

## Planning Committee

Tuesday 30 January 2018

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Cleo Soanes (Vice-Chair)  
Councillor Lucas Green  
Councillor Lorraine Lauder MBE  
Councillor Hamish McCallum  
Councillor Darren Merrill  
Councillor Michael Mitchell  
Councillor Adele Morris

### Reserves

Councillor James Barber  
Councillor Catherine Dale  
Councillor Sarah King  
Councillor Jane Lyons  
Councillor Jamille Mohammed  
Councillor Kieron Williams

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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

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#### Access

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**Contact:** Gerald Gohler on 020 7525 7420 or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 22 January 2018



# Planning Committee

Tuesday 30 January 2018  
7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<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.	
4.	<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.	
5.	<b>MINUTES</b>	1 - 6
	To approve as a correct record the minutes of the open section of the meeting held on 16 January 2018.	
6.	<b>TO RELEASE £377,143.63 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO DELIVER IMPROVEMENTS TO THE ACCESSIBILITY ALONG THE FOOTWAYS IN NORTH CAMBERWELL.</b>	7 - 10

To approve the release of £377,143.63 of Section 106 funding, from the developments listed in the report, to deliver improvements to the accessibility along the footways in North Camberwell, as set out in paragraphs 3-5 of the report.

<b>7.</b>	<b>DEVELOPMENT MANAGEMENT</b>	11 - 16
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**7.1. SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1**

Circulated electronically

**Web links (please cut and paste into your browser):**

<http://moderngov.southwark.gov.uk/documents/g5717/Public%20reports%20pack%20Tuesday%2016-Jan-2018%2018.00%20Planning%20Committee.pdf?T=10>

<http://moderngov.southwark.gov.uk/documents/b50009037/Supplemental%20Agenda%20No.%201%20Tuesday%2016-Jan-2018%2018.00%20Planning%20Committee.pdf?T=9>

**7.2. METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON SE1 6SD**

Circulated electronically

**Web links (please cut and paste into your browser):**

<http://moderngov.southwark.gov.uk/documents/g5717/Public%20reports%20pack%20Tuesday%2016-Jan-2018%2018.00%20Planning%20Committee.pdf?T=10>

<http://moderngov.southwark.gov.uk/documents/b50009037/Supplemental%20Agenda%20No.%201%20Tuesday%2016-Jan-2018%2018.00%20Planning%20Committee.pdf?T=9>

<b>7.3.</b>	<b>SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EG; GROTTO PLACE AND GROTTO PODIUMS</b>	17 - 68
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(Appendices 3 and 4 to follow)

<b>7.4.</b>	<b>LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA</b>	69 - 143
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**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.”

**PART B - CLOSED BUSINESS**

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

Date: 22 January 2018

## 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. The role of members 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. 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 Clerks, Constitutional Team  
Finance and Governance  
Tel: 020 7525 7234/7420



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 16 January 2018 at 6.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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<b>PRESENT:</b>	Councillor Nick Dolezal (Chair) Councillor Cleo Soanes (Vice-Chair) Councillor Sarah King (Reserve) Councillor Lucas Green Councillor Lorraine Lauder MBE Councillor Hamish McCallum Councillor Michael Mitchell Councillor Adele Morris
<b>OTHER MEMBERS PRESENT:</b>	Councillor Rebecca Lury Councillor Maria Linforth-Hall Councillor Darren Merrill Councillor David Noakes Councillor Martin Seaton
<b>OFFICER SUPPORT:</b>	Simon Bevan (Director of Planning) Jon Gorst (Legal Officer) Bridin O'Connor (Development Management) Victoria Lewis (Development Management) Sally Crew (Transport Policy) Richard Pearce (Strategy and Partnerships) Michael Tsoukaris (Design and Conservation) Phillips Waters (Planning Policy) Jack Ricketts (Development Management) Margaret Foley (Legal Officer) Michael Glasgow (Development Management) Naima Ihsan (Transport Planner) Gerald Gohler (Constitutional Officer)

### 1. APOLOGIES

There were apologies from Councillor Darren Merrill who did not take part in the meeting as a committee member in order to speak in his capacity as a ward councillor.

## 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as 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 were circulated at the meeting:

- Addendum report relating to items 11.1 and 11.2
- Members' pack relating to items 11.1 and 11.2

The chair drew councillors attention to the addendum report and the fact that item 9. "Tabard Street Environmental Improvements: To release £232,009.77 from the S106 agreements listed in the report, to deliver an open space, segregated cycle lane and pedestrian walkway" had been withdrawn at the request of officer, due to an error in the accompanying report.

The chair made the following announcement:

"The council has published the 'further preferred option' of the Old Kent Road Area Action Plan for consultation between 13 December 2017 and 21 March 2018. The Old Kent Road Area Action Plan (AAP) is a plan to regenerate the Old Kent Road and surrounding area including the extension of the Bakerloo Line. It sets out a vision for how the area will change over the next 20 years. To find out more about the plan and the consultation please visit our website or contact the council's planning policy team at [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)."

## 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

## 5. MINUTES

### RESOLVED:

That the minutes of the meeting held on 7 November 2017 be confirmed as a correct record and signed by the chair.

## 6. LOWER ROAD HIGHWAY IMPROVEMENTS: TO RELEASE £726,810.37 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, IN ORDER TO DELIVER HIGHWAY IMPROVEMENTS TO LOWER ROAD, INCLUDING THE GYRATORY SCHEME WORKS



An officer introduced the report and members of the committee considered the information contained therein.

**RESOLVED:**

That the release of £726,810.37 from the S106 agreements associated with the developments listed in paragraph 15 of the report, in order to deliver highway improvements to Lower Road, as set out in paragraphs 3-5 of the report, be approved.

**7. HARPER ROAD IMPROVEMENT SCHEME: TO RELEASE £267,259.52 FROM THE S106 AGREEMENT(S) LISTED IN THE REPORT, TO DELIVER STREET IMPROVEMENTS AT VARIOUS POINTS ALONG HARPER ROAD**

An officer introduced the report and members of the committee considered the information contained therein.

**RESOLVED:**

That the release of £267,259.52 from the S106 agreement associated with the developments listed in paragraph 25 of the report, in order to deliver street improvements in Harper Road, as set out in paragraphs 3-11 of the report, be approved.

**8. BALFOUR STREET: TO RELEASE £252,301.86 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, TO DELIVER PUBLIC REALM AND HIGHWAYS IMPROVEMENTS ALONG BALFOUR STREET**

An officer introduced the report and members of the committee considered the information contained therein.

**RESOLVED:**

That the release of £252,301.86 of Section 106 funding, from the below developments, to deliver public realm and highway improvement works, as set out in paragraphs 3 and 4 of the report, be approved.

**9. TABARD STREET ENVIRONMENTAL IMPROVEMENTS: TO RELEASE £232,009.77 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, TO DELIVER AN OPEN SPACE, SEGREGATED CYCLE LANE AND PEDESTRIAN WALKWAY**

This item was withdrawn.

**10. SCHOOL EXPANSION PROGRAMME: TO RELEASE £11,966,549.59 FROM THE S106 AGREEMENTS LISTED IN THE REPORT, FOR THE PURPOSES OF INCREASING SCHOOL CAPACITY IN THE BOROUGH**

An officer introduced the report and members of the committee considered the

information contained therein.

**RESOLVED:**

That the release of £11,966,549.59 from the agreements listed in Appendices 1-15 of the report, in order to contribute to the overall Capital Programme requirement for these projects, the total life time cost of which is £135,789,495 be authorised.

**11. DEVELOPMENT MANAGEMENT**

**RESOLVED:**

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.

The chair announced that items 11.1 and 11.2 would be heard together, as they pertained to the same location, and clarified that separate votes would be taken on each report.

**11.1 SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1**

**Planning application reference:16/AP/4458**

Report: see pages 45 to 291 of the agenda and pages 1 to 10 of the addendum report.

**PROPOSAL**

*Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multilevel and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.*

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

At 6.45pm the meeting adjourned for a comfort break and resumed at 6.52pm.

The objectors addressed the meeting. Members of the committee asked questions of the objectors.

At 8.25pm the meeting adjourned for a comfort break and resumed at 8.30pm.

The applicant and the applicant's agents addressed the committee, and answered questions by the committee.

At 10.45pm the meeting adjourned for a comfort break and resumed at 10.55pm.

There were no supporters who lived within 100m of the development site present and wished to speak.

Councillors Rebecca Lury, Maria Linforth-Hall, Darren Merrill, David Noakes and Martin Seaton addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

At 12.40am the meeting adjourned for a comfort break and resumed at 12.45am.

A motion to grant planning permission was moved, seconded, put to the vote and declared to have fallen.

Members of the committee continued discussing the application.

At 1.00am Councillor Lorraine Lauder left the meeting, as she felt unwell.

At 1.05am a motion to adjourn the meeting was proposed, seconded, put the vote and agreed. Thereupon members and officers left the meeting room.

The meeting reconvened at 1.45am.

A motion to defer the decisions on items 11.1 and 11.2 to a future meeting was proposed, seconded, put to the vote and declared to have been carried.

**RESOLVED:**

That items 11.1 and 11.2 be deferred to a future meeting.

**11.2 METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON SE1 6SD**

**Planning application reference: 16/AP/4525**

Report: see pages 293 to 300 of the agenda.

**PROPOSAL**

*Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).*

(see item 11.1).

**RESOLVED:**

That items 11.1 and 11.2 be deferred to a future meeting.

The meeting ended at 1.50am.

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 30 January 2018	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<u>North Camberwell Environmental Improvements</u> To release £377,143.63 from the S106 agreements associated with the below developments, to deliver improvements to the accessibility along the footways in North Camberwell.	
<b>Ward(s) or groups affected:</b>		Brunswick Park/Camberwell Green	
<b>From:</b>		Director of Planning	

### RECOMMENDATION

1. That Planning Committee approve the release of £377,143.63 of Section 106 funding, from the below developments, to deliver improvements to the accessibility along the footways in North Camberwell, as set out in paragraphs 3-5.

### BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. The proposed project seeks to improve the accessibility along the footways in North Camberwell. This will be achieved by the introduction of dropped pedestrian crossings at junctions, which will also be narrowed. Buildouts will be installed around the large mature trees and the footway resurfaced.
4. In order to reduce vehicle speeds it is proposed to resurface the carriageway and selectively narrow the road width.
5. Drainage works will be carried out as part of this work, in order to improve drainage and accommodate the new road features, buildouts and the repaved footway and carriageway.

### KEY ISSUES FOR CONSIDERATION

#### Community impact statement

6. This project will support the council's commitment to meet the needs of Southwark's diverse community.
7. The proposed works have been designed to enhance the attractiveness of the area as a place in which people choose to live and work. The works will improve accessibility

for all ages to make it an area that all can enjoy. The designs include speed and vehicle mitigation to improve the environment and safety of the area.

8. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
9. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
10. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

## Consultation

11. Local ward councillors and the community council chair are aware of proposed improvements in the area and are supportive. Consultation will be undertaken once funding has been confirmed and designs are at a more detailed stage.



## Resource Implications

12. The below mentioned developments secured £377,143.63, combined, in contributions towards public realm. All £377,143.63 is currently unallocated and available.
13. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future development.

Permission Ref	Account No	Address	Purpose	Amount
<a href="#">10/AP/2623</a>	517	South, West, Central And East House, 30-32 And 33-35 Peckham Road, London, SE5 8PX	PRI	£58,125.00
			TRA2	£38,750.00
<a href="#">14/AP/3277</a>	758	Land At Camberwell Area	PRI	£66,750.00

		Housing Office, Harris Street, 1-27 Benhill Road And 29-59 Benhill Road, London SE5		
<a href="#">11/AP/4309</a>	620	Site Bounded By Edmund Street, Southampton Way And Notley Street, London SE5	PRI	£213,518.63
<b>TOTAL</b>				<b>£377,143.63</b>

14. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
15. The project will be managed by the Transport Projects Team, which sits within the Highways division and has extensive experience of delivering environmental improvements in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

### Policy implications

16. The proposal(s) meet the following Fairer Future Promise:
  - Promise 1: Value for money.
  - Promise 6: A greener borough.
  - Promise 7: Safer communities.
  - Promise 9: Revitalised neighbourhoods.
  - Promise 10: Age friendly borough.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

#### Director of Law and Democracy

17. The proposal is to release monies from the section 106 Agreements referred to at paragraph 13 of the report. The various sites which are the subject of the Agreements are all in the North Camberwell area and Local Ward Councillors and the Community Council Chair have been made aware of the proposed improvements. The report confirms that a consultation will be carried out once the principle of funding has been confirmed.
18. The Agreements mentioned at paragraph 13 have been checked and it is confirmed that the contributions are being spent in accordance with the terms of the specific section 106 Agreements and also the legal tests relating to the validity and expenditure of section 106 monies.
19. The decision to consider and approve the expenditure of section 106 monies is reserved to members of the planning committee in accordance with part 3f, paragraph 9 of the council constitution.

### Strategic Director of Finance and Governance CAP17/072

20. This report seeks approval from the planning committee to release the sum of £377,143.63 from the various agreements listed at paragraph 16 for the delivery of improvement works to footways in North Camberwell, details at paragraphs 3 to 5 .
21. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects and the proposed allocation accords with the terms of the agreements.
22. The strategic director of finance and governance notes the resource implications at paragraphs 12 to 15, confirms the council has received the related section 106 funds, and they are available for the purposes outlined in this report.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

### APPENDICES

No.	Title
None.	

### AUDIT TRAIL

<b>Lead Officer</b>	Matt Hill, Head of Highways	
<b>Report Author</b>	Rachel Gates, Programme Management Officer	
<b>Version</b>	Final	
<b>Dated</b>	30 November 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE 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
Date final report sent to Constitutional Team		19 January 2018



<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 30 January 2018	<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 director of planning 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 director of planning 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 director of planning 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 law and democracy, and which is satisfactory to the director of planning. 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 law and democracy. 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	020 7525 7240/7234
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 the Planning Department 020 7525 5403

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidi Agada, Head of Constitutional Services	
<b>Report Author</b>	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	19 January 2018	
<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
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		19 January 2018

**ITEMS ON AGENDA OF THE PLANNING COMMITTEE**  
**on Tuesday 30 January 2018**

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	16-AP-4458
<b>Site</b>	SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1	<b>TP No.</b>	TP/1512-Q
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Victoria Lewis

**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA**

## **Item 7.1**

**Proposal**

Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.

In the Council's opinion the proposal may affect the setting of the following listed buildings and conservation areas: Metro Central Heights, Newington Causeway; Metropolitan Tabernacle, Newington Butts; Michael Faraday Memorial, Elephant and Castle; the Imperial War Museum, St George's Road; and the Obelisk at St George's Circus. Elliot's Row; St George's Circus and West Square Conservation Areas and the listed buildings therein, and the Walcot Square Conservation Area in Lambeth

The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011 (as amended). Copies of the ES may be obtained from Waterman Infrastructure & Environment Ltd, Pickford's Wharf, Clink Street, London SE1 9DG at a charge of £950 (printed) or £25 (CD).

HARD COPIES OF THE APPLICATION DOCUMENTS ARE AVAILABLE FOR INSPECTION AT NEWINGTON TEMPORARY LIBRARY, SECOND FLOOR ARTWORKS BUILDING, ELEPHANT ROAD (Monday to Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)

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<b>Appl. Type</b>	Listed Building Consent	<b>Reg. No.</b>	16-AP-4525
<b>Site</b>	METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON, SE1 6SD	<b>TP No.</b>	TP/1541-14
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Victoria Lewis

**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT**

## **Item 7.2**

**Proposal**

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	17-AP-0367
<b>Site</b>	SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0EG, GROTTTO PLACE AND GROTTTO PODIUMS	<b>TP No.</b>	TP/1396-H
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Daniel Davies

**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA**

## **Item 7.3**

**Proposal**

Redevelopment of the site including alterations and extensions to listed buildings for a mixed use scheme to provide a new secondary school with 6th form (up to 1150 pupils), 199 residential units in buildings up the 10 storeys in height, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym (ancillary to the residential use) associated landscape and public realm works, cycle parking, disabled parking and servicing access; and the redevelopment of land at Grotto Place for the provision of a new sports hall (1,452sqm) and external multi use games facility and landscaping.

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## ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 30 January 2018

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<b>Appl. Type</b>	Listed Building Consent	<b>Reg. No.</b>	17-AP-0368
<b>Site</b>	SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EG	<b>TP No.</b>	TP/1396-H
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Daniel Davies

**Recommendation GRANT PERMISSION*****Item 7.3*****Proposal**

Alterations, partial demolition and extensions to listed buildings to create a mixed use scheme to provide a new secondary school with 6th form (up to 1150 pupils), 205 residential units, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym associated landscape and public realm works, cycle parking, disabled parking and servicing access

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<b>Appl. Type</b>	Full Planning Application	<b>Reg. No.</b>	16-AP-2668
<b>Site</b>	LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA	<b>TP No.</b>	TP/1518-A
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Terence McLellan

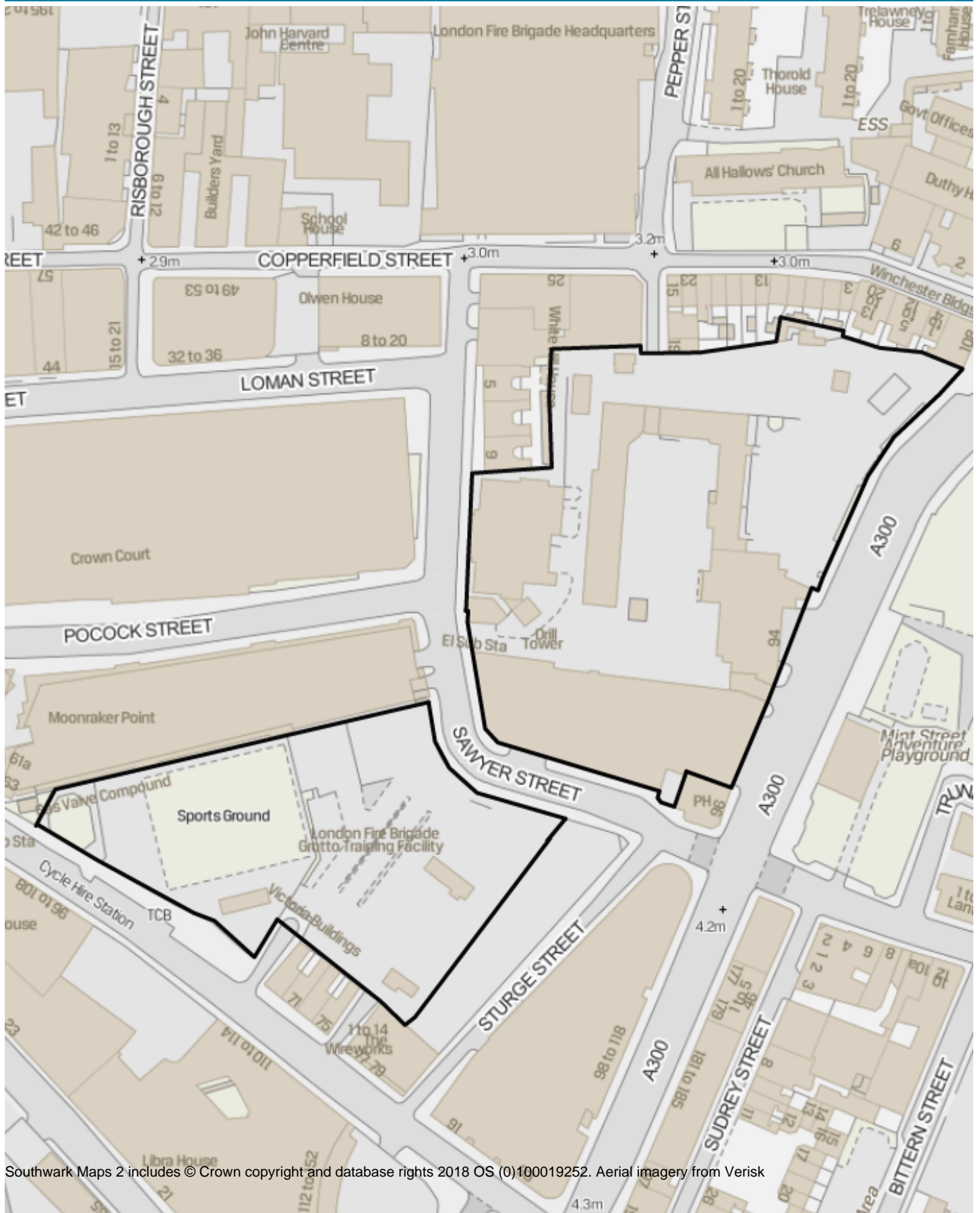
**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA*****Item 7.4*****Proposal**

Demolition of existing buildings and redevelopment of the site to provide a 10 storey (plus basement) commercial building with two flexible A1/A3/B1 units at ground/basement level and B1 floorspace on all upper levels and accessible parking/vehicular access and servicing from Ewer Street; 170 apartments in three residential buildings at 8, 13 and 21 storeys (plus basement, including roof plant) with a flexible A1/A3/B1 unit at basement/ground floor level; parking/vehicular access from Lavington Street; 3 mews houses (3 storeys); new public realm; hard and soft landscaping; pedestrian routes; alterations to the public highways including widened footways, relocated parking and service bays, tree planting, resurfacing and associated works.

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Item 7.3 - SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, AND LAND AT GROTTO PLACE, LONDON SE1 0EG; GROTTO PLACE AND GROTTO PODIUMS



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<b>Item No.</b> 7.3	<b>Classification:</b> Open	<b>Date:</b> 30 January 2018	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<p><b>Development Management planning application:</b> Application 17/AP/0367 for: Full Planning Application and Listed building application 17/AP/0368</p> <p><b>Address:</b> SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EG; GROTTO PLACE AND GROTTO PODIUMS (full planning application)</p> <p>SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON SE1 0EG (listed building consent)</p> <p><b>Proposal:</b> Redevelopment of the site including alterations and extensions to listed buildings for a mixed use scheme to provide a new secondary school with sixth form (up to 1150 pupils), 199 residential units, 234 sqm of flexible commercial or community use (Class A1, A3, B1, D1, D2), a 139 sqm Gym (D2) associated landscape and public realm works, cycle parking, disabled parking and servicing access; and the redevelopment of land at Grotto Place for the provision of a new sports hall (1,452sqm) and external multi use games facility and landscaping.</p>		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Director Of Planning		
<b>Application Start Date</b> 16/03/2017		<b>Application Expiry Date</b> 15/06/2017	
<b>Earliest Decision Date</b> 06/05/2017			

### RECOMMENDATION

1.
  - a) That planning permission be granted for application 17AP0367, subject to conditions and referral to the Mayor for London, and the applicant entering into an appropriate legal agreement by no later than 27 April 2018.
  - b) That in the event that the requirements of (a) are not met by 27 April 2018, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 153 of the report;
  - c) That listed building consent be granted for 17AP0368, subject to the decision on the related planning application having been issued.

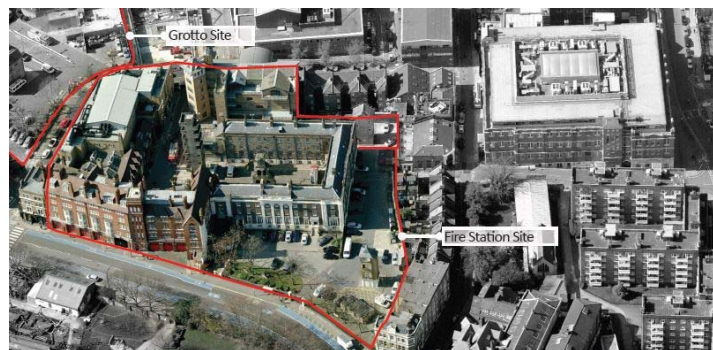


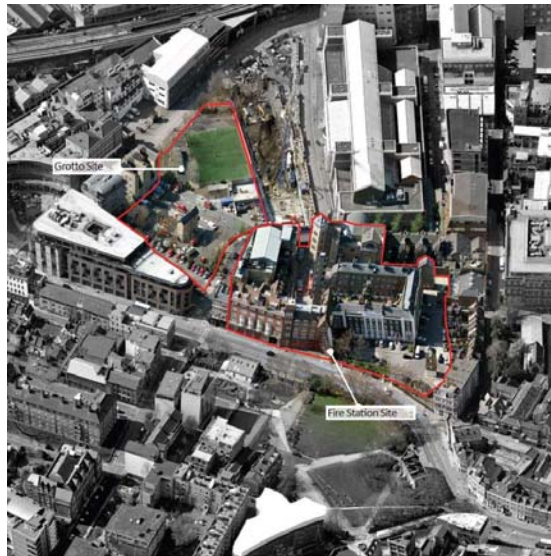
## BACKGROUND INFORMATION



### Site location and description

2. The application covers two sites. The main site is the Former Southwark Fire Station which is an irregular shaped plot measuring 0.88 hectares bounded by Copperfield Street to the north, Southwark Bridge Road to the east, and Sawyer Street to the south and west. The site contains two Grade II listed buildings: The former Southwark Fire Station comprising the Engine House, Main and South Blocks and Cottage Blocks, and Winchester House which is arranged in a quadrangle around an internal courtyard. This building is fronted by a large forecourt facing Southwark Bridge Road where there are series of large mature trees and a fire tower. Facing Sawyer Street is a modern three storey building (the Fire House) which is used for fire training.





3. The buildings on site are typically three to four storeys, rising to six storeys facing Southwark Bridge Road. Until early 2014, the site was occupied by the London Fire Brigade, and included the London Fire Brigade Museum. Adjoining the site to the north are two and three storey residential dwellings on Copperfield Street and Sawyer Street. Adjoining the site to the south, on the corner of Southwark Bridge Road and Sawyer Street is the four storey Goldsmith Public House. Mint Street Park is opposite the site to the east.
4. The Grotto Place site, measuring 0.6 hectares, lies to the south west of the Fire station on the opposite side of Sawyer Street. The site is owned by the Council and held on a long lease by the London Fire Brigade who until recently used the land for drills and training. The site includes a multi-use games court, and a number of small buildings used for training and storage. The site is also used informally for parking cars associated with the Fire Brigade – a separate area of more formalised car parking fronting the Sturge Street boundary does not form part of the application site. Largely open in character, the site is designated partly as Borough Open Land and partly as Other Open Space in the development plan, and also includes a number of trees which are subject to Tree Preservation Orders. Under current arrangements the site is not accessible to the general public.
5. The application site (comprising the Former Fire Station and Grotto Place) does not fall within a conservation area but does lie adjacent to the Union Street Conservation Area (to the north) and the Liberty of the Mint Conservation Area to the east.
6. The site falls within the Central Activities Zone (CAZ), the London Bridge, Borough and Bankside Opportunity Area, and a town centre. It benefits from a high public transport accessibility level (PTAL) of 6a (excellent) with Borough and Southwark Underground stations within a 400 metre walk and is also on the bus route 344. Southwark Bridge Road forms part of the route of Cycle Superhighway 7.

### **Details of proposal**

7. The proposal seeks to redevelop the site to deliver:
  - a new secondary school and sixth form college accommodating up to 1,150 pupils;
  - 199 new dwellings;
  - flexible commercial space (Class A1, A3, B1, D1) (234 sqm (GEA));

- a sports hall, Multi Use Games Area (MUGA), open space and cycle storage on the Grotto Place site.
8. The proposal will involve alterations to listed buildings, for which listed building consent is sought under application reference 16AP0368.



### School

9. The proposed secondary school and sixth form will be operated by Haberdashers' Aske Federation who currently manage three state-maintained schools that educate children from aged 3-18. Once opened the new secondary school will admit 180 children a year, growing year on year and ultimately opening a sixth form. The new secondary school will be supported by the Federation's other schools but principally Haberdasher's Aske's Hatcham College in New Cross. Once fully occupied the school will accommodate 900 pupils (with 6 forms in each year) and a sixth form college catering for up to 250 pupils.
10. The school sits on the northern part of the Main site utilising the converted and extended Fire Station buildings, including Winchester House. There would be two areas of outdoor amenity space within the school, one within the Winchester House courtyard and the other, which includes the main arrival space, fronting Southwark Bridge Road. The school would have secondary, managed, entrances from Sawyer Street and Copperfield Street/Pepper Street.
11. The Sports Hall and recreation facilities provided on the Grotto site will be used by the school during school hours, and at other times, including weekends and school holidays, will be available for public use.



### Commercial Use

12. The ground floor of the South Block would be converted to provide a commercial unit, which the applicant has requested be designated flexibly to allow use as a shop, café, office or a leisure/community space.

### Residential

13. 199 residential units are proposed, most of which would be accommodated within a new perimeter block that would front on to Sawyer Street. The footprint of the residential building is similar to the 20<sup>th</sup> century buildings that it will replace, but will rise to a maximum of 10 storeys. In addition, a number of dwellings would sit within retained parts of the Fire Station, namely the Engine House, Cottage Block and South Block. Issues relating to affordable housing and the quality of the accommodation are set out in paragraphs 91 to 100 of the report.



14. A courtyard providing amenity space, servicing and disabled parking is proposed at the centre of the residential block. Pedestrians and cyclists can enter this courtyard either via a retained archway from Southwark Bridge Road, or through a new arch route from Sawyer Street, and access to most of the flats is from this courtyard. Vehicle access, for service vehicles or disabled users, is only available from Sawyer Street.
15. A gym is proposed at first floor level that will be accessible to residents and the wider public.

### Revisions to the application

16. During the course of the application, a series of changes were made to the scheme in response to comments by officers and members of the public.
  - Revisions to the design of the Grotto Open Space to redistribute cycle storage for the school, improve open space and to make alterations to the design of the Sports Hall;
  - Inclusion of a draft landscape design;
  - Re-planning of internal layout reducing the number of residential units from 205 to 199;
  - Alterations to servicing and waste collection strategy.
17. Re-consultation was carried out in July 2017.

**Relevant Planning history**

18.

<p>15/AP/4650 Application type: Screening Opinion (EIA) (SCR)  Screening Opinion for the redevelopment of the site including alterations and extensions to listed buildings for a mixed use scheme up to 15 storeys in height with basement works, a new 6 form entry secondary school with sixth form of up to 10,500 sqm, up to 185 residential units (11,500sqm), associated landscape and public realm works, cycle parking, disabled parking and access works.  Decision date 15/12/2015 Decision: Screening Opinion - EIA not required (SCR)</p>
<p>16/AP/0931 Application type: Screening Opinion (EIA) (SCR)  Screening Opinion for the redevelopment of the following two sites:</p> <p>Site 1: Land bounded by Southwark Bridge Road, Sawyer Street and Pepper Street (the fire station site)  Redevelopment, part demolition and conversion of the buildings including listed buildings for a mixed use scheme up to 10 storeys in height and basement works for provision of a new secondary school and sixth form (Class D1) of up to 10,500sqm (GEA), the provision of up to 175 residential units (Class C3) (11,000sqm GEA), associated landscaping and public realm works, cycle parking and disabled parking and new pedestrian access.</p> <p>Site 2: Land bounded by Sawyer Street, Sturge Street and Great Suffolk Street (the Grotto site)  Redevelopment to provide a new sports hall and ancillary facilities including new changing facility, new multi-use games area, and additional landscaped car parking.  Decision date 30/03/2016 Decision: Screening Opinion - EIA Not required</p>
<p>15/EQ/0255 Application type: Pre-Application Enquiry (ENQ)  Redevelopment of the existing site to create a mixed use development incorporating the existing listed buildings to create a 6 Form Entry Secondary School and sixth form (total 1150 pupils), associated sports hall and muga, enabling residential development (167 flats), in a development of no more than 9 storeys, and associated ancillary facilities.  Decision date 30/06/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>17/AP/0078 Application type: Tree Preservation Order - works related (TPO)  T1 - T3: Tree of Heaven - Crown clean  T4 - T11: London Plane - Crown clean  T12 - T15: Cherry - Crown clean  Decision date 27/01/2017 Decision: TPO consent granted (TPOG)</p>

**Planning history of adjoining sites**

19. None of relevance.

**KEY ISSUES FOR CONSIDERATION****Summary of main issues**

20. The main issues to be considered in respect of application 17AP0367 (for planning permission) are:

- a) Principle of redevelopment in terms of land use and conformity with the

- development plan including impact on designated open space
  - b) Design
  - c) Provision of new education facilities
  - d) Provision of housing, including affordable housing and housing mix
  - e) Density
  - f) Quality of accommodation
  - g) Impact of the amenities of occupiers of adjoining properties
  - h) Traffic and servicing
  - i) Archaeology
  - j) Planning obligations
  - k) Sustainable development implications
21. In relation to application 17AP0368 (for listed building consent):
- a) Impact of the works, including demolition, on the heritage value and significance of the Listed Buildings

### **Planning policy**

#### National Planning Policy Framework (the Framework)

- 22.
- Section 2: Ensuring the vitality of town centres
  - Section 4: Promoting sustainable development
  - Section 6: Delivering a wide choice of good 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 the natural environment
  - Section 12: Conserving and enhancing the historic environment

#### The London Plan 2016

- 23.
- Policy 2.11 Central Activities Zone – Strategic functions
  - Policy 2.13 Opportunity Areas and intensification areas
  - Policy 2.15 Town Centres
  - Policy 3.1 Ensuring equal life chances for all
  - Policy 3.2 Health and addressing health inequalities
  - Policy 3.3 Increasing housing supply
  - Policy 3.4 Optimising housing potential
  - 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 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
  - Policy 3.16 Protection and enhancement of social infrastructure
  - Policy 3.18 Education facilities
  - Policy 4.6 Support for enhancement of arts, culture, sport and entertainment provision
  - Policy 4.12 Improving opportunities for all
  - Policy 5.1 Climate change mitigation
  - Policy 5.2 Minimising carbon dioxide emissions
  - Policy 5.3 Sustainable design and construction
  - Policy 5.5 Decentralised energy networks?
  - Policy 5.6 Decentralised energy in development proposals
  - Policy 5.7 Renewable energy
  - Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening  
 Policy 5.11 Green roofs and development site environs  
 Policy 5.12 Flood risk management  
 Policy 5.13 Sustainable drainage  
 Policy 5.14 Water quality and waste water infrastructure  
 Policy 5.15 Water use and supplies  
 Policy 6.3 Assessing effects of development on transport capacity infrastructure  
 Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.11 Smoothing traffic flow and tackling congestion  
 Policy 6.12 Road network capacity  
 Policy 6.13 Parking  
 Policy 7.1 Building London's neighbourhoods and communities  
 Policy 7.2 An inclusive environment  
 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 7.15 Reducing noise and enhancing soundscapes  
 Policy 7.18 Protecting local open space and addressing local deficiency  
 Policy 7.19 Biodiversity and access to nature  
 Policy 7.21 Trees and woodlands  
 Policy 8.2 Planning obligations  
 Policy 8.3 Community Infrastructure Levy

#### Regional Supplementary Planning Documents (SPDs) and guidance

24. Central Activities Zone SPG (2016)  
 Providing for Children and Young People's Play and Informal Recreation (2012)  
 Sustainable Design and Construction (2006)  
 Housing SPG (2016) Social Infrastructure SPG (2015)

#### Core Strategy 2011

25. Strategic Policy 1 – Sustainable development  
 Strategic Policy 2 – Sustainable transport  
 Strategic Policy 3 - Shopping, leisure and entertainment  
 Strategic Policy 4 – Places to learn and enjoy  
 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

#### Southwark Plan 2007 (July) - saved policies

26. Policy 2.4 Educational Deficiency – Provision of New Educational Establishments  
 Policy 2.5 Planning obligations  
 Policy 3.1 Environmental effects  
 Policy 3.2 Protection of amenity  
 Policy 3.3 Sustainability assessment  
 Policy 3.4 Energy efficiency  
 Policy 3.6 Air quality

Policy 3.7 Waste reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.17 Listed Buildings  
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites  
 Policy 3.19 Archaeology  
 Policy 3.26 Borough Open Land (BOL) - OS12 Grotto Open Space  
 Policy 3.27 Other Open Space (OSS) - OS11 Grotto Podiums  
 Policy 3.28 Biodiversity  
 Policy 4.1 Density of residential development  
 Policy 4.2 Quality of residential accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 4.5 Wheelchair affordable housing  
 Policy 5.1 Locating Developments  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and cycling  
 Policy 5.6 Car parking  
 Policy 5.7 Parking standards for disabled and the mobility impaired  
 Policy 5.8 Other parking

New Southwark Plan Submission Version – Area Visions and Site Allocations

27. NSP4: London Fire and Emergency Planning Authority;
28. The site is designated NSP4 within the submission version of the New Southwark Plan, which is currently out for public consultation. The designation states that the site must provide a new secondary school and sixth form, and new homes. It may also provide new community space (Class D1 or D2). The notes go on to say that the development must retain mature boundary trees. It is noted that the designation does not cover the Grotto Place site, which is not identified for development in the emerging Plan.

