a further ¼ day in follow up support and clarification by phone and e-mail.
7. The minimum time commitment required to make the connections build the relationships and ensure every business was supported would be 13 weeks (3 months). Thereafter, this it was agreed that this provision could be extended on a month by month basis.

Supplementary to this, Tree Shepherd are carrying out on-going business engagement in relation to the Peckham Palms project. This developing project aims to provide a bespoke Afro-Caribbean hair and beauty centre in a nearby location on Bournemouth Close. It is intended that Peckham Palms will allow many of the Afro-Caribbean hair and beauty businesses to continue and improve their business models following relocation from Blenheim Grove.

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### **Recommendation 3 (Para 8.2.4.)**

The Council should ensure that the CoDesign process continues as a key part of this broader stakeholder engagement strategy, maintaining communication with stakeholders and building on the significant work already undertaken. The Council should work to facilitate

communication between the project team, CoDesigners and other external stakeholders. The CoDesign process should take account of the differences in levels of understanding/engagement among White and BME business owners and employees, as well as the implications these can have in terms of creating potential barriers to their take-up of available support and engagement in the process.

### **Response to date**

Following this recommendation in March 2015, the Council have held four CoDesign workshops with local residents, businesses and stakeholders to guide and inform the principles that have fed into the design process. Please refer to the Statement of Community Involvement (submitted as part of this application) for further information.

In order to widen the representation at CoDesign workshops with more BME residents and business owners, the following steps were taken;

1. Delivery of flyers – approximately 2000 flyers were distributed to addresses surrounding the Site between one and two weeks in advance of each workshop. All of the BME businesses within the site and many surrounding the site will have received these.
  2. Announcements at Sunday Worship – it was arranged for announcements to be made at Sunday worship in some of the nearby churches with a predominantly Afro-Caribbean congregation.
  3. Trader's Day - A traders' day was held in April 2015 to provide face to face assistance and advice to affected businesses. The purpose of this drop in day was to support businesses to understand their options, rights and obligations in regards to the planning application.
  4. Written correspondence – The Council has been regularly updating businesses via written correspondence. Copies of these letter can be found in appendix C.
-

**Recommendation 4 (Para 8.2.5.)**

Southwark Council should ensure that its appointed business advisors continue to submit regular progress reports on their activities, as well as on other measures taken to support the existing businesses on the site.

**Response to date**

Appointed business advisors, Tree Shepherd, have been and will continue to submit monthly reports on the contact that they have had with occupiers and anything that needs to be actioned by the Council in term of disseminating information or providing clarity on any issues. Please see appendix D for a copy of the template that is submitted to the Council on a monthly basis.

A representative from Tree Shepherd attends the 6-weekly working group meetings for the scheme and provides a verbal update.

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**Recommendation 5 (Para 8.2.6.)**

Southwark Council, with its appointed business advisors, should identify whether additional or differing forms of support should be offered to businesses identified as poorly equipped to develop revised business plans or to find suitable alternative premises or employment.

**Response to date**

Appointed business advisors, Tree Shepherd, have a dedicated Business Networker on site one day a week. Their role is to network intensely with the target businesses and engage them in the support offer and discuss their needs. The Business Networker's main priority is to establish what support each business requires. They will then help each business decide who on the panel of specialist advisors (ranging financial management, marketing, recruitment, general management, buying and managing stock, and maintaining a website) they could seek further support from and advise them on their specific issues and take them through a business planning process. If this proposal is not suitable for an affected business for any reason, Tree Shepherd will continue to work with them to develop sustainable business or employment options and pathways following the redevelopment.

**Recommendation 6 (Para 8.2.7.)**

Southwark Council and its appointed business advisors should continue to signpost existing business owners and employees to relevant business support and/or training providers to develop their skills sets to be able to better respond to the changes resulting from the proposed redevelopment.

**Response to date**

Appointed business advisors, Tree Shepherd, have developed an information pack for occupiers which provide contact information on suggested surveyor who they may wish to appoint to act on their behalf. The Council is able to provide some financial support to help with the cost of this. The information pack also provides advice on how to appoint a solicitor and / or accountant should they require those professional services. Tree Shepherd have a wealth of experience in assisting small and medium sized businesses and are able to sign post businesses to courses, training and further resources through the individual business planning process.

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**Recommendation 7 (Para 8.2.8.)**

Southwark Council plans to negotiate with current occupiers and leaseholders pursuant to a CPO, and intends to phase development to allow some of the current occupiers the opportunity to be relocated either within the scheme or elsewhere during the development. Where a CPO is required, Southwark Council should seek to negotiate on a case-by-case basis a reasonable value for purchase of the premises and compensation for disturbance. A realistic timeframe for such negotiations following planning permission and prior to CPO should be agreed. This measure should be included in the S106 Heads of Terms to be agreed as part of the forthcoming planning application.

**Response to date**

The CPO timetable has been shared with businesses and can be found in appendix E of this document.

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**Recommendation 8 (Para 8.2.9.)**

Planned support to help existing businesses find alternative locations or premises will be important to ensure that businesses' existing customer bases with shared equality characteristics are able to continue to access specialist goods and services. Marketing and advertising advice is likely to provide an important component of this support so that businesses are able to inform existing and new customers of their planned relocation. This measure should be included in the S106 Heads of Terms to be agreed as part of the forthcoming planning application.

**Response to date**

As part of their business planning support, appointed business advisors, Tree Shepherd, will help occupiers and business owners to develop a plan for marketing and promoting any changes to the businesses, such as relocation.

The 'Peckham Palms' project will provide a bespoke Afro-Caribbean hair and beauty centre for relocating many of the Afro-Caribbean hair and beauty businesses. The new centre will be managed and promoted as a single entity, this management contract will include provision for training and development for the hairdressers in order to improve and professionalise their business models. Advertising and promotion will also be a key part of this management contract.

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**Recommendation 9 (Para 8.2.10.)**

Southwark Council, in planning its future approach to letting business premises at the redeveloped site and their overall management of the site, should include explicit measures to encourage equality of opportunity. These measures could include the promotion of diverse ownership of businesses at the site as well as measures to encourage services and activities that meet the creative and cultural aspirations of the diverse local community.

**Response to date**

The council is committed to ensuring that the diverse and independent characteristics of Rye Lane businesses are replicated within the new scheme. The council would like to see as many existing retailers return to the scheme as possible. However, the Council have been

clear from the onset that this development will result in a loss of retail accommodation, so it will not be possible for all existing business to take up leases in the new scheme.

The bank has been provisionally allocated a space in the new scheme as the council recognise that Peckham is very much a cash economy and that many shops, especially local independent traders, carry out the large proportion of cash transactions. Therefore, retaining a cash point and bank is seen as essential to maintaining the vibrant economy in the area. The dentist has been provisionally allocated a space as there are over 9000 registered patients and we believe that relocating this health service could have severe detrimental implications on the accessibility of health services to local residents.

The floor plan of the new scheme has been designed to incorporate a number of smaller units rather than larger commercial premises. This is to encourage smaller independent traders to take up leases in the new development. The council has not specified how and when these units will be let. However, a key aspiration that was expressed through the CoDesign process was the need to retain local independent traders, this will be reflected when the Council eventually let the new units. The lettings strategy for the new development is yet to be developed. However, the Council will ensure that equality of opportunity will be a key consideration of the final lettings policy.

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#### **Recommendation 10 (Para 8.2.11.)**

It is recommended that the site should be registered with the Code of Considerate Practice, run by the Considerate Constructors' Scheme.

#### **Response to date**

The appointed construction contractor will be expected to implement this recommendation. This expectation will be built into the procurement brief.

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**Recommendation 11 (Para 8.2.12.)**

Prior to the demolition phase commencing, the police should be consulted on any appropriate additional security measures required such as monitoring to ensure that materials are not stolen during the demolition and construction phases.

**Response to date**

The appointed construction contractor will be expected to implement this recommendation. This expectation will be built into the procurement brief.

## Appendix A - Screen grab of the CoDesign Peckham twitter account.

**CO DESIGN PECKHAM**

TWEETS 746 FOLLOWING 1,213 FOLLOWERS 1,559 LIKES 69

**Peckham CoDesign**  
@PeckhamCoDesign

There is a chance to influence the future of Peckham Rye Station. Become a Co-Designer!

📍 Peckham Rye Station  
🌐 [peckhamcodesign.org](http://peckhamcodesign.org)

📷 171 Photos and videos

**Tweets**   **Tweets & replies**   **Photos & videos**

**Peckham CoDesign** @PeckhamCoDesign · Dec 1  
TONIGHT!: Peckham Rye Station Square Planning App drop-in session 5.30-7.30pm 74a Rye Lane (Next to TSB); More info [tinyurl.com/oa9v98a](http://tinyurl.com/oa9v98a)

**Peckham CoDesign** @PeckhamCoDesign · Nov 27  
More info on PR Station Sq Planning App drop-in session Tues 1st + Thurs 3rd Dec 5.30-7.30pm 74a Rye Lane : [tinyurl.com/oa9v98a](http://tinyurl.com/oa9v98a)

**Peckham CoDesign** @PeckhamCoDesign · Nov 27  
PR Station Sq Planning App drop-in session Tue 1st + Thu 3rd Dec 5.30-7.30pm 74a Rye Lane (next to TSB) [@peckhamvision](https://twitter.com/peckhamvision) [@peckhampeculiar](https://twitter.com/peckhampeculiar)

**Peckham CoDesign** @PeckhamCoDesign · Oct 29  
(2/2) The planning application can be viewed here: [bit.ly/1GyUcpU](http://bit.ly/1GyUcpU)

**Peckham CoDesign** @PeckhamCoDesign · Oct 29  
(1/2) We're really pleased to let you know that an application for Peckham Rye Station Square has now been submitted

**Appendix B – Letter sent to occupiers, tenants and leaseholders prior to the submission of the planning application.**



Regeneration South  
Chief Executive's Department  
Direct Line 020 7525 3348  
Email [Lauren.Sharkey@southwark.gov.uk](mailto:Lauren.Sharkey@southwark.gov.uk)

Date: 21 October 2015

Dear

**Re: Planning application for the proposed development of Peckham Rye Station Square and 2 – 10 Blenheim Grove / 82 Rye Lane, Peckham, London, SE15.**

This letter and the attached notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 of application for planning permission, provides notice that The London Borough of Southwark will be submitting an application for the proposed development at 74a – 82 (excluding 80a) Rye Lane, 4, 10, 12, 12a and 14 Station Way and 2–10 Blenheim Grove, Peckham, London, SE15.

The proposed development will be for the provision of a new public square between the existing Grade II Listed Peckham Rye Station building and Rye Lane, created by demolishing the arcade buildings currently located between the north and south railway viaducts, and including the refurbishment of the railway arches to provide commercial units facing into the new square, and refurbishment and erection of a two storey roof extension to the building at 2-10 Blenheim Grove / 82 Rye Lane, hard landscaping and other associated works.

The planning application will be available to view online once it has been validated by the council. Please refer to [www.PeckhamRyeStationSquare.co.uk](http://www.PeckhamRyeStationSquare.co.uk) for updates.

Yours sincerely,

A black rectangular box redacting the signature of Lauren Sharkey.

Lauren Sharkey  
Regeneration South  
London Borough of Southwark

London Borough of Southwark, Chief Executive's Department, Regeneration South,  
5<sup>th</sup> Floor, 160 Tooley Street, London, SE1 2QH  
Switchboard - 020 7525 5000 Website - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
Director of Regeneration – Stephen Platts

## Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

### Proposed development at:

Name or flat number	74a – 82 (excluding 80a) Rye Lane
Property number or name	4, 10, 12, 12a and 14 Station Way
Street	2-10 Blenheim Grove
Locality	
Town	Peckham
County	
Postal town	London
Postcode	SE15 4RY

### Take notice that application is being made by:

Organisation name	London Borough of Southwark		
Applicant name	Title	Forename	Surname
	Mr	Neil	Kirby

### For planning permission to:

#### Description of proposed development

Provision of a new public square between the existing Grade II Listed Peckham Rye Station building and Rye Lane, created by removing the arcade buildings currently located between the north and south railway viaducts. Refurbishment of the railway arches to provide commercial units. Refurbishment and erection of a two storey roof extension to the building at 2-10 Blenheim Grove / 82 Rye Lane.

#### Local Planning Authority to whom the application is being submitted:

The London Borough of Southwark

#### Local Planning Authority address:

Development Management, 5th Floor,  
160 Tooley Street,  
London  
SE1 2QH

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

### Signatory:

Signatory	Title	Forename	Surname
	Mr	Neil	Kirby

#### Signature



#### Date (dd-mm-yyyy)

21-10-2015

**Statement of owners' rights:** The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

**Statement of agricultural tenants' rights:** The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

## Appendix C – Correspondence with occupiers, tenants and leaseholders.

The Occupier / Tenant



Property Department

Direct Line 020 7525 5651

Email [marcus.mayne@southwark.gov.uk](mailto:marcus.mayne@southwark.gov.uk)

11 March 2015

Dear Occupier / Tenant

### Re: Peckham Rye Station – Redevelopment Proposals

Following my letter of 28 November 2014, I am writing with the latest update on the proposals for Peckham Rye Station which will affect many tenants of the shops in front of the station.

These units are held by people who have long leases from Network Rail, and who in turn let many of the units out to other tenants. In December the council wrote to the long leaseholders and made offers to buy out their interest. We are now negotiating with many of these leaseholders and if we reach an agreement to buy their lease, the council will then become the landlord to any tenants of that leaseholder.

As I mentioned in my previous letter, we would like to have discussions with the tenants and occupiers about how they will be affected, and what options are available to them, for example in terms of relocating their business, and compensation. Ideally we would like to relocate occupiers locally, and indeed where possible back into the new development. If you are unsure if you are affected or you would like to discuss your options, please contact my colleague Alexandra Curran (details overleaf) as it is important that you begin to plan for the changes ahead.

The broad timetable that the council is currently working towards is as follows:

- Planning application to be submitted - Summer 2015
- Make a compulsory purchase order - Summer 2015
- Construction - Summer 16 to Spring 2017
- Completion - Spring 2017

It is proposed that any development will be carried out on a phased basis and we will therefore be seeking vacant possession of certain units ahead of others.

We are about to put a report up to the cabinet of the council to ask for authority to prepare to make a compulsory purchase order (CPO) which would give us powers if need be to compulsorily acquire any interests within the scheme. We would prefer to come to voluntary agreements with tenants but require a CPO in case we are unable to manage this. The cabinet meeting is to be held on Tuesday 17 March at 4 pm and the public are welcome to attend.

Cont'd...

Southwark Council, Chief Executive's Office, Property Division, 5<sup>th</sup> Floor, 160 Tooley Street, London, SE1 2QH  
 Switchboard - 020 7525 5000 Website - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
 Director of Regeneration – Stephen Platts

...cont'd

Also open to everyone on Tuesday 17 March, from 6:30 pm, is the co-design workshop led by the architects Landolt + Brown, who the council appointed in February to design the new square in front of the station and the new or refurbished building on the corner of Rye Lane and Blenheim Grove. This will be held at All Saints Church Hall on Blenheim Grove and it will give you the opportunity to hear the architects' initial thoughts and put forward your views. We want the scheme to enable us to retain and indeed increase the number of jobs in the area, so your contribution is important to us.

I look forward to hearing from you soon so that we can work with you to plan for your business' future.