Southwark Supplementary Planning Guidance

29. Affordable Housing SPD 2008 and draft 2011  
 Development Viability SPD 2016  
 Residential Design Standards SPD 2011 and technical update 2015  
 Section 106 Planning Obligations and CIL SPD 2015 and 2017 Addendum

**Environmental impact assessment**

30. A screening assessment has been undertaken and a decision made that the proposal does not constitute EIA development (16-AP-0931). In summary, the proposed development is not considered likely to have significant effects upon the environment of more than local significance by virtue of factors such as its nature, size or location, and therefore it was concluded that an EIA would not be required. This decision was based on a review of the scheme against both the EIA Regulations 2011 (as amended) and the European Commission guidance.

**Principle of development**

31. The former fire station activities and local fire and rescue services have been consolidated into alternative premises at Albert Embankment and the former museum has reopened at a site on Lambeth High Street. The London Fire Authority now



consider the Southwark Bridge Road and Grotto Place sites to be surplus to their requirements and that services can be adequately delivered from the alternative premises. Given the relocation of the service there is no objection to the loss of this function at this site and this is reflected in the designation of the site in the draft New Southwark Plan

#### Provision of a new school

32. The council's cabinet receives regular reports on the school places planning strategy at both primary and secondary level. The most recent report, dated October 2017, advised Members of the projected shortfall in secondary school places from September 2018 onwards. The school places projections assume the opening of the Haberdashers Askes school (Borough Academy) at the Fire Station site in September 2019 – even with this, the report expects an acute shortfall in places by 2022.
33. The Department of Education gave approval to open the Haberdashers Askes school from September 2018 onwards, which was later revised to an opening date of September 2019. Further delays in a planning decision, or construction, would push this back to September 2020 or later, affecting overall place availability, as well as directly affecting the parents with children at local primary schools hoping for a co-educational local secondary school to move onto.
34. There is therefore a pressing need to meet the demand for secondary school places and accordingly, the Fire station site has an important strategic role in meeting this need. The Education Act 1996 places a duty on local authorities to ensure that there are enough school places to meet needs.
35. The Government's National Planning Policy Framework (2012) gives clear support for new schools, stating at paragraph 72 that 'the government attached great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities' and that local planning authorities should 'give great weight to the need to create, expand or alter schools'.
36. Within the London Plan, policy 3.18 'Education Facilities' states that the Mayor will support the provision of new schools to meet the demands of a growing and changing population.
37. Saved policy 2.4 'Educational deficiency' of the Southwark Plan and SP6 'Places for learning, enjoyment and healthy lifestyles' of the Core Strategy both give support to the provision of new schools.
38. It is clear, therefore, that there is strong support at national, regional and local levels for the provision of new schools, and clear evidence of need in this area. This is reflected in the designation of the site in the emerging New Southwark Plan. The provision of a school is a positive aspect of this overall proposal which weighs heavily in its favour when considering the overall balance of benefits in the scheme.

#### Development on Borough Open Land, and other open space

39. The development of the sports hall on the Grotto Place site, the majority of which is designated as Borough Open Land, is contrary to Southwark Plan saved policy 3.26 (Borough Open Land) which states that.
40. Within Borough Open Land planning permission will not be granted for development unless:
  - i. It is ancillary to the use of the open space; and,

- ii. It is small in scale; and,
  - iii. It does not detract from the site's open nature and character; and
  - iv. It is required to enhance activities associated with the particular open space; and
  - v. It positively contributes to the setting and quality of the open space.
41. Similar restrictions apply to Grotto Podiums which is to the small patch of land to the south-west of the site and is designated as Other Open Space.
  42. Since construction of the new sports hall is not strictly ancillary to the open space use (as it would often be used independently of the MUGA or park area), and it could not be said to be small scale, permission would only be granted if there are sufficient other benefits to justify an exception to the policy.
  43. Inclusion of the Grotto Place site into the school development significantly eased pressure on the main site, particularly in resolving the difficulties of incorporating a large format sports hall into that development. This resulted in an improved and more spacious school layout. The sports hall is itself high quality, and would be available not just to pupils but would also be open to the local community when not required by the school. Alongside the sports hall, the Grotto site would include a Multi-Use Games court (MUGA) for sports such as basketball, netball and 5-a-side football. Like the sports hall, this would be available for public use when not in use by the school.
  44. The Grotto site also provides most of the required cycle parking for the school. The stands are located relatively discretely close to the MUGA.
  45. The balance of the space will be laid out as open space, used as a school recreation area during break and lunch times (and potentially during after school clubs) and as a public park at other times, including at weekends and during school holidays. Since the general public have no access to the site at present, this new public access, to an attractive landscaped area, is a significant benefit arising from the proposals. Bankside Open Spaces Trust have been working with Haberdashers on designs for the open space, and the issues relating to implementation and management of the space (and the sports hall) are discussed further below.
  46. A number of residents have objected to the application due to concerns that the use of the open space will cause noise and disturbance. As well as opposing the principle of the more active use of the space, residents have requested that the space and the sports hall be closed early in the evening. Potential hours of use remain under discussion, but in principle it is recommended that the benefits of maximising use of any new open space should be recognised, and the park should be used broadly in line with the Councils normal park management arrangements of remaining open until dusk, which in high summer may be up to 10pm. Similar hours could apply to the sports hall.
  47. Although the sports hall is a substantial structure, a significant proportion of the land would remain as open space or games areas. The sports facilities are a crucial element of the overall school facilities, and should be welcomed for their role in improving health, encouraging participation in sport, and tackling obesity in children and teenagers. The access by the public to a site which currently closed to the general public is a major benefit, as is the scope to improve both the appearance and the biodiversity value of the land. It is therefore concluded that there are material issues with sufficient weight to justify construction of the sports hall on designated open space.
  48. It is noted that the retained Fire Authority car park on the eastern edge of the space (adjacent to Sturge Street) falls outside of the application boundary.

### Residential use

49. The proposal would provide 199 new homes on the southern part of the main site.
50. London Plan Policy 3.3 'Increasing Housing Supply' sets a minimum target of 27,362 additional homes to be provided in Southwark over a period from 2015-2025. A specific target of 1,900 homes is given for the Opportunity Area. Strategic Policy 5 of the Core Strategy seeks high quality new homes in attractive environments. It states that development will provide as much housing as possible whilst also making sure that there is enough land for other types of development. The policy sets a target of 24,450 net new homes between 2011 and 2026. A key objective is to provide as much new housing as possible and create places where people would want to live.
51. The new homes would contribute to meeting an identified housing need, and also enable the developer, Hadston, to provide support for the school development. Issues relating to affordable housing and the quality of the housing are discussed further below.



### Commercial unit and Gym

52. The provision of a single commercial unit on the Southwark Bridge Road frontage is welcomed as a contribution to activating the street and supporting the wider town centre. The unit, which may be a shop, office, leisure or cafe/restaurant use, would benefit from the large glazed openings fitted to the current loading bay doors. This is a small element of the overall development, is acceptable in a town centre location, and due to its limited size would be unlikely to raise any amenity concerns.
53. A small gym is proposed at first floor level, which is primarily aimed at residents but would also be available to the public. This use would be consistent with the 'other acceptable uses' in the draft New Southwark Plan designation, and is an appropriate town centre use.

### Conclusion on land use issues

54. Provision of a school and residential use is consistent with the designation of the site in the submission version of the New Southwark Plan. Whilst this emerging document can be given limited weight at present, it does reflect the objectives of the council and the clear evidence of need for a new school in this area. Existing policies at all levels also strongly support new schools, and it is clear from the number of representations in support of the application that local families see this as a key opportunity to have their children educated locally in a mixed sex, non-selective, secular school. Good schools encourage families to move to and stay in areas and help build strong and supportive communities. A number of respondents have objected to the school being

located in what they see as a residential area, and raised concerns about noise, disruption, anti-social behaviour, and pressure on local transport and shops. However, schools need to be integrated into the communities they serve, and the disruption caused at the beginning and end of the school day (only sixth formers would usually be able to leave the school premises unaccompanied within school hours) would be of a limited duration and should not be assumed to be harmful.

55. The development of the sports hall on designated open space can be justified in the special circumstances of this case, and would have the benefit of bringing public access (outside school hours) to land which is currently not accessible.
56. The housing and commercial uses and acceptable in meeting recognised needs, and a high density mixed use scheme is appropriate in the prominent site with a Central London Opportunity area.

### **Urban design**

57. The site is not in a conservation area but includes a number of designated heritage assets. Winchester House (originally built as a Workhouse) and No 94 Southwark Bridge Road (including the Engine House and South Block) are both Listed Grade II.
58. The key design policies that apply to this site are concerned with ensuring that new development responds appropriate to the established built context (Southwark Plan saved policy 3.13) is of a high standard (saved policy 3.12) and respects heritage assets (saved policies 3.17 and 3.18). The site has a number of constraints, which has informed the approach to development. These include the listed buildings, existing built context, established mature trees, archaeology, school requirements and restrictions to development on Open Land. From the initial concept, the development team sought to minimise the impact on historic fabric, prioritise the beneficial re-use of the Listed buildings, and arrange uses on the site which were the best 'fit' with the spaces and character of the historic buildings. The applicant had lengthy pre-application discussions with council officers and negotiations have continued through the application process.

### Access and site layout

59. The principle of using the northern part of the Main site (predominately Winchester House) for the school buildings, incorporating new build elements, is supported. This approach allows the fullest and most sensitive reuse of the listed buildings. A new 2-storey wing is constructed towards Southwark Bridge Road which will form the main entrance to the school and connects to the main movement spine for the school which is arranged around the central courtyard. The main teaching spaces are accommodated in a new structure behind the retained historic western façade to the courtyard and a new 4-storey southern block which completes the court.
60. The main pupil and visitor access to the school will be from Southwark Bridge Road, which will present a distinctive 'face' to the school. Staff would use the main pupil entrances but will also be able to use an existing pedestrian entrance on Pepper Street. No pupil access is proposed from Pepper Street. A secondary access point is provided for pupils on Sawyer Street that will be used through the school day to provide easy access to the sports facilities on the Grotto Site.
61. The layout of the school has been designed in accordance with the Department for Education's Building Bulletin 103 (BB103) in terms of the design of school areas, quantity of space, occupancy, spaces standard and key technical and environmental performance standards. The design of the school and its facilities is supported by both the Education and Skills Funding Agency and Haberdashers' Aske's Federation and

for this reason considered acceptable in terms of school layout and design.

62. The residential component of the scheme takes the form of a perimeter block arranged along the edge of Sawyer Street at the southern and western edges of the main Fire Station site behind the Grade II Listed Building. Most of the accommodation is arranged in three large connected blocks that range in height from 7 to 10-storeys. In addition, residential units are accommodated in the converted and extended Engine House, South and Cottage blocks. At the points where the school and residential interface, such as the Engine House, the buildings contain a mix of school uses (on the lower floors) and residential above. The flats surround a central courtyard which is accessible by pedestrians from Southwark Bridge Road and also by vehicles from Sawyer Street. The main entrance to the residential flats would be from the internal courtyard, although there are 7 maisonettes with front doors onto Sawyer Street which would improve animation and passive surveillance here which is welcomed.



#### Scale, massing and built form

63. Many of the objections received have been in response to the scale of the residential buildings, which objectors considered to be too high, out of context with the area, and overbearing in relation to local views and the established character. To a lesser extent this issue was also raised in relation to the school extensions, although here the main objection was to the impact on residents' outlook, daylight and privacy.
64. The new residential buildings would rise to a maximum of 10 storeys, reducing to 8 and then 7 storeys on the blocks on the northern part of Sawyer Street. The building is arranged with an 8 storey 'shoulder' height (parapet) with two further floors set back above this. None of the buildings are formally defined as 'tall buildings' under the terms set out in saved Southwark Plan policy 3.20, since all are below 30m in height (apart from a small lift over-runs).



65. The tallest part of the new buildings is approximately one storey higher than Moonraker Point, which although it is also 10 storeys high has lower floor to ceiling heights; Moonraker is currently the tallest building in the immediate area. Looking more widely, there are taller buildings on Union Street and further north on Southwark Bridge Road, but these are not seen in the immediate context of this site.
66. The heights of the buildings have been the subject of very lengthy negotiations following the applicant's initial ambition to create much taller buildings on the site. The impact of the current heights has been modelled in various local views (no Strategic Views are affected) and whilst the buildings are visible they do not unduly dominate or otherwise adversely affect local views. This includes the view from Mint Street Park, where the buildings do not interrupt the silhouette of the turret of Winchester House. The set back top floors reduce the apparent massing of the buildings and create a more refined roofline.
67. It is noted that this would become the tallest structure in the local area, and its length directly on the street would mean that its presence could be quite imposing in some views. However, when seen from Southwark Bridge Road, or along Sawyer Street, it would be set alongside Moonraker Point and the height differential would not be so striking that it would look significantly out of scale. On balance, in terms of impact on views and townscape, the heights of the buildings are considered acceptable. Issues relating to the impact on residential daylight, sunlight and overshadowing are set out later in the report at paragraph 105.
68. The extensions for the school use are more modest in scale, and do not have significant impact on views within Sawyer Street. The new entrance wing to the school on Southwark Bridge Road is limited to two storeys in height, and in townscape terms would be acceptable; it would be read as a clearly modern structure and does not adversely affect the viewers understanding or enjoyment of the grand historic façade of Winchester House. Again, objections have been raised by residents in Copperfield Street about the impact of this building on their amenity, and this is discussed separately.



69. The new sports hall on the Grotto site is a simple brick structure which sits comfortably on the frontage of Great Suffolk Street, with a height broadly equivalent to three residential storeys. By being sited at the edge of the Grotto site, it maximises the space available for outdoor sports and recreation and can be accessed from the rear directly from Sawyer Street.

#### Elevational design and materials

70. The school utilises the existing listed buildings, and requires alterations and extensions to them, in addition to some limited areas of demolition. The heritage implications of these demolitions and alterations is considered later in the report; this

section sets out the design assessment of the new buildings for the school, and the residential blocks.

71. The new school buildings are generally calm and modern in design. They reflect the classical proportions and picturesque aesthetic of the original buildings and are proposed to be clad in brick with deep-set openings to ensure that they complement the existing historic context. The most significant new school building, in terms of visual impact, is the low rise entrance building fronting Southwark Bridge Road. The scale, positioning and simple design of this structure ensures that it allows Winchester House to retain its prominence.
72. The new residential blocks on Sawyer Street are designed in mansion house style and clad in red brick with stone detailing and generally reflect the proportions and colouration of the historic buildings. The base of the blocks is laid out as school accommodation to the north, and as two-storey maisonettes with front doors onto small private garden areas to the south; these lower floors have textured brick bonding and deep recessed openings which add interest to the street level facade. Balconies on the street facades are recessed to avoid them appearing over-dominant in street views. The most distinctive feature is the recessed double-height metal-clad attic storeys (ninth and tenth floors). These are grouped in paired floors and intended to emulate the dormer windows and articulated roofline of the main building. The quality of design of these features will rely to a great degree on the quality of architectural detailing and the choice of cladding materials which should be reserved by condition. The courtyard elevations are clad in a light brick, as traditionally used on mansion block courtyards, and here the balconies project to give wider views and animate the courtyard.



73. The GLA, in their Stage 1 report, expressed support for the design of the new buildings, which they considered to complement the historic Fire Station buildings and to be of a high quality and well-detailed appearance.
74. The Sports Hall on the Grotto Site has been designed as a simple crystalline box. These facilities work best when they are artificially lit windowless spaces. However, due to its prominence on Great Suffolk Street, the designers have set large areas of translucent cladding within a brick frame and base, which will allow diffused light into the hall and it will appear like a frosted box.



75. Overall, the new buildings are welcomed as well-considered additions to the townscape, creating rational and well-ordered spaces with sufficient detailing to add interest and texture to the facades. As such they comply with relevant policies, notably saved Southwark Plan policies 3.12 'Quality in Design' and 3.13 'Urban Design'.

#### Listed building and heritage considerations

76. The council's policies in respect of heritage assets echo the requirements of the NPPF and require all development to avoid harm to heritage assets and to conserve or enhance their significance and their setting. The NPPF goes on to set out how any harm can be balanced against the benefits of the proposal and requires authorities to avoid harm and only permit such harm when it is outweighed by the public benefits of the proposal.
77. A detailed heritage assessment has been carried out detailing the impact of the scheme on local heritage assets. In the main, the key heritage impacts of the scheme are the works to Winchester House that arise from:
- the reduction in the ground levels around the edges of the building and in the courtyard;
  - the demolition of the modern front extension; and
  - the loss of historic fabric to the rear of the western range.

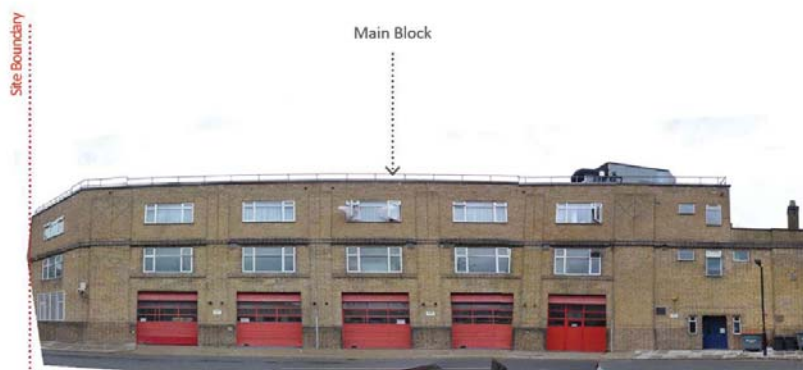


78. The aim of reducing the external ground levels is to make the lower ground floor more accessible particularly as it will be the new entrance level for the school. This brings with it the substantial benefit of making the whole school accessible at grade, offering equal access to all levels for students, staff and visitors. A number of challenges remain especially in respect of the levels around the existing front entrance stairs which are to be preserved, however, these can be resolved in detail and reserved by



condition.

79. The modern front extension is a discordant modern feature of Winchester House. Constructed in the 1960s or 70s it detracts from the original façade and its removal is supported since it would restore the front façade of Winchester House to its original symmetrical glory.
80. Finally, the retention of the façade to the western range, the removal of the historic structures behind it, and their replacement to create modern teaching spaces involves some loss of historic fabric. The western range of the courtyard is substantially altered and its rear was re-clad by the Fire Brigade. This wing of the former workhouse is the least significant feature of the listed building. It is simple by design (especially when compared with the highly articulated eastern range), it is not mentioned in the listing description, and its main contribution to the group of buildings has always been due its façade which forms the western edge of the central court. The loss of historic fabric is necessary due to the narrow plan form of this wing which could not accommodate the proportions of a modern teaching space and, given the narrow proportions of the site, the need to accommodate an accessible link corridor at every level. The substantial public benefits arising from this loss of historic fabric include the provision of adequate and well proportioned teaching spaces and a well connected and accessible new school. Given that its most significant features are being preserved by this proposal, the loss of historic fabric behind the façade is considered to be justified by the overwhelming public benefits of the new school and the necessity arising from the introduction of this optimal viable use.
81. The Engine House and South Block are proposed to be converted into new residential units on the upper floors. Generally, the proposal is sensitive and involves the lateral conversion of these former offices. The significance of this building is mainly in its ornate high Victorian façade and picturesque roofline. In the main, the internal conversion involves the re-use of existing spaces which is appropriate. Existing access corridors and stairs are retained and windows are proposed to be retained and repaired. The new residential units, including the converted cottages, generally meet and exceed the council's residential standards. In order to achieve good functional spaces the lateral conversion proposes the removal of historic dividing walls. This loss of internal dividing walls will not affect the external appearance of the building and does not involve the loss of features of architectural or historic significance and can be justified as a necessary localised change arising from the new use.
82. The two-storey hipped-roof range of buildings noted in the listing description and referred to in the application as the Cottage Block are proposed to be retained and converted to housing. However, the contemporary double-pitched glazed roof former paint and repair shops (the 'Main Block') on the Sawyer Street frontage are proposed to be demolished.



83. In such cases it is necessary, among other aspects, to consider whether any harm arising as a consequence of the development can be justified by the public benefits of the proposal. When we consider the harm arising from this loss of historic fabric of the former paint and repair shops, it is considered that the proposal meets the test and the loss is justified because these spaces are of a modest scale and substantially lesser significance. As a small part of the overall listed complex they are the minimum loss necessary to deliver the substantial public benefits of the school, the residential development, the improved access to the heritage and public realm. As such, it is appropriate to grant Listed Building Consent under application ref 17AP0368.

#### Design Review Panel (DRP)

84. The scheme was reviewed by the panel on two occasions, most recently in February 2017. At that time, the school design was not fully presented and the proposed residential units included a high proportion of single-aspect units. As a consequence the scheme was severely criticised by the Panel.
85. Since that time, the applicant has provided more information, ESFA and the operator, Haberdasher's Askes, have endorsed the school design in full. Haberdashers have provided more information to demonstrate how the school will operate on a day-to-day basis. Further, the residential layouts have been revisited and as a consequence, the proportion of dual aspect units has improved.

#### Conclusion on design and heritage matters

86. The design prioritised the re-use of the Listed Buildings and sought to minimise loss of historic fabric by placing uses into spaces best suited for the purpose. This is a positive aspect of the scheme, and some of the interventions, such as demolition of the modern front extension to Winchester House help to better reveal the architectural value of the building. The restoration of the historic buildings will enhance their appearance and contribution to the area. The new buildings are placed sensitively in terms of the interaction with the heritage assets, and whilst the 10 storey height of the main new residential block is higher than in typical in this area, it does not unduly dominate the townscape, and careful detailing means it can make a positive contribution to the streetscene. The development would not harm views from any of the neighbouring conservation areas. Based on the design details submitted, officers are satisfied that the new buildings would conserve and enhance the character and appearance of the listed buildings and their setting and the adjoining conservation areas.

#### **Housing provision**

87. The site is within the London Bridge, Borough and Bankside Opportunity Area where there is a minimum target of 1,900 net new homes. This application could make a welcome contribution to achieving strategic housing objectives.

#### Dwelling Mix

**Table 1:** Proposed schedule of accommodation

88.

		<b>Number</b>	<b>%</b>
<b>Studio</b>	<i>units:</i>	22	<b>11</b>
	<i>*habitable rooms:</i>	40	-
<b>One bed</b>	<i>units:</i>	91	<b>46</b>

	<i>*habitable rooms:</i>	203	-
<b>Two bed</b>	<i>units:</i>	78	<b>39</b>
	<i>*habitable rooms:</i>	266	-
<b>Three bed</b>	<i>units:</i>	8	<b>4%</b>
	<i>*habitable rooms:</i>	40	-
<b>Total</b>	<i>units:</i>	<b>199</b>	100
	<i>*habitable rooms:</i>	515	-

\*Rooms larger than 27.5 sq metres have been counted as at least two.

89. Strategic Policy 7 of the Core Strategy requires at least 20% of dwellings to have 3 or more rooms, 60% to have 2 or more bedrooms and a maximum of 5% are permitted to be studios. Saved policy 4.3 requires at least 10% of new dwellings to be wheelchair accessible.
90. Whilst a mix of studio, 1, 2, 3 bed and wheelchair dwellings are proposed that will provide housing choice for future occupiers, the mix is skewed significantly towards smaller units. Fewer two bed (39%) and three bed (4%) units will be delivered, and many more studios (11%), than is normally expected. The main reason given for the departure from the expected mix is that the number and mix is required to achieve a viable scheme (as smaller flats generally command a higher value relative to floor area). This lack of compliance with policy and impact on the range of unit types is a shortcoming of the application which must be weighed against its benefits. Only if Members place significant weight on the delivery of the wider scheme could this mix be justified. In their Stage 1 report the GLA took the view that this could be justified and on balance officers would concur with this view.

#### Affordable housing

91. Strategic Policy 6 requires major developments to provide a minimum of 35% affordable housing in this area with a 70:30 tenure split between social rented and intermediate housing. London Plan Policy 3.12 seeks new development to secure the maximum reasonable amount of affordable housing is provided.
92. As originally submitted, the application included no affordable housing – all flats were for market sale. The applicants submitted a financial viability appraisal which stated that, based on the purchase price agreed with the London Fire and Emergency Planning Authority (LFEPA) under the former Mayor for London, the development as a whole was not capable of providing affordable housing whilst remaining viable.
93. Over the past 9 months there have been extensive and complex negotiations with the applicant and the GLA. At the time of publishing this report, the negotiations have made good progress but have not been finally concluded. Given the urgency to consider the application, this report has been brought forward in advance of a final agreed position being reached. It is expected that a more definitive position will be presented in an Addendum report to Members in advance of the Committee meeting. However, as is set out in the paragraphs below, all parties have agreed that the development should now be able to support a significant amount of affordable housing, but the optimum mechanism for doing so remains under discussion.
94. In determining the application, it is important to understand the background to the valuation of the Main site. LEFPA, under Mayor Boris Johnson, agreed a purchase

price with Hadston of £54 million. This was based on the provision of a secondary school plus housing, with a clause protecting the developer from being required to provide more than 10% affordable housing. This purchase price was increased by a further £1.025 million following the relocation of the Fire Brigade Museum from the site. Based on the purchase price, the Council's expert advisors GVA, having reviewed the applicant's appraisal, agreed that the development would not be able to viably support affordable housing. However, GVA questioned whether the purchase price did properly represent the Benchmark Land Value (BLV) of the site since it did not take into account the planning policy requirement for affordable housing. In GVA's opinion, the BLV of the site, based on the applicants suggested Alternative Use Value scheme, would be in the order of £40 million.

95. Following negotiations over recent weeks, the GLA and current Mayor agreed that, given the high priority given to delivering affordable housing, the purchase price of the site should be adjusted to improve the viability of the scheme and enable the developer to properly contribute to affordable housing provision. The GLA commissioned their own advisors, GL Hearn, to carry out a 'Red Book' valuation of the site. GL Hearn has recommended an adjusted purchase price of £42,271,222 million.
96. This reduction in the purchase would enable the development to support affordable housing. The applicant is currently assessing the implications of accommodating affordable housing, including social rented housing, on site within the proposed new blocks. At this late stage, it would not be feasible to carry out any substantial redesign, therefore the need to avoid shared cores, and the current dwelling mix, do raise some issues for the scheme. Therefore it may be necessary to consider other options including an in lieu payment to fund off site delivery given the urgency to reach a conclusion on this issue.
97. At this stage, the Council is still awaiting Hadston's response to the adjusted purchase price, and their formal offer in relation to affordable housing. Hadston acknowledge the obligation to provide an appropriate contribution, and the outcome of the negotiations will be set out in the Addendum report, and the agreed obligation secured through the s106 agreement.

#### Density and quality of accommodation

98. Core Strategy Policy 5 sets out the expected density range for new development. Within the Central Activities Zone densities falling within the range of 650-1,100 habitable rooms per hectare (hrh) are typically indicative of an appropriate intensity of development. At 1,567 habitable rooms per hectare the proposed density falls outside the normal density range expected in this area. Notwithstanding this, maximum densities may be exceeded in opportunity areas where developments are of an exemplary standard of design and where other impacts are acceptable.
99. In terms of quality, the Residential Design Standards SPD sets out the characteristics which would signify excellent accommodation. In relation to this scheme, all units meet or exceed the minimum floorspace standards, storage space requirements, ceiling heights, ventilation and accessibility. The residents also have access to an on-site gym. However, there are a number of prescribed criteria where the scheme performs less well. For instance, only 42% of units are dual aspect, and around 6% of units are north facing single aspect, which limits their enjoyment of sunlight and potential for solar gain. There are also some shortfalls in private amenity space and play space.
100. These less positive aspects of the accommodation weigh against the scheme, but need to be considered in the context of the overall benefits of the development. The number of single aspect north facing flats is a serious shortcoming which arises from the perimeter block layout and the high number of 1 bedroom units, so is inherent to

the scheme.

#### Children playspace

101. The Mayor's SPG 'Providing for Children and Young People's Play and Informal Recreation (2008) recommends a standard of 10sqm of playspace per child, regardless of age, to be provided within major new developments. Based on GLA toolkit this scheme would generate a child yield of 12 which equates to the need to provide around 120 sq.m of play space for a range of children across all ages. Approximately half of this is required to be provided as door step play (for children under 5) with the remainder allocated for children older than 5 years. The scheme provides an area of doorstep play for under 5's in the residential courtyard, in compliance with policy, but no play is provided for older children. It is recognised that the new open space on the Grotto site is very conveniently located for the new residents, although it will not be available for pre-school children who may be at home during school hours. The mix of units means that the development will accommodate fewer families and given the provision of the new open space as part of the wider development the provision is, on balance, acceptable.

#### Pollution

102. The dominant pollution sources that could affect future occupiers of the development are noise and emissions generated from the flow of vehicles on Southwark Bridge Road. The site is also influenced by commercial uses nearby and the adjoining Public House. It is recommended that mitigation measures are secured by condition to ensure future occupiers have good internal living conditions in terms of air quality and internal noise environment. Mechanical ventilation may be required and its design and function should be secured by condition to ensure it is fit for purpose and respects the appearance of the building and local assets of heritage value.

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

103. Policy 3.2 'Impact on amenity' of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in policy 3.1 'Environmental effects' to ensure that development proposals will not cause material adverse effects on the environment and quality of life. Strategic Policy 13 'High Environmental Standards' of the Core Strategy requires developments to avoid amenity and environmental problems that affect how we enjoy the environment in which we live and work.
104. A development of this scale clearly has the potential to impact on the environment and the quality of life for neighbouring occupiers during construction and as a result of the completed development. There are a number of properties nearby which have been examined for a range of potential impacts, the most sensitive of which are identified within this part of the report.

#### Daylight and sunlight

105. A daylight, sunlight and overshadowing analysis was submitted with the proposal to assess the impact of the scheme on nearby residential properties. The assessment was carried out in accordance with the Building Research Establishment (BRE) 2011 guidelines as specified in adopted Residential Guidance. 452 rooms within 30 residential properties surrounding the site were tested, situated at:

- 69 -75 Great Suffolk Street
- The Wireworks
- 5-9 Sawyer Street
- 15-19 Pepper Street
- 3-25B Copperfield Street
- 1-12 Winchester Buildings
- 92 Southwark Bridge Road
- 98-118 Southwark Bridge Road
- 175 Southwark Bridge Road
- 108 Southwark Bridge Road
- Moonraker Point

#### Assessment of daylight and sunlight impacts

106. Three tests were applied to assess the impacts at these properties. These were vertical sky component, a no sky line assessment and annual probable sunshine hours. An overview of the tests and their relevance is set out in the table below:

Test	Target	Description
Vertical Sky Component (VSC)	Less than 0.8 reduction in VSC	This assessment measures light at single point on a window. The British Research Establishment advises that windows of neighbouring properties should 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.
No Sky Line (NSL)	Less than 0.8 reduction in NSL	This assessment estimates the distribution of light within a room taking account the area of a room at desk height that can see the sky. The BRE guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. a 20% reduction).
Annual Probable Sunshine Hours	Retain >25% of Total APSH or at least 0.8% of 'Pre-Development Value'	This test estimates the availability of sunlight. The BRE guidelines state that if 'post-development' the available sunlight hours are both less than the 25% of the total and less than 0.8 times the 'pre-development' value, either over the whole year or just within the winter months, then the occupants of the existing building will notice the loss of sunlight

107. The technical analysis shows that the scheme performs well in relation to daylight and sunlight impacts, and 439 of the 452 rooms assessed met the tests in relation to VSC or NSL. This suggests that these rooms would not see a noticeable impact on their daylight amenity. This level of compliance is good for a central London area. The properties which experience a loss outside of the BRE recommended targets are set out below. The most significant impacts are on Moonraker Point and 98-118 Southwark Bridge Road. When examined in relation to the No Sky Line, all except a small number of rooms within Moonraker Point passed the test set by the BRE. None of the Copperfield Street cottages experience a loss which would be described by the BRE as 'noticeable'. These impacts are discussed in further detail in the following paragraphs.

### 69 Great Suffolk Street



108. This is an end of terrace residential building which faces onto the Grotto site and opposite the new Sports Hall. The windows affected are west facing and currently overlook an open site which explains why the windows currently receive high levels of daylight and are affected by the new structures. The most noticeable effects will be at ground and first floor level which will experience reductions of around 30%. The expected level of VSC to be retained at these windows would be at least 19%.

### 5-9 Sawyer Street



109. This is a mid-terrace residential property situated to the north east of the proposed development, with their rear elevation facing the new school. The windows affected at this property are east facing and currently overlook the main fire station site where there is currently a distance of separation of around 17 metres. Of the 85 windows assessed 84 experience full compliance with BRE criteria. The one window which experiences a reduction is serves a room which also has other windows. When this room is assessed against the second daylighting methodology, the No Sky Line (NSL) test the room fully complies with BRE guidance.
110. A technical analysis of sunlight shows that 15 of the 19 rooms assessed at this property met the requirement for annual sunlight hours, and where rooms did not meet the target levels the degree of the transgression is not significant.

### 1-8 Winchester Buildings

111. Of the 28 windows tested in this building, 27 met the BRE recommendations in terms of VSC. Of the one window that did not, the loss was only marginally outside the

target range, and as such the impact is not significant.

### 98-118 Southwark Bridge Road



112. This is a mixed use building with commercial offices at lower levels and residential above. The windows affected are west facing and directly overlook the Grotto site. When assessed against the VSC criteria 103 of the 121 windows assessed (85%) achieve full compliance to the BRE guidelines. The 18 remaining windows serve 12 rooms which when assessed against the No Sky Line test comply with the BRE guidelines. For these reasons the impacts at these properties is considered to be acceptable.
113. When assessed against sunlight criteria, all tested rooms show full compliance to the BRE guidelines. The impacts of the proposed scheme on the sunlight conditions are therefore considered to be acceptable.

### Moonraker Point



114. Moonraker Point is a student accommodation block located immediately to the west of the development site and adjacent to the Grotto site. When assessed against the VSC criteria 155 of the 185 windows assessed (84%) achieve full compliance to the BRE guidelines. The remaining 30 windows serve 24 rooms which when assessed against the No Sky Line test, 12 rooms show full compliance with the BRE guidelines. The remaining 12 rooms would not meet either BRE targets for either VSC or NSL. Two of these rooms are living areas and are expected to retain a VSC of around 6%. The remaining 10 rooms are understood to be student bedrooms which are expected to retain VSC values ranging between 7% -26%.
115. When assessed against the sunlight criterion, all of the rooms relevant for assessment show full compliance to the BRE Guidelines.

Summary of daylight and sunlight impacts



116. The BRE guidelines state that the advice given is not mandatory and although it gives numerical guidelines, these should be interpreted flexibly because natural daylighting is only one of many factors in the site layout design.
117. Overall the scheme performs well against the BRE criteria, and where the affects are most severe it is at Moonraker Point student housing where expectations for daylight may be different to conventional housing. The impacts on daylight and sunlight do not raise any significant concerns and in this respect the development could be said to protect neighbours amenity, particularly bearing in mind the highly urbanised location.

#### Noise

118. Redevelopment as proposed will result in the a more intense use of the site at all times of days, owing to the mix of uses, the use of plant, kitchens, mechanical ventilation and servicing. Conditions requiring the submission of details are recommended to ensure noise generating plant is appropriately insulated to ensure an acceptable standard of amenity is maintained within neighbouring properties and sufficient mitigation is provided to protect against odour impacts. This may include restrictions on the times of deliveries and hours at which the school building is serviced.
119. A number of objectors have raised issues about noise (and anti-social behaviour) from pupils at the beginning and end of the school day, whilst supporter have noted that any noise is short term and not harmful. The standard school hours would be 8:30am to 3:15pm, although around a third of the pupils would stay until 4:45pm for after-school enrichment activities. The school could remain open into the evening for other clubs or community activities, but these are likely to be smaller scale.
120. Noise during the school day is unlikely to be disruptive; the outdoor spaces on the main site are within the courtyard and on the Southwark Bridge Road frontage, and the duration of use is limited.
121. The location of the school in a mixed area, and its relationship with nearby residential properties is typical of that found elsewhere in the borough, and the level of noise and its duration should not significantly change the amenity for neighbours.

#### Privacy and overlooking

122. The scheme has been designed to minimise windows close to its boundaries. The flats and cottages on Copperfield Street have very short rear gardens and the new 2 storey wing would be close to their boundary. However, this does not have windows on the rear elevation, so there will be no new opportunities for obtrusive overlooking. On other boundaries, the distances are sufficient to preclude overlooking affecting residential privacy.
123. The proximity of the new buildings to the Copperfield Street and Southwark Bridge Road properties will impact on outlook from the rear windows and an increased sense of enclosure at the rear. However, the scale of the building has been kept deliberately low (and was reduced following comments from residents) and on balance the enclosure should not feel oppressive. Similar impacts are seen at the rear of 5-9 Sawyer Street but these are already enclosed to some degree by the Fire station buildings.

#### Demolition and construction impacts

124. The proposed scheme will involve construction activities which have the potential to impact on residential occupiers nearby. A condition requiring the submission of a

construction management plan is recommended that would cover all phases of the development to ensure the environmental effects of construction are minimised and appropriate consideration is given to safeguard the amenity neighbouring properties and land uses.

### **Transport issues**

125. Saved policy 5.1 seeks to ensure that development is located near transport nodes sustainable transport options are promoted.
126. The site is highly accessible by public transport owing to it being close to Borough Underground Station which is served by the Northern Line, and Southwark Tube Station which is served by the Jubilee Line. 14 bus routes run close to the site and the Cycle Superhighway 7 (CS7) pass along Southwark Bridge Road. Nearby there are cycle hire docking stations on Great Suffolk Street (16 spaces) and Union Street (9 spaces). Trip generation data forecasts that the majority of trips generated by this development will be made by foot and public transport which is to be expected for such a centrally located site. Residential trips are unlikely to be significant as the scheme is car free which will be secured by condition. The commercial unit is also not of a size that is expected to generate significant trips to and from the site. Notwithstanding this, it is recognised that footfall will increase significantly around the site, particularly at the start and end of the school days as well as at break and lunch times when pupils access the Grotto site. As part of their Stage 1 response, Transport for London requested an updated assessment of the scheme's impact on local bus services as these were considered to be an underestimate, and a revised assessment of pedestrian comfort levels on Southwark Bridge Road, taking account of students waiting at bus stops and pedestrian crossings.

### **Impact of the new school**

127. Officers have reviewed the conclusions of the updated impact assessment which assumes a higher proportion of pupils (30%) arriving by bus. Due to the high frequency of services in the area and range of bus routes it is likely that arrival at the site by pupils will be staggered and across multiple buses and for this reason its reasonable to conclude that the impact is likely to be worst in the AM peak but in broad terms acceptable. Cycle parking is proposed on the Grotto site which will help reduce the impact of the scheme on public transport capacity.
128. Given the anticipated increase in footfall in the area a new signalised controlled pedestrian crossing is proposed on Southwark Bridge Road near its junction with Marshalsea Road to improve the safety and walking environment for the high volumes anticipated to arrive during the AM peak as well as manage the follow of traffic. It's design and positioning has been reviewed by officers and is considered acceptable subject to detailed design considerations and the timing of its implementation which should be secured through a legal agreement. Taking account of Transport for London's guidance on pedestrian comfort, officers are also satisfied that the updated assessment of school pedestrian movements sufficiently demonstrates that Southwark Bridge Road can accommodate the forecast increase in demand during peak periods.

### **Car parking**

129. No dedicated car parking is proposed for the school or the small commercial unit given the high accessibility of the site using public transport. Residential occupiers will not be eligible for parking permits and no car parking will be provided other than the 3 on-site spaces provided for wheelchair units within the residential courtyard. This low level of car parking reduces traffic congestion and encourages use of non-car modes in accordance with saved policy 5.3 of the Southwark Plan.

### Cycle parking

130. London Plan Policy 6.9 (Cycling) sets out standards for cycle parking which exceed adopted local policy requirements. For this development the following applies:
- School cycle parking standards - 1 space per 8 staff + 1 per 8 students, long stay and 1 per 100 students, short stay.
  - Residential cycle parking - 1 per 1 bed and 2 per all other, long stay. Short stay 1 per 40 units.
  - Commercial - 1 space per 175m<sup>2</sup>, long stay. 1 space per 40m<sup>2</sup> short stay.

### School

131. Based on the standards above a minimum total of around 170 (15 + 144 +11) cycle parking spaces is required to be provided for the school. Cycle parking will be delivered on the Grotto site away from the main school buildings owing to space constraints and taking account of heritage considerations. This will require the pupils to cross Sawyer Street to enter the school which is not ideal but is on balance acceptable. A lesser amount of cycle parking than would normally be required may be acceptable on the Grotto site in order to maintain the open character of Borough Open Land. It is considered that an appropriate balance has been struck between these competing policy objectives of preserving the historic environment, cycle parking provision and the maintaining the open character of the Grotto site.

### Residential

132. Based on the London Plan a minimum total of around 290 (285 + 5) cycle parking spaces is required to be provided for the new dwellings. Currently around 282 spaces are proposed that will be a mix of mix of Sheffield stands, double stacker and 'spacepods'. These spaces are provided at ground floor level and are accessible from residential cores and the courtyard. On balance the level of provision proposed is acceptable given the constraints of the site.

### Commercial

133. Based on the London Plan a minimum of 7 spaces (1+ 6) should be provided. The applicant has been unable to provide any dedicated spaces for this unit owing to listed building constraints.

### Servicing and deliveries

134. Servicing in connection with the school and residential units is proposed to take place on-site within the servicing yard accessed off Sawyer Street. There are no objections to the principle of this arrangement given the constraints of the site. Servicing may also take place on Sawyer Street where currently there is an extended dropped curb for fire engine access. The applicant proposes to either create a formal servicing bay or double yellow lines that can on occasion accommodate coaches. Detailed design discussions are ongoing with the council's Highways Team to secure an acceptable design solution. The principle of both options are acceptable and would not impact on local car parking capacity. It is recommended that the detailed design and implementation of these works is secured by a legal agreement.
135. Servicing in connection with the commercial unit will take place on-street on Sawyer Street similar to the arrangement set out above.

136. Servicing in connection with the Sports Hall will take place on street on Great Suffolk Street.

#### Construction

137. No details have been given with regard to the total construction period expected from start to finish. The site fronts the Cycle Superhighway 7, construction vehicles would be required to cross the CS7 which is a potential risk to cyclists. The applicant has not provided any details with regard to the trips expected per day and during peak periods. Details are required detailing the hours of expected operation and the routes construction vehicles are expected to take when visiting the site. Details are required with regard to loading/unloading. Details will be required with regard to how the book-in system will be managed. Details will be required with regard to how the applicant will manage should a delivery over run or will be late. The applicant will be required to provide details if they are to provide a holding area and where they will expect the holding area to be located. The applicant will be required to consult the council and local residents on the final construction routes and this will provide an opportunity to further develop ways to reduce any potential cumulative effects arising during construction.

#### Impact on trees

138. London Plan (Policy 7.21) states that existing trees of value should be retained and any loss as the result of development should be replaced following the principle of the 'right place, right tree'. The planting of additional trees is encouraged and in particular large- canopied species.
139. A tree survey was submitted which identifies trees in and around the site, setting out trees to be retained, new planting and trees proposed for removal. This identifies trees as Category A (high value), category B (moderate value), category C (low value) and category U (unsuitable for retention). Particular trees of value include the group of Norway Maple and, London Plane trees on Sturge Street Car Park that are subject to a Tree Preservation Order. However, no trees on the application site were classified as category A. A summary of trees likely to be removed is set out in the table below.

Category	Number of trees	Trees to be retained	Trees to be removed
A	0	-	-
B	29	20	9
C	12	4	8
U	2	0	2
<b>Total</b>	<b>43</b>	<b>24</b>	<b>-19</b>

140. On the main Fire station site 4 grade B trees would be removed along Southwark Bridge Road making way for new teaching and assembly hall wing and one tree removed within the courtyard. On the Grotto site, a group of semi-mature Norway Maple, Ash and two London Plane trees will be removed to make way for a new Sports Hall. The loss of trees can be justified to accommodate the development provided that an adequate replacement strategy is in place. The plans show 9 new trees on the main site, and the plans (not yet finalised) for the Grotto site open space has the potential to accommodate several replacement trees. . Replacement tree planning should be secured as part of a planning agreement, and only in the event that full replacement of canopy cover is not possible should a commuted sum to facilitate off-site planting be secured

## Sustainable development implications

### Energy

141. London Plan Policies 5.2 and 5.3 state that development proposals should make the fullest contribution to minimising carbon dioxide emissions. For residential buildings an improvement on Part L (2013) Building Regulations of 100% is expected and a target of 35% is required for non-domestic buildings. Buildings are encouraged to be designed to use Combined Heat and Power (London Plan Policy 5.6) incorporate renewables (London Plan Policy 5.7) and to reduce the potential for overheating (London Plan Policy 5.9).
142. An energy strategy was submitted which includes the proposal to install combined Heat and Power (CHP) to serve the school, commercial tenants and the residential building. Solar photo-voltaic panels are proposed on the roof the residential blocks and the Grotto Site Sports Hall maximising the capacity for on-site energy generation from renewables. Based on this approach the strategy has demonstrated that the carbon reduction target has been achieved for the non-residential component and for the overall site, a reduction of 43.1% above building regulations. Carbon off-setting will be required to off-set the 107 tonnes of carbon per annum required to achieve the 'zero carbon' target for residential dwellings. This equates to a contribution of £192,343 towards the council's carbon offset fund that, it is recommended, should be secured by a legal agreement.

### Land contamination

143. The potential for ground contamination to be present has been assessed and full intrusive surveys are recommended to assess the actual nature, presence and extent of contamination in order to establish the risk to future occupiers. Conditions are recommended to secure appropriate details and appropriate remediation.

### Flood risk

144. The site is within Flood Zone 3 which is considered to be 'high risk' in terms of potential for flooding. Notwithstanding this, the design of the building and location of uses is appropriate as a school, residential and commercial uses. Conditions are recommended to ensure construction activity such as piling, and the design of foundations would not pose a pollution risk to ground water or increase the risk to surface water flooding.

### Ecology

145. The applicant carried out a Bat survey prior to the submission of the application and no bat activity was recorded. The council's ecology officer is satisfied that no further surveys are required. Whilst the application does involve a loss of open land, this is of low quality at present. Conditions should be imposed to secure ecological enhancement of the space in line with saved Southwark Plan policy 3.28 'Biodiversity'.

### Archaeology

146. The site is not within an Archaeological Priority Zone (APZ) but historic records indicate that part of the site was used as a burial ground in connection with St Saviours Workhouse prior to its use as a fire station. That burial ground was consecrated and concerns have been raised that the scheme may disturb buried human remains of archaeological significance and that in mitigation some form of memorial plaque be erected, or other act of significance in memorial to any bodies

found at the site.

147. An archaeological evaluation and impact statement has been submitted which reports the findings of a series of test trenches dug at the site. Using historic records the applicant has established the depth at which human remains and grave soils have been found at the site (between 2.52 AOD and 2.68 AOD) and officers have compared this with depth of landscaping proposed at the site (2.795 AOD). The impact statement shows that the deepest point of the proposed landscaping sits above the level of historic graveyard (2.52 AOD) based on known records of the site. Based on this analysis, the extent of the landscaping sits above the burial ground so it appears that there is potential scope to ensure safeguards are in place to preserve the majority of the burial ground in situ – beneath the new landscaping. Notwithstanding this, records showing the boundary of the former burial ground are historic and stylised and so may be not precise. For this reason it is possible, that there may be other parts of the site that contain human remains and so it will be necessary to determine if burial remains survive at a higher level elsewhere on the site. In planning terms, officers are broadly satisfied that there is sufficient information at this stage to establish that the development is not likely to cause such harm to historic remains of significance at the site to that extent that would warrant the refusal of planning permission, provided that appropriate conditions are applied. The conditions will required further evaluation trenching to establish whether burial deposits beyond into other parts of the site. This will be supported with further details showing the complete scope and arrangement of the foundation design and all ground works, archaeological mitigation works and a programme of archaeological building recording to ensure operations are undertaken to a suitable standard.
148. The site is consecrated and based on historical records there is an absence of any evidence to suggest that has been deconsecrated. In absence of evidence the legal effects of consecration remain and for this reason any development on the historic burial ground will be subject to Faculty Jurisdiction – namely the Church of England. In planning terms this means that, Members can, if minded, grant planning permission but before commencement on site, the applicant will not be able to build out that part of the development situated on the burial ground/consecrated land until (i) they have received approval from the Consistory Court (this is an ecclesiastical court established in each Church of England diocese) to build over or relocate the human remains; and (ii) they have dealt with all other ecclesiastical law issues.

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

149.

<b>Planning Obligation</b>	<b>Mitigation</b>	<b>Applicant position</b>
Affordable Housing	An affordable housing contribution will be made, details of which will follow in an Addendum report.	Agreed
School	Commitment to early delivery of the school	Agreed
Green Fund	£192,343 (indexed) based on shortfall of 106.9 tonnes of carbon.	Agreed.
Employment during construction	This development would be expected to deliver 60 sustained jobs to unemployed Southwark residents, 60 short courses, and take on 15 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution of	Agreed.

	<p>£289,500 for the council to provide this service.</p> <p>An employment, skills and business support plan will be secured that will set out how this will be achieved, targets for construction skills and employment outputs, including apprenticeships.</p>	
Child play equipment	A financial contribution (indexed) towards playspace for children linked with residential component of the development. Final amount will be based on the tenure and mix of dwellings.	Agreed.
Grotto Arrangements for Community Use	<p>– Hours of Community Access During School Term Time</p> <ul style="list-style-type: none"> <li>• Mon - Fri: 17:00 hrs to 22:00 hrs</li> <li>• Sat: 0800 hrs to 2200 hrs</li> <li>• Sun: 0800 hrs to 2200 hrs</li> </ul> <p>Hours of Community Access Out of School Term Time</p> <ul style="list-style-type: none"> <li>• Mon - Fri: 08:00 hrs to 22:00 hrs</li> <li>• Sat: 0800 hrs to 2200 hrs</li> <li>• Sun: 0800 hrs to 2200 hrs</li> </ul> <p>School Use During Term time</p> <ul style="list-style-type: none"> <li>• Mon - Fri: 0800 hrs to 17:00 hrs</li> </ul> <p>School Holidays</p> <ul style="list-style-type: none"> <li>• No school use</li> </ul>	Agreed
Grotto Shared Use Agreement	<p>A Shared Use Agreement Management Plan which secures:</p> <p>Access for the general public, local community to the public open space and facilities on the Grotto Site including the sports centre and MUGA,</p> <p>Exclusive access for the school to the shared open space, the sports centre and MUGA at appropriate times</p> <p>Public access at all times to the Grotto Podiums</p> <p>Details of the mechanism to ensure sustained funding is made available to ensure the effective management and operation of the Grotto Site for the school and the general public</p>	Agreed.

	<p>To ensure that the site is delivered as an asset for both the school and the general public</p> <p>That the parties agree to Shared Use Agreement undertake regular consultation with user groups, and all interested stakeholders during the currency of that Agreement.</p> <p>That the resources of the landowner and user groups be used efficiently and extended for the maximum benefit of the general public and community, including the school pupils and staff.</p> <p>Clearly defined roles and responsibilities in respect of who will manage the Grotto Site, close and open the shared space, appoint and manage the operator of the sports hall and sports facilities on the site.</p>	
Grotto Design	Submission of plans and drawings showing the detailed design and timetable for phased implementation of the Grotto Site and its shared spaces within a reasonable timeframe.	Agreed.
Highways works	<p>A s278 agreement under the Highways Act 1980 will need to be agreed for any works to existing adopted Highways including:</p> <p>Repaving the footway including new kerbing fronting the development on Southwark Bridge Road, Sawyer Street using materials in accordance with Southwark's Streetscape Design Manual (Granite Natural Stone paving slabs and granite kerbs).</p> <p>Removal of redundant vehicle crossovers on Southwark Bride Road, Sawyer Street and reinstatement of footway.</p> <p>Providing an uncontrolled pedestrian crossing facility (raised table) on Sawyer Street.</p> <p>Replace any damaged gully covers</p> <p>Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.</p>	Agreed.
Transport site	Proposed relocation of bus stop adjacent to	To be agreed



specific	the site on Southwark Bridge Road.  Proposed signalling and crossing improvements on Southwark Bridge Road.	with TFL and Southwark Highways.  Agreed with applicant
Car Parking	Permit free development to be secured.  Submission of a Car Parking Management detailing the management and allocation of off-street parking bays	Agreed.
Cycle Hire	£20,000 (indexed) to expand the Great Suffolk Street docking Station.	Under discussion with TfL. To be resolved at Stage II referral.  Agreed with applicant
Car Club	Provision of between a dedicated car club bay and 3 years membership for each eligible resident.	Agreed.
Trees	Tree replacement targets to be met on site. Where stem girth or canopy targets cannot be met on site a financial payment will be required that will be calculated in accordance with CAVAT and used for local tree planting.	Agreed.
Administration charge	2% of any financial payment plus a monitoring contribution that is linked with the delivery of non-financial contribution including affordable housing.	Agreed.

150. The delivery of the new sports hall, MUGA and open space is a key component of the overall scheme. As set out above, these facilities will be shared between school and community/general public. BOST and Haberdashers have worked together on designs for the open space, and BOST have indicated that the cost of delivering their preferred design would be £700-£1,000,000. However this has not been tested through a tender process.
151. Hadston have offered £275,000 to lay out the open space. This could deliver a functional space (eg site preparation, removal of old structures, laying turf, boundary fencing, benches etc) but is highly unlikely to be able to deliver BOST's preferred scheme. This would therefore require additional funding from other sources, for instance from Haberdashers foundation or grants. The Council has unallocated s106 monies available for open space projects in Bankside which could be used to supplement the funding from Hadston. However this would be subject to a separate decision by this Committee following consideration of the relative merits of this scheme and other open space needs in the area.
152. Hadston are unwilling to make a further contribution, and the question of responsibility for future maintenance is not fully resolved. Discussions are continuing and it is hoped officers will be able to present more information in the Addendum report. Given the period during which the school would have exclusive access to the open space, it would seem reasonable that they contribute significantly to its maintenance. However

Haberdashers are unlikely to be a signatory to the s106 agreement (since they do not have a formal interest in the land) and so this would not be able to be secured through the usual mechanisms.

153. In the event that a satisfactory legal agreement has not been entered into by 27<sup>th</sup> April 2018 it is recommended that the Director of Planning be authorised to refuse 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 (2016) and the Planning Obligations and Community Infrastructure Levy SPD (2015).

### **Mayoral and Borough Community Infrastructure Levy**

154. Section 143 of the Localism Act states that any financial contribution received as a 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 to be attached is determined by the decision maker.
155. The school and sports hall will not be liable for either the Mayoral or Southwark CIL. The sums for the residential and commercial elements will be reported in the Addendum report.

### **Conclusion on planning issues**

156. The need for a new secondary school, and the urgency for its delivery, has been clearly demonstrated, and many local families would benefit from a new co-educational, secular school to avoid lengthy school commutes. Good schools are key to encouraging families to stay in the area, and can forge strong communities. There is a duty on local authorities to ensure sufficient school places to meet demand, and the NPPF expresses the importance the Government attaches to delivery of schools and widening of choice in education. The designation of the site for a school in the emerging New Southwark Plan can be given limited weight at this stage, but gives a clear indication of the Council's expectations for this site.
157. The objections raised to the school are noted, but it is considered that a secondary school should be located within the community that it would serve, and that the scale of disruption in the short periods at the beginning and end of the school day would not be significantly harmful.
158. The school would be high quality, and makes good use of the spaces within the Listed buildings, bringing about a positive re-use of these heritage assets. The scale of demolition and alteration required to deliver the school is justifiable, and in some respects, including removal of the unsympathetic modern extension to the front of Winchester House, would improve the appearance and heritage value of the buildings.
159. The location of the sports facilities on the Grotto Place site significantly improves the overall operation and quality of the school environment. The construction of the sports hall is contrary to saved Southwark Plan policy 3.26 relating to Borough Open Land, but an exception to this policy is justified given the wider improvements to the open space and the improved public access to the land. The amenity of neighbours can be

adequately safeguarded by conditions, although it is recommended that hours should not be unduly limited so that use of these new facilities can be maximised so far as is reasonable.

160. The negotiations about the design, implementation and future maintenance of the open space have not been fully resolved. BOST are interested in managing the space, and have done initial designs in conjunction with Haberdashers. However, the funding available from the developer would not cover the full cost of these works, and additional funds (and possibly a review of the design) would be needed to enable delivery. It is hoped officers would be able to provide further advice to the Committee in an Addendum report. The delivery of the open space, and the mechanism for managing the Sports Hall would need to be secured in the s106 agreement.
161. The housing scheme fails to comply with adopted policy in terms of its dwelling mix and density, and does not meet some of the tests for excellent accommodation from the Residential Design Standards SPD, for instance in relation to aspect. The high number of single aspect flats is a result of the deep perimeter block and the number of smaller units (which are less likely to be dual aspect). In determining the application, the Committee may give weight to the benefits of the scheme in terms of delivery of the school and conclude that this outweighs the issues in relation to housing quality. This would be consistent with the approach taken by the GLA in their Stage 1 report.
162. The height and design of the housing block has generated a number of objections. On balance it is concluded that whilst the building would be taller than other buildings in the immediate area, it would not appear discordant and would not be overly dominant in local views, including those from nearby conservation areas. The design approach is acceptable, and creates a clear hierarchy to the buildings and active frontages to Sawyer Street; the design was endorsed by the GLA.
163. The impact on neighbours' amenity in terms of daylight, sunlight, outlook and privacy have been assessed, and whilst there are some impacts beyond those recommended by the BRE, and the residents objections are noted, the impacts are not severe particularly in the context of a central London location.
164. Despite very intensive negotiations, the issue of affordable housing has not yet been fully resolved. As originally submitted, and in response to an agreed purchase price from LFEPA, the scheme could not support affordable housing. However, the current Mayor has agreed to issue a Direction to reduce the purchase price, which then enables the scheme to viably support affordable housing. Policy would usually expect affordable housing to be delivered on site; incorporating on site affordable housing into the scheme would involve some re-design and may not fit within the existing core structure. A number of options are being urgently analysed, and it is hoped that a clear position can be reported to the Committee in an Addendum to this report.
165. The site includes no dedicated parking for the school or residents (other than for disabled residents) and the impacts of children being dropped off by car will be minimised by the location in the Congestion Charging Zone and the good accessibility by public transport.
166. No other issues, including archaeology, access, trees or sustainability raise concerns which would warrant refusal of planning permission. It is therefore recommended that, in line with the requirement of the NPPF to grant planning permission for sustainable development, planning permission be granted subject to conditions, a s106 agreement and referral to the Mayor.
167. In relation to application 17AP0368 for Listed Building Consent, it is recommended that this is granted subject to conditions following issue of the planning permission. If

planning permission were to be refused, Listed Building Consent should also be refused because it would not be supported by an agreed permission for development and re-use of the site.

### **Community impact statement**

168. 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified as the provision of educational opportunities

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

169. The developer carried out extensive pre-application consultation with the local community. In October 2015 sent letters to over 3000 local households inviting them to an initial 2 day exhibition. Since then, they have held a series of exhibitions and workshops, as well as holding smaller meetings with immediate neighbours and presenting to the Bankside Residents Forum. The events appear to have been well attended, and several changes were made to the scheme in response to the feedback.

170. Although some objectors have been critical of the consultation, it does appear to have been comprehensive and wide-ranging and to have generated useful responses which have been recorded in the Statement of Community Involvement submitted with the application.

### **Informal Members presentation**

171. In May 2017 the applicants presented their scheme to Planning Committee and Ward Members

### **Statutory and neighbour consultation**

172. Details of consultation and re-consultation undertaken in respect of this application is set out in Appendix 1.

### **Consultation replies**

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

### **Summary of consultation responses**

174. Twenty-five (25) letters were received objecting to the proposal on the following grounds:

- Fear of noise, anti-social behaviour, litter, graffiti and congestion on footpaths from pupils;

- Buildings too large for the site – detract from character of area, set a new height precedent;
- Design is bland and uninspiring;
- Impact on daylight, sunlight, privacy and outlook for residents;
- Congestion on buses, impact on traffic from drop-offs, inadequate cycle parking, impact on CS7;
- Pupils will take over Mint Street park;
- Disturbance from use of Grotto site – request limited hours of opening, access only from Great Suffolk Street, rules against music and BBQ's;
- Loss of trees;
- Lack of affordable housing;
- Too many 1 and 2 bed flats;
- Should incorporate other uses such as cinema;
- Impact on conservation areas and on the historic burial ground;
- Impact on construction on quality of life;
- Consultation material was poor.

175. Two hundred and thirty five (235) letters were received in support of the proposals. The majority of these were from local parents, stating the following reasons in support:

- Shortfall in secondary schools in the area;
- Wonderful opportunity for a mixed sex, non-religious, non-selective school for the local community;
- Would avoid long school commutes and extra traffic on roads;
- Would encourage families to stay in the area;
- Disruption from pupils would be limited to two short periods of the day;
- Support for the community sports hall.

176. Five letters making general comments on the application were received. These comments are generally supportive but raised concerns about how activities including construction would be controlled.

177. The following responses were received from statutory consultees and groups.

Greater London Authority (Support with comments)

*Stage 1 Response*

178. The principle of providing a new secondary school and enabling residential redevelopment on this site is strongly supported; however the application does not fully comply with the London Plan and the following matters should be addressed.

179. **Principle of development:** The provision of a new school and new housing is strongly supported.

180. **Housing:** The application is proposing 0% affordable housing. Whilst the residential development would facilitate the provision of essential social infrastructure, it must be ensured that the development provides the maximum reasonable amount of affordable housing. The applicant's viability report will be robustly scrutinised and all options will be fully explored to increase affordable housing provision. Early and late review mechanisms will be secured. The application is proposing 0% affordable housing. Whilst the residential development would facilitate the provision of essential social infrastructure, it must be ensured that the development provides the maximum reasonable amount of affordable housing. The applicant's viability report will be robustly scrutinised and all options will be fully explored to increase affordable housing provision. Early and late review mechanisms will be secured.

181. **Design and heritage:** The design of the new build elements is high quality, and the conversion and alterations to the listed buildings is supported, subject to further detailed justification for the demolition to the west wing of Winchester House.
182. **Inclusive design:** A full access strategy for the school site should be submitted and compliance secured by condition. The applicant should further justify the level of disabled parking provision for the residential uses.
183. **Climate change:** The shortfall in carbon savings for the residential element should be off-set. Additional information is required to confirm compliance with London Plan climate change policy.
184. **Transport:** The number and design of cycle parking spaces should meet London Plan standards to support an increase in cycle mode share. Revised analysis of pedestrian environment and bus capacity is required together with suitable mitigation. Servicing arrangements should be reviewed to reduce cyclist safety risks. Financial contributions, conditions and s106 obligations are required.

Historic England (No Objection)

185. No comments to make on this planning application.

Local Employment Team (Support with comments)

186. This development would be expected to deliver 60 sustained jobs to unemployed Southwark residents, 60 short courses, and take on 15 construction industry apprentices during the construction phase, or meet any shortfall through the Construction Industry Employment and Training Shortfall Contribution.
187. An employment, skills and business support plan should be provided and secured by S106.

London Underground Infrastructure Protection (No objection)

188. No comment to make on this planning application.

Network Rail (No objection)

189. No comments of relevance.

Natural England (No objection)

190. No comment to make on this planning application.

London Fire and Emergency Planning Authority (Support with comments)

191. An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document and adequate water supplies for fire fighting purposes, will be provided.

Metropolitan Police

192. Should this application proceed, it should be able to achieve the security requirements of Secured by Design. This will require the guidance of Secured by Design Homes 2016, Secured by Design New Schools 2014 and Secured by Design Commercial Developments 2015, but recognise this can be more difficult to achieve within a Listed

building..

Thames Water

193. No comments received.

Southwark Conservation Area Advisory Group (Support with comments)

194. This site is of London-wide if not national significance due to its role as the founding headquarters of London's Fire brigade under Eyre Massey Shaw.

195. The panel appreciated the architects' efforts to respect the adjoining CA and particularly the cottages in Copperfield Street by avoiding locating high buildings at the north end of the site and use of Copperfield Street/ Pepper Street as a student entrance. Retention of the old Workhouse Courtyard was similarly welcomed as was the general treatment of the Commander's house, and its neighbour and the later Victorian fire-station buildings

196. Concern was expressed about scale and design of the proposed residential buildings, the large number of single-aspect flats and lack of affordable housing.

**Human rights implications**

197. 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.

198. This application has the legitimate aim of providing a new school, sports hall, residential dwellings and commercial space. 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.

199.

**BACKGROUND DOCUMENTS**

Background Papers	Held At	Contact
Site history file: TP/1396-H Application file: 17/AP/0367 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 5461 Council website: www.southwark.gov.uk

**APPENDICES**

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation for 17/AP/0367 (full planning application) (to follow)
Appendix 4	Recommendation for 17/AP/0368 (listed building consent) (to follow)

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Daniel Davies, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	19 January 2018	
<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 of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		22 January 2018



**APPENDIX 1****Consultation undertaken****Site notice date:** 16/03/2017**Press notice date:** 23/03/2017**Case officer site visit date:** 20/04/2017**Neighbour consultation letters sent:** 06/04/2017 and 07/07/2017**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  
 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:**

Studio 125 Moonraker Point SE1 0FP	Third Floor 46 Loman Street SE1 0EH
Moonraker Point SE1 0FP	Second Floor 46 Loman Street SE1 0EH
Moonraker Point SE1 0FP	First Floor 46 Loman Street SE1 0EH
Global House 96-108 Great Suffolk Street SE1 0BE	School House Copperfield Street SE1 0EN
Unit C 25 Copperfield Street SE1 0EN	Units A And B Flatiron Yard SE1 1ES
Unit G 25 Copperfield Street SE1 0EN	Second Floor 53 Great Suffolk Street SE1 0DB
57 Great Suffolk Street London SE1 0BB	Ground Floor 53 Great Suffolk Street SE1 0BS
44 Loman Street London SE1 0EH	88b Southwark Bridge Road London SE1 0EX
21 Ayres Street London SE1 1ES	83 Great Suffolk Street London SE1 0BU
19 Ayres Street London SE1 1ES	Flat 104 118 Southwark Bridge Road SE1 0BQ
25 Ayres Street London SE1 1ES	Flat 103 118 Southwark Bridge Road SE1 0BQ
23 Ayres Street London SE1 1ES	Flat 106 118 Southwark Bridge Road SE1 0BQ
17 Ayres Street London SE1 1ES	Flat 105 118 Southwark Bridge Road SE1 0BQ
11 Ayres Street London SE1 1ES	Flat 102 118 Southwark Bridge Road SE1 0BQ
Unit D 25 Copperfield Street SE1 0EN	Flat 506 118 Southwark Bridge Road SE1 0BQ
15 Ayres Street London SE1 1ES	Flat 407 118 Southwark Bridge Road SE1 0BQ
13 Ayres Street London SE1 1ES	Flat 9 118 Southwark Bridge Road SE1 0BQ
Unit F 25 Copperfield Street SE1 0EN	Flat 8 118 Southwark Bridge Road SE1 0BQ
9 Winchester Buildings Copperfield Street SE1 0ER	Flat 114 118 Southwark Bridge Road SE1 0BQ
88 Southwark Bridge Road London SE1 0EX	Flat 113 118 Southwark Bridge Road SE1 0BQ
88a Southwark Bridge Road London SE1 0EX	Flat 116 118 Southwark Bridge Road SE1 0BQ
8 Winchester Buildings Copperfield Street SE1 0ER	Flat 115 118 Southwark Bridge Road SE1 0BQ