Yours faithfully



**Marcus Mayne MRCIS**  
Southwark Property

**Useful information****Cabinet Meeting**

4 pm Tuesday 17 March 2015  
 Southwark Council  
 Ground floor room GO2A  
 160 Tooley Street, London SE1 2QH

Tel: 020 7525 4395  
 Email: paula.thornton@southwark.gov.uk

**Co-design workshop**

6:30 pm Tuesday 17 March 2015  
 All Saints Church Hall  
 Blenheim Grove, London SE15 4QS

**Website for on-going updates**

[www.peckhamcodesign.org](http://www.peckhamcodesign.org)

**Independent business advice**

Liam Hickey, GLE oneLondon  
 Tel: 07748 328 835 or 020 7940 1526  
 Email: liam.h@gle.co.uk

**Tenant/occupier liaison**

Alexandra Curran, Southwark Council  
 Tel: 020 7525 5629  
 Email: alexandra.curran@southwark.gov.uk

If you require information in your language, or in other formats such as audio or large print, please call 020 7525 5000

**Arabic**

يحتوي هذا المنشور على معلومات عن الخدمات التي تقدمها بلدية سوثورك (Southwark). إذا كنت ترغب في الحصول على معلومات بلديك الأجنبية الرجاء الاتصال بالرقم المجيبين هذا: 020 7525 5000

**Bengali**

এই ফোল্ডারটিতে রয়েছে সোথার্ক কাউন্সিলের পরিষেবাগুলির বিষয়ে সংক্রান্ত তথ্য। আপনি যদি বাংলায় এই তথ্যের প্রাপ্যতা চান তবে দয়া করে আমাদের সাথে যোগাযোগ করুন।  
 020 7525 5000

**French**

Ce dépliant contient des renseignements sur les services de Southwark Council (municipalité de Southwark). Si vous avez besoin d'obtenir ces renseignements dans votre langue, veuillez appeler le : 020 7525 5000

**Somali**

Warqaddaan yar waxaa ku qoran macluumaad ku saabsan adeegyada Guddiga Dowladda Hoose ee Southwark. Haddii aad u baahan tahay macluumaad ku qoran luqaddaada, fadlan wac lambarka 020 7525 5000

**Spanish**

Este folleto contiene información sobre los servicios prestados por el ayuntamiento de Southwark. Si necesitara alguna información en su propio idioma, por favor llámeme al 020 7525 5000

**Turkish**

Bu broşur Southwark Belediyesi'nin servisleri ile ilgili bilgi içerir. Eğer kendi dilinizde bilgi edinmek isterseniz, lütfen 020 7525 5000 numaralı telefonu arayınız

**Vietnamese**

Tờ rơi này cung cấp thông tin về các dịch vụ của hội đồng quản Southwark. Nếu quý vị muốn có bản dịch sang ngôn ngữ mình nói, xin vui lòng gọi số: 020 7525 5000

The Occupier / Tenant



Property Department

Direct Line 020 7525 5651

Email [marcus.mayne@southwark.gov.uk](mailto:marcus.mayne@southwark.gov.uk)

28 July 2015

Dear Occupier / Tenant

**Re: Peckham Rye Station – Redevelopment Proposals**

Following my letter of 11 March 2015, I am writing with a fresh update on the Peckham Rye Station project.

Since my last letter, we have been progressing the design of the scheme through co-design workshops which some of you have attended. The next workshop will be held on 29 July, this time at the Thomas Carlton Centre (details overleaf) and the architects, Landolt + Brown, will be running through their proposals for the final design of the new square. We then hope to submit the planning application in September.

At the end of April we held a Traders' Day at Barry's Café so all occupiers/tenants could come and talk to us about the proposals and the relocation process. We will drop in on individual traders more regularly and discuss relocation options and any new premises you may have found, and we will keep a log of business units coming on to the market in and around Rye Lane to share with you. It is your responsibility to look for premises which suit your business needs and the council will do what it can to support you in your search.

In March, the council's Cabinet resolved to prepare a compulsory purchase order (CPO) giving the council powers if need be to compulsorily acquire any interests within the scheme. We would prefer to come to voluntary agreements with tenants but require a CPO in case we are unable to manage this. As part of our preparation for making a CPO, we will be appointing Persona Associates to carry out a referencing exercise to understand if there are other people affected by the proposals that we are not currently aware of, and in the near future Persona will be contacting you for your help with this.

We continue to negotiate with those who hold long leasehold interests and have recently agreed purchase terms with a long leasehold investor and an occupier. This means that the council will become the landlord, allowing us more control to keep the project on target.

The latest timetable for the project is broadly as follows:

- Submit planning application: Autumn 2015
- Make compulsory purchase order: Autumn 2015
- Require possession of units: Spring 2016\*
- Construction begins: Summer 2016
- Completion of scheme: Summer 2017

Cont'd...

Southwark Council, Chief Executive's Office, Property Division, 5<sup>th</sup> Floor, 160 Tooley Street, London, SE1 2QH  
 Switchboard - 020 7525 5000 Website - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
 Director of Regeneration – Stephen Platts



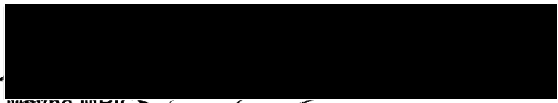
...cont'd

\* It is proposed that works will be carried out on a phased basis and we will therefore be seeking vacant possession of certain units ahead of others. It is likely that possession of premises on Blenheim Grove will be needed in the first phase.

The council is keen that the cluster of hair and beauty businesses on Blenheim Grove is able to remain close together. A specially designed hair and beauty parade has been proposed on Bournemouth Close, about a 2 minute walk from the station. The council will soon be appointing an architect to begin working with businesses to co-design an exciting and unique temporary home for hair and beauty in Peckham.

Please find overleaf useful contact details and further information.

Yours faithfully



Marcus Wayne WIKICS  
Southwark Property



## Useful information

### Co-design workshop

6:30 – 8:30pm  
 Wednesday 29 July  
 Thomas Carlton Centre  
 Alpha Street  
 SE15 4NX

### Website for on-going updates

[www.peckhamrystationssquare.co.uk](http://www.peckhamrystationssquare.co.uk)

### Independent business advice

Liam Hickey, GLE oneLondon  
 Tel: 07748 328 835 or 020 7940 1526  
 Email: [liam.h@gle.co.uk](mailto:liam.h@gle.co.uk)

### Tenant/occupier liaison

Alexandra Curran, Southwark Council  
 Tel: 020 7525 5629  
 Email: [alexandra.curran@southwark.gov.uk](mailto:alexandra.curran@southwark.gov.uk)

### Scheme update / Beauty parade

Lauren Sharkey  
 Tel: 020 7525 3348  
 Email: [lauren.sharkey@southwark.gov.uk](mailto:lauren.sharkey@southwark.gov.uk)

If you require information in your language,  
 or in other formats such as audio or large  
 print, please call 020 7525 5000

### Arabic

يحتوي هذا المنشور على معلومات عن  
 الخدمات التي تقدمها بلدية سوثورك  
 (Southwark). إذا كنت ترغب في الحصول  
 على معلومات باللغة الأممية الرجاء  
 الاتصال بالرقم المجيب هذا: 020 7525 5000

### Bengali

এই ফোল্ডারটিতে সাধারণ কাঠামোর পরিবেশনা রয়েছে  
 যেসব সেবা আছে। আপনি যদি যিচ্ছন সেবায় বিস্তারিত  
 জানতে হয়, তাহলে এই টেলিফোন নম্বর কেহাও খাও  
 তাহলে টেলিফোন করুন।" টেলিফোন নম্বর:  
 (020) 7525 5000

### French

Ce dépliant contient des renseignements  
 sur les services de Southwark Council  
 (municipalité de Southwark). Si vous  
 avez besoin d'obtenir ces renseignements  
 dans votre langue, veuillez appeler le :  
 020 7525 5000

### Somali

Warqaddaan yar waxaa ku qoran  
 macluumaad ku saabsan adeegyada  
 Guddiga Dowladda Hoose ee Southwark.  
 Haddii aad u baahan tahay macluumaad  
 ku qoran warqaddaada, faa'iidan wac  
 lambarka 020 7525 5000

### Spanish

Este folleto contiene información sobre  
 los servicios prestados por el ayuntamiento  
 de Southwark. Si necesitara alguna  
 información en su propio idioma, por  
 favor llame al 020 7525 5000

### Turkish

Bu broşür Southwark Belediyesi'nin  
 servisini ile ilgili bilgilerdir. Eğer kendi  
 dilinizde bilgi edinmek isterseniz, lütfen  
 020 7525 5000 numaralı telefonu arayınız

### Vietnamese

Tờ rơi này cung cấp thông tin về các  
 dịch vụ của hội đồng quận Southwark.  
 Nếu quý vị muốn có bản dịch sang  
 ngôn ngữ mình nói, xin vui lòng gọi  
 số: 020 7525 5000

The Occupier / Tenant



Property Department

Direct Line 020 7525 5651

Email [marcus.mayne@southwark.gov.uk](mailto:marcus.mayne@southwark.gov.uk)

4 September 2015

Dear Occupier / Tenant

**Re: Peckham Rye Station Redevelopment – Section 16 Notices**

To help us get accurate details of occupiers and leaseholders in front of the station, we have appointed Persona Associates to carry out an information gathering exercise for us. This will involve serving Section 16 notices on all those within the proposed redevelopment.

A Section 16 notice is a formal request for your contact details and must be returned within 21 days. It is known as a statutory requisition.

Many of you will already have met Jennie Batson and the team from Persona Associates on their recent site visit, and it is they who will be sending out the statutory requisition documentation next week (commencing Monday 7 September). The documents are straightforward but if you need help you can contact Jennie on 01403 219896.

If you rent a chair for your business, rather than own the premises, Persona may not know about you! Please contact Jennie or the council (details overleaf) so that we can ensure that you are included.

Yours faithfully

  
**Marcus Mayne MRICS**  
Southwark Property

Southwark Council, Chief Executive's Office, Property Division, 5<sup>th</sup> Floor, 160 Tooley Street, London, SE1 2QH  
Switchboard - 020 7525 5000 Website - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
Director of Regeneration – Stephen Platts

**Useful information****Website for on-going updates**

[www.peckhamryestationsquare.co.uk](http://www.peckhamryestationsquare.co.uk)

**Tenant/occupier liaison**

Alexandra Curran, Southwark Council  
Tel: 020 7525 5629  
Email: [alexandra.curran@southwark.gov.uk](mailto:alexandra.curran@southwark.gov.uk)

**Scheme update / Beauty parade**

Lauren Sharkey  
Tel: 020 7525 3348  
Email: [lauren.sharkey@southwark.gov.uk](mailto:lauren.sharkey@southwark.gov.uk)

If you require information in your language,  
or in other formats such as audio or large  
print, please call 020 7525 5000

**Arabic**

جدثوي هذا المذکور علی معلومات عن  
الخدمات التي تقدمها بلدية سوثورك  
(Southwark). إذا كنت ترغب في الحصول  
على معلومات بلغتك الأمكنة الرجاء  
الاتصال بالرقم المبين هنا: 020 7525 5000

**Bengali**

এই বিজ্ঞপ্তিতে আমরা কাঠামোর পরিবর্তনের  
কেন্দ্রীয় কার্যক্রমের ব্যাপারে যাঁদের জানার  
প্রয়োজন হয়, তাদের ও কাঠামোর লগ্নি প্রকল্প  
কেন্দ্রীয় কার্যক্রমের ব্যাপারে জানার  
প্রয়োজন হয়। যদি আপনি বাংলায়  
020 7525 5000

**French**

Ce dépliant contient des renseignements  
sur les services de Southwark Council  
(municipalité de Southwark). Si vous  
avez besoin d'obtenir ces renseignements  
dans votre langue, veuillez appeler le :  
020 7525 5000

**Somali**

Wargaddaan yar waxaa ku qoran  
macluumaad ku saabsan adeegyada  
Guddiga Dowladda Hoose ee Southwark.  
Haddii aad u baahan tahay macluumaad  
ku qoran wargaddaada, fadlan wac  
lambarka 020 7525 5000

**Spanish**

Este folleto contiene información sobre  
los servicios prestados por el ayuntamiento  
de Southwark. Si necesitara alguna  
información en su propio idioma, por  
favor llame al 020 7525 5000

**Turkish**

Bu broşür Southwark Belediyesi'nin  
servisleri ile ilgili bilgi içerir. Eğer kendi  
dilinizde bilgi edinmek isterseniz, lütfen  
020 7525 5000 numaralı telefonu arayınız

**Vietnamese**

Tờ rơi này cung cấp thông tin về các  
dịch vụ của hội đồng quận Southwark.  
Nếu quý vị muốn có bản dịch sang  
ngôn ngữ mình nói, xin vui lòng gọi  
số: 020 7525 5000

Appendix D – Monthly monitoring template submitted to the council by the appointed business advisor.



Peckham Rye Station Square  
 Monthly Monitor - Tree Shepherd business support for affected businesses and traders

Month	Number of businesses supported	Number of individuals supported	Number of hours on site	Business	Name	Date	Summary of support provided	Actions for Tree Shepherd	Actions for Council	Action for business	Next appointment
					Name of individual(s) in contact with		Summary of conversation including key concerns, information shared or signposted, advice provided etc.	Any follow up actions (e.g. ask council to contact business directly)	Any follow up actions (e.g. provide further information on xyz)	Any follow up actions (e.g. Appoint a surveyor on the list provided)	Date if arranged

## Appendix E – CPO timetable

<b>TIMELINE - COMPULSORY PURCHASE ORDER</b>		
<b>Referencing</b>	This is the exercise undertaken on behalf of the council to collect and record information on land ownership and occupation. The council will serve a "requisition for information" form on all people they think own or occupy property they wish to acquire. The form will ask for details of your interest in the land (for example, freehold or leasehold) and also of anyone else who has an interest in it.	October 2015
<b>Prepare a Statement of Reasons</b>	The council will prepare a document known as a Statement of Reasons for making the Order. This sets out the council's reasons for seeking to acquire the land, and will accompany the CPO, the Schedule and CPO Map	November 2015
<b>Make Compulsory Purchase Order - January 2016</b>		
<b>Publish notice of the making of the Order for 2 consecutive week in local newspaper</b>	Before the council submits the CPO for confirmation, a notice must be published for two successive weeks in one or more local newspapers and must also be fixed on or near the land covered by the order.	January 2016
<b>Serve Notice of the Making of the Order on individual owners</b>	<p>The council must serve notice stating the effects of the order on every "qualifying person", that is on:</p> <ul style="list-style-type: none"> <li>• every owner, leaseholder, tenant, and occupier of any land comprised in the CPO; and</li> <li>• any other person who may have the right to claim compensation either because: <ul style="list-style-type: none"> <li>a) they own rights in the land being acquired and these will be interfered with; or</li> <li>b) the value of their land will/may be reduced as a result of works carried out on the land being compulsorily acquired (even though none of their land is being compulsorily acquired).</li> </ul> </li> </ul>	January 2016
<b>42 days for objections from individual owners</b>		

The address to which objections should be sent and the time period for doing will be set out in the notice. There is no specific format for the objection other than it must be in writing. You can write the letter yourself or you may appoint a professional adviser to submit the objection on your behalf.

**Planning Permission issued – February 2015**

<b>Decision for Inquiry</b>	Shortly after the closing date for objections, the Minister will make a decision to consider the objections through the written representations procedure or an inquiry.	April 2016
<b>Public Inquiry to consider CPO Objections</b>	If the Minister decides that an Inquiry is required, it will be held before an Inspector appointed by the Minister. Inspectors are usually specialists, for example surveyors, engineers or architects. The Inspector determines how the inquiry is to proceed. Generally he or she will try to keep proceedings informal whilst ensuring that all parties are able to have their say in an organised and orderly manner.	October 2016
<b>Secretary of State's decision</b>	After the close of the inquiry, the Inspector will produce a report for the Minister clearly setting out his or her conclusions and putting forward recommendations. The Inspector does not make a decision, but recommends a course of action to the Government Minister. After considering the Inspector's Report following either an inquiry or the use of the written representations procedure, the Minister will decide to confirm, modify or reject the CPO.	January 2017
<b>Confirmation of Order</b>	As soon as possible after the decision letter is issued, the acquiring authority must publicise the decision in one or more local newspapers.	February 2017
<b>Vesting of Land</b>	Following the confirmation of a CPO the council will proceed to purchase the land.	May 2017

## RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

<b>Applicant</b>	Ms Lauren Sharkey Southwark Council	<b>Reg. Number</b> 15/AP/4337
<b>Application Type</b>	Council's Own Development - Reg. 3	
<b>Recommendation</b>	Grant permission	<b>Case Number</b> TP/2732-82

### Draft of Decision Notice

**Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:**

Creation of a new public square between Peckham Rye Station and Rye Lane following demolition of the arcade buildings currently located between the north and south railway viaducts; refurbishment of the railway arches facing onto the new square and refurbishment and erection of a two storey extension to the building at 2-10 Blenheim Grove / 82 Rye Lane, to provide A1 (retail), A2 (financial and professional), A3 (restaurant / cafe), A5 (hot food takeaway), B1a (offices) and D1 (non-residential institution) uses, together with hard landscaping, public WC and other associated works.