5 Winchester Buildings Copperfield Street SE1 0ER  
 4 Winchester Buildings Copperfield Street SE1 0ER  
 7 Winchester Buildings Copperfield Street SE1 0ER  
 6 Winchester Buildings Copperfield Street SE1 0ER  
 Olwen House 8-20 Loman Street SE1 0EH  
 137 Southwark Bridge Road London SE1 0EY  
 24 Pepper Street London SE1 0EB  
 135 Southwark Bridge Road London SE1 0EY  
 90 Southwark Bridge Road London SE1 0EX  
 133 Southwark Bridge Road London SE1 0EY  
 131 Southwark Bridge Road London SE1 0EY  
 27 Ayres Street London SE1 1ES  
 Basement And Ground Floor 92 Southwark Bridge Road SE1 0EX  
 Duthy Hall Great Guildford Street SE1 0ES  
 First Floor 115-129 Southwark Bridge Road SE1 0AX  
 Ground Floor 115-129 Southwark Bridge Road SE1 0AX  
 56 Great Guildford Street London SE1 0EX  
 Flat L Victoria Buildings SE1 0BU  
 Flat K Victoria Buildings SE1 0BU  
 Unit E The Copperfields SE1 0EN  
 Unit A The Copperfields SE1 0EN  
 Third Floor And Fourth Floor 115-129 Southwark Bridge Road SE1 0AX  
 Second Floor 115-129 Southwark Bridge Road SE1 0AX  
 Flat J Victoria Buildings SE1 0BU  
 Flat A Victoria Buildings SE1 0BU  
 First Floor And Second Floor Flat 92 Southwark Bridge Road SE1 0EX  
 Flat B Victoria Buildings SE1 0BU  
 Flat A 108 Great Guildford Street SE1 0ES  
 Unit F Flatiron Yard SE1 1ES  
 27 Clennam Street SE1 1ER  
 29 Ayres Street London SE1 1ES  
 Unit E Flatiron Yard SE1 1ES  
 Flat G Victoria Buildings SE1 0BU  
 Flat F Victoria Buildings SE1 0BU  
 Flat I Victoria Buildings SE1 0BU  
 Flat H Victoria Buildings SE1 0BU  
 Flat E Victoria Buildings SE1 0BU  
 Flat C Victoria Buildings SE1 0BU  
 Flat B 108 Great Guildford Street SE1 0ES  
 Flat D Victoria Buildings SE1 0BU  
 Flat C 108 Great Guildford Street SE1 0ES  
 3 Winchester Buildings Copperfield Street SE1 0ER  
 Cells Crown Court SE1 0BT  
 Second Floor And Mezzanine 19 Risborough Street SE1 0HG  
 114 Great Suffolk Street London SE1 0BE  
 Southwark Fire Station 94 Southwark Bridge Road SE1 0EG  
 Ground And First Floor 19 Risborough Street SE1 0HG  
 First And Second Floors 21 Risborough Street SE1 0HE  
 Ground Floor 21 Risborough Street SE1 0HE  
 Second Floor And Mezzanine 17 Risborough Street SE1 0HE  
 Ground And First Floor 17 Risborough Street SE1 0HE  
 17 Copperfield Street London SE1 0EP  
 15 Copperfield Street London SE1 0EP  
 19 Copperfield Street London SE1 0EP  
 13 Copperfield Street London SE1 0EP  
 32-36 Loman Street London SE1 0EH  
 Crown Court 1 Pocock Street SE1 0BT  
 11 Copperfield Street London SE1 0EP  
 10 Copperfield Street London SE1 0EP  
 Unit D4 Moonraker Point SE1 0FN  
 Jury Restaurant Crown Court SE1 0BT  
 Ground And First Floor 61a Great Suffolk Street SE1 0BU  
 4 Copperfield Street London SE1 0EP  
 Advocates Crown Court SE1 0BT  
 57b Great Suffolk Street London SE1 0BB  
 Studio 230 Moonraker Point SE1 0FQ  
 Studio 229 Moonraker Point SE1 0FQ  
 57a Great Suffolk Street London SE1 0BB  
 Flat 114 Great Suffolk Street SE1 0NS  
 Units 57c And 57d 57 Great Suffolk Street SE1 0BB  
 Ground Floor 98-118 Southwark Bridge Road SE1 0AS  
 Unit 6 Moonraker Point SE1 0FN  
 Flat First Floor Duthy Hall SE1 0ES  
 Fourth Floor North 93 Great Suffolk Street SE1 0BX  
 Unit 2 Wireworks Court SE1 0BU  
 Third Floor 28 Marshalsea Road SE1 1HF  
 Fourth Floor South 93 Great Suffolk Street SE1 0BX  
 21 Copperfield Street London SE1 0EP  
 Flat 3 Whitehill House SE1 0EQ  
 Flat 111 118 Southwark Bridge Road SE1 0BQ  
 Flat 108 118 Southwark Bridge Road SE1 0BQ  
 Flat 107 118 Southwark Bridge Road SE1 0BQ  
 Flat 110 118 Southwark Bridge Road SE1 0BQ  
 Flat 109 118 Southwark Bridge Road SE1 0BQ  
 Flat 313 118 Southwark Bridge Road SE1 0BQ  
 Flat 1 25b Copperfield Street SE1 0EN  
 Flat 414 118 Southwark Bridge Road SE1 0BQ  
 Flat 413 118 Southwark Bridge Road SE1 0BQ  
 Flat 4 28 Clennam Street SE1 1ER  
 Flat 1 28 Clennam Street SE1 1ER  
 77 Great Suffolk Street London SE1 0BU  
 Flat 3 28 Clennam Street SE1 1ER  
 Flat 2 28 Clennam Street SE1 1ER  
 Flat 112 118 Southwark Bridge Road SE1 0BQ  
 Flat 101 118 Southwark Bridge Road SE1 0BQ  
 Flat 302 118 Southwark Bridge Road SE1 0BQ  
 Flat 207 118 Southwark Bridge Road SE1 0BQ  
 Flat 416 118 Southwark Bridge Road SE1 0BQ  
 Flat 415 118 Southwark Bridge Road SE1 0BQ  
 Flat 417 118 Southwark Bridge Road SE1 0BQ  
 Studio 27 Moonraker Point SE1 0FN  
 Studio 26 Moonraker Point SE1 0FN  
 Studio 29 Moonraker Point SE1 0FN  
 Studio 28 Moonraker Point SE1 0FN  
 Studio 25 Moonraker Point SE1 0FN  
 Studio 22 Moonraker Point SE1 0FN  
 Studio 21 Moonraker Point SE1 0FN  
 Studio 24 Moonraker Point SE1 0FN  
 Studio 23 Moonraker Point SE1 0FN  
 Studio 36 Moonraker Point SE1 0FN  
 Studio 35 Moonraker Point SE1 0FN  
 Studio 38 Moonraker Point SE1 0FN  
 Studio 37 Moonraker Point SE1 0FN  
 Studio 34 Moonraker Point SE1 0FN  
 Studio 31 Moonraker Point SE1 0FN  
 Studio 30 Moonraker Point SE1 0FN  
 Studio 33 Moonraker Point SE1 0FN  
 Studio 32 Moonraker Point SE1 0FN  
 Studio 20 Moonraker Point SE1 0FN  
 Studio 8 Moonraker Point SE1 0FN  
 Studio 7 Moonraker Point SE1 0FN  
 Studio 10 Moonraker Point SE1 0FN  
 Studio 9 Moonraker Point SE1 0FN  
 Studio 6 Moonraker Point SE1 0FN  
 Studio 3 Moonraker Point SE1 0FN  
 Studio 2 Moonraker Point SE1 0FN  
 Studio 5 Moonraker Point SE1 0FN  
 Studio 4 Moonraker Point SE1 0FN  
 Studio 17 Moonraker Point SE1 0FN  
 Studio 16 Moonraker Point SE1 0FN  
 Studio 19 Moonraker Point SE1 0FN  
 Studio 18 Moonraker Point SE1 0FN  
 Studio 15 Moonraker Point SE1 0FN  
 Studio 12 Moonraker Point SE1 0FN  
 Studio 11 Moonraker Point SE1 0FN  
 Studio 14 Moonraker Point SE1 0FN  
 Studio 13 Moonraker Point SE1 0FN  
 Studio 39 Moonraker Point SE1 0FN  
 Studio 65 Moonraker Point SE1 0FN  
 Studio 64 Moonraker Point SE1 0FN  
 Studio 67 Moonraker Point SE1 0FN  
 Studio 66 Moonraker Point SE1 0FN  
 Studio 63 Moonraker Point SE1 0FN  
 Studio 60 Moonraker Point SE1 0FN  
 Studio 59 Moonraker Point SE1 0FN  
 Studio 62 Moonraker Point SE1 0FN  
 Studio 61 Moonraker Point SE1 0FN  
 Studio 74 Moonraker Point SE1 0FN  
 Studio 73 Moonraker Point SE1 0FN  
 Studio 76 Moonraker Point SE1 0FN  
 Studio 75 Moonraker Point SE1 0FN  
 Studio 72 Moonraker Point SE1 0FN  
 Studio 69 Moonraker Point SE1 0FN  
 Studio 68 Moonraker Point SE1 0FN  
 Studio 71 Moonraker Point SE1 0FN  
 Studio 70 Moonraker Point SE1 0FN  
 Studio 58 Moonraker Point SE1 0FN  
 Studio 46 Moonraker Point SE1 0FN

Flat 2 Whitehill House SE1 0EQ  
 Flat 5 Whitehill House SE1 0EQ  
 Flat 4 Whitehill House SE1 0EQ  
 Flat 19 Whitehill House SE1 0EQ  
 Flat 16 Whitehill House SE1 0EQ  
 Flat 15 Whitehill House SE1 0EQ  
 Flat 18 Whitehill House SE1 0EQ  
 Flat 17 Whitehill House SE1 0EQ  
 11 Winchester Buildings Copperfield Street SE1 0ER  
 10 Winchester Buildings Copperfield Street SE1 0ER  
 2 Winchester Buildings Copperfield Street SE1 0ER  
 12 Winchester Buildings Copperfield Street SE1 0ER  
 1 Winchester Buildings Copperfield Street SE1 0ER  
 Flat 7 Whitehill House SE1 0EQ  
 Flat 6 Whitehill House SE1 0EQ  
 Flat 9 Whitehill House SE1 0EQ  
 Flat 8 Whitehill House SE1 0EQ  
 Flat 1 Whitehill House SE1 0EQ  
 15 Pepper Street London SE1 0EW  
 9 Copperfield Street London SE1 0EP  
 19 Pepper Street London SE1 0EW  
 17 Pepper Street London SE1 0EW  
 7 Copperfield Street London SE1 0EP  
 3 Copperfield Street London SE1 0EP  
 23 Copperfield Street London SE1 0EP  
 6 Copperfield Street London SE1 0EP  
 5 Copperfield Street London SE1 0EP  
 Flat 11 Whitehill House SE1 0EQ  
 Flat 10 Whitehill House SE1 0EQ  
 Flat 14 Whitehill House SE1 0EQ  
 Flat 12 Whitehill House SE1 0EQ  
 Flat 3 2 Copperfield Street SE1 0EP  
 Goldsmiths Arms 96 Southwark Bridge Road SE1 0EF  
 55 Great Suffolk Street London SE1 0BB  
 Flat 2 2 Copperfield Street SE1 0EP  
 Flat 1 2 Copperfield Street SE1 0EP  
 Studio 77 Moonraker Point SE1 0FN  
 Flat 314 118 Southwark Bridge Road SE1 0BQ  
 Flat 312 118 Southwark Bridge Road SE1 0BQ  
 Flat 316 118 Southwark Bridge Road SE1 0BQ  
 Flat 315 118 Southwark Bridge Road SE1 0BQ  
 Flat 311 118 Southwark Bridge Road SE1 0BQ  
 Flat 308 118 Southwark Bridge Road SE1 0BQ  
 Flat 307 118 Southwark Bridge Road SE1 0BQ  
 Flat 310 118 Southwark Bridge Road SE1 0BQ  
 Flat 309 118 Southwark Bridge Road SE1 0BQ  
 Flat 406 118 Southwark Bridge Road SE1 0BQ  
 Flat 405 118 Southwark Bridge Road SE1 0BQ  
 Flat 409 118 Southwark Bridge Road SE1 0BQ  
 Flat 408 118 Southwark Bridge Road SE1 0BQ  
 Flat 404 118 Southwark Bridge Road SE1 0BQ  
 Flat 401 118 Southwark Bridge Road SE1 0BQ  
 Flat 317 118 Southwark Bridge Road SE1 0BQ  
 Flat 403 118 Southwark Bridge Road SE1 0BQ  
  
 Flat 402 118 Southwark Bridge Road SE1 0BQ  
 Flat 306 118 Southwark Bridge Road SE1 0BQ  
 Flat 209 118 Southwark Bridge Road SE1 0BQ  
 Flat 208 118 Southwark Bridge Road SE1 0BQ  
 Flat 211 118 Southwark Bridge Road SE1 0BQ  
 Flat 210 118 Southwark Bridge Road SE1 0BQ  
 Flat 206 118 Southwark Bridge Road SE1 0BQ  
 Flat 203 118 Southwark Bridge Road SE1 0BQ  
 Flat 202 118 Southwark Bridge Road SE1 0BQ  
 Flat 205 118 Southwark Bridge Road SE1 0BQ  
 Flat 204 118 Southwark Bridge Road SE1 0BQ  
 Flat 303 118 Southwark Bridge Road SE1 0BQ  
 Flat 301 118 Southwark Bridge Road SE1 0BQ  
 Flat 305 118 Southwark Bridge Road SE1 0BQ  
 Flat 304 118 Southwark Bridge Road SE1 0BQ  
 Flat 216 118 Southwark Bridge Road SE1 0BQ  
 Flat 213 118 Southwark Bridge Road SE1 0BQ  
 Flat 212 118 Southwark Bridge Road SE1 0BQ  
 Flat 215 118 Southwark Bridge Road SE1 0BQ  
 Flat 214 118 Southwark Bridge Road SE1 0BQ  
 Flat 410 118 Southwark Bridge Road SE1 0BQ  
 Flat 17 91 Great Suffolk Street SE1 0BX  
 Flat 16 91 Great Suffolk Street SE1 0BX  
 Flat 19 91 Great Suffolk Street SE1 0BX  
  
 Studio 45 Moonraker Point SE1 0FN  
 Studio 48 Moonraker Point SE1 0FN  
 Studio 47 Moonraker Point SE1 0FN  
 Studio 44 Moonraker Point SE1 0FN  
 Studio 41 Moonraker Point SE1 0FN  
 Studio 40 Moonraker Point SE1 0FN  
 Studio 43 Moonraker Point SE1 0FN  
 Studio 42 Moonraker Point SE1 0FN  
 Studio 55 Moonraker Point SE1 0FN  
 Studio 54 Moonraker Point SE1 0FN  
 Studio 57 Moonraker Point SE1 0FN  
 Studio 56 Moonraker Point SE1 0FN  
 Studio 53 Moonraker Point SE1 0FN  
 Studio 50 Moonraker Point SE1 0FN  
 Studio 49 Moonraker Point SE1 0FN  
 Studio 52 Moonraker Point SE1 0FN  
 Studio 51 Moonraker Point SE1 0FN  
 Studio 1 Moonraker Point SE1 0FN  
 Flat 17 59b Great Suffolk Street SE1 0BF  
 Flat 16 59b Great Suffolk Street SE1 0BF  
 Flat 19 59b Great Suffolk Street SE1 0BF  
 Flat 18 59b Great Suffolk Street SE1 0BF  
 Flat 15 59b Great Suffolk Street SE1 0BF  
 Flat 12 59b Great Suffolk Street SE1 0BF  
 Flat 11 59b Great Suffolk Street SE1 0BF  
 Flat 14 59b Great Suffolk Street SE1 0BF  
 Flat 13 59b Great Suffolk Street SE1 0BF  
 84 Great Suffolk Street London SE1 0BE  
 First Floor To Fourth Floor Pegasus House SE1 0BE  
 Second Floor 28 Marshalsea Road SE1 1HF  
 86-88 Great Suffolk Street London SE1 0BE  
 Ground Floor Pegasus House SE1 0BE  
 Flat 2 25b Copperfield Street SE1 0EN  
 Flat 20 59b Great Suffolk Street SE1 0BF  
 Flat 4 25b Copperfield Street SE1 0EN  
 Flat 3 25b Copperfield Street SE1 0EN  
 Flat 10 59b Great Suffolk Street SE1 0BF  
 Flat 4 59 Great Suffolk Street SE1 0BD  
 Flat 3 59 Great Suffolk Street SE1 0BD  
 Flat 6 59 Great Suffolk Street SE1 0BD  
 Flat 5 59 Great Suffolk Street SE1 0BD  
 Flat 2 59 Great Suffolk Street SE1 0BD  
 Unit 4 93 Great Suffolk Street SE1 0BX  
 Flat 1 59 Great Suffolk Street SE1 0BD  
 Flat 7 59b Great Suffolk Street SE1 0BF  
 Flat 6 59b Great Suffolk Street SE1 0BF  
 Flat 9 59b Great Suffolk Street SE1 0BF  
 Flat 8 59b Great Suffolk Street SE1 0BF  
 Flat 5 59b Great Suffolk Street SE1 0BF  
 Flat 2 59b Great Suffolk Street SE1 0BF  
 Flat 1 59b Great Suffolk Street SE1 0BF  
 Flat 4 59b Great Suffolk Street SE1 0BF  
 Flat 3 59b Great Suffolk Street SE1 0BF  
 Borough Welsh Congregational Chapel Southwark  
 Bridge Road SE1 0EX  
 19 Risborough Street London SE1 0HE  
 61b Great Suffolk Street London SE1 0BU  
 61a Great Suffolk Street London SE1 0BU  
 21 Risborough Street London SE1 0HG  
 Second Floor Global House SE1 0BE  
 First Floor Global House SE1 0BE  
 Living Accommodation SE1 1ER  
 Third Floor Global House SE1 0BE  
 Unit 2b Moonraker Point SE1 0FN  
 Unit 2a Moonraker Point SE1 0FN  
 Unit 5b Moonraker Point SE1 0FN  
 Unit 5a Moonraker Point SE1 0FN  
 Unit 7 Moonraker Point SE1 0FN  
 Moonraker Point Pocock Street SE1 0FN  
 63 Great Suffolk Street London SE1 0BU  
 Unit 4 Moonraker Point SE1 0FN  
 Unit 3 Moonraker Point SE1 0FN  
 Ground Floor Global House SE1 0BE  
 Second Floor Flat 15 Risborough Street SE1 0HE  
 First Floor 15 Risborough Street SE1 0HG  
 Fifth Floor Rear 57 Great Suffolk Street SE1 0BS  
 Fifth Floor Front 57 Great Suffolk Street SE1 0BS  
 Ground Floor 15 Risborough Street SE1 0HE  
 Unit F The Copperfields SE1 0EN

Flat 18 91 Great Suffolk Street SE1 0BX  
 Flat 15 91 Great Suffolk Street SE1 0BX  
 Flat 12 91 Great Suffolk Street SE1 0BX  
 Flat 11 91 Great Suffolk Street SE1 0BX

Flat 14 91 Great Suffolk Street SE1 0BX  
 Flat 13 91 Great Suffolk Street SE1 0BX  
 Flat 25 91 Great Suffolk Street SE1 0BX

Unit 3 93 Great Suffolk Street SE1 0BX  
 Unit 2 93 Great Suffolk Street SE1 0BX

Flat 24 91 Great Suffolk Street SE1 0BX  
 Flat 21 91 Great Suffolk Street SE1 0BX  
 Flat 20 91 Great Suffolk Street SE1 0BX  
 Flat 23 91 Great Suffolk Street SE1 0BX  
 Flat 22 91 Great Suffolk Street SE1 0BX  
 Flat 10 91 Great Suffolk Street SE1 0BX  
 Flat 505 118 Southwark Bridge Road SE1 0BQ  
 Flat 504 118 Southwark Bridge Road SE1 0BQ

Flat 508 118 Southwark Bridge Road SE1 0BQ  
 Flat 507 118 Southwark Bridge Road SE1 0BQ  
 Flat 503 118 Southwark Bridge Road SE1 0BQ  
 Flat 412 118 Southwark Bridge Road SE1 0BQ  
 Flat 411 118 Southwark Bridge Road SE1 0BQ  
 Flat 502 118 Southwark Bridge Road SE1 0BQ  
 Flat 501 118 Southwark Bridge Road SE1 0BQ  
 Flat 7 91 Great Suffolk Street SE1 0BX  
 Flat 6 91 Great Suffolk Street SE1 0BX  
 Flat 9 91 Great Suffolk Street SE1 0BX  
 Flat 8 91 Great Suffolk Street SE1 0BX  
 Flat 5 91 Great Suffolk Street SE1 0BX  
 Flat 2 91 Great Suffolk Street SE1 0BX  
 Flat 1 91 Great Suffolk Street SE1 0BX  
 Flat 4 91 Great Suffolk Street SE1 0BX  
 Flat 3 91 Great Suffolk Street SE1 0BX  
 Flat 201 118 Southwark Bridge Road SE1 0BQ  
 3 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 2 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 5 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 4 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 1 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 12 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 11 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 14 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 13 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 10 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 7 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 6 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 9 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 8 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 Ground Floor 46 Loman Street SE1 0EH  
 Fourth Floor 46 Loman Street SE1 0EH

First Floor 53 Great Suffolk Street SE1 0DB  
 First Floor 28 Marshalsea Road SE1 1HF  
 Ground Floor 28 Marshalsea Road SE1 1HF  
 Mint Street Adventure Playground Mint Street SE1 1QP  
 Fourth Floor 57 Great Suffolk Street SE1 0BS  
 Basement 28 Marshalsea Road SE1 1HF  
 Living Accommodation 96 Southwark Bridge Road SE1 0EF  
 Third Floor 57 Great Suffolk Street SE1 0BS  
 First Floor Unit A And Unit B 57 Great Suffolk Street SE1 0BS  
 Second Floor 57 Great Suffolk Street SE1 0BS  
 85 King William Street London EC4N 7BL  
 28 Browning Street London SE17 1LU  
 14 Berwick Court 10 Swan Street SE1 1BG  
 Flat 8, Thorold House London SE1 0EL  
 8 Thorold House Pepper Street SE10EL  
 20 Isaac Way London SE11EE  
 Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA  
 62 Sumner Buildings Sumner Street SE1 9JY  
 Flat 5 Lapwing Court Swan St se11be  
 Apartment 301 84 Lollard Street SE11 6PX  
 Flat 51, 130 Webber Street London SE1 0JN  
 57a Lant Street London SE1 1QN  
 Top Flat 156 Southwark Bridge Road SE1 0DG  
 Flat 6 14 Weller Street SE1 1qu  
 Flat 6 14 Weller Street se1 1qu  
 7 Dauncey House Webber Row SE1 8QS  
 62 Reverdy Road London SE1 5QD  
 173b New Kent Road London SE1 4AG  
 103 Draper House 20 Elephant & Castle Se1 6SY  
 49 Sumner Buildings Sumner Street SE1 9JX  
 13 Walcot Square London SE11 4UB  
 152 Brook Drive London SE11 4te  
 23 The Paddock Gerrards Cross SL9 0JJ  
 58 Reedworth Street London SE114PQ  
 58 Reedworth Street London SE114PQ

Flat 2 8 Vine Yard London SE1 1QL  
 Flat 308 118 Southwark Bridge Road SE1 0BQ  
 118 Southwark Bridge Road London SE1 0BQ  
 17 Wilson Grove London se16 4pj  
 4 Monck House 14 Cole Street SE1 4YH  
 133 Southwark Bridge Road SE1 0EY  
 Whitehill House Sawyer St SE10EQ  
 Maisonette 1 175 Southwark Bridge Road SE1 0ED  
 37b Trinity St London se1 4ja  
 Flat 9, 6 Montague Close London SE1 9DF  
 Flat 21 176 Long Lane SE1 4BS  
 5 Empire Sq South SE1 4NF  
 20 Roupell Street London SE1 8SP  
 Flat 9 Winchester Buildings Copperfield Street SE1 0ER  
 58 Reedworth Street London SE11 4PQ

**Re-consultation:** n/a

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

Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Highways Development Control

**Statutory and non-statutory organisations**

Historic England  
 Environment Agency  
 London Fire & Emergency Planning Authority  
 London Underground Limited  
 Network Rail (Planning)  
 Transport for London (referable & non-referable app notifications and pre-apps)

**Neighbours and local groups**

Apartment 203 21 Cabanel Place SE11 6BD  
 Apartment 301 84 Lollard Street SE11 6PX  
 Apartment 45 85 Ewer Street SE1 0FT  
 Apartment 6 Bridgegate House 116-118 Borouhg High Street SE1 1LB  
 Apartment 6 Bridgegate House 116-118 Borouhg High Street SE1 1LB  
 Bacchus Studios 11 Vine Yard SE1 1QL  
 Block T Flat 11 Peabody Square SE1 8HS  
 20 X Received By Email  
 Capital People 4 King James Court SE1 4DZ  
 Dodson Street London SE1 7ql  
 Flat A, 107 Brook Drive SE11 4TU  
 Flat A 20 Pilgrimage Street Se14ll  
 Flat 1, Winchester Buildings Copperfield Street  
 Flat 100 Redman House London SE1 1QW  
 Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA  
 Flat 11 Villiers Court 167 Long Lane SE1 4PN  
 Flat 13 14 Weller Street SE1 1QU  
 Flat 13 14 Weller Street SE1 1QU  
 Flat 13 14 Weller Street SE1 1QU  
 Flat 13 91 Great Suffolk Street SE1 0BX  
 Flat 15, 43 Searles Rd London SE1 4YL  
 Flat 15, 43 Searles Rd London SE1 4YL  
 Flat 16 1 Trundle Street SE1 1QT  
 Flat 2, 100 Long Lane Se1 4bw  
 Flat 2 100 Long Lane Se1 4bw  
 Flat 2 28 Trinity Street SE1 4FF  
 Flat 2 8 Vine Yard London SE1 1QL  
 Flat 20 Brenley House Tabard Garden Estate Tennis Street SE1 1YG  
 Flat 20a Pilgrimage Street London Se1 4ll  
 Flat 205 118 Southwark Bridge Road SE1 0BQ  
 Flat 21 176 Long Lane SE1 4BS  
 Flat 210 118 Southwark Bridge Road SE1 0BQ  
 Flat 22 Drake Court SE1 1BH  
 Flat 23 4 Sanctuary Street SE1 1EA

Flat 3 Mawdley House SE1 8XQ  
 Flat 3 108 Great Guildford St SE1 0ES  
 Flat 3 2 Cosser Street SE1 7BU  
 Flat 3 2 Cosser Street SE1 7BU  
 Flat 306 118 Southwark Bridge Road SE1 0BQ  
 Flat 306 118 Southwark Bridge Road SE1 0BQ  
 Flat 306 118 Southwark Bridge Road SE1 0BQ  
 Flat 308 118 Southwark Bridge Road SE1 0BQ  
 Flat 31 Lant House Lant Street SE1 1PJ  
 Flat 31 9 Falmouth Road SE1 4JY  
 Flat 35 Harbledown House Manciple St SE14LN  
 Flat 37 Shere House Great Dover St SE1 4YQ  
 Flat 37 Shere House Great Dover St SE1 4YQ  
 Flat 4 Quastel House 43 Long Lane SE1 4AY  
 Flat 402 Cedar Court 1 Royal Oak Yard SE1 3GA  
 Flat 43 Pattison House Redcross Way SE1 1EY  
 Flat 43 Shere House SE1 4YQ  
 Flat 43 Shere House SE1 4YQ  
 Flat 5, Block A, Peabody Estate, Southwark Street London SE1 0TW  
 Flat 5 Lapwing Court Swan St se11be  
 Flat 5, Zeiss Court 46 Lancaster Street Se1 0fy  
 Flat 51, 130 Webber Street London SE1 0JN  
 Flat 55, Prospect House Gaywood Street Se16hf  
 Flat 6, Block G Peabody Estate SE1 0TH  
 Flat 6, Block G Peabody Estate SE1 0TH  
 Flat 6 Block H, Peabody Square Blackfriars Rd SE1 8JJ  
 Flat 6 14 Weller Street SE1 1qu  
 Flat 6 14 Weller Street se1 1qu  
 Flat 6 5b Bear Lane London Se1 0uh  
 Flat 62 Patrick Court 92 Webber Street SE10GB  
 Flat 62 Patrick Court 92 Webber Street SE10GB  
 Flat 63 Arrol House Rockingham Street SE1 6QL  
 Flat 7 Isaac Way SE1 1ee  
 Flat 7, Rumford House Bath Terrace SE1 6PW  
 Flat 7, Rumford House Bath Terrace SE1 6PW  
 Flat 7, Rumford House Bath Terrace SE1 6PW  
 Flat 8 Block E Peabody Estate Southwark Street SE1 0TG  
 Flat 8 Chaloner Court 11 Tennis Street SE11YD  
 Flat 8, Thorold House London SE1 0EL  
 Flat 8, 66 Plender St London NW1 0LB  
 Flat 804 Alaska Building 61 Grange Road SE1 3BG  
 Flat 9 Pattison House Red Cross Way SE1 1EY  
 Flat 9 Pattison House Red Cross Way SE1 1EY  
 Flat 9 Winchester Buildings Copperfield Street SE1 0ER  
 Flat 9 Winchester Buildings Copperfield Street SE1 0ER  
 Flat 9, 6 Montague Close London SE1 9DF  
 Flat 92 130 Webber Street SE1 0JP  
 Goodwin Close Bermondsey  
 Honeybridge House Ashurst BN44 3AW  
 Hopton St London SE1 9LF  
 Maisonette 1 175 Southwark Bridge Road SE1 0ED  
 No Address SE1  
 No Address Or Email  
 Tamarind Court Gainsford Street SE1 2NE  
 Tamarind Court 18 Gainsford Street SE1 2NE  
 Tapley House SE1 2BW  
 Top Flat 156 Southwark Bridge Road SE1 0DG

Top Flat 156 Southwark Bridge Road se1 0dg  
 Unit 3 Sigmal House 137 Great Suffolk Street SE1 1PZ  
 Unit 4 King James Court King James Street SE1 0DH  
 Whitehill House Sawyer St SE10EQ  
 1 Winchester Buildings Copperfield Street SE1 0ER  
 101 Athena Court City Walk SE1 3EN  
 101 Athena Court City Work SE1 3EN  
 103 Draper House 20 Elephant & Castle Se1 6SY  
 108 Great Guildford St London SE1 0ES  
 11 Braque Building 86 Ewer Street Se1 0ft  
 11 Villigers Court SE1 4PN  
 11 Vine Yard SE1 1QL  
 111 Metro Central Heights 119 Newington Causeway Se16bb  
 118 Southwark Bridge Road London SE1 0BQ  
 12 Block I Peabody Square Blackfriars Road SE18JL  
 12 Brenley House Tabard Garden Estate Se1 1yg  
 12 Wireworks Court 79 Great Suffolk Street SE1 0BU  
 12a Trinity Church Square London SE1 4HU  
 12a Trinity Church Square London SE1 4HU  
 13 Mitre Rd London  
 13 Walcot Square London SE11 4UB  
 13a Peabody Buildings Camberwell Green SE5 7BD  
 133 Southwark Bridge Road SE1 0EY  
 135 Southwark Bridge Road London SE1 0EY  
 14 Berwick Court 10 Suran Street SE1 1BG  
 14 Berwick Court 10 Swan Street SE1 1BG  
 14 Berwick Court 10 Swan Street SE1 1BG  
 14 Berwick Court 10 Swan Street SE1 1BG  
 14 Betsham House Newcomen Street SE1 1YU  
 14 Block F Peabody Estate Southwark St London Se10tq  
 14 Weller St London SE11QU  
 146 Abbey Street SE1 3NR  
 149 Blackfriars Road 149 Blackfriars Road Se1 8ef  
 15 Bittern House Bittern Street SE1 1PH  
 151 Empire Square South London Se1 4NG  
 152 Brook Drive London SE11 4te  
 16 Northfleet House London  
 16 Northfleet House London  
 169 The Circle Queen Elizabeth Street SE1 2JL  
 17 Martin House Falmouth Road Se1 6qp  
 17 Martin House Falmouth Road Se1 6qp  
 17 Pepper Street London SE1 0EW  
 17 Tyres Gate London SE1 3JG  
 17 Tyres Gate London SE1 3JG  
 17 Wilson Grove London se16 4pj  
 173b New Kent Road London SE1 4AG  
 18 Beaque Building 86 Ewer Street SE1 0FT  
 18 Binnie House Bath Terrace se16qg  
 18 Blake House Hercules Road SE2 7DX  
 18 Stephenson House London SE1 6PP  
 18a Falmouth Road London SE1 4JQ  
 19 Copperfield Street London SE1 0EP  
 19 Pattison House London SE1 1EY  
 19 Rochester House London SE1 4CP  
 2 Peppler Mews London SE5 0HX  
 2b Redcross Way London SE1 9HR  
 20 Isaac Way London SE11EE

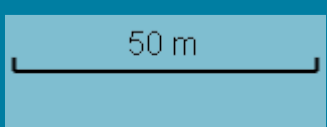
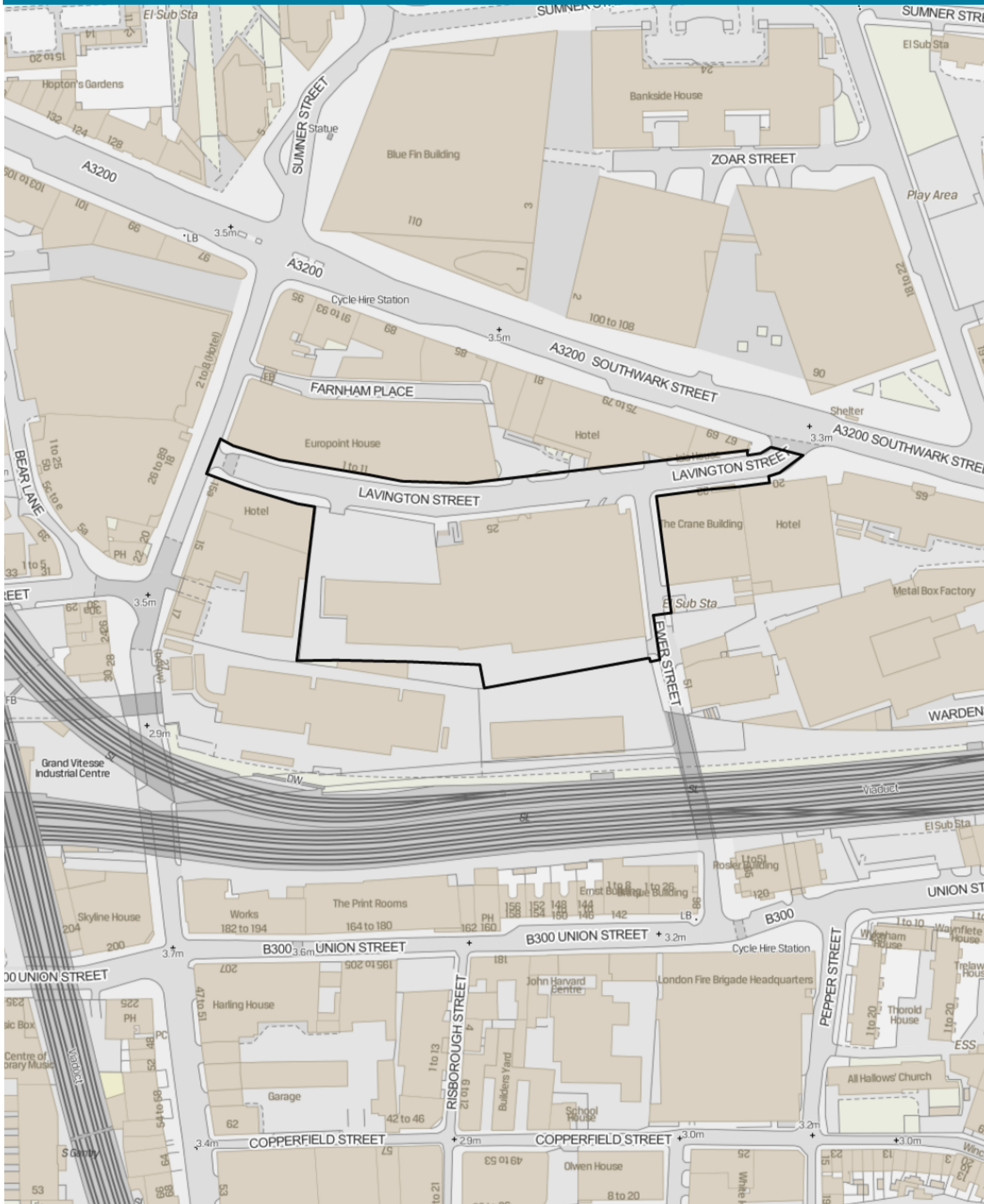
20 Roupell Street London SE1 8SP  
 20 Roupell Street London SE1 8SP  
 21 Bentham House 7 Falmouth Road SE1 4JY  
 21 Betshamhouse London Se1 1yu  
 21 Elim Estate Weston Street SE1 4BY  
 21 5b Bear Lane se1 0uh  
 21,5b Bear Lane London Se1 0uh  
 22 Messiah Square London SE1 UJB  
 22 Portland Court 50 Trinity St Se1 4jz  
 23 Brenley House London Se1 1yg  
 23 Burlington House Province Drive SE16 7BZ  
 23 Stopher House 90 Webber Street SE1 0SE  
 23 The Paddock Gerrards Cross SL9 0JJ  
 23lant Houes Lant Street Se11pj  
 25 Merrick Square London SE14jb  
 25 Scovell Credcent London SE1 1PS  
 25 Swan Street London SE1 1BY  
 259 Helen Gladstone House Blackfriars Road SE1 0QB  
 26 Arch Street Flat 26 SE1 6AT  
 26 Dawkins Court Harper Road SE1 6AY  
 26 Friars Close Bear Lane SE1 0UJ  
 27 Sudrey Street Borough SE1 1PF  
 28 Browning Street London SE17 1LU  
 28 Browning Street London SE17 1LU  
 28 Sudney Street London SE1 1PF  
 28 Sudrey Street SE1 1PF  
 29 Barwash House SE1 9RU  
 29 Portland Court 50 Trinity St Se1 4jz  
 3 Bartholomew St London SE1 4AJ  
 3 Bartholomew Street London SE1 4AJ  
 3 Cranfield Row London SE1 7QN  
 3 Cranfield Row London SE1 7QN  
 3 Gardiner House Borough Road SE1 0AG  
 3 Mawdley House Webber Row Se1 8XQ  
 30 Simla House Kipling Estate SE1 3RL  
 30 Simld House SE1  
 30 Simld House SE1  
 31halley Gardens London SE13 5PA  
 33 Ellington House Harper Road SE1 6RP  
 34 Northfleet House London SE11YX  
 34 Northfleet House London SE11YX  
 35 Lakanal Sceqeix Gardens SE5 7DW  
 37 Lant SE1 1PJ  
 37 Law Street London SE1 4DZ  
 37b Trinity St London se1 4ja  
 4 Barkham Terrace London SE1 7PS  
 4 Barkham Terrace London SE1 7PS  
 4 Barkham Terrace London Se17ps  
 4 Monck House 14 Cole Street SE1 4YH  
 4 Shere House Great Dover Street Se14yq  
 40 Collinson Court Great Suffolk Street SE1 1PA  
 40 Date Street London SE17 2HQ  
 402 Cedar Court London SE1 3GA  
 43 Pattison House Redcross Way SE1 1EY  
 44 Prospect House Gayond Street SE1 6HF  
 48 Collinson Court Great Suffolk Street SE1 1PA  
 48 Delima Street SE1 4QQ



48 Patric Court London SE1 0GB  
48 Patvic Court London SE1 0GB  
49 Sumner Buildings Sumner Street SE1 9JX  
5 Aird House Rockingham Street Se1 6qh  
5 Empire Sq South SE1 4NF  
50 Guinness Court SE1 3SX  
50 Pakeman House Polock Street SE1  
502 Henderson Apartments London SE17 1FJ  
55 Harper Road London SE1 6AP  
55 Summer Building Summer Street SE1  
56 Pennethorne Road London SE15 5TQ  
57 Prospect House Gaywood Street se1 6hf  
57a Lant Street London SE1 1QN  
58 Bermondsey Street England SE1 3UD  
58 Reedworth Street London SE11 4PQ  
58 Reedworth Street London SE114PQ  
58 Reedworth Street London SE114PQ  
59 Falmouth Road London SE1 4JN  
6 Bridgegate House London SE1 1LB  
6 Brockham Street London SE1 4HX  
6 Sullivan Road London SE11 4UH  
60, Wendover Thurlow Street SE17 2UG  
61 Cornwall Road Southbank SE1 9PN  
61a Brook Drive London S3E11 4T  
62 Patrick Court 92 Webber Street Se1 0Gb  
62 Patrick Court 92 Webber Street Se1 0Gb  
62 Reverdy Road London SE1 5QD  
62 Sumner Buildings Southwark se1 9jy  
62 Sumner Buildings Sumner Street SE1 9JY  
63 Stephenson House Bath Terrace SE1 6pr  
7 Bartholomew Street London SE1 4AJ  
7 Bartholomew Street London SE1 4AJ  
7 Brooke Wood House London SE1  
7 Brookwood House London SE1  
7 Copperfield Street London SE1 0EP  
7 Copperfield Street London SE1 0EP  
7 Dauncey House Webber Row SE1 8QS  
7 Kite House 286 Lynton Road SE1 5ZS  
7 Orient Street London SE11 4SR  
72 Patric Court 92 Webber Street  
73 Cobourg Road London SE5 0HU  
74 Southwark Bridge Road London Se1 0as  
76 Marlborough Close London SE173AP  
77 Symingronm House London SE1 4AB  
8 Thorold House Pepper Street SE10EL  
82 Redman House Lant Street SE1 1QW  
83 Elim Estate Weston Street SE1 4DD  
84 Southwark Bridge Road London SE10EX  
85 King William Street London EC4N 7BL  
85-91 Mint Strret Flat 91 SE1 1QX  
85-91 Mint Strret Flat 91 SE1 1QX  
87 Wiclesteed House London SE1 6RH  
9 Copperfield Street London SE1 0EP  
9 Sudrey Street Southwark SE1 1PF  
9 Sudrey Street Southwark SE1 1PF  
9 Winchester Buildings Copperfield Street SE1 0ER  
9 Winchester Buildings Copperfield Street SE1 0ER

9 Winchester Buildings Copperfield Street SE1 0ER  
92 Stamford Street London SE1 9NH  
93 Great Suffolk Street London SE1 0BX  
95 Juniper Crescent NW1 8hq  
96, Redman House, Lant Street, London SE1 1QW

# Item 7.4 - LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA



Scale = 1 : 1250

19-Jan-2018

<b>Item No.</b> 7.4	<b>Classification:</b> Open	<b>Date:</b> 30 January 2018	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/2668 for: Full Planning Application  <b>Address:</b> LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA  <b>Proposal:</b> Demolition of existing buildings and redevelopment of the site to provide a 10 storey (plus basement) commercial building with two flexible A1/A3/B1 units at ground/basement level and B1 floorspace on all upper levels and accessible parking/vehicular access and servicing from Ewer Street; 170 apartments in three residential buildings at 8, 13 and 21 storeys (plus basement, including roof plant) with a flexible A1/A3/B1 unit at basement/ground floor level; parking/vehicular access from Lavington Street; 3 mews houses (3 storeys); new public realm; hard and soft landscaping; pedestrian routes; alterations to the public highways including widened footways, relocated parking and service bays, tree planting, resurfacing and associated works.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/07/2016		<b>Application Expiry Date</b> 20/10/2016	
<b>Earliest Decision Date</b> 20/05/2017			

## RECOMMENDATION

1. That the Planning Committee grant planning permission subject to conditions, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 31 August 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 153.