**At:** 74-82 RYE LANE IN FRONT OF PECKHAM RYE STATION AND 2-10 BLENHEIM GROVE, LONDON, SE15 4RY

**In accordance with application received on 26/10/2015**

**and Applicant's Drawing Nos.**

A-620-001		Location Plan
A-620-010	00	Station Square - Existing Ground Level Plan
A-620-011	00	Station Square - Existing First Floor Plan
A-620-012	00	Station Square - Existing Roof Level Plan
A-620-013	00	Existing Elevations - Towards Peckham Rye Station + Blenheim Grove
A-620-014	00	Existing Sections - Rye Lane Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-015	00	Existing Elevations - Towards Arcade
A-620-DM-020	0	Overall Square Proposed Demolition Plan
A-620-020	02	Station Square - Proposed Ground Floor Plan
A-620-021	00	Station Square - Proposed First Floor Plan
A-620-022	00	Station Square - Proposed Second Floor Plan
A-620-023	00	Station Square - Proposed Third Floor Plan
A-620-024	00	Station Square - Proposed Roof Plan
A-620-025	01	Proposed Elevations - Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-026	01	Proposed Sections - Towards Peckham Rye Station 1 & 2
A-620-027	00	Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-028	01	Proposed Elevations - West Elevation
A-620-BG-020	00	Blenheim Grove - Proposed Ground Floor Plan
A-620-BG-021	00	Blenheim Grove - Proposed First Floor Plan
A-620-BG-022	00	Blenheim Grove - Proposed Second Floor Plan



A-620-BG-023	00	Blenheim Grove - Proposed Third Floor Plan
A-620-BG-024	00	Blenheim Grove - Proposed Roof Plan
A-620-BG-030	01	Blenheim Grove Proposed Elevations - Towards Peckham Rye Station
A-620-BG-031	01	Blenheim Grove Proposed Elevations - Rye Lane Towards Peckham Rye Station + Southern Viaduct Towards Blenheim Grove
A-620-BG-032	01	Blenheim Grove Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-BG-032b	01	Blenheim Grove Proposed Sections - Section CC
A-620-BG-033	00	Blenheim Grove Proposed Sections - Section AA + Section BB
A-620-BG-035	01	Blenheim Grove Proposed Details - Sections
A-620-BG-036	01	Blenheim Grove Proposed Details - Elevations
A-620-LA-020	01	Station Square Proposed Landscape Plan

Design and access statement October 2015, Energy statement for planning - 19th October 2015, BREEAM pre-assessment dated 20th October 2015, Additional information relating to achieving BREEAM 'excellent', Preliminary Risk Assessment (28117 R01 (00)), Statement of community involvement October 2015, Equality impact assessment, Sustainability assessment dated 23rd October 2015, Addendum to sustainability assessment, Anticipated phasing plan, Noise survey report 442243-01 (00), Transport statement dated October 2015, Heritage Statement dated October 15, Design and Access Statement Addendum dated 08/01/2016, Design and Access Statement Addendum station square landscape update 08/02/2016, planning statement, transport statement, bat assessment of Peckham Rye Station Square site, Air quality assessment.

**Subject to the following twenty-one conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

A-620-DM-020	0	Overall Square Proposed Demolition Plan
A-620-020	02	Station Square - Proposed Ground Floor Plan
A-620-021	00	Station Square - Proposed First Floor Plan
A-620-022	00	Station Square - Proposed Second Floor Plan
A-620-023	00	Station Square - Proposed Third Floor Plan
A-620-024	00	Station Square - Proposed Roof Plan
A-620-025	01	Proposed Elevations - Towards Peckham Rye Station + Blenheim Grove Towards Peckham Rye Station
A-620-026	01	Proposed Sections - Towards Peckham Rye Station 1 & 2
A-620-027	00	Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-028	01	Proposed Elevations - West Elevation
A-620-BG-020	00	Blenheim Grove - Proposed Ground Floor Plan
A-620-BG-021	00	Blenheim Grove - Proposed First Floor Plan
A-620-BG-022	00	Blenheim Grove - Proposed Second Floor Plan
A-620-BG-023	00	Blenheim Grove - Proposed Third Floor Plan
A-620-BG-024	00	Blenheim Grove - Proposed Roof Plan
A-620-BG-030	01	Blenheim Grove Proposed Elevations - Towards Peckham Rye Station
A-620-BG-031	01	Blenheim Grove Proposed Elevations - Rye Lane Towards Peckham Rye Station + Southern Viaduct Towards Blenheim Grove
A-620-BG-032	01	Blenheim Grove Proposed Elevations - Towards North Viaduct + Towards South Viaduct
A-620-BG-032b	01	Blenheim Grove Proposed Sections - Section CC
A-620-BG-033	00	Blenheim Grove Proposed Sections - Section AA + Section BB
A-620-BG-035	01	Blenheim Grove Proposed Details - Sections
A-620-BG-036	01	Blenheim Grove Proposed Details - Elevations
A-620-LA-020	01	Station Square Proposed Landscape Plan

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to the commencement of development, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Details of the timeframe for purchase negotiations to take place between leaseholders affected by proposed works and the Council;
- Details of marketing and advertising support to be given to existing leaseholders which would need to relocate as a result of the proposed works, focussing on how to inform existing and new customers of any planned relocations

The development shall be carried out in accordance with the details thereby approved.

Reason

To minimise the impact of the proposed development on existing leaseholders.

- 4 Scale 1:5, 1:10 or 1:20 section detailed-drawings of the following elements shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development; the development shall not be carried out otherwise than in accordance with any such approval given.

- a) elevations and sections of feature brick panels;
- b) parapets and roof terraces;
- c) heads, cills, reveals and jambs of all openings;
- d) balconies including balustrades;
- e) window frames;
- f) soffits;
- g) structural glazing systems.
- h) entrance lobbies; and
- i) roof edges and parapets;

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design, 3.16 'Conservation areas' and 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of The Southwark Plan (2007).

- 5 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, that achieves a reduction in surface water run-off rates from the site to 50% of existing runoff rates during a 1% Annual Exceedance Probability (AEP) event has been submitted to (2 copies) and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

wheel washing facilities;  
 measures to control the emission of dust and dirt during construction;  
 a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 7 Prior to the commencement of development, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 8 Details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 9 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme (including trees within planters and at grade) and showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 10 Within 3 months of the first occupation of a unit and the refurbished / extended building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that at least BREEAM 'very good'

has been met.

**Reason**

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 11 Details of public bins within the new square shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use prior to the first use of the square.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 12 Before the first occupation of the development the cycle storage facilities shall be provided in accordance with the approved plans and thereafter such facilities shall be retained and the space used for no other purpose.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 13 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 14 Before the first occupation of any of the units hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 15 Prior to the commencement of any A3 (cafe / restaurant) or A5 (hot food takeaway) uses within the development, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level for that particular unit, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 16 The development hereby permitted shall be carried out in accordance with the energy statement by Meinhardt

dated 19th October 2015.

**Reason**

To reduce carbon dioxide emissions as required by the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 17 The travel plan framework submitted with the application shall be implemented.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 18 Any A3 (cafe / restaurant) or A5 (hot food takeaway) uses within the scheme shall only be permitted to open during the following hours:

Monday to Thursday - 7am-midnight

Friday - 7am-1am

Saturdays - 8am-1am

Sundays - 9am to 10:30pm on Sundays.

The roof terrace to the B class floorspace and community roof garden shall only be permitted to open between 7am-10:30pm daily.

**Reason:**

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 19 Noise levels within the flexible retail, business and community floorspace shall be designed to achieve levels of insulation in accordance with BS8233: 2014.

**Reason:**

To ensure that the occupiers and users of the premises are not unduly affected by noise, in accordance with saved policy 3.2 of the Southwark Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 20 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason**

There is always the potential for unexpected contamination to be identified during development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to controlled waters.

- 21 Details of any external lighting [including design, power and position of luminaries] of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

### Statement of positive and proactive action in dealing with the application

The plans were amended during the course of the application to ensure that appropriate materials were used and trees included in the new public square.

### Informatives

#### Thames Water comments:

Waste Comments - Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the application.

Water Comments - Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the planning application.

You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway. A s278 agreement under the Highways Act (1980) will be required. Please contact Iaan Smuts for further information (iaan.smuts@southwark.gov.uk 020752135)

You are advised to avoid carrying out demolition works during the bird nesting season (March-August). Bird nests are protected under the Wildlife and Countryside Act (1981) and a licence from Natural England would be required to remove any birds nests.

Ordnance Survey

Date 18/2/2016



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<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 1 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/3886 for: Full Planning Permission  <b>Address:</b> 25-29 HARPER ROAD, LONDON, SE1 6AW AND CROWN COURT, SWAN STREET, LONDON SE1 1DF  <b>Proposal:</b> Demolition of the existing former Sorting Office and Former Court building and redevelopment to provide 64 residential units (2 studios, 20 x 1b2p, 29 x 2b4p, 8 x 3b5p, 4 x 4b5p, 1 x 4b6p) in three blocks of 4, 5 and 7-storeys in height plus lower ground floor; 299sqm of B1 floorspace together with associated amenity space, landscaping and related ancillary works.		
<b>Ward(s) or groups affected:</b>	Chaucer		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 06/10/2015		<b>Application Expiry Date</b> 05/01/2016	
<b>Earliest Decision Date</b> 15/11/2015		<b>Planning Performance Agreement Date:</b> 31/03/2016	

## RECOMMENDATIONS

1.
  - a) That planning permission be granted, subject to conditions and the applicant entering into a satisfactory legal agreement.
  - b) In the event that a satisfactory legal agreement is not entered into by 31 March 2016, that the Director of Planning refuses planning permission, if appropriate, for the reason set out in paragraph 93 of the officer report.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is located on the northern side of Harper Road and the western side of Swan Street. It consists of 25-29 Harper Road, an electricity substation, and the court house. The building at 25-29 Harper Road is in use as a parcel distribution centre with access from Swan Street and Trio Place, whilst the court house building is vacant.
3. The surrounding uses are predominantly residential; Newington Gardens park is on the opposite side of Swan Street. The site is adjacent to the Trinity Church Square Conservation Area, the boundary for which runs partially in front of the court house. It is



adjacent to the grade II listed Inner London Sessions Court, and is within the setting of listed buildings on Trinity Street and in Trinity Church Square. Borough High Street is approximately 75m to the west of the site.

### **Details of proposal**

4. Full planning permission is sought for the erection of a part 4, part 7-storey building plus basement comprising 64 flats and 299sqm of business floorspace, following the demolition of the existing buildings on the site. The proposed development is described in the submission as three connected blocks, 1, 2 and 3.
5. Block 1: This would be located on the corner of Harper Road and Swan Street and would be 7 storeys high with the top two floors set back (27m AOD). It would contain a residential lobby, B1 office floorspace and a substation at ground floor level, storage space and cycle parking at lower ground floor level, residential units on the upper floors and a roof garden. This block would be finished in a pale cream brick, with bronze aluminium window frames and glass balustrades to the balconies; the top two floors would be constructed of glass, steel and gold anodised aluminium. There would be a courtyard and parking area at the rear accommodating four accessible car parking spaces, accessed from Trio Place.
6. Block 2: This block would front Swan Street and would be 5-storeys high (19.41m AOD). It would be wholly residential, with duplex units spanning the lower ground and ground floor levels and a mix of flats and duplexes above. It would be finished in a light brown stock brick, with aluminium windows, reconstituted stone window lintels and projecting bay and a bronze anodised aluminium roof.
7. Block 3: This block would front Swan Street and would be 4-storeys high (16.41m AOD), sitting where the existing court building is located. It would contain duplex units at lower ground and ground floor levels and flats above. It would be finished with a soft red brick, with white aluminium windows and dark bronze zinc or anodised aluminium roof. There would be private and communal amenity space at the rear of blocks 2 and 3, running parallel with Trio Place.

### Amendments

8. The plans have been amended to incorporate a small turning head at the rear of the site on Trio Place, window sizes have been enlarged and balcony positions adjusted to the rear of block 1, and the lower ground floor levels in blocks 2 and 3 have been raised.
9. **Planning history**

01/AP/0915 Application type: Full Planning Permission (FUL) Alterations to Harper Road/Swan Street elevations
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Decision date 14/08/2001 Decision: Grant (GRA)
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06/AP/2303 Outline Permission was REFUSED on 28/03/2007 for the demolition of existing building and development of 50 residential units. The reasons for refusal comprise a lack of adequate detailed information to demonstrate that the development could be suitably accommodated on the site; failure to demonstrate that the scheme would not compromise the efficient development of Proposal Site 10P; the height and massing of the development would be out of character with the area; the proposal did not make adequate provision to mitigate its impacts; and the proposal lacked a transport assessment and travel plan, a sustainability assessment and a flood risk assessment.

10. Pre-application advice was provided in advance of this application, the details of which are held electronically by the Local Planning Authority. A number of meetings were held with the applicant prior to the submission of this application. Discussions centred around the provision of community floorspace, the layout, height, scale and massing of the development, impact upon neighbouring properties and nearby heritage assets, the quality of accommodation to be provided, affordable housing, and transport impacts.

**Planning history of adjoining sites of adjoining sites.**

11. 325 Borough High Street

13/AP/0145 Planning permission was GRANTED on 19/03/2013 for demolition of existing 3 storey (plus basement) building and the erection of a 6 storey (plus basement) mixed use development comprising: - Commercial [A1,A2 and B1] space at basement and ground level - 5 no. two bedroom residential apartment units on the floors above.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

12. The main issues to be considered in respect of this application are:
- Principle in terms of land uses
  - Environmental impact assessment
  - Design and impact upon the setting of adjacent listed buildings and conservation areas
  - Density
  - Affordable housing
  - Housing mix
  - Quality of accommodation
  - Wheelchair accessible housing
  - Impact upon the amenity of neighbouring occupiers
  - Transport
  - Trees and landscaping
  - Planning obligations
  - Community infrastructure levy
  - Sustainable development implications
  - Archaeology
  - Flood risk

- Ecology
- Air quality
- Contaminated land
- Statement of community involvement

### **Planning policy**

13. The southern part of the site which contains 25-29 Harper Road forms part of proposal site 10P within the adopted Core Strategy, which also incorporates 23 Harper Road which adjoins to the west. It is designated for residential use with no other acceptable or permitted uses, and it has an estimated capacity of 60 units; the court house building is not subject to any particular land use designations. The site forms part of an archaeological priority zone (APZ), the central activity zone and an air quality management area.

14. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

National Planning Policy Guidance (2014)

15. London Plan July 2011 consolidated with revised early minor alterations October 2013

Policy 3.3 Increasing housing supply

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.7 Large residential developments

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.13 Affordable housing thresholds

Policy 3.16 Protection and enhancement of social infrastructure

Policy 5.7 Renewable energy

Policy 5.8 Innovative energy technologies

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage  
 Policy 5.21 Contaminated land  
 Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.13 Parking  
 Policy 7.2 An inclusive environment  
 Policy 7.3 Designing out crime  
 Policy 7.4 Local character  
 Policy 7.6 Architecture  
 Policy 7.7 Location and design of tall and large buildings  
 Policy 7.8 Heritage assets and archaeology  
 Policy 7.21 Trees and woodlands  
 Policy 8.2 Planning obligations  
 Policy 8.3 Community infrastructure levy

16. Core Strategy 2011

Strategic policy 1 - Sustainable development  
 Strategic policy 2 - Sustainable transport  
 Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles  
 Strategic policy 5 - Providing new homes  
 Strategic policy 6 - Homes for people on different incomes  
 Strategic policy 7 - Family homes  
 Strategic policy 11 - Open spaces and wildlife  
 Strategic policy 12 - Design and conservation  
 Strategic policy 13 - High environmental standards  
 Strategic policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

17. The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Southwark Plan (2007) - saved policies

1.1 - Access to employment opportunities  
 2.1 – Enhancement of community facilities  
 2.5 - Planning obligations  
 3.2 - Protection of amenity  
 3.3 - Sustainability assessment

- 3.4 - Energy efficiency
- 3.6 - Air quality
- 3.7 - Waste reduction
- 3.9 - Water
- 3.11 - Efficient use of land
- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.19 - Archaeology
- 3.28 - Biodiversity
- 4.2 - Quality of residential accommodation
- 4.3 - Mix of dwellings
- 4.4 - Affordable housing
- 4.5 - Wheelchair affordable housing
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

18. Supplementary Planning Documents

- Section 106 Planning Obligations (2007)
- Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Sustainable Transport SPD (2010)
- Residential Design Standards SPD (2011)
- Affordable housing SPD (2008 - Adopted and 2011 - Draft)
- Section 106 Planning Obligations/CIL SPD (2015 )
- Development Viability SPD (2015 – Draft)
- Trinity Church Square Conservation Area Appraisal

**Principle of development**

19. There is a pressing need for housing in the borough and a requirement under saved policy 3.11 of the Southwark plan to make an efficient use of land. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015 and 2025. This is reinforced through strategic policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas.
20. As already mentioned, the southern part of the site forms part of proposal site 10P within the adopted Core Strategy. It is designated for residential use with no other acceptable or permitted uses. In light of this, provision of residential uses on the

southern part of the site, although resulting in the loss of the existing parcel distribution centre, would be in accordance with the proposal site designation and would be acceptable in principle. Although B class floorspace is not included in the site designation, no objections are raised to its inclusion within the development, as it would provide employment opportunities for up to 25 people and an active frontage along Harper Road which is the busier of the streets which the site adjoins.

21. The court house building on the northern part of the site is not subject to any particular land use designations. It is noted that a representation submitted by the Trinity Newington Residents' Association (TNRA) refers to community use within the building, but this has not been included in the application which is for B class use and residential only. Policy 3.16 of the London Plan states that proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. It advises that the suitability of redundant social infrastructure premises for other forms of social infrastructure for which there is a defined need in the locality should be assessed before alternative developments are considered. The Mayor's Social Infrastructure SPD puts the onus on boroughs to maintain an up-to-date list of local demand for community facilities, and at present the Council does not have such a list. In light of this, it cannot be demonstrated that the site is within a defined area of need for social infrastructure.
22. Saved policy 2.1 of the Southwark Plan is also relevant which seeks to protect D class floorspace. It states that planning permission for a change of use from D class community facilities will not be granted unless:
  - i) The applicant demonstrates to the satisfaction of the Local Planning Authority that the community facility is surplus to requirements of the local community and that the replacement development meets and identified need
  - ii) The applicant demonstrates that another local accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users.
23. The existing court building provides 700sqm of D class floorspace. The submission advises that the Ministry of Justice terminated its lease on the building in 2014, having transferred the court functions to Camberwell Green Magistrates Court. The building has been vacant ever since and is now only used for file storage. As the court functions have been transferred to an enhanced facility in the borough, there would be no loss of court services and the proposal would be in accordance with saved policy 2.1 of the Southwark Plan.
24. In light of the above it is considered that in this instance it would be difficult to insist upon any D class floorspace within the development. It is also noted that the development would be liable to pay Southwark Community Infrastructure Levy (CIL) and that the Council's Regulation 123 list which identifies the types of projects which CIL money would be spent on includes schools, health care facilities, libraries and adult care facilities, all of which would fall under D class community uses. A Southwark CIL payment of £1,010,910 is due in this instance.

### Environmental impact assessment

25. In 2015 the Town and Country Planning (Environmental Impact Assessment (Amendment) Regulations were issued, which raised and amended the thresholds at which certain types of development project need to be screened in order to determine whether an environmental impact assessment is required.
26. EIA Development is defined as meaning either:
- a) Schedule 1 development
  - b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The proposed development does not fall within the definition of Schedule 1 development (which includes developments such as power stations and waste transfer stations).

Schedule 2 development is defined by the EIA Regulations as:

Development of a description mentioned in Column 1 of the table in Schedule 2 where:

- a) any part of that development is to be carried out in a sensitive area; the site is not located in a sensitive area as defined by the Regulation; or
  - b) any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development.
27. Column 1 of the table in Schedule 2, Category 10 (b), relates to 'Urban Development Projects'. The proposed development would be an Urban Development Project and as such is development of a description mentioned in Column 1 of the table in Schedule 2. Consequently the proposed development would constitute Schedule 2 development within the meaning of the EIA Regulations if the corresponding threshold in Column 2 of the table in Schedule 2 is exceeded or met. The corresponding threshold was amended by the 2015 Regulations, the relevant part of which reads as follows:

In the case of urban development projects, the existing threshold of 0.5 hectares is raised and amended such that a project will need to be screened if:

- the development includes more than 1 hectare of development which is not dwellinghouse development
  - the development includes more than 150 dwellinghouses
  - the area of the development exceeds 5 hectares.
28. None of the above are applicable in this instance because the development would not include more than 1ha of development which is not dwellinghouse development, would not include more than 150 dwellinghouses, and the area of the development would not exceed 5ha (the site area is 0.23ha). In light of this no further screening is required and it is concluded that the development would not constitute EIA development.

**Design and impact upon the setting of adjacent listed buildings and conservation areas**

29. The site consists of two buildings at the corner of Harper Road and Swan Street, a post-war commercial building used as a parcel distribution centre and the inter-war court building. The site falls within the setting of the Trinity Church Square Conservation Area which is located towards the north-eastern end of the site, extending to the opposite side of Swan Street. The Trinity Church Square Conservation Area is defined by the group value of a number of listed buildings and their relationship with the central square. The redevelopment of this site would also affect the setting of two grade II listed buildings, namely the Trinity Arms Public House (now converted for residential use) on Swan Street to the north of the site and the Inner Sessions Court House on Newington Causeway to the south. None of the buildings on the site are listed, but the court building has a fine 1930s red brick, symmetrical frontage with deep eaves, gauged lintels and grand stone entrance and makes a very positive contribution to the architectural and historic appearance of the streetscape; it is noted that concerns have been raised regarding the proposed demolition of this building. The immediate built context surrounding the application site is predominantly between 3 and 4 storeys in height, although it is acknowledged that the wider area is subject to development proposals of a taller order.
30. In terms of policy, the NPPF stresses the importance of good design and states in paragraph 56 that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." Policy SP12 of the Core strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in." Saved policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things that the proposal provides a satisfactory standard of accommodation and amenity for future occupiers of the site and positively responds to the local context and complying with all policies relating to design. It also goes on to state that the Local Planning Authority will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Saved policy 3.13 of the Southwark plan asserts that the principles of good urban design must be taken into account in all developments which includes the height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. Saved policy 3.15 states development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance and saved policy 3.18 states permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building, important view(s) of a listed building, the setting of the Conservation Area or views into or out of a Conservation Area.
31. Officers raise no objection to the demolition of the existing parcel distribution centre or electricity substation as they make a limited contribution to the streetscene. The court building is however, considered to be of some historic and townscape merit, and as such its demolition would require convincing justification so that a balanced view can be taken.
32. The court building is a neo-Georgian, two storey soft red brick building with projecting



cornice supporting a large slate covered, pitched roof. It features fine metalwork details, stone dressings and two freestanding bronze lamps. The main entrance on Swan Street is embellished with a fine stone architrave and the Crown Coat of Arms above, and two stone lamp pillars flank the entrance. The rear elevation fronting onto Trio Place is finished in London stock brick and appears far more austere and functional, and was formerly used as the criminals' entrance. The court building is not statutorily listed or in a conservation area, but is nonetheless considered to be of some heritage significance. This is due to its historic value as a result of associations with legal institutions developed in the 19th and 20th centuries, and its aesthetic value in terms of its well preserved elevations, decorative fabric and the positive contribution it makes to the local townscape. Given this significance, it has been identified as an undesignated heritage asset.

33. Paragraph 135 of the NPPF requires "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."
34. The proposal which has been submitted can justify the loss of the building for two primary reasons:
  1. It would respond well to the role that the court building plays in the surrounding townscape, recreating its most positive contributions including visual interest and modulated massing, whilst enhancing activity along the Swan Street frontage.
  2. The decorative features considered to be of the most significance to the building would be retained and reused in a meaningful way as integral parts of the design, thus retaining both the historic fabric of value and the memory of the 19th and 20th Century legal institutions that have occupied this site. This would be realised as follows:
    - a) bronze lamps on stone piers would be re-used
    - b) projecting eaves detail proposed would match the existing building;
    - c) the use of matching red brickwork
    - d) provision of a pronounced central bay, with corner 'book-ends'
    - e) decorative stonework would be re-used around new entrances
    - f) existing decorative metal railings and stone bases would be re-used.
35. Furthermore, the submitted material demonstrates that the retention and conversion of the existing building would be compromised by its central core area and would result in a maximum of 10 residential units, with limited amenity space provision. Demolition of the building would allow for 14 larger, better quality units to be provided on this part of the site. It has also been demonstrated that the retention of the existing façade would conflict with desirable residential floor-to-ceiling heights and would preclude the introduction of lower ground floor accommodation. Replacing the façade would also allow extra entrances to be introduced at ground floor level and balcony amenity space to be provided.
36. Given the significance of the court building the applicant proposes to record and photograph it prior to demolition, in order to produce a report to be kept in the Local

Studies Library and Trinity House Archive; it is recommended that a condition be imposed upon any forthcoming permission to secure such recording.

37. Concerns have been raised that the proposed development would be too high, although officers consider that it would represent an appropriate response to the context of the site. Swan Street would have a three storey datum height, above which block 3 (in place of the court building) would have one additional set back storey and block 2 would have two additional set back storeys. At the corner of Swan Street and Harper Road it is considered that there is scope for increased height. The proposal for block 1 is therefore for a five storey datum height which would create a well defined street edge that would turn the corner. Above this there would be two additional set back storeys in the form of loggia fronted duplex units.
38. The roof profile would provide a good level of visual interest to the streetscene, with projections and set backs creating a dynamic rhythm and silhouette when seen obliquely. The site layout would provide dual aspect units with their frontages to Swan Street and amenity space at the rear facing Trio Place. The provision of through-lobbies at ground floor level would offer views to the landscaped areas on Trio Place, thus softening the overall street level experience and creating welcoming and legible communal entrances.
39. Each of the three blocks making up the development would be articulated differently as individual buildings, rather than one long terrace. This would result in a diverse street frontage and would enable the form of the court building to be expressed in the composition. It would also create a clear and legible strategy for the entrances to the development, with each block having a clearly distinguished communal entrance together with some individual front doors to blocks 2 and 3 fronting Swan Street; this approach would maximise activity and natural surveillance along Swan Street and is welcomed.
40. The entrance to block 1 would be from Harper Road which would give this road an appropriate status in relation to the development and is welcomed. Although a proportion of the Harper Road frontage would be taken up by bin store entrance, which has been raised as a concern by the TNRA, this would be mitigated by the generous entrance lobby to block 1 and the commercial unit which would turn the corner onto Swan Street.
41. *Saved policy 3.12 Quality in design* – As stated the proposed development would be expressed as three individual buildings, each with their own character and form. Each would be expressed in a slightly different way forming an articulated overall composition in which, when moving along Swan Street from north to south, the fenestration would become more open and the material palette lighter. Across all three blocks a predominantly brick material palette is proposed, with a good level of detailed articulation, deep window reveals, expressed cornice lines and string courses, and metal work to both recessed and projecting balconies. Detailed drawings and bay studies of each block have been provided to confirm these details, and in the event that planning permission is granted they should be specifically included in the approved plans list.
42. Block 1 would be finished in pale cream brick with matching flush pointed mortar, light bronze aluminium window frames and glass balustrades to the recessed balconies; light

bronze anodized aluminium to match the windows is proposed adjacent to the balconies. The top two storeys would be delivered as a setback loggia, providing vertical expression to 'crown' the building. The expressed loggia frame would be in steel and light gold anodized aluminium sections, with glass balustrades and slatted and perforated metal brise soleil elements. This would be a high quality material palette which would complement the other blocks within the scheme, and material samples should be secured by way of a condition.

43. Block 2 would mediate the difference in height between the taller block 1 to the south and block 3 to the north. Its top two floors would be arranged in the form of duplex apartments, which is welcomed. The three storey base of the building would be finished in a light brown stock brick with a slightly lighter contrasting flush pointed mortar. Above this the set back upper floors would be finished with colour matched reconstituted Portland precast stone cladding. The building would be unified by reconstituted stone copings lintels and cills and a combination of painted metal and glass balustrades. This material palette is welcomed in principle as a transitional element between blocks 1 and 3.
44. Block 3 in place of the existing court house would have a soft red brick base to match the existing building, with a contrasting metal roof in dark anodized aluminium. The windows would be white aluminium which would be fairly striking, but would pick up on the detail of the existing critical windows. Elements of the existing fabric would be conserved and reused, including the decorative metal railings and their Portland stone bases, the Portland stone plinth, the two freestanding bronze lights on stone piers and sections of stone moulding from the existing door surrounds and this is welcomed.
45. *Saved policy 3.18 Setting of listed buildings, conservation areas and world heritage sites* - The submitted material includes townscape and visual impact analysis, testing visually verified views of the proposal from within the Trinity Church Square Conservation Area and the settings of the surrounding listed buildings. The listed buildings potentially affected by the proposed development are:
  - 1) Inner London Sessions Court
  - 2) Nos. 2-12 Trinity Street
  - 3) Trinity Arms Public House, 29 Swan Street
  - 4) Listed houses on Trinity Church Square
  - 5) The Henry Wood Hall, Including Gate Piers and Railings.
46. Concerns have been raised regarding harm to the setting of the adjacent conservation area, however it is concluded that there would be no unjustifiable harm caused to the setting of any heritage assets. Taking each in turn:

The Inner London Sessions Crown Court (View 6)

The Sessions House is directly opposite the site to the south. It is grade II listed and dates from 1914-1921 (extended in 1954-58 and subsequently 1967-9). The main building is in a restrained classical style, in Portland stone. Its setting however, is somewhat harmed by an incongruous bronze vent shaft which sits in the forecourt.

The proposed development would be visible behind the Sessions House when viewed from Borough High Street. However, it would be perceived as a background element,

enclosing the street to the rear of the listed building and the composition of the listed building would remain the primary focus of the view. It is considered that the enhanced enclosure that the development would provide to Harper Road would enhance the setting of the listed building, and the orderly façade and restrained material palette for block 1 would represent a fitting response to the listed building without unduly competing with it. The upper two storeys of block 1 would be set well back from the main facades and would be of a contrasting appearance, and whilst they would be visible in more distant views, they would not constitute a dominant form in relation to the listed building.

#### Trinity Arms Public House (View 1)

This former public house is to the north-east of the site, at the junction of Swan Street with Trinity Street. It is grade II listed, built in 1810-1840, and was designed as a house and converted to a pub, before being converted to flats around 2000.

The proposed development would step down in height towards the Trinity Arms and the lower scale of townscape around it. The demolition of the existing court building would impact on the setting of this listed building, but as set out above it is considered that its replacement would reinstate the positive contribution that the existing building makes to the townscape. The replacement of the other existing buildings on Swan Street with those of a higher quality design would represent an enhancement to the setting of the listed building.