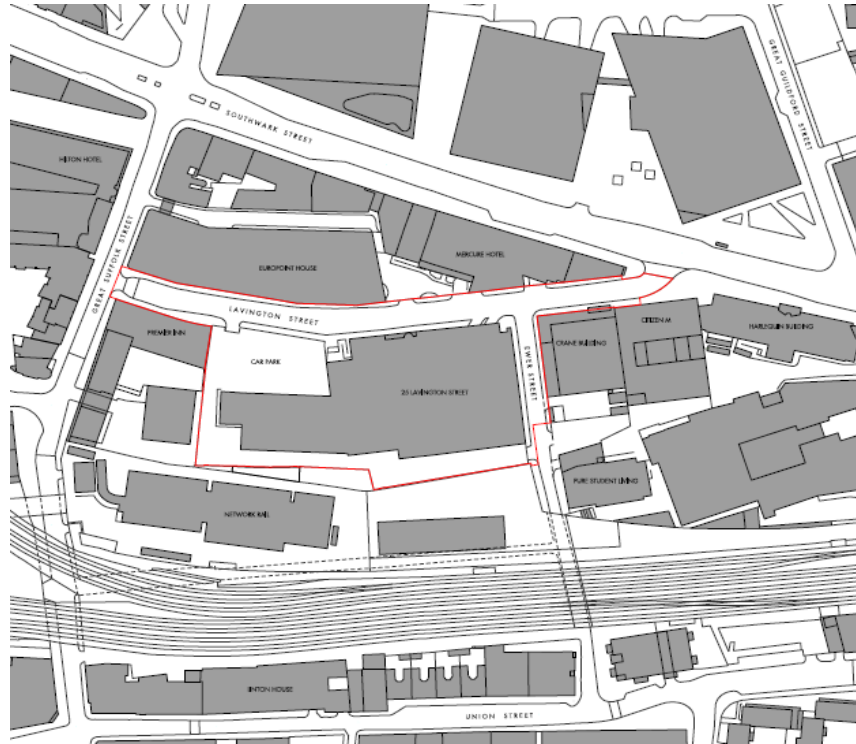
## BACKGROUND INFORMATION

### Site location and description

3. The application site is a 0.65 hectare rectangular plot located at 25 Lavington Street which is currently occupied by two linked buildings that rise to five storeys. The buildings are partially set back from Lavington Street at the western end of the site

resulting in an open courtyard which is used for car parking and servicing. The original buildings date from the 1950s and were initially in use as a print works although there have been later additions. The buildings were subsequently converted to office use and are currently leased to Lloyds Banking Group.

Image – Site plan



4. The site itself is located within the Central Activities Zone and is surrounded by mixed commercial and residential uses including hotels, offices, student accommodation and flats. The site has street frontages onto Lavington Street and Ewer Street and is bound to the south by Network Rail offices and the railway viaduct. Further to the west is Great Suffolk Street.
5. Building heights within the immediate area range from two storeys up eight/ten storeys, with some taller elements within the wider area such as Neo Bankside at 24 storeys.

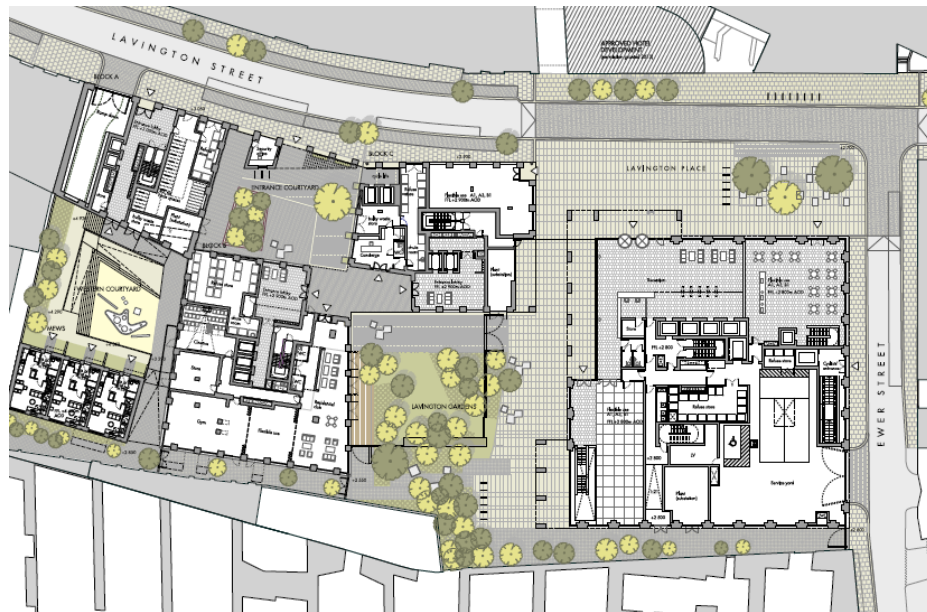
#### **Details of proposal**

6. Planning consent is sought to redevelop the site to provide a mixed use scheme providing offices, retail space and 173 new homes across five new buildings. The homes would be provided across four buildings made up of three linked buildings and a separate small block of three mews houses. The buildings would rise to 8, 13 and 21 storeys and are known as Blocks A, B and C respectively. These residential blocks would be arranged in a 'U' shape opening out onto Lavington Street with a central courtyard in front of the tallest building. The mews houses would be three storeys in height and would sit on the southern boundary of the site behind the residential towers. The schedule of accommodation is outlined in the table below;

	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Block A	0	0	5	13	0	18
Block B	0	44	34	23	1	102
Block C	7	17	24	2	0	50
Mews	0	0	0	3	0	3
Total Units	7	61	63	41	1	173
Unit Mix %	4%	35.3%	36.4%	23.6%	0.6%	100%

7. A basement would be accessed via a ramp within Block A. This basement would sit below all of the residential buildings and would provide basement access to each core with the exception of the mews houses. As well as accommodating plant rooms and cycle storage, the basement would accommodate 18 accessible car parking spaces.
8. At ground floor level the formation of the blocks would allow two south facing courtyards to be provided, one at the rear of Block A providing amenity space for residents and one to the rear of Block C which would be a publically accessible space accessed from Lavington Street. The scheme also includes three flexible commercial units (Class A1/A3/B1) one of which would be located within the ground floor of Block C and the remaining two would be located within the ground floor of the office building.

Image – Site layout



9. The office building would be located to the east of the residential buildings and would have frontages to Lavington Street and Ewer Street. This office building would rise to 10 storeys and would provide a total of 15,905sqm of Class B1 employment floorspace (GIA). The existing basement would be retained and would accommodate cycle parking facilities, plant rooms and additional flexible A1/A3/B1 floorspace for the two commercial units located at ground floor.

10. The office building would be set well back from the street edge on Lavington Street, creating an open space that would be known as Lavington Place. This would then lead into a public access route between the office building and Block C and then to the larger, publically accessible courtyard known as Lavington Gardens.
11. During the course of the application, the proposal was amended to improve the design of the tallest building by reducing areas of blank brickwork at the top which was required in order to improve the appearance of the building in local views. The street facing residential courtyard was amended in terms of materials and boundary treatment and there were some revisions to the materials employed on all three residential blocks. Furthermore, an additional floor was added to the office building taking the height of that building to 10 storeys.

### Planning history

<p>06/AP/0970 Application type: Full Planning Application (FUL) Erection of perimeter security fence &amp; gates to 3 elevations as follows: 1) Ewer St - Gate only 2) Lavington St- fencing &amp; gates to enclose car park 3 ) N/W Elevation - Boundary Fence only</p> <p>Decision date 17/07/2006 Decision: Granted (GRA)</p>
<p>11/EQ/0214 Application type: Pre-Application Enquiry (ENQ) Redevelopment of existing office buildings to provide a mixed use development including offices, retail and 210 residential flats in three buildings up to 14 storeys in height. Decision date 25/01/2012 Decision: Pre-application enquiry closed (EQC)</p>
<p>12/AP/1033 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for (Environmental Impact Assessment) relating to the erection of three buildings up to 14 storeys in height for retail, office and residential uses. Decision date 27/04/2012 Decision: Screening Opinion (clearer to say EIA not required)- EIA Regs (SCR)</p>
<p>12/EQ/0113 Application type: Pre-Application Enquiry (ENQ) Redevelopment of existing office buildings to provide a mixed use development including offices, retail and 197 residential flats in three buildings up to 14 storeys in height. Decision date 07/09/2012 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/4361 Application type: Screening Opinion (EIA) (SCR) Screening Opinion for (Environmental Impact Assessment) relating to for the redevelopment of the site for a mixed use scheme comprising up to 200 residential units, up to 1,500 square metres (NIA) of commercial floorspace(across use classes B1, A1, A3), up to 11,000 square metres (NIA) of B1 office floorspace, associated landscaping and public realm works and parking and access works. Decision date 17/11/2015 Decision: Screening Opinion - EIA Regs (SCR) (See above)</p>

15/EQ/0160 Application type: Pre-Application Enquiry (ENQ)  
 Demolition of the two existing office buildings and erection of a 9 storey replacement office building and 3 residential buildings with 175 flats, up to 20 storeys in height (at 8, 12 and 20 storeys respectively), with retail at ground floor, on site servicing, new areas of public realm, open space and pedestrian access through the site.  
 Decision date 08/04/2016 Decision: Pre-application enquiry closed (EQC)

12. A series of pre-application meetings have been held with the applicant for the redevelopment of this site since 2011. Officers initially expressed concerns regarding the proposed loss of employment space; the height, scale and massing of the buildings; and the lack of clarity regarding affordable housing provision.

### **Planning history of adjoining sites**

Land bound by Price's Street, Bear Lane and great Suffolk Street – Now known as the Hilton Bankside

13. **07/AP/2267** - Erection of a building of up to eight storeys in height comprising of a hotel and aparthotel accommodation with conference facilities (Class C1), leisure (Class D2), retail (Class A1) and food and drink (Class A3/A4) uses together with service yard/coach bay, basement car parking and other associated works.

GRANTED with Legal Agreement – 31/03/2008

14. **12/AP/1352** - Variation of approved drawings (condition 25) of planning permission 07-AP-2267 (for the erection of a building of up to eight storeys, comprising a hotel and 'aparthotel' accommodation with conference facilities (Class C1), leisure (Class D2), retail (Class A1) and food and drink (Class A3/A4) uses, together with service yard/coach bay, basement car parking and other associated works) comprising the following amendments to the approved scheme:
- i) Change to description of use from 'hotel and aparthotel' to 'hotel',
  - ii) Reduction in the number of bedrooms from 330 to 290 incorporating changes to layout of upper floors,
  - iii) Changes to ground floor layout including alterations to the positions of entrances (including re-positioning of hotel foyer/reception to Great Suffolk Street instead of Bear Street) and re-arrangement of room layout (including modification of retail units, cafe/bar and restaurant),
  - iv) Changes to basement layouts including provision of swimming pool and alterations to parking area, conference and leisure facilities,
  - iv) Alterations to elevations including revisions to window sizes and locations, alterations to doors and entrance positions, and alterations to external materials.

GRANTED with Legal Agreement – 08/11/2012

15. **13/AP/4194** - Variation of Condition 25 of planning permission 07-AP-2267 (for Erection of a building of up to eight storeys in height comprising of a hotel and aparthotel accommodation with conference facilities (Class C1), leisure (Class D2), retail (Class A1) and food and drink (Class A3/A4) uses together with service yard/coach bay, basement car parking and other associated works) to allow for



amendments to be made to the design of the building and internal changes, including:

- removal of parking at basement level, and reduction in parking to 1 disabled space only;
- relocation of substation from basement level to Bear Lane ground floor frontage;
- reduction in number of bedrooms from 330 to 292;
- minor changes to entrances;
- introduction of glass balustrades to entrance ramps.

GRANTED with Legal Agreement – 03/03/2014

Land at corner of Lavington Street and Great Suffolk Street – Known as Premier Inn Southwark

16. **08/AP/1330** - Erection of a seven storey building (25.5m in height) fronting Great Suffolk Street, a seven storey building (30.5m in height) fronting Lavington Street and a fourteen storey building (maximum height 44.25m) to the rear comprising 230 units for student accommodation and 4,056 sq.m of floorspace providing retail (Class A1) and food and drink (Class A3) and office (Class B1) uses together with access, landscaping and associated works.

GRANTED with Legal Agreement – 26/08/2008

17. **09/AP/2840** - Erection of a 9 storey plus basement building (AOD 30.5 metres to top of building and 31.7m to lift overrun) to provide a 4,808sqm 122 bedroom hotel (Class C1 Use), together with ancillary restaurant and office uses and associated works.

GRANTED with Legal Agreement – 09/07/2010

Bankside Industrial Estate, 118-122 Southwark Street, 44 Holland Street & 47 Hopton Street – Known as Neo Bankside

18. **06/AP/1481** - Demolition of existing buildings and erection of five buildings, one 6 storey, two 12 storey, one 18 storey and one 24 storey, each with two basement levels, to provide 229 residential flats on the upper floors, with retail (Class A1, A2, & A3) use at ground and basement levels; works of hard and soft landscaping including alterations to highways and access, with the provision of servicing areas and ancillary vehicle parking (92 car parking spaces) at land at Bankside Industrial Estate, 118 to 122 Southwark Street. Laying out of an area of open space, including the option of construction of a small structure for community, cultural and/or recreational purposes (D1/D2) and/or any other purposes to facilitate and define use of the open space at the site of 44 Holland Street / 47 Hopton Street.

GRANTED with Legal Agreement 19/06/2007

19. **10/AP/0577** - Alterations during the course of construction of approved scheme granted permission on 19.6.07 with ref: 06-AP-1481 (for the demolition of existing buildings and the erection of five buildings, one six storey, two 12 storey, one 18 storey and one 24 storey, each with two basement levels to provide 229 residential units on the upper floors, with retail Class A1, A2 and A3 use at the ground floor with landscaping and other ancillary works) relating to alterations to the mix of residential

units including an increase in the number of units by 4 (no increase in floorspace is proposed), to a total of 233 units.

GRANTED with Legal Agreement 15/06/2010

St. Christopher House, 80-112 Southwark Street and Tabard House, 116 Southwark Street – Known as Bankside 1,2,3.

20. **01/AP/1701** - Demolition of existing buildings and erection of one 13 storey and two 10 storey office buildings with A1, A2, A3 & D2 use on ground and basement levels with ancillary uses, area for car parking and servicing, hard and soft landscaping.

GRANTED with Legal Agreement – 27/06/2003

Isis House, 67-69 Southwark Street

21. 13/AP/2075 - Demolition of existing building and erection of a part 13, part 16 storey building comprising a retail unit on the ground floor (Use Class A1) and 9 self-contained residential units above (Use Class C3).  
GRANTED with Legal Agreement – 06/05/2014

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

22. The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use;
  - b) affordable housing and the principle of a payment in lieu;
  - c) design issues, including site layout, scale/massing, and impact of tall buildings on local and strategic views;
  - d) housing mix, density and quality of accommodation;
  - e) the impact on the historic setting of heritage assets;
  - f) impact on the amenities of occupiers of adjoining properties;
  - g) impact of adjoining and nearby uses on occupiers and users of the proposed development;
  - h) flood risk;
  - i) traffic issues, including level of car parking;
  - j) archaeology;
  - k) planning obligations;

- l) sustainable development implications;
- m) all other relevant material planning considerations.

## **Planning policy**

### Site designations

- 23.
- Central Activities Zone (CAZ)
  - Strategic Cultural Area
  - Bankside, Borough and London Bridge Opportunity Area
  - Bankside and Borough District Town Centre
  - Archaeological Priority Zone (APZ)
  - Air Quality Management Area (AQMA)
  - PTAL 6B
  - New Southwark Plan Proposal Site NSP01
24. The site does not fall within a conservation area and there are no listed buildings adjoining the site, although 97 and 99 Southwark Street further to the north of the site are Grade II listed. The policies considered to be the most relevant are set out below.

### National Planning Policy Framework (the Framework)

- 25.
- Section 1: Building a strong, competitive economy
  - Section 2: Ensuring the vitality of town centres
  - Section 4: Promoting sustainable development
  - 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

### The London Plan 2016

- 26.
- Policy 2.5 Sub-regions
  - Policy 2.10 Central Activities Zone – Strategic priorities
  - Policy 2.11 Central Activities Zone – Strategic functions
  - Policy 2.13 Opportunity Areas and intensification areas
  - Policy 2.15 Town Centres
  - Policy 3.1 Ensuring equal life chances for all
  - Policy 3.3 Increasing housing supply
  - Policy 3.4 Optimising housing potential
  - 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 3.13 Negotiating affordable housing on individual private residential and mixed

use schemes

- Policy 3.14 Affordable housing thresholds
- Policy 4.1 Developing London's economy
- Policy 4.3 Mixed use development and offices
- Policy 4.7 Retail and town centre development
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.18 Construction, excavation and demolition waste
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach (Transport)
- Policy 6.2 Providing public transport capacity and safeguarding land for transport
- Policy 6.3 Assessing transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Secured by design
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.7 Location and design of tall and large buildings
- Policy 7.8 Heritage assets and archaeology
- Policy 7.11 London View Management Framework
- Policy 7.12 Implementing the London View Management Framework
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.21 Trees and woodlands
- Policy 8.2 Planning obligations
- Policy 8.3 Community infrastructure levy

### Core Strategy 2011

27.

- Strategic Targets Policy 1 - Achieving growth
- Strategic Targets Policy 2 - Improving places
- Strategic Policy 1 - Sustainable development
- Strategic Policy 2 - Sustainable transport
- Strategic Policy 3 - Shopping, leisure and entertainment

Strategic Policy 5 - Providing new homes  
 Strategic Policy 6 - Homes for people on different incomes  
 Strategic Policy 7 - Family homes  
 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

Southwark Plan 2007 (July) - saved policies

28. The council's cabinet on 19 March 2013, as required by para 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.

Policy 1.1 Access to Employment Opportunities  
 Policy 1.4 Employment Sites  
 Policy 1.7 Development within Town and Local Centres  
 Policy 2.5 Planning Obligations  
 Policy 3.1 Environmental Effects  
 Policy 3.2 Protection of Amenity  
 Policy 3.3 Sustainability Assessment  
 Policy 3.4 Energy Efficiency  
 Policy 3.6 Air Quality  
 Policy 3.7 Waste Reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient Use of Land  
 Policy 3.12 Quality in Design  
 Policy 3.13 Urban Design  
 Policy 3.14 Designing Out Crime  
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites  
 Policy 3.19 Archaeology  
 Policy 3.20 Tall Buildings  
 Policy 3.28 Biodiversity  
 Policy 3.29 Development within the Thames Policy Area  
 Policy 3.31 Flood Defences  
 Policy 4.1 Density of Residential Development  
 Policy 4.2 Quality of Residential Development  
 Policy 4.3 Mix of Dwellings  
 Policy 4.4 Affordable Housing  
 Policy 4.5 Wheelchair Affordable Housing  
 Policy 5.1 Locating Developments  
 Policy 5.2 Transport Impacts  
 Policy 5.3 Walking and Cycling  
 Policy 5.6 Car Parking  
 Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired

Supplementary Planning Documents

29. Affordable Housing SPD 2008 and draft 2011  
 Design and Access Statements SPD 2007  
 Development Viability SPD 2016  
 Residential Design Standards SPD October 2011 with 2015 technical update  
 Section 106 Planning Obligations and CIL SPD 2015 and 2017 addendum  
 Sustainability Assessment 2007  
 Sustainable Design and Construction SPD 2009  
 Sustainable Transport Planning SPD 2009

Greater London Authority Supplementary Guidance

30. Central Activities Zone SPG 2016  
 Housing SPG 2012  
 London View Management Framework 2012  
 London's World Heritage Sites SPG 2012  
 Providing for Children and Young People's Play and Informal Recreation 2008  
 Use of planning obligations in the funding of Crossrail 2010

**Principle of development**

31. The application site is located within the Central Activities Zone (CAZ) and the Bankside, Borough and London Bridge Opportunity Area. The CAZ covers a number of central London boroughs and contains London's geographic, economic, and administrative core. Strategic Targets Policy 2 – Improving Places of the Core Strategy states that development in the CAZ will support the continued success of London as a world-class city as well as protecting and meeting the more local needs of the residential neighbourhoods. It also states that within the CAZ there will be new homes, office space, shopping and cultural facilities, as well as improved streets and community facilities.
32. The London Plan notes that this opportunity area has considerable potential for intensification and scope to develop the strengths of the area for strategic office provision as well as housing.
33. Additionally the site is part of the Borough and Bankside District Town Centre where saved policy 1.7 of the Southwark Plan states that developments will be permitted providing a range of uses, including retail and services; leisure; entertainment and community; civic; cultural and tourism; residential; and employment uses.
34. The principle of a large scale development containing a mix of uses including housing, offices and flexible retail would support the role and functioning of the Central Activities Zone and the Borough and Bankside District Town Centre as well as being consistent with the policies for the Opportunity Area. The acceptability of each of the individual uses is considered below.
35. The New Southwark Plan identifies the application site as part of a larger proposal site (NSP01) which would encompass the Network Rail site to the south. The aspiration for this site is for the re-provision of the existing employment floorspace or the provision of at least 50% of the development as employment floorspace, whichever is the greater;

provision of active frontages with ground floor town centre uses; and new open space equating to at least 15% of the site area. NSP01 also acknowledges housing as being an appropriate use of the site.

36. The New Southwark Plan has limited weight at the moment and the vision outlined in NSP01 is for the entirety of the site as opposed to the current application site in isolation which would account for approximately half of the site area. However it should be noted that the proposed range of land uses is in line with the emerging policy as is the provision of active frontages; new homes and open space.

#### Offices

37. The London Plan does not protect office floorspace in the CAZ. It simply identifies office use as an appropriate land use in the CAZ and notes that there is capacity for 25,000 jobs in the Opportunity Area. This is further supported by the Mayoral Supplementary Planning Guidance – Central Activities Zone (2016).
38. Core Strategy Strategic Policy 10 Jobs and Businesses states that the council will increase the number of jobs in Southwark and create an environment in which businesses can thrive. The policy goes on to state that existing business floorspace would be protected and the provision of around 400,000sqm-500,000sqm of additional business floorspace would be supported over the plan period in the Bankside, Borough and London Bridge Opportunity area to help meet central London's need for office space.
39. Saved Policy 1.4 Employment sites outside the Preferred Office Locations and Preferred Industrial Locations is also relevant, and states that development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made where:
- a) The applicant can demonstrate that convincing efforts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
  - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed use, having regard to physical or environmental constraints;
  - c) The site is located within a town or local centre, whereby suitable Class A or other town centre uses will be permitted in the place of Class B uses.
40. The existing buildings have a combined floorspace of 18,715sqm (GIA) and the proposed office building, including the two flexible units, would provide 16,300sqm (GIA). As such there would be a net loss of approximately 2,415sqm (GIA) of employment floorspace which is considered contrary to policy.
41. It is acknowledged that the existing buildings are inefficient in their layout and not entirely attractive to modern office users and requirements. It is also noted that the existing office building has a significant basement which is not considered to be usable largely as a result of redundant plant, lack of natural light and ventilation and lack of services. The existing office building has 15,072sqm (GIA) of floorspace above ground plus a basement area of approximately 3,643sqm with limited usability. The proposed

building has 15,388sqm (GIA) of floorspace above ground, plus a basement used for plant bikes and some flexible ancillary space. When compared on this basis there would be an uplift in office and commercial floorspace of 316sqm (GIA). Given the layout issues with the current office building and the significant alterations that would be required to make the space usable as well as the high quality commercial space that would be re-provided, it is considered that the level of employment floorspace being provided is acceptable.

### Retail

42. The development would include three new flexible commercial units that could be used for Class A1 (shop) or Class A3 (restaurant/café) use. The provision of new town centre uses such as retail is supported by saved Southwark Plan Policy 1.7 since the site lies in a town centre. The retail units would help activate the ground floor of the development, particularly along the new public access from Lavington Place to Lavington Gardens. The retail units would serve the proposed increase in population and contribute to the vitality and viability of the district town centre. In its current form, the site has no active frontage and the proposal would create a much more attractive and vibrant street environment with retail opening out onto Lavington and Ewer Streets as well as the newly formed public space. The amount and scale of provision is considered to be acceptable and would help to meet the needs of residents, workers and visitors in the area

### Housing

43. The development would provide 173 new homes which is supported by the London Plan, the saved Southwark Plan and the Core Strategy.
44. London Plan Policy 3.3 - Increasing Housing Supply sets a minimum target of 27,362 additional homes to be provided in Southwark over a period from 2015-2025. A specific target of 1,900 homes is given for the Opportunity Area. Strategic Policy 5 of the Core Strategy seeks high quality new homes in attractive environments. It states that development will provide as much housing as possible while also making sure that there is enough land for other types of development. The policy sets a target of 24,450 net new homes between 2011 and 2026. A key objective is to provide as much new housing as possible and create places where people would want to live.
45. The proposed 173 new homes would contribute towards meeting an identified housing need and accords with local, regional and national policy priorities. Issues relating to the quality of accommodation and affordable housing are discussed further below.

### **Environmental impact assessment**

46. Applications where an Environmental Impact Assessment (EIA) is required will either be mandatory or discretionary depending on whether the proposal constitutes Schedule 1 (mandatory) or Schedule 2 (discretionary) development of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development falls within Schedule 2, Category 10(b) 'Urban Development Project' of the EIA Regulations.
47. The applicant submitted an application for a Screening Opinion in 2012 under planning



reference 12/AP/1033. At that time, the officer concluded that the nature, scale and location of the development are not such that it would be likely to give rise to environmental effects of more than local significance. The site is not located within a 'sensitive area' as defined by the Regulations. It was therefore found that, based on the information submitted on 26 March 2012; no Environmental Impact Assessment would be required. It was however noted that the development is of a substantial scale, and the local impact on the townscape, including local and wider views would be significant. These impacts would therefore need to be fully considered and addressed within the supporting documents submitted to accompany any application for planning permission.

48. While the application has some small differences from the development that was screened in 2012, officers are of the view that the conclusions of the Screening Opinion remain relevant and had a subsequent Screening Opinion been sought then the same conclusion would have been reached that an Environmental Impact Assessment would not be required.

### **Design and impact on townscape, views and heritage assets**

#### Policy context

49. The NPPF at Paragraph 56 stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 7 of the London Plan deals with design related matters. In particular, Policy 7.1 sets out the design principles required for new development and Policy 7.6 requires architecture to make a positive contribution to the public realm, streetscape and cityscape. Policy 7.8 asserts that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail.
50. The relevant Southwark design and conservation policies are Strategic Policy 12 of the Core Strategy and Saved Policies 3.11, 3.12, 3.13, 3.15, 3.18 and 3.20 of the Southwark Plan. These policies require the highest possible standards of design for buildings and public spaces. The principles of good urban design must be taken into account in all developments including height; scale and massing; consideration of local context including historic environment; its character and townscape; strategic and local views. This site is in the CAZ and an Opportunity Area and is well located in terms of public transport; as such it may be considered a suitable location for tall buildings, subject to meeting the detailed criteria in Saved Southwark Plan policy 3.20 relating to tall buildings. This is discussed further below.

#### Site layout

51. The site has been arranged as four main buildings in a chequerboard layout resulting in open spaces opening out onto the street as well as more private and semi private amenity spaces within the site itself. This layout creates a large residential entrance courtyard accessed from Lavington Street around which the three tall residential buildings are located. On both Lavington Street and Ewer Street the new buildings set a clear building line and well defined areas of public realm.
52. To the east the office building is set back from Lavington Street creating an area of

public realm extending to the junction with Ewer Street. This area incorporates tree planting, street furniture and an arrival space to the office block

53. A new pedestrian route would be created from this public space, extending southwards between Block C and the office building and opening out onto a second semi public garden space. There is the potential to extend the public route further southwards to join the Low Line alongside the viaduct if the adjacent site (owned by Network Rail) comes forward for redevelopment.

#### Tall buildings

54. All buildings on the site with the exception of the mews houses would be considered to be tall buildings under the terms of saved Southwark Plan policy 3.20, with heights ranging from 32.2m AOD at Block A (albeit less than 30m in height from ground level) to 46.9m AOD at the office building and 73.4m AOD on Block B which is the tallest building proposed.
55. The wider area includes tall buildings, including those within Bankside 123 and Neo Bankside as well as the emerging tall buildings cluster on Blackfriars Road to the west.
56. Saved Policy 3.20 requires that all tall buildings should:
  - i. Makes a positive contribution to the landscape; and
  - ii. Is located at a point of landmark significance; and
  - iii. Is of the highest architectural standard; and
  - iv. Relates well to its surroundings, particularly at street level; and
  - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
57. These points are considered further below.

#### Landscape and public realm

58. This is a fundamental issue for the consideration of this site. Lavington Street is a relatively narrow street, with narrow pavements and limited greenery. This development would deliver a public space in front of the office building, and a new route to the more substantial open space to the rear of the site between Block C and the office building. Taken together with the residential entrance courtyard on Lavington Street, this is considered to be an appropriate response to providing tall buildings on this site, and would bring to opportunity to introduce a significant level of tree planting and greening to the street.
59. The applicant has described the ambition to continue a north-south route through the site, leading ultimately from St Pauls Cathedral to Union Street and beyond. To be delivered, this would require other sites to come forward for development and to play their part in securing onwards routes, most notably the Network Rail site to the immediate south. This north-south route is not specifically safeguarded in any policy document, but it would support the Low Line project and has merit as an idea. On this basis, the new route that opens into a public garden would safeguard the potential for a wider north south route while allowing Network Rail the flexibility to finalise the location of any potential link through their site.

### Image – Landscaping



60. A detailed landscape masterplan is provided consisting of a series of courtyards which are of design merit. These feature semi-mature planted spaces with lawned areas, groves and play space. High quality blue brick, York stone and granite surfaces are combined with bound gravel and timber decking to unify the different character and use zones in each courtyard and entrance at Lavington Place. The layout would create well considered spaces which enhance the sense of enclosure using hedges, ground cover and other screening including bespoke seating.
61. Well specified terraces are provided at higher levels within the taller tower with the opportunity to install green roofs on other blocks. Greater detail is needed to ensure the feasibility of planting above basements at the Entrance and Western courtyards. A number of street trees are proposed on either side of Lavington Street to further improve green amenity around the site. It is noted that some of these fall outside of the application site boundary and will need to be agreed in advance with the Highway Authority. The species of street tree suggested should be amended to a more robust type and this should be secured by condition alongside details of all of the landscape plans.

### Location

62. The application site is located within an Opportunity Area and within an area of central London with excellent access to public transport. However, Lavington Street is a secondary road, and as such could not be described as a point of landmark significance. The tall buildings would not aid wayfinding or mark an important node or civic use. However, in assessing the impact of the development on the local townscape, the taller buildings appear to sit comfortably within the views. The surrounding area contains a mix of building heights and styles, and one is conscious of the tall buildings in the street scene, including the emerging cluster of very tall

buildings on Blackfriars Road. Taking this into account, officers do not consider that the building heights are causing harm to the character of the local area, and as well-designed and high quality buildings they could become positive features. As such, the development is not considered to conflict with the requirements of saved policy 3.20 in relation to location when taken in the context of the policy as a whole.

#### Architectural design

63. The scheme comprises three residential blocks (A-C), a group of three mews houses and an office building:

#### *Block A and mews houses*

64. Block A would sit immediately on Lavington Street and rise to eight storeys while the mews houses would be located to the rear and are three storeys in height. Both Block A and the mews houses have a commonality of materials, notably dark brown brick; dark and light grey metalwork; white glazed brickwork; and white pre-cast concrete. The homes within Block A benefit from inset balconies.

#### *Blocks B and C*

65. Blocks B and C are linked buildings that would rise to 21 and 13 storeys respectively. Both are brick buildings using light brown bricks albeit with Block B using dark brown bricks for the vertical piers and light grey brick/precast concrete for the top of the building which helps to create a distinctive 'crown'. Amenity space is provided in the form of inset and semi-inset balconies and a series of roof terraces.

#### *Office building*

66. The office building would rise to 10 storeys and would be located on the corner of Lavington Street and Ewer Street. Proposed materials include white glazed brick; grey engineering brick; grey pre-cast concrete; and gold metalwork inserts.

#### Image – Lavington Street Elevation



67. Following design revisions during the planning application process, it is now

considered that the residential towers achieve the high quality of design which is required by saved policy 3.20. The changes to the materials and design details create a level of individuality which allows them to be appreciated as a group of buildings rather than a single edifice. The buildings have a variety of treatments at different levels which further reduce their bulk vertically, and the changes at the top of the buildings improve the elegance and slenderness of the proportions.

68. The three storey mews houses are located to the south of a large courtyard amenity space, providing them with relief from the massing and bulk of Block A which sits directly to the north. The design of the mews houses is considered acceptable subject to agreement on high quality materials.
69. The office building sits to the east of the site with frontages onto both Lavington Street and Ewer Street. The detailed design of the office block is decidedly more corporate in nature, distinct from the residential building to the west and this is considered to be an appropriate response both in townscape terms and in clearly expressing its commercial use. Subject to conditions regarding materials and architectural detailing, all of the proposed buildings are considered to be of a high quality of design.