#### Henry Wood Hall, Trinity Church Square (View 2 and 3)

The Henry Wood Hall, previously known as Holy Trinity Church, is now in use as a concert hall following a fire and subsequent rebuilding inside in 1973-5. It was originally designed by Francis Bedford and was built in 1823-24 as a commissioner's church. It is built from Bath stone with a copper roof and is designed in the Greek revival style with a portico of 6 giant Corinthian columns on the north and a porch on the south. Externally, the tower above the north pediment is visually dominant.

The setting of the Hall would not be affected by the proposed development. The proposal would not be seen over the roofs of the adjoining listed terraces that frame Trinity Church Square when viewed from within the Square and whilst it would block the limited views of the clock tower from Newington Causeway, this is not considered to harm the setting of the listed building.

#### 2-12 Trinity Street

This terrace sits just north-west of the site and was listed grade II in 1996. Numbers 2-12 feel 'disconnected' from Trinity Church Square due to the mid 20th century development between it and the Square. Nonetheless, the terrace is a heritage asset of 'High Significance' due to its historic and aesthetic value.

These existing listed buildings are of sufficient height for the development not to be seen above their roof-tops from any direction. The only circumstance in which the proposed development would be seen with this terrace would be in views south-west along Trio Place. With the exception of the court building, the existing buildings along this street are of little value and of poor architectural quality. On balance, the new

buildings would enhance Trio Place and therefore enhance the setting of the listed terrace.

#### Houses in Trinity Church Square (Views 2 and 3)

The terraces that frame Trinity Church Square are grade II listed; they frame Henry Wood Hall and are consequently inward looking. The rhythm of the terraces, their design, massing, height and colour all contribute to their special interest whilst to the rear, the buildings are much plainer which is common in Georgian buildings. The verified views submitted with the application demonstrate that the proposal would not be seen over the roofs of the listed terraces.

#### The Trinity Square Conservation Area

As described in the adopted appraisal statement, the principal characteristics of the conservation area are 'the uniformity of design of its terraces and its two grand squares, softened by mature London plane trees running along the south side of Trinity Street' and the dramatic views into the conservation area, particularly from the west. The conservation area is considered to be 'dominated by the inward focus of the terraces' encompassing the two formal squares, with more modest terraces in Falmouth Road.

47. In general from the most significant locations in the conservation area the proposed development would not be visible. Certain oblique views would be possible from the western edge of the designated area, but it is not considered that these would be harmful to the significance of the area as a heritage asset. The demolition of the court building would have some impact, but it would be replaced with a building of similar character, colour, composition and scale. The other buildings to be demolished are considered to be of low quality and their replacement would therefore represent an enhancement of the setting of the conservation area and in views towards it.
48. Overall it is considered that the proposed development would be of a high quality design, which would preserve the setting of the adjacent listed buildings and the conservation area.

#### Comments of the Design Review Panel (DRP)

49. An earlier iteration of the scheme was presented to the panel on 3<sup>rd</sup> March 2015. The scheme was up to 8-storeys high on the corner with Harper Road, and included a 'mews' development fronting Trio Place, with 'back-to-back' units fronting Swan Street and Trio Place; the block fronting Swan Street had a similar detailed design to the listed buildings in Trinity Church Square.
50. The Panel questioned the height of the proposal and its impact on neighbouring heritage assets, and asked for verified views to be provided. They had significant concerns regarding over-development of the site and the quality of accommodation that would be created, and questioned the appropriateness of a cohesive terrace along Swan Street, suggesting that the site required a different approach with a mix of building types. Officers consider that the current proposal addresses the concerns raised.

### Density

51. Strategic policy 5 of the Core Strategy 'Providing new homes' permits a density range of between 650 – 1,100 habitable rooms per hectare (hrh) in the urban density zone.
52. The Southwark Plan sets out the methodology for calculating the density of mixed use schemes and requires areas of non-residential space to be divided by 27.5 to create an equivalent in terms of habitable rooms per hectare. Based on this methodology the density of the proposed development would equate to 908 habitable rooms per hectare which would be policy compliant.

### Affordable housing

53. Strategic policy 6 of the Core Strategy 'Homes for people on different incomes' requires at least 35% of the residential units to be affordable and at least 35% to be private. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms rather than total number of units, and further information can be found in the Council's draft Affordable Housing SPD (2011). In accordance with saved policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design standards one less affordable habitable room will be required. With regard to tenure, saved policy 4.4 of the Southwark Plan requires a split of 70% social rented: 30% intermediate. All of the affordable units should be provided on site and a mix of housing types and sizes for the affordable units would be required; saved policy 4.3 of the Southwark Plan advises that studio flats are not suitable for meeting affordable housing need.
54. The proposed development would provide 14 affordable housing units which would equate to 32% in terms of habitable rooms. These would be spread out across the three blocks, although most would be located in block 1. For the purposes of calculating affordable housing, where kitchens less than 11sqm are not counted and rooms larger than 27.5 sqm can be counted as two, there would be 198 habitable rooms within the development. In order to achieve 35% affordable housing the development would need to provide 69 affordable habitable rooms, although this could be reduced to 62 because seven wheelchair accessible affordable units would be provided. The proposal would provide 62 affordable habitable rooms and would therefore be policy compliant.
55. With regard to tenure split, out of the 62 affordable habitable rooms 44 would be social rented (71%) and 18 would be shared ownership (29%) which would be acceptable.

Units	Social rented	Affordable rented	Shared ownership	Total
1-bed	0	0	0	0
2-bed	0	1	6	7
3-bed	2	0	0	2
4-bed	5	0	0	5
<b>Total</b>	<b>7</b>	<b>1</b>	<b>6</b>	<b>14</b>

56. The proposal would provide a good mix of affordable units including family sized units which is a positive aspect of the scheme. A s106 agreement is recommended to secure

the delivery of these units, including a clause preventing more than 50% of the private units from being occupied until the affordable units have been completed. It is noted that when the application was first submitted it was supported by a viability appraisal which sought to demonstrate that the provision of shared ownership units in this location would not be affordable to residents. This was subsequently withdrawn and the applicant submitted a policy compliant affordable housing offer. The applicant has signed a declaration stating that the scheme can support the proposed level of affordable housing, as set out in the Council's draft Development Viability SPD.

### **Housing mix**

57. Strategic policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for the private housing. The proposal would provide the 3.1% studio units, 65.6% 2+ bed units and 20.3% 3+ bed units which would be policy compliant; a full breakdown is provided below:

- 2 x studios = 3.1%
- 20 x 1b2p = 31.25%
- 29 x 2b4p = 45.3%
- 8 x 3b5p = 12.5%
- 5 x 4b = 7.8%

### **Quality of accommodation**

58. Saved policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living conditions. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes, dependant on occupancy levels and the units should be dual aspect, to allow for good levels of light, outlook and cross-ventilation.

### Privacy

59. Owing to the L-shaped footprint of the proposed building there would be some close relationships of approximately 4m between north-facing windows in block 1 and west facing units in block 2. It is therefore recommended that details of a privacy screen or other device be conditioned for approval, to prevent any loss of privacy.

### Aspect/outlook

60. All of the proposed units would have a good level of outlook. The majority of units within the scheme (59%) would be dual or triple aspect and none of the single-aspect units within the scheme would be north-facing.

61. Unit sizes

<b>Units</b>	<b>Overall unit size sqm</b>	<b>SPD minimum sqm</b>	<b>Amenity space sqm</b>	<b>SPD minimum sqm</b>
<b>Studio</b>	44.9	39	5.9	10
<b>1-bed</b>	52-68.9	50	5-7.3	10
<b>2-bed</b>	75-136.6	61-70	8.3-8.1	10
<b>3-bed</b>	97-114	74-95	10.2-10.9	10
<b>4-bed</b>	124.7-148.6	90-117	10.5-17.6	10

All of the units would comply with or exceed the new nationally prescribed space standards and the individual room sizes would comply with the minimums set out in the Council's Residential Design Standard SPD. The majority of the units would have storage space in accordance with the SPD, and any shortfalls would be of around 0.1sqm which would be negligible. Not all of the units would have 10sqm of amenity space and this is discussed in the amenity space section below.

Internal light levels

62. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
63. The report advises that 91% of the rooms within the scheme would meet or exceed the recommended ADF level. Of those which would not meet the requirement, the shortfalls would not be significant, with a bedroom achieving 0.9%, kitchen / diners achieving 1.6%-1.7% and living rooms achieving 1%-1.4%.

Amenity space

64. Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50sqm communal amenity space per development
  - For units containing three or more bedrooms, 10sqm of private amenity space
  - For units containing two or less bedrooms, 10sqm of private amenity space should ideally be provided. Where it is not possible to provide 10sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
  - Balconies, terraces and roof gardens must be a minimum of 3sqm to count towards private amenity space.
65. All of the units would have access to private amenity space and all of the 3+ beds would have 10sqm or more of private amenity space. Overall there would be a shortfall of 97sqm of private amenity space within the development, which would be compensated for through the 370sqm of communal provision in accordance with the approach set out



in the Residential Design Standards SPD; all residents within the development would have access to all of the communal amenity space, including the roof garden. The proposed amenity space parallel to Trio Place has been tested against the BRE guidance and would receive adequate sunlight.

66. Childrens' play space requirements are set out in the Greater London Authority's 'Shaping Neighbourhoods: Play and informal recreation SPG (September 2012). All of the playspace requirements for children of 0-4 years old would be met on site together with part of the requirements for children aged 5-10 years. This would be in the form of doorstep playspace fronting Trio Place, which would be a grassed area containing tactile and sensory planting and informal play equipment such as sculptural boulders. To meet the shortfall for 5-10 year olds and to provide for children aged 11-18 years a contribution of £24,009 is proposed in accordance with the Council's Planning Obligations and CIL SPD, and a clause to secure this has been included in the draft s106 agreement.

#### Noise

67. A noise assessment report has been submitted with the application which considers external noise sources which could affect the proposed housing. It concludes that external noise levels at the site are relatively low, and that sound insulation requirements for the new dwellings should not be particularly onerous. The report has been reviewed by the Council's Environmental Protection Team (EPT) which has raised some concerns about some its findings and conditions are recommended to address this including a condition to limit plant noise.

#### Secure by design

68. The application has been reviewed by the Metropolitan Police Secure by Design advisor who has requested that a condition be imposed requiring the development to achieve secure by design certification. It is recommended that such a condition be imposed in the event that planning permission is granted.

#### **Wheelchair accessible housing**

69. Saved policy 4.3 of the Southwark Plan requires at least 10% of all major new residential developments to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
70. There would be 7 wheelchair accessible units in the development, comprising 6 x 2-bed shared-ownership units and one 4-bed social rented unit. This would equate to 11%, exceeding the policy requirement which is welcomed. The social rented unit would need to be fully fitted out as such and the shared ownership units would be adaptable and a condition to secure this is recommended. All wheelchair units would need to be marketed as such which should be secured through the S106 agreement.

#### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

71. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure

that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

#### Daylight and sunlight

72. The daylight and sunlight report submitted with the application considers the impact of the development on the following buildings:

10-12 Trinity Street  
16-20 Trinity Village  
29 Swan Street  
1-20 Gloucester Court.

73. The following tests have been undertaken:

Vertical Sky Component (VSC) - the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

74. Sunlight - Annual Probable Sunlight Hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

75. Overshadowing - The BRE guidance advises that for an outdoor area to appear adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21st March. If an area would not meet the above and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, the loss of sunlight is likely to be noticeable.

#### 10-12 Trinity Street

76. All of the windows tested would comply with the BRE guidance in relation to VSC and APSH.

#### 16-20 Trinity Village

77. All of the windows tested would pass in relation to VSC and APSH. Some of the windows would see improvements to daylight and sunlight, owing to the building having a narrower footprint than the existing court house in order to provide amenity space

parallel with Trio Place.

29 Swan Street

78. All of the windows tested would pass in relation to VSC, with some seeing improvements. The windows would pass in relation to APSH.

1-20 Gloucester Court

79. Of the windows tested, six would fail in relation to VSC, with reductions ranging from 0.59 to 0.77. The report advises however, that these windows appear to serve small, dual aspect kitchens and that the rooms are likely to retain good levels of daylight. All of the windows would pass in relation to APSH. The proposal would comply with the BRE guidance in relation to the amenity space outside these buildings.

Privacy and overlooking

80. Except for a single window at top floor level which could be obscure glazed by way of a condition, no windows are proposed in the north elevation of the proposed building facing 16-20 Trinity Village. There would be a substantial terrace serving this unit (67sqm), and a condition for a privacy screen is recommended. Although large, it would serve a single unit and it is not therefore considered that any undue noise or disturbance would occur. Balconies at the rear of the proposed building would be approximately 10m from windows in the rear elevation of 16-20 Trinity Village, therefore privacy screens should also be conditioned for the closest balconies to prevent any overlooking. There would be separation distances of 14m and 16m to Gloucester Court and 29 Swan Street on the opposite side of the road, in excess of the 12m recommended in the Residential Design Standards SPD to maintain privacy where properties face each other across a street.
81. The area to the west of the site is occupied by a police station on the opposite side of Trio Place, and office space and car parking. There would be 9m between the proposed balconies and the nearest building within the police station complex which would be a close relationship; there would be just under 12m window-to-window distance. It is not known exactly how the building is used, but the Metropolitan Police Secure by Design Advisor has not raised any objections to the proposal.
82. The adjoining site to the west forms part of the proposal site designation and is likely to come forward for redevelopment in the future. It is not considered that the proposed building would blight the redevelopment potential of this adjoining site as the only windows proposed in the western elevation of block 1 would be in the top two floors, set a minimum of 8m off the boundary.

**Transport issues**

83. Strategic policy 2 of the Core Strategy seeks to encourage walking, cycling and the use of public transport rather than travel by car, to help to create safe, attractive, vibrant and healthy places for people to live and work, by reducing congestion, traffic and pollution. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires the needs of pedestrians and cyclists to be considered and 5.6 and 5.7 relate to car parking. The site has a PTAL (public transport

accessibility level) of 6a (high) and is located in a controlled parking zone (CPZ).

#### Vehicular access

84. Vehicular access to the site would be from Trio Place at the rear and no objections are raised in this regard. The parking area and amenity space at the rear of block 1 would only be accessible to residents; therefore the plans have been amended to include a small turning area within the site. In the event that a motorist was to drive along Trio Place in error, this would avoid them having to reverse back out onto Trinity Street.

#### Servicing

85. Being a predominantly residential development, servicing requirements are likely to be low and would take place from Harper Road and Trio Place. No objections are raised to this arrangement, although EPT has recommended a condition limiting the servicing hours to ensure that there would be no loss of amenity to neighbouring occupiers.
86. Internal refuse stores would be provided, the sizes of which have been calculated in accordance with the Council's standards. Collection would take place from Harper Road and Swan Street and no objections are raised to this. It is noted that the TNRA has requested that refuse storage be provided for existing properties on Trinity Street, but this would not be necessary in planning terms and could not be insisted upon.

#### Cycle parking

87. Under the London Plan there would be a requirement for 88 cycle parking spaces to serve the residential units, including two short-stay spaces, and two spaces to serve the B class floorspace. The scheme would provide 102 cycle parking spaces within the development spread across the three blocks, although it is not clear where the B class cycle storage would be as ideally, this should be at ground floor level; a condition for details is therefore recommended. It is noted that there is a cycle hire docking station to the south of the site on the opposite side of Harper Road, with a capacity for 42 bicycles.

#### Car parking

88. The site is located in a highly accessible location in the central activity zone. The only parking to be provided would be four scooter and four accessible car parking spaces for the wheelchair units, 20% of which should be secured with electric vehicle charging points by way of a condition. Further conditions preventing future occupiers from being able obtain parking permits and to secure the implementation of a travel plan with a 10% cycling target are recommended, together with a clause in the s106 agreement to provide 3 years car club membership for each eligible adult within the development. These measures would help to encourage sustainable modes of travel to and from the development.