#### Relationship at street level

70. The street level experience of these tall residential buildings from Lavington Street is considered to be high quality and appropriate to the location. The tallest building would be set back from the street behind a substantial courtyard space. This courtyard provides communal amenity space for all three blocks as well as minimising the impacts of the tallest building on the street. With the commercial unit on the corner of Block C and the large windows at ground floor as well as voids in the boundary treatment at the entrance courtyard, it is considered that there would be sufficient animation to create interest at street level.
71. The office building would front onto a public open space on Lavington Street and this is appropriate in order to create a street level setting for a tall building. While a portion of this open space would be footway the majority of it would be new public realm with opportunities for tree planting and seating which is currently lacking on Lavington Street.

#### Views

72. The proposal does not affect any strategic views however there would be impacts on local views. The applicant has presented a series of views from within the local area to assess the impact of the proposed development on the existing and emerging townscape. In the majority of the views the proposed development would not be highly visible.
73. The taller elements of the development would be more noticeable in views from Mint Street Park; Scoresby Street; Dolben Street; and Sumner Street however it would be visible within the context of other tall buildings and as such is not considered to be harmful.
74. The proposal features prominently in views from the junction of Loman Street and Risborough Street as well as from Dolben Street at the corner with Chancel Street.

Within these views only the tallest element of the proposal is visible and in both views it terminates the long view of the street. Neither view is considered to be harmed by the proposal.

### Heritage

75. The application site itself is not located within a Conservation Area however Kings Bench; Liberty of the Mint; Thrale Street; and Union Street Conservation Areas lie within the surrounding area,. Similarly, the listed buildings at 43-44 Dolben Street; (Grade II); Canon Bollards Ewer Street/Union Street (Grade II); Hoptons Almhouses, Hopton Gardens (Grade II\*); 89, 97 and 124-126 Southwark Street (Grade II) and 99 Southwark Street (Grade II\*) are located relatively close to the site.
76. Nonetheless, the development site is considered to be located a sufficient distance from all heritage assets to ensure there would be no adverse impact. While the taller elements would be visible in views out of some of the Conservation Areas, this is not considered to be harmful as the site would be seen within the context of other taller buildings such as the emerging cluster at the north of Blackfriars Road and the tall buildings surrounding the Tate as well as the Isis House scheme which is under construction at the end of Lavington Street.

### Archaeology

77. The applicants have submitted an archaeological Desk Based Assessment (2014, revised May 2016), an Evaluation Report (May 2016) and a Ground Penetrating Radar Survey Report (May 2016), all by Wessex Archaeology, in support of this application.
78. Previous investigations and research show that the site has the potential to contain archaeological deposits: these may relate to an ancient river channel which crossed the area (and contained artefacts of Roman and later date); the nearby post-medieval Quaker burial ground and/or the remains of the 'Kirkaldy Universal Testing Machine' (elements of which may possibly survive within the existing basements). The predetermination evaluation works by Wessex Archaeology in 2016 showed that archaeological deposits have been removed by earlier basement and development impacts across the majority of the site, but there are localised areas where archaeological deposits may survive and these will require archaeological mitigation.
79. The site has also been subject to earlier archaeological investigations on two occasions: an archaeological evaluation trench was excavated in 1991 (MOLA) in the western part of the site revealing numerous rubbish pits containing kiln waste and a Roman flagon within water lain deposits; the second investigation was a watching brief at Ewer Street just beyond the eastern edge of the application site which encountered a re-interred post-medieval burial, originally from the Quaker Burial Ground located to the south of the Site and moved during the construction of railway arches in 1864. The depth of the natural gravel from the earlier work suggested that the site contained a deep channel cutting the marshy, low lying ground during the Romano-British period. The area may also contain later deposits relating to land reclamation and post-medieval settlement patterns.
80. Research undertaken by the Southwark Local Studies Group has indicated that the 'Kirkaldy Universal Testing Machine' built in Southwark in the 1860s existed within the

Site. The engineer David Kirkaldy pioneered scientific testing of structural materials and is known to have set up his commercial testing house at The Grove (now Ewer Street) in 1865/6. By 1873 the testing works required larger premises and moved to 99 Southwark Street, where the testing machine still resides and is now listed Grade II\* and housed within a museum. Owing to the vast size of the machine there is a possibility that the foundations may survive below or within the current basement on the site and these should be archaeologically recorded.

81. Considering the significance of the site as the original location of the huge testing machine, and the importance of this machine in the history of international engineering, some form of public engagement seems appropriate and the applicant should submit proposals for a suitable signifier of this earlier use. For example, there is a contemporary carved plaque commemorating the former cemetery on Ewer Street nearby. In summary, the proposed impact of the scheme is acceptable subject to appropriate conditions on archaeological mitigation, building recording and post excavation works.

#### Design Review Panel

82. The development proposal was presented to the Southwark Design Review Panel (DRP) on the 5 December 2015. The Panel welcomed the potential redevelopment of the site and felt that the overall Masterplan had some strength including the mix of uses and the scale and massing established by the blocks onto Lavington Street. The Panel did however have concerns about the proposed height of the tower, the nature and quality of the public realm, the mews houses and the schemes relationship with the Low Line. The DRP invited the applicants to return prior to the submission of a planning application but this did not take place.

#### **Affordable housing**

83. The application proposes to provide 34 affordable dwellings on site, which equates to 21% when measured by habitable room, plus an in lieu payment of £7.725 million, which would be used by the Council to deliver additional affordable housing off-site. The acceptability of this offer in the context of planning policy and the assessment of viability is set out below.

#### Policy context

##### *National*

84. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

##### *Regional*

85. The regional policies and guidance relating to affordable housing are set out in the London Plan and the Mayor's housing supplementary planning guidance (2012). The key relevant policies within the London Plan in relation to affordable housing are:
86. Policy 3.12 Negotiating affordable housing on individual private residential and mixed

use schemes:

87. Part A of the policy requires that the maximum reasonable amount of affordable housing should be sought with regard to a number of factors including:
  - current and future requirements for affordable housing
  - the need to encourage rather than restrain development
  - the need to promote mixed and balanced communities
  - the specific circumstances of individual sites
  - resources available to fund affordable housing, to maximise affordable housing output and the investment criteria set by the Mayor
  - the priority to be accorded to provision of affordable family housing
88. Part B of the policy sets out that negotiation on sites should take account of their individual circumstances including development viability.
89. Part C of the policy sets out that affordable housing should normally be provided on-site. In exceptional cases where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering the affordable housing and other policies in this Plan and should be ring-fenced and, if appropriate, pooled to secure additional affordable housing either on identified sites elsewhere or as part of an agreed programme for provision of affordable housing.
90. The supporting text in paragraph 3.74 repeats part C of the policy setting out that in exceptional circumstances an off-site or payment in lieu contribution may be accepted. Where a payment in lieu contribution is acceptable the text sets out that it should be ring fenced, and if appropriate 'pooled', to secure efficient delivery of additional affordable housing on identified sites elsewhere. These exceptional circumstances include those where, it would be possible to:
  - secure a higher level of provision
  - better address priority needs, especially for affordable family housing
  - secure a more balanced community
  - better sustain strategically important clusters of economic activities, especially in parts of CAZ.

Local

91. The local policies are saved Southwark Plan Policy 4.4 'Affordable housing', and Core Strategy Strategic Policy 6 – 'Homes for people on different incomes'. Further guidance on how to implement the policies is contained within the Council's adopted Affordable Housing SPD 2008 and draft Affordable Housing SPD 2011
92. Core Strategy Strategic Policy 6 'Homes for people on different incomes' requires as much "affordable housing on developments of 10 or more units as is financially viable". It also sets a minimum target of 8,558 net affordable homes between 2011 and 2026. It requires a minimum of 35% of affordable housing on developments with 10 or more units.
93. Saved Southwark Plan Policy 4.4: 'Affordable housing', is used alongside the



overarching Core Strategy policy 6. Parts iv) and vi) of the policy require that:

iv). the affordable housing provided must be an appropriate mix of dwelling type and size to meet the identified needs of the borough.

vi). A tenure mix of 70:30 social rented: intermediate housing for the Central Activities Zone.

94. The council's adopted Affordable Housing SPD 2008 (Section 3.6) together with the draft Affordable Housing SPD 2011 (section 6.3) set out the sequential tests relating to the delivery of affordable housing as:
- On site provision: All housing, including affordable housing should be located on the development site.
  - Off site provision: In exceptional circumstances, where affordable housing cannot be provided on site or where it can be demonstrated that significant benefits will be gained by providing units in a different location in the local area, the affordable housing can be provided on another site.
  - In lieu payment: In very exceptional circumstances where it is accepted that affordable housing cannot be provided on-site or off-site, a payment towards the delivery of affordable housing will be required.
95. It is therefore expected that the applicant show that the steps as set out above are followed in order to demonstrate that exceptional circumstances exist sufficient to justify the provision of an in lieu payment to supplement the on-site offer. The SPDs make it clear that a financial appraisal must be submitted to justify any off-site provision or in lieu contribution. As set out in paragraph 6.3.9 of the 2011 SPD, the appraisal must justify that at least as much affordable housing is being provided as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. The requirement for a financial appraisal for any application which would have a requirement for affordable housing is further established under the 2016 Development Viability SPD.

#### Affordable offer

96. The applicant seeks to meet the requirement to provide 35% affordable housing by providing a combination of on-site affordable housing and an in lieu payment. The proposed development would provide a total of 595 habitable rooms. As such, the 35% affordable housing requirement for this site is 208 habitable rooms. As the developer is providing six affordable homes suitable for wheelchair users, the overall affordable habitable room requirement is reduced to 202.
97. The development would provide 98 social rented habitable rooms within Block A and the mews houses (21 units) and 27 intermediate habitable rooms within Block B (13 shared ownership homes). The schedule of affordable accommodation is outlined in the table below. This would equate to 125 affordable habitable rooms, or 21% on site provision on a habitable room basis. The tenure split would be 78:22 between social rented and shared ownership. It is noted that this is not strictly policy compliant but given the benefits of delivering on-site social rented housing in the Cathedrals Ward, the proposed ratio is considered acceptable. It is also noted that the scheme delivers a very high proportion of 3 bedroom social rented units (16 units), including the mews houses, and the quality of this family accommodation has significant weight in favour

of the application.

	Social Rent	Intermediate	Total
1 Bed	0	13	13
2 Bed	5	0	5
3 Bed	16	0	16
Total Units	21	13	34
Total Hab Rooms	98	27	125

98. The applicant also proposes an in lieu payment of £7.725 million, which if calculated on the basis of £100,000 per habitable room would equate to approximately 77 habitable rooms which would bring the overall affordable provision to 35%. It is noted that the figure of £100,000 per habitable room is somewhat historic, being set out in the 2008 SPD. The applicant has maintained that the proposed combination of on-site provision and in lieu payment is the only way they can viably deliver the scheme, and are not willing to accommodate all the required affordable housing on site.
99. The application was accompanied by a Financial Viability Appraisal which was assessed on behalf of the Council by valuation experts GVA. Following lengthy negotiations, GVA concluded that when assessed on a basic appraisal basis the development could only support 24.5% affordable housing. However, when GVA conducted their 'sense check' stand back analysis they concluded that the development ought to be able to deliver a higher quantum of affordable housing, potentially in excess of 35%. The applicant vigorously challenged this conclusion, but updated their affordable housing offer to the 21% on-site plus £7.725million set out above.
100. In determining the application, Members should be mindful of the sensitivities inherent in the inputs to the financial appraisal, and the stark difference between the outcomes of the standard appraisal and the stand back analysis. On balance it is concluded that the offer is acceptable on the basis of the current policies and would deliver a significant quantum of affordable housing, equating to 35% if the in lieu sum is assumed to be capable of providing 77 habitable rooms. GVA have advised that the offer is a reasonable one given the reliance on the stand back analysis.

### **Housing mix**

101. Strategic Policy 7 of the Core Strategy expects developments to provide at least 60% two or more bedrooms and in this area at the northern end of Blackfriars Road at least 10% of units to have 3 or more bedrooms. A maximum of 5% of units may be studios and only for private housing. At least 10% of the units should be suitable for wheelchair users. The proposed housing mix is fully compliant with the development plan and is detailed below.

No of Bedrooms	Total Units (number)	Total Units (%)
Studio	7	4
1 Bed	61	35
2 Bed	63	36
3 Bed	41	24
4 Bed	1	1
Total	173	-

### Density

102. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic Policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use developments would be expected to meet. As the site is located within the Central Activities Zone, a density range of 650 to 1100 habitable rooms per hectare would be sought. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.
103. The development as a whole would have a density of 1,856 habitable rooms per hectare. Since the maximum upper limit of 1100hrh would be significantly exceeded, the development would need to demonstrate that it would provide exemplary accommodation to the highest design standards. If it can be demonstrated that an excellent standard of accommodation would be provided, and the response to context and impact on local services and amenity to existing occupiers is acceptable, then it's considered that the high density in this Opportunity Area location would not raise any issues to warrant withholding permission.
104. As previously mentioned, the site has been identified as being suitable for tall buildings. High densities can be a consequence of redeveloping sites with tall buildings as the increase in floorspace vertically significantly exceeds what would be possible by redeveloping a site with low rise buildings. In gauging whether or not it is acceptable for a development to significantly exceed the recommended density levels officers must give weight to the location, public transport availability, quality of design, quality of public spaces, standard of accommodation and other benefits that may follow from the development such as employment. In this instance, the height is considered acceptable.

### Wheelchair housing

105. A total of 18 units would be provided that would be suitable for wheelchair users. Six of these would be affordable units. This meets the policy requirement of 10%. The exact units and level of fit out would be secured via S106.

## Quality of accommodation

### Unit size

106. Saved Policy 4.2 of the Southwark Plan advises that planning permission will be granted provided the proposal achieves good quality living conditions. The adopted standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 (including 2015 Technical Update).
107. The following table sets out the minimum flat size requirements as set out in the Residential Design Standards 2011, and also the flat sizes that would be achieved

<b>Unit Type</b>	<b>SPD (sqm)</b>	<b>Size Range (sqm)</b>
Studio	36	38.8 – 42
1 Bed (flat)	50	50 – 65
2 Bed (flat)	61-66	73.5 – 93.7
3 Bed (flat)	74-85	76.1 – 139.8
4 Bed (flat)	90-95	212.1

108. The flat sizes meet and in most cases significantly exceed the standards as set out in the SPD. In terms of aspect, 70.5% of the units would be dual aspect and of the 51 units (29.5%) which are single aspect, none are north facing with all single aspect units enjoying east, south or west aspects which is positive. Overall, it is therefore considered that the flat sizes and layouts are acceptable, and would provide for a good standard of internal amenity.

### Internal daylight

109. 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 daylight appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living room/kitchens/dining.
110. When adopting the 2% ADF criteria for a living room/kitchen/diner, based on the rooms the applicants consultant analysed and assuming that all rooms located above those rooms in the building that were analysed meeting this criteria, there are 433 rooms out of 488 (89%) which would meet the guideline criteria which is positive for such an urbanised location.

### Overlooking

111. While there would be some oblique views possible between units within the residential towers, direct overlooking is largely avoided and directly opposing facades achieve separation distances of at least 18 metres. While this is less than the 21 metres expected in the SPD, on balance this is acceptable given the Central London location.

### Amenity space

112. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy 3.6 of the London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10 sqm per child bed space (covering a range of age groups).
113. In terms of the overall amount of amenity space required, the following would need to be provided:
- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD;
  - For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal gardens;
  - 50sqm communal amenity space per block as required by the SPD; and
  - 10sqm of children's play space for every child space in the development as required by the London Plan.
114. All units would have access to private amenity space as detailed in the table below:

<b>No of Beds</b>	<b>No of Units</b>	<b>Amenity Space (sqm)</b>	<b>Amenity Shortfall (sqm)</b>
Studio	7	5.4	0
1 Bed	61	5 – 8	197.5
2 Bed	63	5 - 33	119.9
3 Bed	41	7 - 32	9.4
4 Bed	1	60	0
Mews	3	28 - 29	-
<b>Total</b>	<b>173</b>		<b>326.8</b>

115. The biggest shortfalls are on units with less than three bedrooms. All but 16 of the three bedroom units and the four bedroom unit would have policy compliant private amenity space of 10sqm. In all cases the private amenity space shortfalls have been accumulated and would be provided as part of the communal amenity space.

### Communal amenity space

116. Each residential Block benefits from communal amenity space with Block A having sole access to the large western courtyard and Blocks B and C having joint access to the entrance courtyard, the private space allocation at Lavington Gardens and roof terraces. On this basis, each Block would comfortably achieve the 50sqm minimum as well as making up the shortfall in private amenity space.

### Children's play space

117. In line with the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG the development would be required to provide 520sqm of children's

play space broken down between the various age groups as detailed below;

<b>Age Group</b>	<b>Play Space Requirement</b>
Under 5	220
5 to 11	190
12+	110
<b>Total</b>	<b>520</b>

118. The affordable housing block provides 426sqm of communal amenity space which is more than sufficient to accommodate 280sqm of play space that would be suitable for under 5's and the 5 -11 age group. Likewise, Blocks B and C can provide approximately 985sqm of communal amenity space which could easily accommodate 130sqm of play space for under 5's and 5 – 11 year olds. There would need to be a defined and equipped play space within the relevant amenity spaces and this should be secured by condition.
119. Neither of the amenity spaces within Block A or Blocks B and C have demonstrated how appropriate play space for the 12+ age group would be provided. While in general area terms, these amenity spaces could provide the required 110sqm of play for this group it is not clear how this would be provided. As such, a condition will be imposed on any consent issued requiring the applicant to demonstrate that adequate provision/equipment can be provided for the 12+ age group with a fall back financial contribution of £16,610 in line with the SPD should this not be possible.

#### Conclusion on quality of accommodation

120. The proposed development would provide well lit and well ventilated homes that meet the space requirements of the Residential Design Standards. Excellent communal amenity space is provided for the affordable housing block, including play space for the under 5s age group and this is welcomed. While it is noted that some units across all tenures do not meet the minimum private amenity space requirement, the shortfalls are largely minor and acceptable within the context of the overall amenity space provision.

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

121. Strategic Policy 13 of the Core Strategy sets high environmental standards and requires developments to avoid amenity and environmental problems that affect how we enjoy the environment. Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in Saved Policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life.

#### Overlooking

122. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and

any elevation that fronts a highway and a minimum of 21m at the rear. These distances are all met in terms of the impact of the proposal on adjacent buildings

#### Daylight and sunlight

123. A daylight and sunlight report has been submitted that assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
124. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. The guidance notes that within an area of modern high rise buildings, a higher degree of obstruction may be unavoidable to match the height and proportion of existing buildings.
125. The BRE sets out two detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.
126. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected
127. The applicant has submitted a daylight and sunlight assessment which considers the impact of the development against the following buildings in residential use;
  - Rosler Building (Union Street)
  - Braque Building (Union Street)
  - Ernst Building (Union Street)
  - 144-158 Union Street
  - 160-162 Union Street (in part)
128. All of the properties outlined above remain compliant with BRE guidelines in terms of VSC and Daylight Distribution and as such it is considered that there would be no adverse impact in terms of a loss of daylight or a loss of sunlight.
129. The applicant has also assessed the following non-residential buildings;
  - 15-17 Great Suffolk Street (student housing)
  - Premier Inn (hotel)
  - Mercure (hotel)
  - Pure Bankside (student housing)
130. Student housing and hotels are non residential buildings to which the BRE Guidelines

do not strictly apply. Nonetheless, the applicant has undertaken an assessment using the same VSC criteria applied to residential properties. The results indicate that while all buildings would experience noticeable losses of daylight, the residual VSC levels and daylight distribution are acceptable given the dense urban locality and the transient nature of this accommodation which is less sensitive to variances in daylight.

131. Given that the Network Rail site lies to the south of the application site, it is considered that the proposed development would be unlikely to cause overshadowing or a loss of sunlight to this site.
132. Network Rail have objected to the proposal on the basis that the proposed development disregards the impact the position and height of the proposed buildings would have on the ability to deliver a viable development on the Network Rail site to the south. Ideally the two sites would have evolved together as part of a comprehensive development and the applicant has liaised with Network Rail during the pre-application period. However, at the time of application submission, Network Rail were not in a position to progress a detailed scheme and planning authority has to take a view on the application that has been submitted.
133. While the current proposal would have some impacts on the Network Rail site in relation to access to daylight/sunlight and outlook it is not considered that these issues would have a prejudicial impact on the ability to redevelop the Network Rail site subject to the need to carefully consider the positioning of buildings to ensure that it had no significant adverse impact on the new homes in terms of a loss of access to daylight/sunlight to either the homes or amenity spaces on the current application site.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

134. The application site is located in an area characterised by a range of uses that would largely be mirrored by the proposed development and there is not anticipated to be any conflict of use detrimental to amenity.

#### **Transport issues**

135. The NPPF states that planning decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (para. 34).
136. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved Policy 5.1 of the Southwark Plan states that major developments generating a significant number of trips should be located near transport nodes. Saved Policy 5.2 advises that planning permission will be granted for development unless there is an adverse impact on transport networks; and/or adequate provision has not been made for servicing, circulation and access; and /or consideration has not been given to impacts of the development on the bus priority network and the Transport for London (TfL) road network.

#### Site context

137. Lavington Street is a two way carriageway subject to a 20 mph speed restriction and



connects to the A3200, Southwark Street in the north and Great Suffolk Street in the west. Ewer Street is a one way street northbound. The area is highly accessible being less than 1 minute walk to bus stops for access to London Bridge and Waterloo and an approximate 500 metre walk east from Southwark Underground Station. As such the site benefits from a PTAL of 6b. Lavington and Ewer Street sit within CPZ C1 which operates Mon – Fri 8 – 18.30 and Sat 9.30 – 12.30.

#### Site layout

138. The residential component of the development faces onto Lavington Street with a vehicular entrance to the basement (serving the three residential towers) to the eastern extent of the site. This ramp is designed to be one way basis to reduce the impact on Lavington Street, with priority given to access to reduce waiting on the public highway. Given the limited vehicular access this is considered acceptable.
139. Two on street servicing bays are also proposed on Lavington Street to service the residential component of the development. Both the vehicular access and loading bays will require changes to the current parking arrangements on Lavington Street. These have been considered and are satisfactory.
140. The applicant also proposes a pedestrian route through the site between the residential and office buildings, however from the plans provided the access arrangements around this are unclear and further details would require to be secured by condition. The applicant also proposes to widen the footway adjacent to the site on Lavington Street; this along with the amendments to the parking arrangements will be subject to highways approval however no objections are raised in planning terms.

#### Car parking

141. The residential aspect of the scheme will be car free with the exception of 18 disabled spaces provided at basement level and accessed from Lavington Street. All new residents and commercial occupiers should be made exempt from obtaining parking permits and the relevant condition would be attached to any consent issued. The office proposals include a self-contained service yard providing loading space and one disabled bay, with access via Ewer Street. It is noted that Ewer Street has double yellow lines along a majority of its length. The applicant proposes that a further disabled bay is provided on Ewer Street and while there is no objection to the principle of this intervention, further discussion and negotiation on the exact location of the parking bay would be required as part of any future S.278 Agreement with the Highway Authority.

### Image – Basement layout



### Cycle parking

142. Cycle parking is within accordance of the London Plan and can be summarised as follows:

- Long Stay Cycle Parking (secure cycle parking) all provided within the residential and office basements;
- Residential Use - 281 secure spaces;
- Flexible Use (Block C) – 1 secure space;
- Office Use - 167 secure spaces;
- Flexible Use - 6 secure spaces;
- Short Stay Cycle Parking (to be provided within the public realm);
- Residential Use – 1 space per 40 units – 5 visitor spaces;
- Flexible use (Block C) – 1 per 40 sqm- 4 visitor spaces;
- Office Use – first 5,000 sqm 1 space per 500 sqm / thereafter 1 space per 5,000 sqm – 12 visitor spaces;
- Flexible Use - (from a threshold of 100 sqm) 1 space per 40 sqm – 24 visitor spaces

143. The applicant advises that the majority of the secure cycle parking will be provided via accessible Sheffield stands with some secure cycle spaces being provided by Josta two tiered stands. The proposal is acceptable and a condition for detailed design of cycle parking is required.

### Cycle hire

144. As part of the formal consultation on the application Transport for London have requested a financial contribution of £210,000 to increase local cycle hire docking station capacity. To date the applicant has not agreed to this contribution and Transport for London has provided further justification for the financial obligation. At present, negotiations on this issue are continuing and it is expected that it would be addressed as part of the Stage II referral to the GLA.

### Servicing

145. The servicing strategy indicates that there would be both on-site and on-street loading. It is proposed that servicing for the commercial space/offices would take place at the dedicated service yard located at the rear of the building while servicing and refuse

collection for residential blocks would take place on street. This is considered acceptable.

146. The applicant notes that some office servicing may occur on street, such as couriers and small vans, given the accessibility of the service yard officers consider that arrangements should be made to ensure that all servicing for the office building takes place off street within the service yard and this can be secured by condition. The Councils Highway Team have assessed the proposed on street parking arrangements and recommend that the short stay bays must remain and the motorcycle bays either removed completely or reduced as motorcyclists can use paid bays. The arrangements would be agreed with Highways as part of a future S.278 Agreement.

#### Construction management

147. The applicant has undertaken an initial assessment and concluded that the construction programme, including demolition, should take 131 weeks. Given the number and scale of surrounding developments and highway interventions, early engagement is encouraged with both highway authorities (TfL and the council). In addition a Demolition/Construction Environmental Management Plan and Construction Logistics Plan should be secured by condition.

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

148. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

149. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in Regulation 122 can be given weight.

#### *S106 obligations*

150. The application would be supported by the following s106 obligations:

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171	Agreed
Car Club	Three years membership for all eligible residents.	Agreed
Carbon Offset – Green	£4,950	Agreed

Fund		
Child Play Space (12+ Age Group)	£16,610	Agreed
Cross Rail	£129,830	Incorporated into by Mayoral CIL payment
Cycle Hire	Three years membership for all eligible residents.	Agreed
Employment During Construction	82 sustained jobs to unemployed Southwark residents  82 residents trained in pre/post employment short courses.  21 new apprenticeships.  Or a payment of £396,400	Agreed
Employment in the Development	106 sustained jobs for unemployed Southwark residents at the end phase.  Or a payment of £455,800	Agreed
Transport for London	Cycle hire docking station - £210,000	Currently not agreed by applicant
Trees	Not specifically required unless unforeseen issues prevent trees from being planted or they die within five years of planting in which case a contribution will be sought - £5,000 per tree.	Agreed
Admin Charge (2%)	£17,698	TBC

151. The S106 Agreement will also secure the affordable housing as well as the relevant review mechanisms. The legal agreement will also secure the standard of fit out and marketing period for the wheelchair accessible homes; a demolition and construction environmental management plan; energy strategy; service management plan; landscaping plan; details of affordable workspace; and a clawback mechanism to secure additional financial contributions should the designated wheelchair affordable homes end up being provided as general needs affordable homes following a suitably robust marketing exercise.
152. The contributions and in lieu works detailed in the table above will also be secured under the S106 Agreement alongside any S.278 Highways works and amendments to the traffic management order. The contributions of the S106 agreement will be paid on implementation.

153. In the event that an agreement has not been completed by 31 August 2018, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

*In the absence of a signed S106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to 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 Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).*

### **Community Infrastructure Levy**

154. Section 143 of the Localism Act states that any financial contribution received as 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 invests in London as a whole, primarily Crossrail. While Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance an estimated Mayoral CIL payment of £1,016,172 and a Southwark CIL payment of £6,114,411 are payable.

### **Sustainable development implications**

155. The London Plan Policy 5.2 sets out that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy Be lean: use less energy; Be clean: supply energy efficiently; Be green: use renewable energy. This policy requires development to have a carbon dioxide improvement of 35% beyond Building Regulations Part L 2013 as specified in Mayor's Sustainable Design and Construction SPG
156. Policy 5.3 states that developments should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process. LP5.7 Within the framework of the energy hierarchy major development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation, where feasible.
157. Strategic Policy 13 of Core Strategy states that development will help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.
158. The applicants have submitted an energy strategy and a sustainability assessment for the proposed development which seek to demonstrate compliance with the above policy.

### Energy

159. An energy statement has been submitted which provides an initial assessment of the energy demand and carbon dioxide (CO<sub>2</sub>) emissions and savings associated with the proposed development. The applicant proposes to use a range of 'be lean, be clean and be green' measures in order to achieve the required carbon reduction.

#### *Be lean*

160. The measures proposed include:
- Improvement on building envelope U values;
  - Passive solar shading within the façade design;
  - Improved building air tightness;
  - Low energy lighting and automated lighting controls;
  - High efficiency boilers; and
  - Heat recovery on mechanical ventilation and high efficiency motors.
161. The 'be lean' measures, including those outlined above, would generate CO<sub>2</sub> savings of 20.4% over the 2013 Regs.

#### *Be clean*

162. In order to supply energy efficiently, the applicant is proposing to install a site wide heating network by way of a Combined Heat and Power (CHP) system and this would achieve a 14% reduction over the 2013 Building Regulations

#### *Be green*

163. As set out within the Energy Strategy (and addendum), no renewable energy technologies are being implemented as part of this development. The applicant has undertaken a feasibility study of various renewable technologies, including Photovoltaic Panels and Ground Source Heating. With the exception of Photovoltaic Panels, none of the investigated systems are considered to be suitable and several would conflict with the CHP system. While the PV panels are feasible, the CO<sub>2</sub> savings would be negligible and as such have not been reported.
164. The proposed development would have total CO<sub>2</sub> emissions of 752 tonnes per annum. The Be lean/Be clean/Be green measures set out above would generate a 34.6% improvement beyond Buildings Regulations Part L 2013. This is slightly below the policy requirement of 35% however the shortfall is very minor and could be off-set by a financial contribution to the Carbon Off-set fund of £4,950.

### Sustainability

165. As well as the measures outlined above, the applicant has undertaken an early, indicative BREEAM assessment which concludes that the office and retail units could achieve BREEAM Excellent. This would be secured by condition.

## **Other matters**

### Noise

166. The assessment identified that the main noise sources affecting the proposed development would be road traffic noise and noise from the railway to the south. It is acknowledged that there would be disturbance to nearby occupiers during the demolition and construction phase. The Environmental Protection Team are satisfied with the proposal and associated noise impacts subject to mitigating conditions that would be attached to any consent issued. These conditions relate to plant noise; noise from the commercial premises; noise transfer between dwellings/uses; and noise from servicing.

### Air quality

167. The applicant's Air Quality Assessment notes that there would be air quality impacts during the demolition and construction phase that should be mitigated by conditions. Additionally, existing air pollution levels are such that the dwellings would require mechanical ventilation. The Environmental Protection Team agree that mitigating conditions around plant emissions, odour control and ventilation would be required.

### Ecology

168. The applicant has submitted a Preliminary Ecological Assessment and addendum which have been reviewed by the Council's Ecologist. The survey indicates that there would be no adverse impact on any protected species or habitats and the Council's Ecologist is satisfied with the proposal subject to a condition to secure details of bird and bat boxes.

### Land contamination

169. The Environmental Site Assessment notes that there is likely to be contamination on site as a result of 'made ground'; waste from historical industrial works; and potentially asbestos. As a result, a Phase 2 Ground Investigation is required and this is supported by the Council's Environmental Protection Team, and secured by condition.

### Lighting

170. The applicant's external lighting proposals have been reviewed. It is noted that while the report details the proposed lighting for the development it doesn't assess the impact on adjoining properties. As such a condition should be imposed in order to secure appropriate lighting that does not cause undue disturbance to nearby occupiers.

### Wind and microclimate

171. The applicant has assessed the impact of the development on wind and microclimate at street level, within communal amenity spaces and within the private amenity spaces. The two points outlined below satisfy the safety criteria but fail to satisfy the sitting comfort criteria:

- Point 67 – North west corner of the communal terrace on Level 16 of Block B;
- Point 70 – Western end of private terrace on Level 19 of Block B.

172. These minor shortcomings are considered acceptable on balance as they represent small areas of the respective terraces, the remainder of which satisfy the relevant comfort and safety criteria.

#### Flood risk

173. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency has reviewed the applicant's Flood Risk Assessment and considers it to be acceptable. The Environment Agency would also support the recommendation noted within the Flood Risk Assessment that future occupants register with the Environment Agency's flood warning service. This would be included as a condition on any consent issued

#### **Conclusion on planning issues**

174. The proposed redevelopment of the site would provide a high density, mixed use development with commercial, residential and retail uses, and would support the aspirations of the Borough, Bankside and London Bridge Opportunity Area. In particular, the proposed high quality office space would be suitable for a headquarters building or occupation by multiple companies and would attract high quality jobs to the borough, improving business floorspace within the Opportunity Area. In addition the proposed development, with a new public space, would result in improved connectivity and a significant enhancement to the public realm along Lavington Street.

175. The on site provision of 21 social rented homes and 13 shared ownership homes, equating to 21% affordable housing provision in a central London location is a significant benefit of the development and is welcomed by officers. The principle of providing the balance of affordable housing via an in-lieu payment of £7.725 million is on balance supported by officers. The development would provide a significant number of affordable family homes and following lengthy negotiations on viability the Council's appointed expert advisors recommend that the proposal is a reasonable one which should be accepted. Bearing in mind the sensitivities in the appraisal process it is reasonable to conclude that the offer represents the maximum reasonable level of affordable housing that can be delivered through this development.

176. The development is in an acceptable location for tall buildings and no harm is caused to any strategic or local views despite the taller elements being visible from a number of vantage points.. Officers are satisfied that the proposal is of a high architectural standard and would provide high quality homes. The proposal provides an appropriate response to context and would not harm the character or setting of the nearby conservation areas or listed buildings.

177. The development offers a range of benefits including housing, employment and retail use as well as new areas of public realm including green space. Having regards to the development plan and national, regional and local guidance, officers recommend that planning permission be granted, subject to conditions, completion of a legal agreement and referral to the Mayor of London.



### Community impact statement

178. 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.
179. A Statement of Community Involvement has been submitted which details the public consultation and engagement process undertaken by the applicant prior to submission of the planning application. Public engagement included a series of meetings with key stakeholders in 2015 and 2016 including a two day exhibition at Citizen M on Lavington Street on 7 and 8 April 2016 and the direct delivery of 3000 leaflets to surrounding residential and business addresses.

### Consultations

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

### Consultation replies

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

#### Summary of consultation responses

182. Following neighbour consultation a total of 10 objections have been received, the main points of which have been summarised and addressed below.
183. Objection – The proposed buildings are excessively tall.  
**Response** - The application site is located within; an Opportunity Area; close to the London Bridge-Waterloo/Blackfriars Railway viaduct; and within an area of central London with excellent access to public transport. Taking this into account, together with the surrounding townscape, the site is considered appropriate for tall buildings.
184. Objection – The development does not provide enough affordable housing.  
**Response** – It is noted that only 21% affordable housing is being provided on-site however the majority of this would be social rented which is the most affordable tenure and a priority for the Council. An in lieu payment of £7.725 million would enable the Council to provide more affordable housing than could viably be provided on the site and as such is considered acceptable in this instance and would equate to a 35% offer.
185. Objection – The view of St Paul's Cathedral from Alexandra Palace would be harmed by the proposed development.  
**Response** – The site does not sit within any protected vista identified in the LVMF.
186. Objection – Insufficient car parking is provided.  
**Response** – With the exception of accessible car parking spaces, the development would remain car free which is a policy requirement in the CAZ. The level of car

parking is therefore considered acceptable.

187. Objection – The development impacts unnecessarily on the existing motorcycle parking on Lavington Street.  
**Response** - The council's highway team have assessed the proposed on street parking arrangements and recommend that the short stay bays must remain and the motorcycle bays either removed completely or reduced as motorcyclists can use paid bays
188. Objection - The plans do not show adequate provision of secure cycle storage facilities.  
**Response** - Cycle parking is in accordance with the London Plan.
189. Objection – The proposal is poorly designed and does not reflect or blend into the local environment, and nor do the designs adequately reflect the history of the area.  
**Response** – The proposed development is considered to be a well designed response to the local townscape and character and will employ materials that will enable to the new buildings to contextualise with their surroundings.
190. Objection – The proposed buildings would excessively overshadow neighbouring residential properties.  
**Response** – The proposal would have no significant adverse daylight, sunlight or overshadowing impacts.
191. Objection – The proposed development is overly dense and would create excessive traffic, noise and impact on local services and infrastructure.  
**Response** – The proposal does exceed the recommended density for the Central zone however the site is within an Opportunity Area which is considered appropriate for dense development. It should also be noted that the homes would provide a high standard of accommodation with high quality public realm and improved commercial floorspace. The quantum of development is therefore considered acceptable.
192. Objection - The pavements are extremely narrow and not ideal for pedestrian traffic. In many places a buggy would not pass. As such the plans should incorporate greater provision of open spaces and wider pavements.  
**Response** – The proposal would generally result in wider pavements and an improved pedestrian experience.
193. Objection – The buildings would create a 'Wind Tunnel'.  
**Response** – The assessment submitted with the application advises that there would be no adverse wind impacts at street level.
194. Objection - The public realm is almost entirely privatised and should not be considered a public benefit.  
**Response** – Over 1000sqm of public realm is being provided, including a generous space fronting Lavington Street. None of this space was previously accessible to the general public.
195. Objection - Money should be made available to fund improvements to the entirety of Lavington Street.  
**Response** – Relevant improvements would be made via a S.278 Agreement however

this would not apply to the entirety of Lavington Street.