#### **Trees and landscaping**

89. Saved policy 3.13 of the Southwark plan requires high quality and appropriately designed streetscape and landscape proposals.

90. The landscaping proposed for the development is welcomed. New communal garden and courtyard spaces would be created on Trio Place, with the communal garden defined by relatively generous threshold spaces to the residential units which would back onto it. Whilst not necessarily the largest communal open space, it would have the potential to offer some meaningful amenity value, especially when complimented by a roof terrace on block 1. The boundary treatment would be particularly important, as Trio Place is generally poorly overlooked at present. The plans show that 1800mm high railings are proposed, which would provide some privacy without deadening the street environment by allowing some views through.
91. There is a large London Plane Tree in front of the site on Harper Road and the building would be set sufficiently far back to allow for its retention. An arboricultural impact assessment submitted with the application shows that only minor works to this tree would be required, to which no objections are raised. There are two smaller street trees along Swan Street which would also be retained, and a condition for a construction method statement would ensure the protection of all of these trees during construction. Overall the landscaping details provided at this stage are considered to be acceptable, and a condition for full details including plant species and planting densities is recommended.

**Planning obligations (S.106 undertaking or agreement)**

92. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's adopted Planning Obligations and Community Infrastructure Levy SPD. A s106 agreement is currently being drafted which should include clauses to secure the following:
- The provision of affordable housing
  - Marketing of the wheelchair units
  - Car club membership
  - Employment and training provisions during construction
  - A s278 agreement to secure highway works to support the development including repaving along Harper Road, Swan Street and Trinity Street
  - An archaeology contribution of £6,778
  - A children's playspace contribution of £24,009.
93. In the event that a satisfactory legal agreement has not been entered into by 31 March 2016 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core

Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).

### **Mayoral and Southwark Community Infrastructure Levy**

94. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
95. In this instance a Mayoral CIL payment of £214,512 and a Southwark CIL payment of £1,010,910 are due.

### **Sustainable development implications**

96. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 Building Regulations requirement. The applicant has submitted an energy statement in support of the application and in relation to the Major's energy hierarchy, and the following is proposed:

#### Be lean (use less energy)

Measures including high levels of insulation, high performance glazing, low energy lighting and limited flow rates to water fittings to reduce hot water demand are proposed. These measures would reduce carbon dioxide emissions by 6.9% when compared to a scheme compliant with the Building Regulations.

#### Be clean (supply energy efficiently)

Combined heat and power (CHP) and gas boilers would be incorporated into the development to provide electricity and heat. It would reduce carbon dioxide emissions by 42.1% when compared to a scheme compliant with the Building Regulations.

#### Be green (use renewable energy)

As the development would achieve a carbon dioxide reduction of 49% through the energy efficiency measures and CHP, no renewable energy is proposed in this instance. The roof plan does include zones for photovoltaics, therefore these could be provided in the future if required.

97. Overall the scheme would reduce carbon dioxide emissions by 49% when compared to a scheme compliant with the 2013 Building Regulations, which would exceed the policy requirement.

98. In terms of Southwark's policies, strategic policy 13 of the Core Strategy 'High environmental standards' sets out a number of standards and those relevant to the proposed development are as follows:
- Office uses must achieve at least BREEAM 'excellent'
  - Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy
  - Major developments must reduce surface water run-off by more than 50%
  - Major housing developments must achieve a potable water use
  - Target of 105 litres per person per day.
99. No information has been provided to demonstrate that the proposed office space would achieve BREEAM 'excellent', therefore a condition to secure this is recommended. As the proposal would reduce its carbon dioxide emissions by 49% in accordance with the London Plan no renewable energy is proposed, and there are no objections to this in this instance. Surface water run-off rates have not been provided, but the Council's Flood and Drainage Team has reviewed a flood risk assessment and drainage strategy submitted with the application and is satisfied with the information provided. The Code for Sustainable Homes (CSH) has recently been withdrawn, but a CSH pre-assessment has been submitted with the application. It advises that indoor water use would be 90 litres per person per day, to be achieved by specifying water efficient appliances such as WCs, taps and white goods, and a condition limiting water use in line with strategic policy 13 is recommended.
100. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment; a sustainability checklist has been submitted in support of the application.
101. In terms of economic impacts, employment and training during construction would be secured through the s106 agreement, and the proposed office space would create job opportunities. A policy compliant amount of affordable housing would be provided and whilst no community floorspace would be included, a CIL payment which could potentially be put towards other D class uses would be required. The development would incorporate measures to reduce its carbon dioxide emissions and a condition to secure BREEAM 'excellent' for the office space is recommended.

### **Archaeology**

102. The site is located in an archaeological priority zone and is at an exceptionally interesting place within the Roman archaeology of Southwark. It is likely that this site contains the area where a burial ground, generally to the east and north of Harper Road, meets the settled area of the Roman town. At other adjacent sites on Swan Street areas of Roman ritual deposition have been found; these sites to the rear of the former post office on Borough High Street were excavated by Pre-Construct Archaeology and the findings have been published in London and Middlesex Archaeological Society transactions volume 57.
103. An archaeological report has been submitted in support of the application. Conditions

are recommended, together with a clause in the s106 agreement to secure a contribution of £6,788 in accordance with the Council's Planning Obligations and CIL SPD.

### **Flood risk**

104. The site is located in flood zones 2 and 3 and a flood risk assessment and drainage strategy have been submitted for approval. The documents have been reviewed by the Council's Flood and Drainage Team and the Environment Agency (EA), both of whom raised concerns regarding the adequacy of the information, provision of sleeping accommodation in the basement, impact of the basement on flooding, and surface water run-off. Additional information has been provided to address these concerns and neither the Flood and Drainage Team nor the EA report any objections to the proposal; conditions are recommended to ensure the development would be carried out in accordance with the information provided.

### **Ecology**

105. Saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
106. A biodiversity statement has been submitted in support of the application which concludes that the site supports negligible ecological value at present, containing only a narrow strip of vegetation which has low species diversity. The report recommends that any shrub clearance from the site should avoid the bird nesting season and an informative advising the applicant of this is recommended. A neighbouring resident raised concerns that the court building could be used by bats; therefore an additional survey was commissioned. No evidence of bats was found within the building and the report has been reviewed by the Council's Ecology Officer who agrees with its findings.
107. The proposed development has the potential to enhance the ecological value of the site and would incorporate landscaped areas, nest boxes, bee blocks and green roofs around the edges of the roof garden, all of which are welcomed.

### **Air quality**

108. The site is located in an air quality management area. An air quality assessment has therefore been undertaken which considers the potential air quality impacts arising from the construction and operational phases of the development. The report has been reviewed by EPT and conditions are recommended, including for a construction management plan and to monitor emissions from the CHP.

### **Contaminated land**

109. A desk-top study has been undertaken and submitted in support of the planning application. It has been reviewed by EPT and intrusive testing is required, and a condition to secure this is recommended.



### **Statement of community involvement**

110. A statement of community involvement has been submitted which sets out the consultation which the applicant undertook prior to the submission of the planning application. It advises that residential and business tenants and leaseholders within a 100m radius of the site, existing occupiers of the site, Trinity Newington Residents' Association, local ward councillors and Trinity Village Management Team were consulted. Public exhibitions were held on 9 October and 19 November 2014 and 2 January and 19 March 2015, with fliers sent out in advance. A number of changes were made to the scheme following consultation with the public, the Council and the Design Review Panel including a reduction in the height and mass of the development, omission of a 'mews' block fronting Trio Place and the articulation of blocks 2 and 3 as individual buildings.

### **Conclusion on planning issues**

111. The proposed development would be acceptable in land use terms and would provide much needed housing in the borough. Although there would be a loss of D class floorspace as a result, the wider benefits of the scheme including a policy compliant amount of affordable housing and the provision of office floorspace which would create job opportunities are considered to outweigh any harm caused in this instance. The proposal would be of a very high quality of design, with the demolition of the existing court building having been justified and a number of its existing features would be re-used within the proposed scheme. The proposal would preserve the setting of the adjacent listed buildings and Trinity Church Square Conservation Area, and is considered to be a good, contextual response to the site. The proposal would provide a good standard of accommodation including wheelchair housing, and no significant loss of amenity would occur to neighbouring occupiers. The site is well located for public transport, and no wider adverse transport impacts are anticipated. In light of this and for the reasons set out in full in the report, it is recommended that planning permission should be granted.

### **Community impact statement**

112. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
  - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
  - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

113. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

114. Details of consultation responses received are set out in Appendix 2.

#### Summary of consultation responses

115. Five representations have been received objecting to the proposal, including the response from Trinity Newington Residents' Association which is provided below. Grounds for objecting are:

- Unjustified loss of the attractive court building
- Increased noise
- Lack of one-to-one consultation with residents
- Structural impacts on neighbouring buildings (Officer response: This would be covered under the Building Regulations)
- Impact on the setting of adjacent listed buildings on Trinity Street
- Overdevelopment
- The scale of development would dominate its surroundings
- Inappropriate materials including reconstituted stone
- Development not as supported locally as the submission asserts
- Loss of light and privacy.

#### Trinity Newington Residents' Association

116. The final scheme has made substantial steps forward compared to the original proposal and is of a much higher quality, more appropriate to the context, and better resolved. The number of residential units has been cut from 82 to 64. The "tower block" at the corner of Swan Street and Harper Road is now only five storeys with a 6th and 7th storey considerably set back. The Swan Street facade now reads as three separate buildings, adding to variety and interest: the northern most block is designed to echo the court building and will retain the pillars and bronze lights at the entrance and the railings.

117. The one area where the latest plans are a disappointment is refuse storage. At the second community meeting, the architects unveiled plans to provide new bin storage space for use by residents in Trinity Street as well as the residents of the development which would be accessible from Trio Place. The latest proposal envisages a bin store accessible by just the four flats in 16-18 Trinity Street, accessible from Swan Street. The dumping of rubbish by residents of Trinity Street to the west of Trio Place will still be a problem. We would like to see some space in Trio Place used as a refuse and recycling site for domestic and office refuse from 2-14 Trinity Street. Officer response: The refuse storage for the proposed development has been calculated in accordance with the Council's guidelines. Whilst it may be desirable for the scheme to provide refuse storage for existing neighbouring residents, this would not be necessary in planning terms and cannot be insisted upon.

#### Highways Development Management

118. Issues to be resolved prior to consent - Provide a turning head on Trio Place to avoid 'lost' or visitor vehicles reversing into Trinity Street.

119. If consent is granted the developer must enter into a S278 agreement to complete the following works:

- Repaving of the footway fronting the development on Harper Road, Swan Street and Trinity Street including new kerbing.
- The paving slabs are to be concrete except for the junction of Swan Street and Trinity Road which is within a conservation area and they are to be conservation granite to match existing ones.
- Widen the footways along Swan Street and Trinity Street to provide a 450mm wide clearance for existing trees and street lighting columns and front of kerb face.
- Construct two raised pedestrian crossing tables at the junctions of Trinity Street and 16 Swan Street and Trinity Street and Trio Place to the relevant SSDM standards.
- Install flush edgings to all existing trees.
- Promote a Traffic Regulation Order to legalise the change in traffic restrictions
- Upgrade street lighting to current LBS standards.

#### General comments

120. The proposals include block paving of Trio Place except for a short length near the junction with Trinity Street. This section is likely to be damaged by construction traffic and should be resurfaced.

- No works are shown with regards to the footway on Trio Place which is currently in a poor condition. The kerbs would need to be re-aligned and re-levelled when the blocks are laid. It is recommended that the whole of Trio Place be block paved as a shared place.
- Gulley and utility covers are likely to be damaged by construction vehicles and may need to be replaced on both Swan Street and Trio Place.

121. There are single yellow lines on all the three roads fronting the development. A Traffic Management Order to regulate any changes made, in particular on Trio Place, will be required.

122. The application site falls within 'General' designation except for the junction of Swan Street and Trinity Street which falls under 'Heritage', therefore all footways fronting the development should be paved with concrete paving slabs with 150mm wide granite kerbs but the Heritage area must have granite kerbs to match the existing.

#### Flood and Drainage Team

123. Initial comment:

- Note that sleeping accommodation is to be provided within the basement. Generally, sleeping accommodation is not permitted at basement level in flood zone 3 (this is in line with EA guidance). Details of flood breach levels would be required for the team to undertake an assessment of the risks associated with provision of sleeping accommodation on the lower ground floor, and whether any further flood resistant / resilient measures will be required. Environment Agency (EA) modelled breach assessment information is available to determine the flood levels.

No consideration is given to whether the basement will impact on groundwater flow and flooding, or on any resultant impacts on surface water flow. As a minimum, it should be demonstrated that the basement does not extend into existing groundwater levels. If this is not the case, mitigation measures may be required to reduce the risk of any future groundwater impacts.

No details are provided on the existing runoff from site. Section 3.2.3 of the FRA states that "the proposed development would not lead to any increase in impermeable space and will not involve any change to the existing drainage arrangements." We would expect to see the proposed and existing surface water runoff from the site quantified to allow an assessment to be made on whether any reduction is feasible. Generally, Southwark expects the runoff to be limited to equivalent Greenfield runoff rates. However, we appreciate that given the relatively small area; this may not be feasible in this case.

124. Subsequent comment:

Comment closed following the submission of additional information.

London Underground

125. London Underground Infrastructure protection has no comment to make on this planning application. These comments relate only to the London Underground infrastructure protection issues raised by the application. They should not be taken to be representative of the position which may be taken by the Mayor and/or another part of TfL. You are advised to consider whether it is also necessary or appropriate to consult other parts of TfL and whether the application should be referred to the Mayor as an application of potential strategic importance pursuant to the provisions of the Town and Country Planning (Mayor of London) Order 2008.

Network Rail

126. The site is quite far from the railway line and there do not appear to be any tunnels nearby.

Historic England

127. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you. In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Transport for London

128. The site is situated on Harper Road and Swan Street which are in the local road network; the nearest section of the Transport for London Road Network (TLRN) is Great Dover Street, 200m north of the site. The nearest section of the Cycle Superhighway is Southwark Bridge Road, 300m west of the site. Having reviewed the application TfL has

the following comments:

The development proposed is to be car free except for 4 Blue Badge parking spaces which is supported by TfL, especially given the high PTAL score of 6b (measured on a scale of 1a – 6b where 6b is the highest). TfL request that the Blue Badge spaces are equipped with electric vehicle charging points.

Residents should be exempt from applying for parking permits (except Blue Badge holders) in the Controlled Parking Zone; this should be secured in the Section 106 agreement. The cycle parking provision of 106 cycle parking spaces for the residential element and 4 for the commercial element is in line with London Plan (2015) minimum standards. The inclusion of a Travel Plan, Construction Management Plan and Delivery and Servicing Plan as part of the planning application is supported by TfL, these should be secured in the Section 106 agreement.

#### Natural England

129. Natural England has no comments to make on this application. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. If the proposed works could, at any stage, have an impact on protected species, then you should refer to our Standing Advice which contains details of survey and mitigation requirements.

#### Environment Agency

130. No objections; detailed advice offered to the applicant.

#### London Fire and Emergency Planning Authority

131. The Brigade has no objections or comments to raise at this juncture.

#### 132. Metropolitan Police

133. The Metropolitan Police have read the design and access statement. Believe having reviewed the documents that there is no reason why this development should not achieve Secured by Design Part 2 physical security accreditation (even any listed buildings). Therefore seek to have a condition that states the development must achieve SBD certification .This is a vulnerable location; the Police Property service were contacted, hope that they have commented and advise on this particular matter.

#### Environmental Protection Team

134. Approval with conditions.

#### Thames Water

135. No objections. Informatives and a condition relating to impact piling recommended.

### Human rights implications

136. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
137. This application has the legitimate aim of providing 64 residential units and B1 class floorspace. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1422-25 Application file: 15/AP/3886 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	17 February 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance & governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Director of law and democracy	No	No
<b>Date final report sent to Constitutional Team</b>		18 February 2016

**APPENDIX 1****Consultation undertaken****Site notice date:** 16/10/2015**Press notice date:** 15/10/2015**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 16/10/2015**Internal services consulted:**

Ecology Officer  
 Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 HIGHWAY LICENSING  
 Highway Development Management  
 Housing Regeneration Initiatives  
 Public Realm Comments on Developments Where Trees are Affected  
 Waste Management

**Statutory and non-statutory organisations consulted:**

EDF Energy  
 Environment Agency  
 Greater London Authority  
 Historic England  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Metropolitan Police Service (Designing out Crime)  
 Natural England - London Region & South East Region  
 Network Rail (Planning)  
 Thames Water - Development Planning  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbour and local groups consulted:**

Flat 1 Fraser Court SE1 4HA  
 Flat 2 Fraser Court SE1 4HA  
 19 Trinity Church Square London SE1 4HU  
 20 Trinity Church Square London SE1 4HU  
 Flat 5 Fraser Court SE1 4HA  
 Flat 6 Fraser Court SE1 4HA  
 Flat 3 Fraser Court SE1 4HA  
 Flat 4 Fraser Court SE1 4HA  
 10e Trinity Church Square London SE1 4HU

10 Trinity Street London SE1 1DB  
 21 Swan Street London SE1 1BY  
 23 Swan Street London SE1 1BY  
 50 Swan Street London SE1 1DF  
 27a Swan Street London SE1 1BY  
 Rise House 5 Trinity Street SE1 1DB  
 4 Light Room Apartments 325 Borough High Street SE1 1JH  
 5 Light Room Apartments 325 Borough High Street SE1 1JH  
 2 Light Room Apartments 325 Borough High Street SE1 1JH



10f Trinity Church Square London SE1 4HU  
 10c Trinity Church Square London SE1 4HU  
 10d Trinity Church Square London SE1 4HU  
 11 Trinity Church Square London SE1 4HU  
 Basement Flat 67 Trinity Church Square SE1 4HT  
 11a Trinity Church Square London SE1 4HU  
 Henry Wood Hall Trinity Church Square SE1 4HU  
 Flat 7 Fraser Court SE1 4HA  
 Apartment 1 Rutherford Lodge SE1 4HE  
 Apartment 2 Rutherford Lodge SE1 4HE  
 3 Brockham Street London SE1 4HB  
 5 Brockham Street London SE1 4HB  
 4a Trinity Church Square London SE1 4HU  
 6a Trinity Church Square London SE1 4HU  
 Apartment 3 Rutherford Lodge SE1 4HE  
 Ground Floor Flat 67 Trinity Church Square SE1 4HT  
 Flat 10 Fraser Court SE1 4HA  
 Flat 11 Fraser Court SE1 4HA  
 Flat 8 Fraser Court SE1 4HA  
 Flat 9 Fraser Court SE1 4HA  
 Flat 14 Fraser Court SE1 4HA  
 Flat 15 Fraser Court SE1 4HA  
 Flat 12 Fraser Court SE1 4HA  
 Flat 13 Fraser Court SE1 4HA  
  
 10b Trinity Church Square London SE1 4HU  
 Flat 8 2 Trinity Church Square SE1 4HU  
 Flat 9 2 Trinity Church Square SE1 4HU  
 Flat 6 2 Trinity Church Square SE1 4HU  
 Flat 7 2 Trinity Church Square SE1 4HU  
 Flat 3 22 Trinity Church Square SE1 4HY  
 Flat 4 22 Trinity Church Square SE1 4HY  
 Flat 1 22 Trinity Church Square SE1 4HY  
 Flat 2 22 Trinity Church Square SE1 4HY  
 Flat 1 14 Trinity Church Square SE1 4HU  
 Flat 2 14 Trinity Church Square SE1 4HU  
 Flat 5 5 Trinity Church Square SE1 4HU  
 Flat 6 5 Trinity Church Square SE1 4HU  
 Flat 5 14 Trinity Church Square SE1 4HU  
 Flat 5 2 Trinity Church Square SE1 4HU  
 Flat 3 14 Trinity Church Square SE1 4HU  
 Flat 4 14 Trinity Church Square SE1 4HU  
 Flat 1 2 Trinity Church Square SE1 4HU  
 7b Trinity Church Square London SE1 4HU  
 7c Trinity Church Square London SE1 4HU  
 16c Trinity Church Square London SE1 4HU  
 7a Trinity Church Square London SE1 4HU  
 1 Trinity Church Square London SE1 4HU  
 10a Trinity Church Square London SE1 4HU  
 7d Trinity Church Square London SE1 4HU  
 9a Trinity Church Square London SE1 4HU  
 Flat 4 2 Trinity Church Square SE1 4HU  
 12a Trinity Church Square London SE1 4HU  
 Flat 2 2 Trinity Church Square SE1 4HU  
 Flat 3 2 Trinity Church Square SE1 4HU  
 16a Trinity Church Square London SE1 4HU  
 16b Trinity Church Square London SE1 4HU  
 12b Trinity Church Square London SE1 4HU  
 12c Trinity Church Square London SE1 4HU  
 First Floor Second Floor And Third Floor 289-299 Borough High Street SE1 1JG  
 Ground Floor 293-295 Borough High Street SE1 1JG  
 Flat 8 St Michaels Court SE1 1HY  
 Flat 10 St Michaels Court SE1 1HY  
 Crown Court Basement To Second Floors Sessions House SE1 6AZ  
 Basement And Ground Floor 305-307 Borough High Street SE1 1JH  
 Flat B 60 Trinity Church Square SE1 4HT  
 Second Floor Flat 8 Trinity Street SE1 1DB  
  
 3 Light Room Apartments 325 Borough High Street SE1 1JH  
 Advocates Lounge Sessions House SE1 6AZ  
 Southwark Police Station 323 Borough High Street SE1 1JL  
 Public Lounge Sessions House SE1 6AZ  
 Jury Lounge Sessions House SE1 6AZ  
 27b Swan Street London SE1 1BY  
 Flat 1 Gloucester Court SE1 1DQ  
 Flat 10 Gloucester Court SE1 1DQ  
 8a Trinity Street London SE1 1DB  
 Flat 13 Gloucester Court SE1 1DQ  
 Flat 14 Gloucester Court SE1 1DQ  
 Flat 11 Gloucester Court SE1 1DQ  
 Flat 12 Gloucester Court SE1 1DQ  
 27e Swan Street London SE1 1BY  
 Flat 1 18 Trinity Street SE1 1DB  
 27c Swan Street London SE1 1BY  
 27d Swan Street London SE1 1BY  
 Flat 4 18 Trinity Street SE1 1DB  
 12a Trinity Street London SE1 1DB  
 Flat 2 18 Trinity Street SE1 1DB  
 Flat 3 18 Trinity Street SE1 1DB  
 1 Light Room Apartments 325 Borough High Street SE1 1JH  
 Basement And Ground Floor 4 Trinity Street SE1 1DB  
 Basement And Ground Floor Flat 61 Trinity Church Square SE1 4HT  
 Fifth Floor 291-299 Borough High Street SE1 1JG  
 3 Horsemonger Mews London SE1 4GG  
 3 Trinity Church Square London SE1 4HU  
 Fourth Floor 291-299 Borough High Street SE1 1JG  
 Unit 3 Arches 80 And 81 Newington Court SE1 6DF  
 Unit 4 Arches 78 And 79 Newington Court SE1 6DF  
 Offices 23 Harper Road SE1 6AW  
 Unit 1 Arches 84 And 85 Newington Court SE1 6DF  
 Second Floor And Third Floor Flat 2 Trinity Street SE1 1DB  
 Second Floor Flat 4 Trinity Street SE1 1DB  
 Third Floor Borough Medical Centre SE1 6ED  
 First Floor Flat 2 Trinity Street SE1 1DB  
 First Floor Flat 4 Trinity Street SE1 1DB  
 Flat C 307 Borough High Street SE1 1JH  
 Flat D 307 Borough High Street SE1 1JH  
 Flat A 307 Borough High Street SE1 1JH  
 Flat B 307 Borough High Street SE1 1JH  
 325a Borough High Street London SE1 1JH  
 325b Borough High Street London SE1 1JH  
 Flat 1 305 Borough High Street SE1 1JH  
 Flat 2 305 Borough High Street SE1 1JH  
 Flat 1 29 Swan Street SE1 1DF  
 Flat 4 29 Swan Street SE1 1DF  
 Flat 2 29 Swan Street SE1 1DF  
 Flat 3 29 Swan Street SE1 1DF  
 Flat 3 305 Borough High Street SE1 1JH  
 Flat 4 305 Borough High Street SE1 1JH  
 22 Trinity Street London SE1 4HS  
 58 Trinity Church Square London SE1 4HT  
 63 Trinity Church Square London SE1 4HT  
 64 Trinity Church Square London SE1 4HT  
 61 Trinity Church Square London SE1 4HT  
 Flat 12 St Michaels Court SE1 1HY  
 Avon House 275-287 Borough High Street SE1 1JE  
 Flat 9 St Michaels Court SE1 1HY  
  
 Flat 11 St Michaels Court SE1 1HY  
 301-303 Borough High Street London SE1 1JH  
 Britannia House 7 Trinity Street SE1 1DB  
 1-3 Trinity Street London SE1 1DB  
  
 65 Trinity Church Square London SE1 4HT  
  
 Flat B 67 Trinity Church Square SE1 4HT  
 Flat C 67 Trinity Church Square SE1 4HT

Flat G 62 Trinity Church Square SE1 4HT  
 Flat A 60 Trinity Church Square SE1 4HT  
 Flat 4 St Michaels Court SE1 1HY  
 Flat 5 St Michaels Court SE1 1HY  
 Third Floor Flat 8 Trinity Street SE1 1DB  
 Flat 2 St Michaels Court SE1 1HY  
 Ground Floor To First Floor Borough Medical Centre SE1 6ED  
 12b Trinity Street London SE1 1DB  
 Crown Court Swan Street SE1 1DF  
 Second Floor Borough Medical Centre SE1 6ED  
 Ground Floor Left 7 Newington Causeway SE1 6ED  
 Ground Floor 14-16 Trinity Street SE1 1DB  
 First Floor And Second Floor 14-16 Trinity Street SE1 1DB  
 Flat F 62 Trinity Church Square SE1 4HT  
 9 Newington Causeway London SE1 6ED  
 21 Harper Road London SE1 6AW  
 7-9 Newington Causeway London SE1 6ED  
 49 Harper Road London SE1 6AP  
 51 Harper Road London SE1 6AP  
 25-29 Harper Road London SE1 6AW  
 Flat 2 19 Harper Road SE1 6AW  
 Flat 3 19 Harper Road SE1 6AW  
 Flat 1 19 Harper Road SE1 6AW  
 Flat 6 19 Harper Road SE1 6AW  
 Flat 7 19 Harper Road SE1 6AW  
 Flat 4 19 Harper Road SE1 6AW  
 Flat 5 19 Harper Road SE1 6AW  
 53 Harper Road London SE1 6AP  
 Flat B 62 Trinity Church Square SE1 4HT  
 Flat B 59 Trinity Church Square SE1 4HT  
 Flat A 62 Trinity Church Square SE1 4HT  
 Flat A 59 Trinity Church Square SE1 4HT  
 Flat D 62 Trinity Church Square SE1 4HT  
 Flat E 62 Trinity Church Square SE1 4HT  
 Flat C 62 Trinity Church Square SE1 4HT  
 Flat C 59 Trinity Church Square SE1 4HT  
 59 Harper Road London SE1 6AP  
 55 Harper Road London SE1 6AP  
 57 Harper Road London SE1 6AP  
 Flat 2 6 Trinity Street SE1 1DB  
 Flat 3 6 Trinity Street SE1 1DB  
 9 Trinity Church Square London SE1 4HY  
 Flat 1 6 Trinity Street SE1 1DB  
 25 Swan Street London SE1 1BY  
 6 Trinity Church Square London SE1 4HU  
 Flat A 67 Trinity Church Square SE1 4HT  
 Flat 3 5 Trinity Church Square SE1 4HU  
 Flat 4 5 Trinity Church Square SE1 4HU  
 Flat 1 5 Trinity Church Square SE1 4HU  
 Flat 2 5 Trinity Church Square SE1 4HU  
 13 Trinity Church Square London SE1 4HU  
 16 Trinity Church Square London SE1 4HU  
 66 Trinity Church Square London SE1 4HT  
 12 Trinity Church Square London SE1 4HU  
 4 Trinity Church Square London SE1 4HU  
 18 Trinity Church Square London SE1 4HU  
 21 Trinity Church Square London SE1 4HU  
 Flat 7 St Michaels Court SE1 1HY  
 Flat 6 Gloucester Court SE1 1DQ  
 Flat 7 Gloucester Court SE1 1DQ  
 Flat 4 Gloucester Court SE1 1DQ  
 Flat 5 Gloucester Court SE1 1DQ  
 297 Borough High Street London SE1 1JG  
 Flat 8 Gloucester Court SE1 1DQ  
 Flat 9 Gloucester Court SE1 1DQ  
 Flat 17 Gloucester Court SE1 1DQ  
 Flat 18 Gloucester Court SE1 1DQ  
 Flat 15 Gloucester Court SE1 1DQ  
 Flat 16 Gloucester Court SE1 1DQ  
 Flat 20 Gloucester Court SE1 1DQ  
 Flat 3 Gloucester Court SE1 1DQ  
 Flat 19 Gloucester Court SE1 1DQ  
 Flat 2 Gloucester Court SE1 1DQ  
 307 Borough High Street London SE1 1JH  
 1 Hulme Place London SE1 1HX  
 2 Hulme Place London SE1 1HX  
 Flat 3 St Michaels Court SE1 1HY  
 Flat 6 St Michaels Court SE1 1HY  
 Flat 1 St Michaels Court SE1 1HY  
 33 Swan Street London SE1 1DF  
 299 Borough High Street London SE1 1JG  
 12 Trinity Street London SE1 1DB  
 6 Trinity Street London SE1 1DB  
 8 Trinity Street London SE1 1DB  
 20 Trinity Street London SE1 1DB  
 2 Trinity Street London SE1 1DB  
 100 Pall Mall London SW1Y 5NQ  
 12a Trinity Street Borough SE1 1DB  
 42 Trinity Church Square SE1 4HY

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
Flood and Drainage Team

**Statutory and non-statutory organisations**

Environment Agency  
Historic England  
London Fire & Emergency Planning Authority  
London Underground Limited  
Metropolitan Police Service (Designing out Crime)  
Natural England - London Region & South East Region  
Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Flat E 62 Trinity Church Square SE1 4HT  
Flat 3 29 Swan Street SE1 1DF  
Flat 3 29 Swan Street SE1 1DF  
Flat 8 Gloucester Court SE1 1DQ  
12a Trinity Street Borough SE1 1DB  
12b Trinity Street London SE1 1DB  
42 Trinity Church Square SE1 4HY

## RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

<b>Applicant</b>	Mr Julian Hampson The Corporation of Trinity House of Deptford Strond & Acorn (Trinity Square) Ltd	<b>Reg. Number</b>	15/AP/3886
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1422-25
<b>Recommendation</b>	Grant subject to Legal Agreement		

### Draft of Decision Notice

**Planning Permission was GRANTED for the following development:**

Demolition of the existing former Sorting Office and Former Court building and redevelopment to provide 64 residential units (2 studios, 20 x 1b2p, 29 x 2b4p, 8 x 3b5p, 4 x 4b5p, 1 x 4b6p) in three blocks of 4, 5 and 7-storeys in height plus lower ground floor; 299sqm of B1 floorspace together with associated amenity space, landscaping and related ancillary works.