196. Objection - Some of the ground/basement floor space should be made available at an affordable rent to a community amenity so the development can give something back to the area.

**Response** – The applicant intends to provide affordable workspace and this would be secured via the S106 agreement.

*Summary of responses from local groups*

Better Bankside

197. Better Bankside welcome the significant investment opportunity that the application proposes. Strongly recommend that cycle parking provision is increased and would request to see further details of visitor and short stay cycle parking at ground level as well as spaces for cargo cycles and cycles adapted for mobility impaired. Better Bankside would expect a commitment to use zero emission vehicles and a reduction in the level of service and delivery trips as well as being given the opportunity to see details of the Service Management Plan as secured by condition. A Workplace Travel Plan and further details of waste storage and collection would be welcomed. Furthermore, the Travel Plan coordinator should become a member of the Better Bankside Smarter Travel Group.

*Summary of responses from external and statutory consultees*

Environment Agency

198. No objection.

Greater London Authority

199. The proposed development is broadly supported however the current scheme does not fully comply with the London Plan as the affordable housing offer falls well short of the 35% requirement; there is an excessive level of inactive frontage at ground floor and through the site; the access arrangements are unclear; and insufficient information is provided regarding the energy strategy for the proposed development.

Historic England

200. The application should be determined in accordance with national and local policy and on the basis of the Councils specialist conservation advice.

London Fire and Emergency Planning Authority

201. The London Fire Brigade is satisfied with the proposals subject to an undertaking being provided that access for fire appliances as required by Part B5 of the current Building Regulations Approved Document and adequate water supplies for fire fighting purposes will be provided.

London Underground

202. No comment.

Metropolitan Police

203. The proposed development should achieve Secured by Design accreditation and the relevant condition should be attached to any consent issued.

Natural England

204. No comment.

Network Rail

205. Objection on the basis that the proposed development disregards the impact the position and height of the proposed buildings would have on the ability to deliver a viable development on the Network Rail site to the south. The current proposals would prejudice the development potential of the Network Rail site. The scheme proposed by Gaterule Limited severely limits the total residential and employment opportunity presented by both sites. The consultation undertaken by Gaterule Limited has not taken on board any of NRIL's key comments or desire to see a joint masterplan. NRIL has been presented with a scheme and told that it works for both sites, which it does not. The proposal severely limits not only the NRIL site but the opportunity to provide the full extent of the area regeneration opportunity.

Thames Water

206. No objection subject to conditions.

Transport for London

207. £210,000 should be secured towards the installation of a new cycle hire docking station in close vicinity to the development site and this should form part of the S106 Agreement between the applicant and the Council. A workplace Travel plan should also be secured alongside a Service Management Plan and a Construction Logistics Plan.

**Human rights implications**

208. 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.
209. This application has the legitimate aim of providing housing and improved office accommodation. 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/1518-A  Application file: 16/AP/2668  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 5365 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
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>	Terence McLellan, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	19 January 2018	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	19 January 2018	

**APPENDIX 1****Consultation undertaken****Site notice date:** 21/07/2016**Press notice date:** 27/04/2017**Case officer site visit date:** 17/05/2017**Neighbour consultation letters sent:** 21/07/2016**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:**

Dept. for Communities & Local Government [for all types of casework in Annex A of Chief Planner's letter 10 March 2011 - see details on Xdrive]  
 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:**

Bankside Community Space 18 Great Guildford Street (Junction With Zoar Street) SE1 0FD	Railway Arches 69 And 70 Ewer Street SE1 0NR
Flat 199 Applegarth House SE1 0PZ	Second Floor North Block 47-51 Great Suffolk Street SE1 0SR
Flat 198 Applegarth House SE1 0PZ	Flat 9 88 Union Street SE1 0NW
Flat 200 Applegarth House SE1 0PZ	Flat 8 88 Union Street SE1 0NW
Flat 202 Applegarth House SE1 0PZ	Flat 10 88 Union Street SE1 0NW
Flat 201 Applegarth House SE1 0PZ	Mar I Terra Public House SE1 0XH



Flat 232 Helen Gladstone House SE1 QQB  
 Flat 231 Helen Gladstone House SE1 QQB  
 Flat 233 Helen Gladstone House SE1 QQB  
 Flat 235 Helen Gladstone House SE1 QQB  
 Flat 234 Helen Gladstone House SE1 QQB  
 Flat 227 Helen Gladstone House SE1 QQB  
 Flat 226 Helen Gladstone House SE1 QQB  
 Flat 228 Helen Gladstone House SE1 QQB  
 Flat 230 Helen Gladstone House SE1 QQB  
 Flat 229 Helen Gladstone House SE1 QQB  
 Flat 171 Applegarth House SE1 OPZ  
 Flat 16 Vaughan House SE1 OPY  
 Flat 15 Vaughan House SE1 OPY  
 Flat 17 Vaughan House SE1 OPY  
 Flat 19 Vaughan House SE1 OPY  
 Flat 18 Vaughan House SE1 OPY  
 Flat 11 Vaughan House SE1 OPY  
 Flat 10 Vaughan House SE1 OPY  
 Flat 12 Vaughan House SE1 OPY  
 Flat 14 Vaughan House SE1 OPY  
 Flat 13 Vaughan House SE1 OPY  
 Flat 2 Vaughan House SE1 OPY  
 Flat 26 Vaughan House SE1 OPY  
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 Flat 27 Vaughan House SE1 OPY  
 Flat 29 Vaughan House SE1 OPY  
 Flat 28 Vaughan House SE1 OPY  
 Flat 21 Vaughan House SE1 OPY  
 Flat 20 Vaughan House SE1 OPY  
 Flat 22 Vaughan House SE1 OPY  
 Flat 24 Vaughan House SE1 OPY  
 Flat 23 Vaughan House SE1 OPY  
 Flat 143 Rowland Hill House SE1 OLU  
 Flat 142 Rowland Hill House SE1 OLU

Flat 144 Rowland Hill House SE1 OLU  
 Flat 146 Rowland Hill House SE1 OLU  
 Flat 145 Rowland Hill House SE1 OLU  
 Flat 138 Rowland Hill House SE1 OLU  
 Flat 137 Rowland Hill House SE1 OLU  
 Flat 139 Rowland Hill House SE1 OLU  
 Flat 141 Rowland Hill House SE1 OLU  
 Flat 140 Rowland Hill House SE1 OLU  
 Flat 147 Rowland Hill House SE1 OLU  
 Flat 154 Rowland Hill House SE1 OLU  
 Flat 153 Rowland Hill House SE1 OLU  
 Flat 155 Rowland Hill House SE1 OLU  
 Flat 1 Vaughan House SE1 OPY  
 Flat 156 Rowland Hill House SE1 OLU  
 Flat 149 Rowland Hill House SE1 OLU  
 Flat 148 Rowland Hill House SE1 OLU  
 Flat 150 Rowland Hill House SE1 OLU  
 Flat 152 Rowland Hill House SE1 OLU  
 Flat 151 Rowland Hill House SE1 OLU  
 Flat 3 Vaughan House SE1 OPY  
 Flat 9 Vaughan House SE1 OPY  
 Flat 8 Vaughan House SE1 OPY  
 Flat 157 Applegarth House SE1 OPZ  
 Flat 159 Applegarth House SE1 OPZ  
 Flat 158 Applegarth House SE1 OPZ  
 Flat 50 Vaughan House SE1 OPY  
 Flat 5 Vaughan House SE1 OPY  
 Flat 51 Vaughan House SE1 OPY  
 Flat 7 Vaughan House SE1 OPY  
 Flat 6 Vaughan House SE1 OPY  
 Flat 160 Applegarth House SE1 OPZ  
 Flat 167 Applegarth House SE1 OPZ  
 Flat 166 Applegarth House SE1 OPZ  
 Flat 168 Applegarth House SE1 OPZ  
 Flat 170 Applegarth House SE1 OPZ

503 Block C 70 Holland Street SE1 9NX  
 601 Block C 70 Holland Street SE1 9NX  
 603 Block C 70 Holland Street SE1 9NX  
 602 Block C 70 Holland Street SE1 9NX  
 Flat 75 18 Great Suffolk Street SE1 OUG  
 Flat 19 5b Bear Lane SE1 OUH  
 Flat 18 5b Bear Lane SE1 OUH  
 Flat 20 5b Bear Lane SE1 OUH  
 Flat 22 5b Bear Lane SE1 OUH  
 Flat 21 5b Bear Lane SE1 OUH  
 Flat 14 5b Bear Lane SE1 OUH  
 Flat 13 5b Bear Lane SE1 OUH  
 Flat 15 5b Bear Lane SE1 OUH  
 Flat 17 5b Bear Lane SE1 OUH  
 Flat 16 5b Bear Lane SE1 OUH  
 Flat 23 5b Bear Lane SE1 OUH  
 Flat 28 18 Great Suffolk Street SE1 OUG  
 Flat 27 18 Great Suffolk Street SE1 OUG  
 Flat 29 18 Great Suffolk Street SE1 OUG  
 Flat 31 18 Great Suffolk Street SE1 OUG  
 Flat 30 18 Great Suffolk Street SE1 OUG  
 Flat 25 5b Bear Lane SE1 OUH  
 Flat 24 5b Bear Lane SE1 OUH  
 18a Great Suffolk Street London SE1 OUG  
 Flat 26 18 Great Suffolk Street SE1 OUG  
 5a Bear Lane London SE1 OUH  
 5c-5d Bear Lane London SE1 OUH  
 Flat 1 5b Bear Lane SE1 OUH  
 5e Bear Lane London SE1 OUH  
 Ground Floor 46 Copperfield Street SE1 ODY  
 Part First Floor Palestra House SE1 8AA  
 First Floor 46 Copperfield Street SE1 ODY  
 29 Great Guildford Street London SE1 OES  
 Third Floor East And Third Floor Rear Skyline House SE1 0LX  
 Flat 2 5b Bear Lane SE1 OUH  
 Flat 9 5b Bear Lane SE1 OUH  
 Flat 8 5b Bear Lane SE1 OUH  
 Flat 10 5b Bear Lane SE1 OUH  
 Flat 12 5b Bear Lane SE1 OUH  
 Flat 11 5b Bear Lane SE1 OUH  
 Flat 4 5b Bear Lane SE1 OUH  
 Flat 3 5b Bear Lane SE1 OUH  
 Flat 5 5b Bear Lane SE1 OUH  
 Flat 7 5b Bear Lane SE1 OUH  
 Flat 6 5b Bear Lane SE1 OUH  
 Flat 32 18 Great Suffolk Street SE1 OUG  
 Flat 60 18 Great Suffolk Street SE1 OUG  
 Flat 59 18 Great Suffolk Street SE1 OUG  
 Flat 61 18 Great Suffolk Street SE1 OUG  
 Flat 63 18 Great Suffolk Street SE1 OUG  
 Flat 62 18 Great Suffolk Street SE1 OUG  
 Flat 55 18 Great Suffolk Street SE1 OUG  
 Flat 54 18 Great Suffolk Street SE1 OUG  
 Flat 56 18 Great Suffolk Street SE1 OUG  
 Flat 58 18 Great Suffolk Street SE1 OUG  
 Flat 57 18 Great Suffolk Street SE1 OUG  
 Flat 64 18 Great Suffolk Street SE1 OUG  
 Flat 71 18 Great Suffolk Street SE1 OUG  
 Flat 70 18 Great Suffolk Street SE1 OUG  
 Flat 72 18 Great Suffolk Street SE1 OUG  
 Flat 74 18 Great Suffolk Street SE1 OUG  
 Flat 73 18 Great Suffolk Street SE1 OUG  
 Flat 66 18 Great Suffolk Street SE1 OUG  
 Flat 65 18 Great Suffolk Street SE1 OUG  
 Flat 67 18 Great Suffolk Street SE1 OUG  
 Flat 69 18 Great Suffolk Street SE1 OUG  
 Flat 68 18 Great Suffolk Street SE1 OUG  
 Flat 39 18 Great Suffolk Street SE1 OUG  
 Flat 38 18 Great Suffolk Street SE1 OUG



Flat 169 Applegarth House SE1 0PZ  
 Flat 162 Applegarth House SE1 0PZ  
 Flat 161 Applegarth House SE1 0PZ  
 Flat 163 Applegarth House SE1 0PZ  
 Flat 165 Applegarth House SE1 0PZ  
 Flat 164 Applegarth House SE1 0PZ  
 Flat 36 Vaughan House SE1 0PY  
 Flat 35 Vaughan House SE1 0PY  
 Flat 37 Vaughan House SE1 0PY  
 Flat 39 Vaughan House SE1 0PY  
 Flat 38 Vaughan House SE1 0PY  
 Flat 31 Vaughan House SE1 0PY  
 Flat 30 Vaughan House SE1 0PY  
 Flat 32 Vaughan House SE1 0PY  
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 Flat 42 Vaughan House SE1 0PY  
 Flat 44 Vaughan House SE1 0PY  
 Flat 43 Vaughan House SE1 0PY  
 Flat 32 Edward Edwards House SE1 0XL  
 Flat 31 Edward Edwards House SE1 0XL  
 Flat 33 Edward Edwards House SE1 0XL  
 Flat 36 Edward Edwards House SE1 0XL  
 Flat 35 Edward Edwards House SE1 0XL  
 Flat 28 Edward Edwards House SE1 0XL  
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 Flat 3 Edward Edwards House SE1 0XL  
 Flat 37 Edward Edwards House SE1 0XL  
 Flat 8 Edward Edwards House SE1 0XL  
 Flat 7 Edward Edwards House SE1 0XL  
 Flat 9 Edward Edwards House SE1 0XL  
 Olwen House 8-20 Loman Street SE1 0EH  
 Flat 39 Edward Edwards House SE1 0XL  
 Flat 38 Edward Edwards House SE1 0XL  
 Flat 4 Edward Edwards House SE1 0XL  
 Flat 6 Edward Edwards House SE1 0XL  
 Flat 5 Edward Edwards House SE1 0XL  
 9 Rotherham Walk London SE1 0XE  
 8 Rotherham Walk London SE1 0XE  
 Flat 1 Edward Edwards House SE1 0XL  
 Flat 12 Edward Edwards House SE1 0XL  
 Flat 10 Edward Edwards House SE1 0XL  
 4 Rotherham Walk London SE1 0XE  
 3 Rotherham Walk London SE1 0XE  
 5 Rotherham Walk London SE1 0XE  
 7 Rotherham Walk London SE1 0XE  
 6 Rotherham Walk London SE1 0XE  
 Flat 13 Edward Edwards House SE1 0XL  
 Flat 23 Edward Edwards House SE1 0XL  
 Flat 22 Edward Edwards House SE1 0XL  
 Flat 24 Edward Edwards House SE1 0XL  
 Flat 26 Edward Edwards House SE1 0XL  
 Flat 25 Edward Edwards House SE1 0XL  
 Flat 16 Edward Edwards House SE1 0XL  
 Flat 15 Edward Edwards House SE1 0XL  
 Flat 18 Edward Edwards House SE1 0XL  
 Flat 21 Edward Edwards House SE1 0XL  
 Flat 19 Edward Edwards House SE1 0XL  
 Block E Flat 4 Peabody Estate SE1 0TG  
 Block E Flat 3 Peabody Estate SE1 0TG  
 Flat 40 18 Great Suffolk Street SE1 0UG  
 Flat 42 18 Great Suffolk Street SE1 0UG  
 Flat 41 18 Great Suffolk Street SE1 0UG  
 Flat 34 18 Great Suffolk Street SE1 0UG  
 Flat 33 18 Great Suffolk Street SE1 0UG  
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 Flat 3 17 Great Suffolk Street SE1 0NS  
 Flat 5 17 Great Suffolk Street SE1 0NS  
 Flat 4 17 Great Suffolk Street SE1 0NS  
 Front 47-51 Great Suffolk Street SE1 0BS  
 Workshop Farnham House SE1 0LD  
 G38 171 Union Street SE1 0LN  
 Flat 6 17 Great Suffolk Street SE1 0NS  
 Flat 13 17 Great Suffolk Street SE1 0NS  
 Flat 12 17 Great Suffolk Street SE1 0NS  
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 Flat 60 17 Great Suffolk Street SE1 0NS  
 Flat 62 17 Great Suffolk Street SE1 0NS  
 Flat 64 17 Great Suffolk Street SE1 0NS  
 Flat 63 17 Great Suffolk Street SE1 0NS

Block E Flat 5 Peabody Estate SE1 0TG  
 Block E Flat 7 Peabody Estate SE1 0TG  
 Block E Flat 6 Peabody Estate SE1 0TG  
 Union Jack 225 Union Street SE1 0LR  
 Block E Flat 1 Peabody Estate SE1 0TG  
 The Lord Nelson 243 Union Street SE1 0LR  
 Block E Flat 2 Peabody Estate SE1 0TG  
 22 Great Suffolk Street London SE1 0UG  
 Block E Flat 8 Peabody Estate SE1 0TG  
 Block E Flat 15 Peabody Estate SE1 0TG  
 Block E Flat 14 Peabody Estate SE1 0TG  
 Block E Flat 16 Peabody Estate SE1 0TG  
 Block E Flat 18 Peabody Estate SE1 0TG  
 Block E Flat 17 Peabody Estate SE1 0TG  
 Block E Flat 10 Peabody Estate SE1 0TG  
 Block E Flat 9 Peabody Estate SE1 0TG  
 Block E Flat 11 Peabody Estate SE1 0TG  
 Block E Flat 13 Peabody Estate SE1 0TG  
 Block E Flat 12 Peabody Estate SE1 0TG  
 Unit 309 And Unit 310 Great Guildford Business Square SE1 0HS  
 Unit 225 Metal Box Factory Business Centre SE1 0HS  
 14 Great Suffolk Street London SE1 0UG  
 Flat B Christchurch House SE1 0UX  
 Flat A Christchurch House SE1 0UX  
 24-26 Great Suffolk Street London SE1 0UE  
 Unit 214 Great Guildford Business Square SE1 0HS  
 Unit 224 Great Guildford Business Square SE1 0HS  
 Unit 215 Great Guildford Business Square SE1 0HS  
 Flat C Christchurch House SE1 0UX  
 Block B Flat 1 Peabody Estate SE1 0TP  
 Block K Flat 1 Peabody Estate SE1 0TN  
 Block F Flat 1 Peabody Estate SE1 0TQ  
 Block A Flat 1 Peabody Estate SE1 0TW  
 Block C Flat 1 Peabody Estate SE1 0TR  
 Flat E Christchurch House SE1 0UX  
 Flat D Christchurch House SE1 0UX  
 Block G Flat 1 Peabody Estate SE1 0TH  
 Block I Flat 1 Peabody Estate SE1 0TL  
 Block H Flat 1 Peabody Estate SE1 0TJ  
 2 Rotherham Walk London SE1 0XE  
 21 Friars Close Bear Lane SE1 0UJ  
 20 Friars Close Bear Lane SE1 0UJ  
 22 Friars Close Bear Lane SE1 0UJ  
 24 Friars Close Bear Lane SE1 0UJ  
 23 Friars Close Bear Lane SE1 0UJ  
 17 Friars Close Bear Lane SE1 0UJ  
 16 Friars Close Bear Lane SE1 0UJ  
 18 Friars Close Bear Lane SE1 0UJ  
 2 Friars Close Bear Lane SE1 0UJ  
 19 Friars Close Bear Lane SE1 0UJ  
 25 Friars Close Bear Lane SE1 0UJ  
 8 Friars Close Bear Lane SE1 0UJ  
 7 Friars Close Bear Lane SE1 0UJ  
 9 Friars Close Bear Lane SE1 0UJ  
 Flat 10 Quadrant House SE1 0UW  
 Flat 1 Quadrant House SE1 0UW  
 3 Friars Close Bear Lane SE1 0UJ  
 26 Friars Close Bear Lane SE1 0UJ  
 4 Friars Close Bear Lane SE1 0UJ  
 6 Friars Close Bear Lane SE1 0UJ  
 5 Friars Close Bear Lane SE1 0UJ  
 Flat 263 Helen Gladstone House SE1 0QB  
 Flat 262 Helen Gladstone House SE1 0QB  
 Flat 264 Helen Gladstone House SE1 0QB  
 Flat 266 Helen Gladstone House SE1 0QB  
 Flat 265 Helen Gladstone House SE1 0QB  
 Flat 258 Helen Gladstone House SE1 0QB  
 Flat 257 Helen Gladstone House SE1 0QB  
 Flat 259 Helen Gladstone House SE1 0QB  
 Flat 261 Helen Gladstone House SE1 0QB  
 Flat 70 17 Great Suffolk Street SE1 0NS  
 Flat 77 17 Great Suffolk Street SE1 0NS  
 Flat 76 17 Great Suffolk Street SE1 0NS  
 Flat 78 17 Great Suffolk Street SE1 0NS  
 Flat 80 17 Great Suffolk Street SE1 0NS  
 Flat 79 17 Great Suffolk Street SE1 0NS  
 Flat 72 17 Great Suffolk Street SE1 0NS  
 Flat 71 17 Great Suffolk Street SE1 0NS  
 Flat 73 17 Great Suffolk Street SE1 0NS  
 Flat 75 17 Great Suffolk Street SE1 0NS  
 Flat 74 17 Great Suffolk Street SE1 0NS  
 Flat 45 17 Great Suffolk Street SE1 0NS  
 Flat 44 17 Great Suffolk Street SE1 0NS  
 Flat 46 17 Great Suffolk Street SE1 0NS  
 Flat 48 17 Great Suffolk Street SE1 0NS  
 Flat 47 17 Great Suffolk Street SE1 0NS  
 Flat 40 17 Great Suffolk Street SE1 0NS  
 Flat 39 17 Great Suffolk Street SE1 0NS  
 Flat 41 17 Great Suffolk Street SE1 0NS  
 Flat 43 17 Great Suffolk Street SE1 0NS  
 Flat 42 17 Great Suffolk Street SE1 0NS  
 Flat 49 17 Great Suffolk Street SE1 0NS  
 Flat 56 17 Great Suffolk Street SE1 0NS  
 Flat 55 17 Great Suffolk Street SE1 0NS  
 Flat 57 17 Great Suffolk Street SE1 0NS  
 Flat 59 17 Great Suffolk Street SE1 0NS  
 Flat 58 17 Great Suffolk Street SE1 0NS  
 Flat 51 17 Great Suffolk Street SE1 0NS  
 Flat 50 17 Great Suffolk Street SE1 0NS  
 Flat 52 17 Great Suffolk Street SE1 0NS  
 Flat 54 17 Great Suffolk Street SE1 0NS  
 Flat 53 17 Great Suffolk Street SE1 0NS  
 Str Global Ltd Blue Fin Building SE1 0TA  
 2201 Block C 70 Holland Street SE1 9NX  
 2102 Block C 70 Holland Street SE1 9NX  
 102 Block D 5 Sumner Street SE1 9RE  
 101 Block D 5 Sumner Street SE1 9RE  
 1902 Block C 70 Holland Street SE1 9NX  
 1901 Block C 70 Holland Street SE1 9NX  
 2001 Block C 70 Holland Street SE1 9NX  
 2101 Block C 70 Holland Street SE1 9NX  
 2002 Block C 70 Holland Street SE1 9NX  
 103 Block D 5 Sumner Street SE1 9RE  
 204 Block D 5 Sumner Street SE1 9RE  
 203 Block D 5 Sumner Street SE1 9RE  
 205 Block D 5 Sumner Street SE1 9RE  
 301 Block D 5 Sumner Street SE1 9RE  
 206 Block D 5 Sumner Street SE1 9RE  
 105 Block D 5 Sumner Street SE1 9RE  
 104 Block D 5 Sumner Street SE1 9RE  
 106 Block D 5 Sumner Street SE1 9RE  
 202 Block D 5 Sumner Street SE1 9RE  
 201 Block D 5 Sumner Street SE1 9RE  
 1405 Block C 70 Holland Street SE1 9NX  
 1403 Block C 70 Holland Street SE1 9NX  
 1501 Block C 70 Holland Street SE1 9NX  
 1503 Block C 70 Holland Street SE1 9NX  
 1502 Block C 70 Holland Street SE1 9NX  
 1303 Block C 70 Holland Street SE1 9NX  
 1302 Block C 70 Holland Street SE1 9NX  
 1305 Block C 70 Holland Street SE1 9NX  
 1402 Block C 70 Holland Street SE1 9NX  
 1401 Block C 70 Holland Street SE1 9NX  
 1505 Block C 70 Holland Street SE1 9NX  
 1703 Block C 70 Holland Street SE1 9NX  
 1702 Block C 70 Holland Street SE1 9NX  
 1705 Block C 70 Holland Street SE1 9NX  
 1802 Block C 70 Holland Street SE1 9NX  
 1801 Block C 70 Holland Street SE1 9NX  
 1602 Block C 70 Holland Street SE1 9NX

Flat 260 Helen Gladstone House SE1 0QB  
 Flat 267 Helen Gladstone House SE1 0QB  
 12 Friars Close Bear Lane SE1 0UJ  
 11 Friars Close Bear Lane SE1 0UJ  
 13 Friars Close Bear Lane SE1 0UJ  
 15 Friars Close Bear Lane SE1 0UJ  
 14 Friars Close Bear Lane SE1 0UJ  
 Flat 269 Helen Gladstone House SE1 0QB  
 Flat 268 Helen Gladstone House SE1 0QB  
 10 Friars Close Bear Lane SE1 0UJ  
 1 Friars Close Bear Lane SE1 0UJ  
 Flat 11 Quadrant House SE1 0UW  
 Flat 4 Quadrant House SE1 0UW  
 Flat 36 Quadrant House SE1 0UW  
 Flat 5 Quadrant House SE1 0UW  
 Flat 7 Quadrant House SE1 0UW  
 Flat 6 Quadrant House SE1 0UW  
 Flat 32 Quadrant House SE1 0UW  
 Flat 31 Quadrant House SE1 0UW  
 Flat 33 Quadrant House SE1 0UW  
 Flat 35 Quadrant House SE1 0UW  
 Flat 34 Quadrant House SE1 0UW  
 Flat 8 Quadrant House SE1 0UW  
 14 Rotherham Walk London SE1 0XE  
 13 Rotherham Walk London SE1 0XE  
 15 Rotherham Walk London SE1 0XE  
 17 Rotherham Walk London SE1 0XE  
 16 Rotherham Walk London SE1 0XE  
 1 Rotherham Walk London SE1 0XE  
 Flat 9 Quadrant House SE1 0UW  
 10 Rotherham Walk London SE1 0XE  
 12 Rotherham Walk London SE1 0XE  
 11 Rotherham Walk London SE1 0XE  
 Flat 18 Quadrant House SE1 0UW  
 Flat 17 Quadrant House SE1 0UW  
 Flat 19 Quadrant House SE1 0UW  
 Flat 20 Quadrant House SE1 0UW  
 Flat 2 Quadrant House SE1 0UW  
 Flat 13 Quadrant House SE1 0UW  
 Flat 12 Quadrant House SE1 0UW  
 Flat 14 Quadrant House SE1 0UW  
 Flat 16 Quadrant House SE1 0UW  
 Flat 15 Quadrant House SE1 0UW  
 Flat 21 Quadrant House SE1 0UW  
 Flat 28 Quadrant House SE1 0UW  
 Flat 27 Quadrant House SE1 0UW  
 Flat 29 Quadrant House SE1 0UW  
 Flat 30 Quadrant House SE1 0UW  
  
 Flat 3 Quadrant House SE1 0UW  
  
 Flat 23 Quadrant House SE1 0UW  
  
 Flat 22 Quadrant House SE1 0UW  
 Flat 24 Quadrant House SE1 0UW  
 Flat 26 Quadrant House SE1 0UW  
 Flat 25 Quadrant House SE1 0UW  
  
 Flat 136 Rowland Hill House SE1 0LU  
 Flat 20 Thorold House SE1 0EL  
 Flat 2 Thorold House SE1 0EL  
 Flat 3 Thorold House SE1 0EL  
 Flat 5 Thorold House SE1 0EL  
 Flat 4 Thorold House SE1 0EL  
 Flat 16 Thorold House SE1 0EL  
 Flat 15 Thorold House SE1 0EL  
 Flat 17 Thorold House SE1 0EL  
  
 Flat 19 Thorold House SE1 0EL  
 Flat 18 Thorold House SE1 0EL  
  
 1601 Block C 70 Holland Street SE1 9NX  
 1603 Block C 70 Holland Street SE1 9NX  
 1701 Block C 70 Holland Street SE1 9NX  
 1605 Block C 70 Holland Street SE1 9NX  
 302 Block D 5 Sumner Street SE1 9RE  
 802 Block D 5 Sumner Street SE1 9RE  
 801 Block D 5 Sumner Street SE1 9RE  
 803 Block D 5 Sumner Street SE1 9RE  
 901 Block D 5 Sumner Street SE1 9RE  
 804 Block D 5 Sumner Street SE1 9RE  
 701 Block D 5 Sumner Street SE1 9RE  
 606 Block D 5 Sumner Street SE1 9RE  
 702 Block D 5 Sumner Street SE1 9RE  
 704 Block D 5 Sumner Street SE1 9RE  
 703 Block D 5 Sumner Street SE1 9RE  
 902 Block D 5 Sumner Street SE1 9RE  
 Unit 3 202 Union Street SE1 0LX  
 Unit 2 202 Union Street SE1 0LX  
 Unit G3 Union Print Business Centre LONDON  
 Donovan Data Systems Blue Fin Building SE1 0TA  
 Ipc Media Blue Fin Building SE1 0SU  
 904 Block D 5 Sumner Street SE1 9RE  
 903 Block D 5 Sumner Street SE1 9RE  
 1001 Block D 5 Sumner Street SE1 9RE  
 Flat 617 Bankside House SE1 9JA  
 1002 Block D 5 Sumner Street SE1 9RE  
 403 Block D 5 Sumner Street SE1 9RE  
 402 Block D 5 Sumner Street SE1 9RE  
 404 Block D 5 Sumner Street SE1 9RE  
 406 Block D 5 Sumner Street SE1 9RE  
 405 Block D 5 Sumner Street SE1 9RE  
 304 Block D 5 Sumner Street SE1 9RE  
 303 Block D 5 Sumner Street SE1 9RE  
 305 Block D 5 Sumner Street SE1 9RE  
 401 Block D 5 Sumner Street SE1 9RE  
 306 Block D 5 Sumner Street SE1 9RE  
 501 Block D 5 Sumner Street SE1 9RE  
 602 Block D 5 Sumner Street SE1 9RE  
 601 Block D 5 Sumner Street SE1 9RE  
 603 Block D 5 Sumner Street SE1 9RE  
 605 Block D 5 Sumner Street SE1 9RE  
 604 Block D 5 Sumner Street SE1 9RE  
 503 Block D 5 Sumner Street SE1 9RE  
 502 Block D 5 Sumner Street SE1 9RE  
 504 Block D 5 Sumner Street SE1 9RE  
 506 Block D 5 Sumner Street SE1 9RE  
 505 Block D 5 Sumner Street SE1 9RE  
 Excluding Part Ground Part First Floor And Sixth Floor  
 Palestra House SE1 8NJ  
 B10 To B11 Part Basement 128 Southwark Street SE1  
 0SW  
 B01 To B03 Part Basement Excluding Basement Store  
 East Rear 128 Southwark Street SE1 0SW  
 Cpre Part Basement 128 Southwark Street SE1 0SW  
 4 Playhouse Court London SE1 0AT  
 Ground Floor Right 128 Southwark Street SE1 0SW  
 Basement And Ground 91-93 Southwark Street SE1  
 0HX  
 First Floor 91-93 Southwark Street SE1 0HX  
 Fourth Floor 91-93 Southwark Street SE1 0HX  
 Second Floor 91-93 Southwark Street SE1 0HX  
 5-6 Playhouse Court London SE1 0AT  
 8 Playhouse Court London SE1 0AT  
 1 Playhouse Court London SE1 0AT  
 9 Playhouse Court London SE1 0AT  
 88b Southwark Bridge Road London SE1 0EX  
 Units 301 And 302 Union Print Business Centre  
 LONDON  
 Unit B9 Union Print Business Centre LONDON  
 Units 401 To 410 Union Print Business Centre LONDON

Flat 6 Thorold House SE1 0EL  
 Flat 10 Whitehill House SE1 0EQ  
 Flat 3 2 Copperfield Street SE1 0EP  
 Flat 11 Whitehill House SE1 0EQ  
 Flat 14 Whitehill House SE1 0EQ  
 Flat 12 Whitehill House SE1 0EQ  
 Flat 8 Thorold House SE1 0EL  
 Flat 7 Thorold House SE1 0EL  
  
 Flat 9 Thorold House SE1 0EL  
 Flat 2 2 Copperfield Street SE1 0EP  
 Flat 1 2 Copperfield Street SE1 0EP  
 First Floor And Second Floor Flat 50 Great Suffolk Street SE1 0BL  
 56 Great Suffolk Street London SE1 0BL  
 60 Great Suffolk Street London SE1 0BL  
 80 Southwark Bridge Road London SE1 0AS  
 76 Southwark Bridge Road London SE1 0AS  
 82 Southwark Bridge Road London SE1 0AS  
 80 Great Suffolk Street London SE1 0BE  
 62 Great Suffolk Street London SE1 0BL  
 Flat 11 Thorold House SE1 0EL  
 Flat 10 Thorold House SE1 0EL  
 Flat 12 Thorold House SE1 0EL  
 Flat 14 Thorold House SE1 0EL  
 Flat 13 Thorold House SE1 0EL  
 66-68 Great Suffolk Street London SE1 0BL  
 72 Great Suffolk Street London SE1 0BL  
 Flat 1 Thorold House SE1 0EL  
 55 Great Suffolk Street London SE1 0BB  
 Flat 1 Whitehill House SE1 0EQ  
 49-55 Great Guildford Street London SE1 0ES  
 45 Great Guildford Street London SE1 0ES  
 Flat 1 Tomline House SE1 0ET  
 Flat 2 Tomline House SE1 0ET  
 Flat 10 Tomline House SE1 0ET  
 7 Winchester Buildings Copperfield Street SE1 0ER  
 6 Winchester Buildings Copperfield Street SE1 0ER  
 8 Winchester Buildings Copperfield Street SE1 0ER  
 9 Winchester Buildings Copperfield Street SE1 0ER  
  
 Flat 3 Tomline House SE1 0ET  
 84 Southwark Bridge Road London SE1 0EX  
 Flat 9 Tomline House SE1 0ET  
 88a Southwark Bridge Road London SE1 0EX  
  
 90 Southwark Bridge Road London SE1 0EX  
 88 Southwark Bridge Road London SE1 0EX  
  
 Flat 5 Tomline House SE1 0ET  
 Flat 4 Tomline House SE1 0ET  
 Flat 6 Tomline House SE1 0ET  
 Flat 8 Tomline House SE1 0ET  
 Flat 7 Tomline House SE1 0ET  
 Flat 3 Whitehill House SE1 0EQ  
 Flat 2 Whitehill House SE1 0EQ  
 Flat 4 Whitehill House SE1 0EQ  
  
 Flat 6 Whitehill House SE1 0EQ  
  
 Flat 5 Whitehill House SE1 0EQ  
  
 Flat 16 Whitehill House SE1 0EQ  
 Flat 15 Whitehill House SE1 0EQ  
 Flat 17 Whitehill House SE1 0EQ  
 Flat 19 Whitehill House SE1 0EQ  
  