**At:** 25-29 HARPER ROAD, LONDON, SE1 6AW AND FORMER COURT BUILDING, SWAN STREET, LONDON SE1 1DF

**In accordance with application received on 22/09/2015**

**and Applicant's Drawing Nos.** 1335-HT-P-001, 1335-HT-P-004, 1335-HT-DE-001 ,1335-HT-DE-002 ,1335-HT-DE-010 ,1335-HT-DE-011 ,1335-HT-DE-012 ,1335-HT-DE-013 ,1335-HT-E-001 Rev 2,1335-HT-P-002 Rev 1,1335-HT-P-003 Rev 1,1335-HT-P-005 ,1335-HT-P-010 Rev 3,1335-HT-P-011 Rev 1,1335-HT-P-012 Rev 1,1335-HT-P-013, 1335-HT-P-014 ,1335-HT-P-100 Rev 1,1335-HT-P-101 ,1335-HT-P-102 Rev 1, 1335-HT-P-103 Rev 1, 1335-HT-P-104 ,1335-HT-P-105 ,1335-HT-P-106 ,1335-HT-P-107 ,1335-HT-P-108,1335-HT-S-001 ,1335-HT-S-002 ,SK001.

Air quality assessment dated 28th July 2015, archaeological desk based assessment dated July 2015 and addendum dated December 2015, Internal bat inspection dated 25th November 2015, daylight, sunlight and overshadowing report dated January 2016, Design and access statement dated September 2015, landscape design statement dated 26/08/2015, statement of community involvement dated September 2015, townscape and visual assessment dated August 2015, outline construction management plan dated August 2015, Utilities report dated 31st July 2015 (revision A), Code pre-assessment dated 4th August 2015 (revision A), sustainability checklist dated 4th August 2015 (revision A), desk study report dated July 2015, biodiversity statement dated August 2015, draft s106 contributions, delivery and servicing management plan dated July 2015, tree quality survey dated July 2015, drainage strategy dated 28/07/2015, energy statement dated 4th August 2015 (revision A), flood risk assessment dated August 2015, Product 4 (Detailed Flood Risk) for Harper Road dated 15th December 2015, heritage statement dated August 2015, residential planning noise assessment dated 26th August 2015, planning statement dated September 2015, transport assessment dated July 2015, interim travel plan dated July 2015, waste management strategy dated July 2015, affordable housing schedule revision H.

**Subject to the following twenty-nine conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

**Reason**

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1335-HT-DE-001 ,1335-HT-DE-002 ,1335-HT-DE-010 ,1335-HT-DE-011 ,1335-HT-DE-012 ,1335-HT-DE-013 ,1335-HT-E-001 Rev 2,1335-HT-P-002 Rev 1,1335-HT-P-003 Rev 1,1335-HT-P-005 ,1335-HT-P-010 Rev 3,1335-HT-P-011 Rev 1,1335-HT-P-012 Rev 1,1335-HT-P-013, 1335-HT-P-014 ,1335-HT-P-100 Rev 1,1335-HT-P-101 ,1335-HT-P-102 Rev 1, 1335-HT-P-103 Rev 1, 1335-HT-P-104 ,1335-HT-P-105 ,1335-HT-P-106 ,1335-HT-P-107 ,1335-HT-P-108,1335-HT-S-001 ,1335-HT-S-002 ,SK001.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 A full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be destroyed in the course of the works set in context, as well as details of all those features to be retained and reused, shall be submitted to the Local Planning Authority for approval in writing. This recording will be undertaken in accordance with a written scheme of investigation submitted to the planning authority in advance of any works or demolition, and approved in writing by the authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may retain a record of those features of heritage significance that would be lost or altered through demolition or the change of use of this building in accordance with the NPPF, London Plan, Strategic Policy 12 of the Core Strategy and Policies: 3.15 Conservation of the Historic Environment; and Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (UDP) July 2007.

- 4 Samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; and Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (UDP) July 2007.

- 5 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with

The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 6 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 7 No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter automated, continuous noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice e.g. S61 of Control of Pollution Act 1974, BS 5228, The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', the Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999, relevant CIRIA practice notes and BRE practice notes.
- Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.
- All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 8 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The

approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall be carried out in accordance with the energy statement by edc dated 4th August 2015 (reference L14131-ERP-001-Rev A).

#### Reason

To reduce carbon dioxide emissions as required by the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 10 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 11 The top floor window in the north elevation of block 3 shall be obscure glazed and top opening only and shall not be replaced or repaired otherwise than with obscure glazing. Details of privacy screens / devices for the following areas shall be submitted to and approved in writing prior to the commencement of above grade works. The privacy screens / privacy devices shall be installed in accordance with the approved details prior to the occupation of the affected dwellings, and shall be retained as such thereafter.

- Between opposing windows in the north elevation of block 1 and the west elevation of block 2;
- To the northern-most balconies to block 3;
- To the terrace to unit 64.

#### Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 12 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

## Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 13 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

## Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 14 The residential cycle parking shall be provided in accordance with the approved plans prior to the occupation of the units and shall be retained as such thereafter. Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles at ground floor level for the B class floorspace shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the B class cycle parking facilities provided shall be provided in accordance with the approved details prior to the occupation of the B class floorspace and shall be retained as such thereafter.

## Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 15 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

## Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 16 Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.



Unit reference numbers	Access to and use of building standard
All other units	M4(2)
Units 1, 4, 8, 11, 18 and 25	M4(3a)
Unit 33	M4(3b)

**Reason**

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 17 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and business unit and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 18 Prior to occupation of the wheelchair accessible units hereby approved the wheelchair accessible parking spaces, at least one of which shall be fitted with an electric vehicle charging point, shall be completed in accordance with the approved plans and retained as such thereafter.

**Reason**

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 19 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 20 The habitable rooms within the development sharing a party wall element with adjoining flats shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 21 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq, T \* and 45dB LAFmax

Living rooms - 35dB LAeq, T \*\*

Dining rooms - 40dB LAeq, T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

#### Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 22 The interim travel plan dated July 2015 shall be implemented in full, and shall include a target to increase the cycling modal share to 10%.

#### Reason:

To encourage sustainable transport modes, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007) and strategic policy 2 'Sustainable transport' of the Core Strategy (2011).

- 23 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

#### Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 24 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment dated August 2015 (reference UK14-20634), Product 4 (Detailed Flood Risk) dated 15th December 2015 and Drainage Strategy dated 28/07/2015 (reference 7214).

#### Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 25 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012)

#### Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 26 The combined heat and power plant (CHP) shall use natural gas and shall meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction. The CHP plant shall have a valid and up to date management plan which details the parties responsible for the maintenance, monitoring and operation of the installed plant and details how they will communicate with and inform each other about issues relevant to the effective operation of the CHP. The management plan shall be available to the LPA on request. As a minimum the CHP plant stack emissions shall be monitored and analysed annually to ensure compliance with the emissions standard. The result reports shall be available to the LPA on request.

#### Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 27 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

#### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13

High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

28 Any deliveries, unloading and loading to the commercial unit shall only be between the following hours:

08.00 - 22.00hrs Mondays & Saturdays  
10.00 - 16.00hrs Sundays and Bank Holidays.

**Reason**

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

29 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

**Statement of positive and proactive action in dealing with the application**

Pre-application discussions were held with the applicant and the plans amended during the course of the application to address a highways issue.

**Informatives**

You are advised to avoid carrying out demolition works during the bird nesting season (March-August). Bird nests are protected under the Wildlife and Countryside Act (1981) and a licence from Natural England would be required to remove any birds nests.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), [www.southwark.gov.uk/ssdm](http://www.southwark.gov.uk/ssdm). Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

Thames Water comments:

Waste Comments - Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments - On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to any planning permission: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 1 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Release of £130,386 of S106 monies from the development site bounded by Grange Walk, Grange Yard and The Grange, SE1 (14/AP/2102; a/n 734) for the complete refurbishment of the multi-use games area situated within the Swan Mead housing estate	
<b>Ward(s) or groups affected:</b>		Grange	
<b>From:</b>		Matthew Hill, Head of Highways	

## RECOMMENDATION

1. To authorise the release of £130,386 from the development site bounded by Grange Walk, Grange Yard and The Grange SE1 (14/AP/2102; a/n 734).

## BACKGROUND INFORMATION

2. Planning obligations are legal agreements between the local planning authority, the developer and other interested parties which are used to mitigate the impacts caused by development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions pursuant to Section 106 of the Town and Country Planning Act 1990.
3. Section 106 funds are released to projects and programmes as new developments come forward for implementation which triggers the payment of sums to the council.
4. On 6 October 2014 the council entered into an agreement with Linden Limited in respect of the redevelopment of the development site bounded by Grange Walk, Grange Yard and The Grange. This agreement, which related to the demolition of existing buildings and the redevelopment of the site to provide 167 residential units, secured, amongst other contributions, the sum of £130,386 towards the development of sport within the vicinity of the area.
5. The multi-use sports court on the Swan Mead Estate is in a very poor condition and without funding will continue to deteriorate. The facility is under used as a result of its current condition. The games area is meant to provide facilities for both football and basket ball but due to its poor condition, in particular the uneven surface; the court currently presents a health and safety risk to users. Retaining walls surrounding the court are nearing the end of their lifespan and the site is difficult to access for wheelchair users. All of the court facilities, including the lighting, goals and basketball hoops are considered to be substandard. The current lighting system only partially works and there is only a basketball hoop at one end of the court.
6. An application from a local youth organisation for funding to begin looking at improving the facility was approved in 2015 (the total award was £20,844) as part

of the council's Cleaner Greener Safer programme and approximately £3,500 of that funding was used to commission a feasibility report. The report confirms that the current facilities are poor and the court requires a total refurbishment. If awarded, this funding would be used to commission a detailed design and the physical improvement work. Subject to necessary local consultation, the proposed improvement works will include: rebuilding the surface; constructing a new retaining wall; providing new fencing, lighting and goals and improving access arrangements. The feasibility study estimates the cost of this work to be approximately £130,000 if all associated professional fees and contingencies are included.

7. The council is legally required to spend financial planning obligations in accordance with the terms of the agreement that was used to secure them. In this case, it was agreed this particular contribution would be spent on the development of sport within the vicinity of the development site. The multi use games area within the Swan Mead housing estate is situated within close proximity to the development site (approximately 500 metres southwest) and is therefore considered to be an appropriate use.

### **KEY ISSUES FOR CONSIDERATION**

8. Without sufficient funding for this refurbishment the works cannot take place and users of the court will remain at risk from injury due to the deteriorating condition of the surface of the existing court. Retaining walls surrounding the court are nearing the end of their lifespan and there is no easy access to the court for wheelchair users. All of the facilities at the court are substandard including the lighting, goals and basketball hoops.
9. An application for funding (made by a local youth organisation) to begin addressing the issues experienced by users of the court was approved as part of the 2015/15 Cleaner, Greener Safer (CGS) programme.
10. Given the amount of funding required to improve the facility to an appropriate standards it is unlikely that sufficient monies could be provided under a further CGS application and therefore suitable funding is being sought through alternative routes (i.e. Section 106).

### **Policy implications**

11. The proposed improvements set out in this report are within the scope and aims of the council's planning policy as contained in the Core Strategy and the saved policies within the Southwark Plan. Providing an upgraded, modern and safe multi-use sports court will also encourage active lifestyles, combat obesity and inspire more residents to play sport and make use of the facility; an important part of the council's Fairer Future Promise.
12. With reference to 'The Southwark Plan', this proposed improvement work would meet several of Southwark's policies including:
  - Strategic Policy (SP) 1 – Sustainability, Equality and Diversity: The improvement will meet the needs of Southwark's diverse population whilst improving accessibility and quality of life.

- SP 3 – Quality and Accessibility: This improvement work would improve accessibility to the facility and would provide an element of sports infrastructure capable of meeting some of the need of local people.
- SP 6 – Accessible Services: This project would improve the range and quality of Southwark's services and would be easily accessible to all sections of the community.
- SP 11 – Amenity and Environmental Quality: This project would improve amenities in the area.
- SP19 – Minimising the Need to Travel: Provision of a usable multi-use games area at Swan Mead would mean that local people would not have to travel far to find another facility of this nature.

### **Resource implications**

13. Staffing and any other costs connected with this recommendation are to be contained within existing departmental budgets.

### **Director of Law and Democracy**

14. This report seeks authority from members of the planning committee to release the sum of £130,386 towards the cost of refurbishing the multi-use sports court situated within the Swan Mead housing estate. The sum will come from the section 106 agreement referred to within this report. Contributions from a section 106 agreement must be expended in accordance with the terms of the agreement that was used to secure the sum in the first place. In this case, the sum was required to be spent on the development of sport within the vicinity of the development site. The court is considered to be within the vicinity of the development and therefore the use of this contribution to improve the facility is considered suitable.
15. The policy tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 are also relevant and provide that planning obligations must be:
  - (i) necessary to make the development acceptable in planning terms
  - (ii) directly related to the development
  - (iii) fairly and reasonably related in scale and kind to the development.
16. The section 106 agreement has been reviewed and it is considered the proposed expenditure accords with both the terms of the agreement itself and the relevant policy tests.
17. The agreement does not specify which project the contribution should be spent on and therefore it is for the council to reasonably allocate the funds in accordance with their specific generic purpose.
18. The proposal was presented to members of the Bermondsey and Rotherhithe Community Council on Wednesday 27 January in accordance with Part 3H of the constitution (consultative/non-decision making), which enables members to comment on the expenditure of section 106 funds over £100,000. No objections or concerns were raised by members.

19. The decision to consider and approve section 106 agreement expenditure exceeding £100,000 is reserved to planning committee in accordance with Part 3D of the constitution.

**Strategic Director of Finance and Governance (CAP15/165)**

20. This report requests approval from planning committee to the release of £130,386 S106 funds from the development site bounded by Grange Walk, Grange Yard and The Grange, SE1 (14/AP/2102;a/n 734) towards multi-use games area on the Swan Mead housing estate as detailed in this report.
21. The strategic director of finance and governance notes that the S106 funds of £130,386 has been received by the council and is available for this project. Use of the S106 funds will be monitored as part of the Council's capital programme.
22. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

**Director of Planning**

23. The development site bounded by Grange Walk, Grange Yard and The Grange, SE1, 14/AP/2102, A/C #734 secured £1,047,457 in contributions, £130,386 of which is required to be spent on sports development within the vicinity of the site.
24. The proposed allocation accords with the agreement would provide some mitigation for the impacts of the development.

**Community impact statement**

25. This project has been designed to be fully accessible to all, without prejudice or discrimination.
26. Improvements to the multi-use sports court will make the facility safer, accessible and more appealing to local residents. The refurbishment will also help to combat obesity and promote healthier lifestyles.

**Consultation**

27. This sports court was brought to the attention of the Cleaner, Greener, Safer (CGS) team following the application made by the nearby O.B.C (a local youth club) to improve the facility. Whilst the CGS programme was unable to award the level of funding required to improve the facility, the allocated funding was used to commission initial feasibility studies.
28. Full consultation with residents and local groups will take place subject to the award of these Section 106 monies, and as the initial designs are developed further. The proposal would also be subject to internal consultation with Housing, Parks and Highways.
29. Members of the local youth club have already been informally consulted and they have confirmed that they rarely use the facility because of its condition and the risk of injury.
30. Members indicated at the Bermondsey and Rotherhithe Community Council on Wednesday 27 January that they are in support of the proposal and raised no



concerns in this regard.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts Tel: 020 7525 5464

## APPENDICES

No.	Title
Appendix 1	Sports Development Contribution

## AUDIT TRAIL

<b>Lead Officer</b>	Matthew Hill, Head of Highways	
<b>Report Author</b>	James Price, Project Manager, Highways	
<b>Version</b>	Final	
<b>Dated</b>	18 February 2016	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		18 February 2016

**APPENDIX 1**

**"Sports Development Contribution"** The sum of £130,386 (One Hundred and Thirty Thousand Three Hundred and Eighty Six Pounds (Index-Linked) to be paid by the Developer to the Council in accordance with paragraph 1 of Schedule 3 and applied by the Council towards the sports development in the vicinity of the Site;

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