 Flat 18 Whitehill House SE1 0EQ  
  
 Flat 7 Whitehill House SE1 0EQ  
  
 113 Jerwood Space 171 Union Street SE1 0LN  
 Unit G2 Union Print Business Centre LONDON  
 Unit 231 16-48 Great Guildford Street SE1 0HS  
 Units 406 To 408 16-48 Great Guildford Street SE1 0HS  
 First Floor Notcutt House SE1 9EU  
 Second Floor 7 Risborough Street SE1 0HF  
 Mar I Terra Public House 14 Gambia Street SE1 0XH  
 Third Floor To Fourth Floor 209-215 Blackfriars Road SE1 8NL  
 Second Floor 209-215 Blackfriars Road SE1 8NL  
 Fifth Floor 209-215 Blackfriars Road SE1 8NL  
 Flat 1 41 Great Guildford Street SE1 0ES  
 Basement And Ground Floor 103 Union Street SE1 0LA  
 Flat 2 41 Great Guildford Street SE1 0ES  
 Flat 2 43 Great Guildford Street SE1 0ES  
 Flat 3 41 Great Guildford Street SE1 0ES  
 Ground Floor 84-88 Union Street SE1 0NW  
 Fourth Floor Flat 60 Southwark Bridge Road SE1 0AS  
 Flat 7 Peabody Buildings SE1 0TL  
 16 Peabody Buildings Southwark Street SE1 0TR  
 25a Sumner Street London SE1 9JZ  
 11-17 Great Guildford Street London SE1 0ES  
 Third Floor Flat 60 Southwark Bridge Road SE1 0AS  
 Second Floor Flat 60 Southwark Bridge Road SE1 0AS  
 Railway Arch 13 Chancel Street SE1 0UR  
 Railway Arch 11 Chancel Street SE1 0UR  
 Railway Arch 12 Chancel Street SE1 0UR  
 Unit B7 Union Print Business Centre LONDON  
 Units 125 To 127 16-48 Great Guildford Street SE1 0ES  
 Units 122 To 124 16-48 Great Guildford Street SE1 0ES  
 Units 317 To 320 16-48 Great Guildford Street SE1 0ES  
 Unit 3 23 Great Guildford Street SE1 9EZ  
 Units 1 And 2 19-19a Great Guildford Street SE1 9EZ  
 Unit 205 16-48 Great Guildford Street SE1 0HS  
 Unit 206 Metal Box Factory Business Centre SE1 0HS  
 Units 102 To 104 16-48 Great Guildford Street SE1 0ES  
 Units 05 16-48 Great Guildford Street SE1 0HS  
 Unit 4 23a Great Guildford Street SE1 9EP  
 Unit 11 And 12 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 10 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Unit 11 Lower Ground 5-11 Lavington Street SE1 0NZ  
 First Floor 46 Loman Street SE1 0EH  
 Units 8 And 9 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Ground Floor 53 Great Suffolk Street SE1 0BS  
 Basement And Ground Floor 41 Great Guildford Street SE1 0ES  
 Second Floor 53 Great Suffolk Street SE1 0DB  
 Car Park Lloyds Computer Centre SE1 9JH  
 Top Floor Flat 66 Great Suffolk Street SE1 0BL  
 Part Basement Front 42-44 Dolben Street SE1 0UQ  
 Unit 7 38 Copperfield Street SE1 0EA  
 Part Basement Rear 42-44 Dolben Street SE1 0UQ  
 Railway Arch 1 Ewer Street SE1 0NR  
 Second Floor And Third Floor 42-44 Dolben Street SE1 0UQ  
 Ground Floor To Third Floor 230 Blackfriars Road SE1 8PJ  
 Fourth To Seventh Floors 230 Blackfriars Road SE1 8NW  
 Railway Arch 5 Burrell Street SE1 0UL  
 School House Copperfield Street SE1 0EN  
 8 Chancel Street London SE1 0UX  
 Railway Arches 16 South End And 19 To 22 Ewer Street SE1 0NR  
 Part Basement Rooms B1 To B2 16-48 Great Guildford Street SE1 0ES  
 Part Basement Room B7 16-48 Great Guildford Street SE1 0ES

2 Winchester Buildings Copperfield Street SE1 0ER  
12 Winchester Buildings Copperfield Street SE1 0ER  
3 Winchester Buildings Copperfield Street SE1 0ER  
5 Winchester Buildings Copperfield Street SE1 0ER  
4 Winchester Buildings Copperfield Street SE1 0ER  
Flat 9 Whitehill House SE1 0EQ  
Flat 8 Whitehill House SE1 0EQ  
1 Winchester Buildings Copperfield Street SE1 0ER  
11 Winchester Buildings Copperfield Street SE1 0ER  
10 Winchester Buildings Copperfield Street SE1 0ER  
74 Southwark Bridge Road London SE1 0AS  
19 Copperfield Street London SE1 0EP  
17 Copperfield Street London SE1 0EP  
23 Copperfield Street London SE1 0EP  
21 Copperfield Street London SE1 0EP  
10 Copperfield Street London SE1 0EP  
32-36 Loman Street London SE1 0EH  
11 Copperfield Street London SE1 0EP  
15 Copperfield Street London SE1 0EP  
13 Copperfield Street London SE1 0EP  
3 Copperfield Street London SE1 0EP  
19 Pepper Street London SE1 0EW  
17 Pepper Street London SE1 0EW  
115 Southwark Street London SE1 0JF  
144 Union Street London SE1 0LH  
6 Copperfield Street London SE1 0EP  
5 Copperfield Street London SE1 0EP  
7 Copperfield Street London SE1 0EP  
15 Pepper Street London SE1 0EW  
9 Copperfield Street London SE1 0EP  
Unit 315 Metal Box Factory Business Centre SE1 0HS  
Unit 313 Metal Box Factory Business Centre SE1 0HS  
Unit 316 Metal Box Factory Business Centre SE1 0HS  
Unit 335 Metal Box Factory Business Centre SE1 0HS  
Unit 135 To 136 Metal Box Factory Business Centre SE1 0HS  
Unit 219 Metal Box Factory Business Centre SE1 0HS  
Stationery Cupboard Meeting Room Metal Box Factory Business Centre SE1 0HS  
Unit 221 Metal Box Factory Business Centre SE1 0HS  
Unit 305 To 308 Metal Box Factory Business Centre SE1 0HS  
Unit 223 Metal Box Factory Business Centre SE1 0HS  
Unit 415 Metal Box Factory Business Centre SE1 0HS  
Crane Building 22 Lavington Street SE1 0NZ  
Cells Crown Court SE1 0BT  
Citizen M Hotel Lavington Street SE1 0NZ  
Crown Court 1 Pocock Street SE1 0BT  
Units 437 To 440 Metal Box Factory Business Centre SE1 0HS  
Unit 406 Great Guildford Business Square SE1 0HS  
Units 132 To 134 16-48 Great Guildford Street SE1 0HS  
146 Union Street London SE1 0LH  
9 Brinton Walk London SE1 0XD  
8 Brinton Walk London SE1 0XD  
10 Nicholson Street London SE1 0XP  
14 Nicholson Street London SE1 0XP  
12 Nicholson Street London SE1 0XP  
4 Brinton Walk London SE1 0XD  
3 Brinton Walk London SE1 0XD  
Part Basement Room B3 16-48 Great Guildford Street SE1 0ES  
Railway Arches 52 To 53 Ewer Street SE1 0NR  
Part Basement Room B4 16-48 Great Guildford Street SE1 0ES  
Part Basement Room B6 16-48 Great Guildford Street SE1 0ES  
Part Basement Room B5 16-48 Great Guildford Street SE1 0ES  
Fourth Floor 46 Loman Street SE1 0EH  
Suite 11 100-112 Union Street SE1 0NL  
Railway Arches 45 To 51 Union Street SE1 0NW  
Suite 13 100-112 Union Street SE1 0NL  
Unit 107 Union Print Business Centre LONDON  
71-79 Southwark Street London SE1 0JA  
Sixth Floor Rear 61 Southwark Street SE1 0HL  
83 Southwark Street London SE1 0HX  
84-88 Union Street London SE1 0NW  
85 Southwark Street London SE1 0HX  
Unit 203 Second Floor Union Print Business Centre LONDON  
Unit 212 Second Floor Union Print Business Centre LONDON  
Unit 211 Second Floor Union Print Business Centre LONDON  
Unit 306 Union Print Business Centre LONDON  
Unit B2 Union Print Business Centre LONDON  
Unit B11 Union Print Business Centre LONDON  
Unit 205 Union Print Business Centre LONDON  
Unit 204 Second Floor Union Print Business Centre LONDON  
Unit 207 Second Floor Union Print Business Centre LONDON  
Unit 210 Second Floor Union Print Business Centre LONDON  
Unit 208 Second Floor Union Print Business Centre LONDON  
First Floor 7 Risborough Street SE1 0HF  
Ground Floor 11 Risborough Street SE1 0HF  
Railway Arch 84 Scoresby Street SE1 0XN  
12 Risborough Street London SE1 0HE  
Second Floor 46 Loman Street SE1 0EH  
Ground Floor 46 Loman Street SE1 0EH  
Third Floor 46 Loman Street SE1 0EH  
Ground Floor And First Floor 3 Risborough Street SE1 0HF  
Basement 32 Southwark Bridge Road SE1 9EU  
Part Basement Right 61 Southwark Street SE1 0HL  
Part Basement 61 Southwark Street SE1 0HL  
First Floor Rear 61 Southwark Street SE1 0HL  
Second Floor Rear 61 Southwark Street SE1 1SA  
Fourth Floor Rear 61 Southwark Street SE1 0HR  
Ground Floor 32 Southwark Bridge Road SE1 9EU  
First Floor 32 Southwark Bridge Road SE1 9EU  
Third Floor 32 Southwark Bridge Road SE1 9EU  
Basement And Ground Floor 60 Southwark Bridge Road SE1 0AS  
2 Keppel Row London SE1 0FB  
1 Keppel Row London SE1 0FB  
3 Keppel Row London SE1 0FB  
5 Keppel Row London SE1 0FB  
4 Keppel Row London SE1 0FB  
West Wing Lavington House SE1 0NZ  
Flat 2 25b Copperfield Street SE1 0EN  
Flat 4 25b Copperfield Street SE1 0EN  
Flat 3 25b Copperfield Street SE1 0EN  
6 Keppel Row London SE1 0FB  
13 Keppel Row London SE1 0FB  
12 Keppel Row London SE1 0FB

5 Brinton Walk London SE1 0XD  
 7 Brinton Walk London SE1 0XD  
 6 Brinton Walk London SE1 0XD  
 16 Nicholson Street London SE1 0XP  
 54 Southwark Bridge Road London SE1 0AR  
 68 Southwark Bridge Road London SE1 0AS  
 72 Southwark Bridge Road London SE1 0AS  
 70 Southwark Bridge Road London SE1 0AS  
 2 Nicholson Street London SE1 0XP  
 18 Nicholson Street London SE1 0XP  
 4 Nicholson Street London SE1 0XP  
 8 Nicholson Street London SE1 0XP  
 6 Nicholson Street London SE1 0XP  
 The Charles Dickens 160 Union Street SE1 0LH  
 158 Union Street London SE1 0LH  
 202 Union Street London SE1 0LX  
 150 Union Street London SE1 0LH  
 148 Union Street London SE1 0LH  
 152 Union Street London SE1 0LH  
 156 Union Street London SE1 0LH  
  
 154 Union Street London SE1 0LH  
 142 Southwark Street London SE1 0SW  
 12 Brinton Walk London SE1 0XD  
  
 11 Brinton Walk London SE1 0XD  
 13 Brinton Walk London SE1 0XD  
 2 Brinton Walk London SE1 0XD  
 14 Brinton Walk London SE1 0XD  
 Mansard House 29 Dolben Street SE1 0UQ  
 10 Brinton Walk London SE1 0XD  
 1 Brinton Walk London SE1 0XD  
 Flat 77 Rowland Hill House SE1 0LT  
  
 Flat 76 Rowland Hill House SE1 0LT  
  
 Flat 78 Rowland Hill House SE1 0LT  
 Flat 80 Rowland Hill House SE1 0LT  
  
 Flat 79 Rowland Hill House SE1 0LT  
 Flat 72 Rowland Hill House SE1 0LT  
 Flat 71 Rowland Hill House SE1 0LT  
 Flat 73 Rowland Hill House SE1 0LT  
 Flat 75 Rowland Hill House SE1 0LT  
 Flat 74 Rowland Hill House SE1 0LT  
 Flat 81 Rowland Hill House SE1 0LT  
 Flat 88 Rowland Hill House SE1 0LT  
 Flat 87 Rowland Hill House SE1 0LT  
 Flat 89 Rowland Hill House SE1 0LT  
 Flat 91 Rowland Hill House SE1 0LT  
 Flat 90 Rowland Hill House SE1 0LT  
 Flat 83 Rowland Hill House SE1 0LT  
 Flat 82 Rowland Hill House SE1 0LT  
 Flat 84 Rowland Hill House SE1 0LT  
 Flat 86 Rowland Hill House SE1 0LT  
 Flat 85 Rowland Hill House SE1 0LT  
 Flat 56 Rowland Hill House SE1 0LT  
 Flat 55 Rowland Hill House SE1 0LT  
 Flat 57 Rowland Hill House SE1 0LT  
 Flat 59 Rowland Hill House SE1 0LT  
 Flat 58 Rowland Hill House SE1 0LT  
 Flat 100 Rowland Hill House SE1 0LT  
 156b Union Street London SE1 0LH  
 Flat 52 Rowland Hill House SE1 0LT  
 Flat 54 Rowland Hill House SE1 0LT  
 Flat 53 Rowland Hill House SE1 0LT  
 Flat 60 Rowland Hill House SE1 0LT  
 Flat 67 Rowland Hill House SE1 0LT  
 Flat 66 Rowland Hill House SE1 0LT  
 Flat 68 Rowland Hill House SE1 0LT  
  
 14 Keppel Row London SE1 0FB  
 16 Keppel Row London SE1 0FB  
 15 Keppel Row London SE1 0FB  
 8 Keppel Row London SE1 0FB  
 7 Keppel Row London SE1 0FB  
 9 Keppel Row London SE1 0FB  
 11 Keppel Row London SE1 0FB  
 10 Keppel Row London SE1 0FB  
 Flat 19 59b Great Suffolk Street SE1 0BF  
 Flat 18 59b Great Suffolk Street SE1 0BF  
 Flat 20 59b Great Suffolk Street SE1 0BF  
 Unit 202 Union Print Business Centre LONDON  
 Second Floor Front 61 Southwark Street SE1 0HL  
 Flat 14 59b Great Suffolk Street SE1 0BF  
 Flat 13 59b Great Suffolk Street SE1 0BF  
 Flat 15 59b Great Suffolk Street SE1 0BF  
 Flat 17 59b Great Suffolk Street SE1 0BF  
 Flat 16 59b Great Suffolk Street SE1 0BF  
 Unit 201 Union Print Business Centre LONDON  
 Basement And Ground Floor 50 Southwark Bridge Road  
 SE1 0AR  
 Ground Floor 42-44 Dolben Street SE1 0UQ  
 1m03 Jerwood Space SE1 0LN  
 Part Fourth Floor Trigram Partnership 47-51 Great  
 Suffolk Street SE1 0BS  
 Unit 10 16-48 Great Guildford Street SE1 0HS  
 Third Floor Front Skyline House SE1 0LX  
 Unit G5 Union Print Business Centre LONDON  
 First Floor 42-44 Dolben Street SE1 0UQ  
 Units G6 And G9 Union Print Business Centre LONDON  
 17 Keppel Row London SE1 0FB  
 Ground Floor 64 Great Suffolk Street SE1 0BL  
 Third Floor And Mezzanine 64 Great Suffolk Street SE1  
 0BL  
 Part Second Floor Third Floor And Fourth 5-11  
 Lavington Street SE1 0NZ  
 Second Floor East Wing Blue Fin Building SE1 0TA  
 Second Floor Excluding East Wing Blue Fin Building  
 SE1 0SU  
 5 Canvey Street London SE1 9AN  
 3 Canvey Street London SE1 9AN  
 7 Canvey Street London SE1 9AN  
 Second Floor 64 Great Suffolk Street SE1 0BL  
 Part Arch 5 And Arches 6 To 6b Burrell Street SE1 0UL  
 2 Canvey Street London SE1 9AN  
 12 Sumner Street London SE1 9JZ  
 4 Canvey Street London SE1 9AN  
 First Floor Blue Fin Building SE1 0SU  
 6 Canvey Street London SE1 9AN  
 Flat 2 Shoemaker House SE1 0ES  
 Flat 1 Shoemaker House SE1 0ES  
 Flat 3 Shoemaker House SE1 0ES  
 39 Great Guildford Street London SE1 0ES  
 Flat 4 Shoemaker House SE1 0ES  
 Twelfth Floor Blue Fin Building SE1 0SU  
 Eleventh Floor South Wing Blue Fin Building SE1 0TA  
 Third Floor Blue Fin Building SE1 0SU  
 Fifth Floor To Eleventh Floor Blue Fin Building SE1 0SU  
 Fourth Floor Blue Fin Building SE1 0SU  
 19 Keppel Row London SE1 0FB  
 18 Keppel Row London SE1 0FB  
 20 Keppel Row London SE1 0FB  
 22 Keppel Row London SE1 0FB  
 21 Keppel Row London SE1 0FB  
 Blue Fin Building 110 Southwark Street SE1 0SU  
 14 Sumner Street London SE1 9JZ  
 22 Great Guildford Street London SE1 0FD  
 16 Sumner Street London SE1 9JZ  
 20 Sumner Street London SE1 9JZ  
 18 Sumner Street London SE1 9JZ

Flat 70 Rowland Hill House SE1 0LT  
 Flat 69 Rowland Hill House SE1 0LT  
 Flat 62 Rowland Hill House SE1 0LT  
 Flat 61 Rowland Hill House SE1 0LT  
 Flat 63 Rowland Hill House SE1 0LT  
 Flat 65 Rowland Hill House SE1 0LT  
 Flat 64 Rowland Hill House SE1 0LT

Flat 92 Rowland Hill House SE1 0LT  
 Flat 121 Rowland Hill House SE1 0LU

Flat 120 Rowland Hill House SE1 0LU  
 Flat 122 Rowland Hill House SE1 0LU

Flat 124 Rowland Hill House SE1 0LU  
 Flat 123 Rowland Hill House SE1 0LU  
 Flat 116 Rowland Hill House SE1 0LU  
 Flat 115 Rowland Hill House SE1 0LU  
 Flat 117 Rowland Hill House SE1 0LU  
 Flat 119 Rowland Hill House SE1 0LU  
 Flat 118 Rowland Hill House SE1 0LU  
 Flat 125 Rowland Hill House SE1 0LU  
 Flat 132 Rowland Hill House SE1 0LU  
 Flat 131 Rowland Hill House SE1 0LU  
 Flat 133 Rowland Hill House SE1 0LU  
 Flat 135 Rowland Hill House SE1 0LU  
 Flat 134 Rowland Hill House SE1 0LU  
 Flat 127 Rowland Hill House SE1 0LU

Flat 126 Rowland Hill House SE1 0LU  
 Flat 128 Rowland Hill House SE1 0LU  
 Flat 130 Rowland Hill House SE1 0LU  
 Flat 129 Rowland Hill House SE1 0LU

Flat 99 Rowland Hill House SE1 0LT  
 Flat 98 Rowland Hill House SE1 0LT  
 Flat 101 Rowland Hill House SE1 0LU  
 Flat 103 Rowland Hill House SE1 0LU  
 Flat 102 Rowland Hill House SE1 0LU  
 Flat 94 Rowland Hill House SE1 0LT  
 Flat 93 Rowland Hill House SE1 0LT  
 Flat 95 Rowland Hill House SE1 0LT  
 Flat 97 Rowland Hill House SE1 0LT  
 Flat 96 Rowland Hill House SE1 0LT  
 Flat 104 Rowland Hill House SE1 0LU  
 Flat 111 Rowland Hill House SE1 0LU  
 Flat 110 Rowland Hill House SE1 0LU  
 Flat 112 Rowland Hill House SE1 0LU  
 Flat 114 Rowland Hill House SE1 0LU  
 Flat 113 Rowland Hill House SE1 0LU  
 Flat 106 Rowland Hill House SE1 0LU  
 Flat 105 Rowland Hill House SE1 0LU  
 Flat 107 Rowland Hill House SE1 0LU  
 Flat 109 Rowland Hill House SE1 0LU  
 Flat 108 Rowland Hill House SE1 0LU

156a Union Street London SE1 0LH  
 Flat 9 Hoadly House SE1 0LB  
 Flat 8 Hoadly House SE1 0LB  
 Flat 1 Farnham House SE1 0LD  
 Flat 2 Farnham House SE1 0LD  
 Flat 10 Farnham House SE1 0LD  
 Flat 4 Hoadly House SE1 0LB  
 Flat 3 Hoadly House SE1 0LB  
 Flat 5 Hoadly House SE1 0LB  
 Flat 7 Hoadly House SE1 0LB  
 Flat 6 Hoadly House SE1 0LB  
 Flat 3 Farnham House SE1 0LD  
 Flat 1 Waynflete House SE1 0LE  
 Flat 9 Farnham House SE1 0LD

90a Southwark Street London SE1 0SW  
 106 Southwark Street London SE1 0SU  
 90b Southwark Street London SE1 1RQ  
 20 Great Guildford Street London SE1 0FD  
 18 Great Guildford Street London SE1 0FD  
 Flat 12 59b Great Suffolk Street SE1 0BF  
 Part First Floor North Block And Part First Floor South  
 Block 47-51 Great Suffolk Street SE1 0BS  
 Second Floor Rear 8 Playhouse Court SE1 0AT  
 Second Floor South Block 47-51 Great Suffolk Street  
 SE1 0SR  
 Store Union Print Business Centre LONDON  
 Fourth Floor South Block 47-51 Great Suffolk Street SE1  
 0SR  
 Unit 6 First Floor Rear 5-11 Lavington Street SE1 0NZ  
 Unit 6 First Floor Front 5-11 Lavington Street SE1 0NZ  
 Flat 1 25b Copperfield Street SE1 0EN  
 Flat 52a Rowland Hill House SE1 0LT  
 Second Floor Front 32 Southwark Bridge Road SE1 9EU  
 Unit 304 To 305 Union Print Business Centre LONDON  
 Second Floor Rear 32 Southwark Bridge Road SE1 9EU  
 Flat 3a Vaughan House SE1 0PY  
 Flat 2a Vaughan House SE1 0PY  
 First Floor 64 Great Suffolk Street SE1 0BL  
 First Floor 76-80 Southwark Street SE1 0PN  
 Unit 7 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 410 Metal Box Factory Business Centre SE1 0HS  
 Unit 8 And Unit 9 First Floor 5-11 Lavington Street SE1  
 0NZ  
 Ground Floor 95 Southwark Street SE1 0HX  
 Second Floor Notcutt House SE1 9EU  
 Unit 401 16-48 Great Guildford Street SE1 0HS  
 Basement To Ground Floor 209-215 Blackfriars Road  
 SE1 8NL  
 Unit 404 16-48 Great Guildford Street SE1 0HS  
 Unit 409 16-48 Great Guildford Street SE1 0HS  
 Unit 405 16-48 Great Guildford Street SE1 0HS  
 First Floor 95 Southwark Street SE1 0HX  
 Third Floor 182-194 Union Street SE1 0LH  
 First Floor 181 Union Street SE1 0LN  
 Arches 3a And 3d Burrell Street SE1 0UL  
 First Floor 209-215 Blackfriars Road SE1 8NL  
 Basement Unit 7 5-11 Lavington Street SE1 0NZ  
 Third Floor 95 Southwark Street SE1 0HX  
 Second Floor 95 Southwark Street SE1 0HX  
 Fourth Floor 95 Southwark Street SE1 0HX  
 Basement 181 Union Street SE1 0LN  
 Ground Floor Centre 128 Southwark Street SE1 0SW  
 Flat 1 44 Nelson Square SE1 0QA  
 Flat 3 59 Great Suffolk Street SE1 0BD  
 Flat 2 59 Great Suffolk Street SE1 0BD  
 Flat 4 59 Great Suffolk Street SE1 0BD  
 Flat 6 59 Great Suffolk Street SE1 0BD  
 Flat 5 59 Great Suffolk Street SE1 0BD  
 Units 7 To 10 Ground Floor 5-11 Lavington Street SE1  
 0NZ  
 First Floor 1 Risborough Street SE1 0EH  
 Flat 1 59 Great Suffolk Street SE1 0BD  
 Flat 1 59b Great Suffolk Street SE1 0BF  
 Flat 8 59b Great Suffolk Street SE1 0BF  
 Flat 7 59b Great Suffolk Street SE1 0BF  
 Flat 9 59b Great Suffolk Street SE1 0BF  
 Flat 11 59b Great Suffolk Street SE1 0BF  
 Flat 10 59b Great Suffolk Street SE1 0BF  
 Flat 3 59b Great Suffolk Street SE1 0BF  
 Flat 2 59b Great Suffolk Street SE1 0BF  
 Flat 4 59b Great Suffolk Street SE1 0BF  
 Flat 6 59b Great Suffolk Street SE1 0BF  
 Flat 5 59b Great Suffolk Street SE1 0BF  
 Flat 5 45 Nelson Square SE1 0QA

Flat 10 Waynflete House SE1 0LE  
 Flat 2 Waynflete House SE1 0LE  
 Flat 11 Waynflete House SE1 0LE

Flat 5 Farnham House SE1 0LD  
 Flat 4 Farnham House SE1 0LD  
 Flat 6 Farnham House SE1 0LD  
 Flat 8 Farnham House SE1 0LD  
 Flat 7 Farnham House SE1 0LD  
 Flat 14 Holmwood Buildings SE1 0JE  
 Flat 13 Holmwood Buildings SE1 0JE  
 Flat 15 Holmwood Buildings SE1 0JE  
 Flat 2 Holmwood Buildings SE1 0JE

Flat 16 Holmwood Buildings SE1 0JE  
 Flat 1 Holmwood Buildings SE1 0JE  
 Flat 10 Holmwood Buildings SE1 0JE  
 Flat 12 Holmwood Buildings SE1 0JE  
 Flat 11 Holmwood Buildings SE1 0JE

Flat 3 Holmwood Buildings SE1 0JE  
 Flat 1 Hoadly House SE1 0LB  
 Flat 9 Holmwood Buildings SE1 0JE  
 Flat 10 Hoadly House SE1 0LB  
 Flat 2 Hoadly House SE1 0LB  
 Flat 11 Hoadly House SE1 0LB  
 Flat 5 Holmwood Buildings SE1 0JE  
 Flat 4 Holmwood Buildings SE1 0JE  
 Flat 6 Holmwood Buildings SE1 0JE  
 Flat 8 Holmwood Buildings SE1 0JE  
 Flat 7 Holmwood Buildings SE1 0JE  
 Flat 3 Waynflete House SE1 0LE  
 Flat 10 Wykeham House SE1 0LG  
 Flat 1 Wykeham House SE1 0LG  
 Flat 2 Wykeham House SE1 0LG  
 Flat 4 Wykeham House SE1 0LG  
 Flat 3 Wykeham House SE1 0LG  
 Flat 6 Trelawney House SE1 0LF  
 Flat 5 Trelawney House SE1 0LF  
 Flat 7 Trelawney House SE1 0LF  
 Flat 9 Trelawney House SE1 0LF  
 Flat 8 Trelawney House SE1 0LF  
 Flat 5 Wykeham House SE1 0LG  
 148a Union Street London SE1 0LH  
 144b Union Street London SE1 0LH  
 148b Union Street London SE1 0LH  
 152b Union Street London SE1 0LH  
 152a Union Street London SE1 0LH  
 Flat 7 Wykeham House SE1 0LG  
 Flat 6 Wykeham House SE1 0LG  
 Flat 8 Wykeham House SE1 0LG  
 144a Union Street London SE1 0LH  
 Flat 9 Wykeham House SE1 0LG  
 Flat 1 Trelawney House SE1 0LF  
 Flat 9 Waynflete House SE1 0LE  
 Flat 10 Trelawney House SE1 0LF  
 Flat 12 Trelawney House SE1 0LF  
 Flat 11 Trelawney House SE1 0LF  
 Flat 5 Waynflete House SE1 0LE  
 Flat 4 Waynflete House SE1 0LE  
 Flat 6 Waynflete House SE1 0LE  
 Flat 8 Waynflete House SE1 0LE  
 Flat 7 Waynflete House SE1 0LE  
 Flat 13 Trelawney House SE1 0LF  
 Flat 2 Trelawney House SE1 0LF  
 Flat 19 Trelawney House SE1 0LF  
 Flat 20 Trelawney House SE1 0LF  
 Flat 4 Trelawney House SE1 0LF  
 Flat 3 Trelawney House SE1 0LF  
 Flat 15 Trelawney House SE1 0LF

Flat 4 45 Nelson Square SE1 0QA  
 Flat 6 45 Nelson Square SE1 0QA  
 First Floor And Second Floor Flat 48 Great Suffolk Street SE1 0BL  
 Flat 3 44 Nelson Square SE1 0QA  
 Flat 2 44 Nelson Square SE1 0QA  
 Flat 1 45 Nelson Square SE1 0QA  
 Flat 3 45 Nelson Square SE1 0QA  
 Flat 2 45 Nelson Square SE1 0QA  
 Third Floor Flat 160 Union Street SE1 0LH  
 Third Floor 138-140 Southwark Street SE1 0SW  
 Second Floor 138-140 Southwark Street SE1 0SW  
 Second Floor And Third Floor Flat 13 Risborough Street SE1 0HF  
 Ground Floor 1 Risborough Street SE1 0EH  
 Second Floor 1 Risborough Street SE1 0EH  
 Unit 03 16-48 Great Guildford Street SE1 0ES  
 Unit 04 16-48 Great Guildford Street SE1 0ES  
 Basement To First Floor 138-140 Southwark Street SE1 0SW  
 Units 402 To 403 16-48 Great Guildford Street SE1 0HS  
 Flat 81 17 Great Suffolk Street SE1 0NS  
 Apartment 48 Rosler Building SE1 0FT  
 Apartment 47 Rosler Building SE1 0FT  
 Apartment 49 Rosler Building SE1 0FT  
 Apartment 51 Rosler Building SE1 0FT  
 Apartment 50 Rosler Building SE1 0FT  
 Apartment 43 Rosler Building SE1 0FT  
 Apartment 42 Rosler Building SE1 0FT  
 Apartment 44 Rosler Building SE1 0FT  
 Apartment 46 Rosler Building SE1 0FT  
 Apartment 45 Rosler Building SE1 0FT  
 Apartment 1 Braque Building SE1 0FT  
 Apartment 8 Braque Building SE1 0FT  
 Apartment 7 Braque Building SE1 0FT  
 Apartment 9 Braque Building SE1 0FT  
 Apartment 11 Braque Building SE1 0FT  
 Apartment 10 Braque Building SE1 0FT  
 Apartment 3 Braque Building SE1 0FT  
 Apartment 2 Braque Building SE1 0FT  
 Apartment 4 Braque Building SE1 0FT  
 Apartment 6 Braque Building SE1 0FT  
 Apartment 5 Braque Building SE1 0FT  
 Apartment 27 Rosler Building SE1 0FT  
 Apartment 26 Rosler Building SE1 0FT  
 Apartment 28 Rosler Building SE1 0FT  
 Apartment 30 Rosler Building SE1 0FT  
 Apartment 29 Rosler Building SE1 0FT  
 Apartment 22 Rosler Building SE1 0FT  
 Apartment 21 Rosler Building SE1 0FT  
 Apartment 23 Rosler Building SE1 0FT  
 Apartment 25 Rosler Building SE1 0FT  
 Apartment 24 Rosler Building SE1 0FT  
 Apartment 31 Rosler Building SE1 0FT  
 Apartment 38 Rosler Building SE1 0FT  
 Apartment 37 Rosler Building SE1 0FT  
 Apartment 39 Rosler Building SE1 0FT  
 Apartment 41 Rosler Building SE1 0FT  
 Apartment 40 Rosler Building SE1 0FT  
 Apartment 33 Rosler Building SE1 0FT  
 Apartment 32 Rosler Building SE1 0FT  
 Apartment 34 Rosler Building SE1 0FT  
 Apartment 36 Rosler Building SE1 0FT  
 Apartment 35 Rosler Building SE1 0FT  
 Apartment 12 Braque Building SE1 0FT  
 905 Block D 5 Sumner Street SE1 9RE  
 607 Block D 5 Sumner Street SE1 9RE  
 906 Block D 5 Sumner Street SE1 9RE  
 Studio 2 First Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 1 Basement 82 Southwark Bridge Road SE1 0AS



Flat 14 Trelawney House SE1 0LF  
 Flat 16 Trelawney House SE1 0LF  
 Flat 18 Trelawney House SE1 0LF  
 Flat 17 Trelawney House SE1 0LF  
 Block G Flat 2 Peabody Estate SE1 0TH  
 Flat 808 Bankside House SE1 9JA  
 Flat 807 Bankside House SE1 9JA  
 Flat 816 Bankside House SE1 9JA  
 Flat 818 Bankside House SE1 9JA  
 Flat 817 Bankside House SE1 9JA  
 Apartment 1 1 Playhouse Court SE1 0AS  
 Flat 11 Risborough Street SE1 0HF  
 Apartment 2 1 Playhouse Court SE1 0AS  
 Flat 4 41 Great Guildford Street SE1 0ES  
 Apartment 3 1 Playhouse Court SE1 0AS  
 Flat A 108 Great Guildford Street SE1 0ES  
 Fourth Floor Flat 132 Southwark Street SE1 0SW  
 Fourth Floor And Fifth Floor Flat 134 Southwark Street SE1 0SW  
 Flat 2 66 Southwark Bridge Road SE1 0AS  
 Fifth Floor Flat 47-51 Great Suffolk Street SE1 0SR  
 Flat 1 45 Dolben Street SE1 0UQ  
 Flat B 108 Great Guildford Street SE1 0ES  
 Flat Above Prince William Henry SE1 8NL  
 Flat C 108 Great Guildford Street SE1 0ES  
 Flat 3 66 Southwark Bridge Road SE1 0AS  
 30a Dolben Street London SE1 0UQ  
 Flat 12 21 Great Guildford Street SE1 9EP  
 Flat 11 21 Great Guildford Street SE1 9EP  
 Flat 13 21 Great Guildford Street SE1 9EP  
 Flat 15 21 Great Guildford Street SE1 9EP  
 Flat 14 21 Great Guildford Street SE1 9EP  
 Flat 7 21 Great Guildford Street SE1 9EP  
 Flat 6 21 Great Guildford Street SE1 9EP  
 Flat 8 21 Great Guildford Street SE1 9EP  
 Flat 10 21 Great Guildford Street SE1 9EP  
 Flat 9 21 Great Guildford Street SE1 9EP  
 Flat 16 21 Great Guildford Street SE1 9EP  
 Wykeham House 123 Union Street SE1 0LG  
 Flat 2 45 Dolben Street SE1 0UQ  
 First Floor And Second Floor Flat 92 Southwark Bridge Road SE1 0EX  
 First Floor Flat 60 Southwark Bridge Road SE1 0AS  
 First Floor And Second Floor Flat 52 Great Suffolk Street SE1 0BL  
 Flat 17 21 Great Guildford Street SE1 9EP  
 38-48 Southwark Bridge Road London SE1 9EJ  
 3 Burrell Street London SE1 0UL  
 Second Floor Flat 3 Risborough Street SE1 0HF  
 Unit E The Copperfields SE1 0EN  
 Unit A The Copperfields SE1 0EN  
 18 Dolben Street London SE1 0UQ  
 Basement And Ground Floor 1-2 Doyce Street SE1 0EU  
 Arches 33 To 34 Dolben Street SE1 0UQ  
 Railway Arches 6 Burrell Street SE1 0UL  
 Railway Arches 3 And 3a And 3c And 3d And 3e And 3f Burrell Street SE1 0UL  
 7 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 6 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 Second Floor Flat 134 Southwark Street SE1 0SW  
 Flat 2 70-72 Union Street SE1 1TD  
 Flat 1 70-72 Union Street SE1 1TD  
 Studio 3 First Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 10 First Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 9 Second Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 11 Basement 82 Southwark Bridge Road SE1 0AS  
 Bs Shared Desks Meeting Room Ground Floor 82 Southwark Bridge Road SE1 0AS  
 Bs Storage Basement 82 Southwark Bridge Road SE1 0AS  
 Studio 5 Mezzanine 82 Southwark Bridge Road SE1 0AS  
 Studio 4 First Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 6 Second Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 8 Second Floor 82 Southwark Bridge Road SE1 0AS  
 Studio 7 Second Floor 82 Southwark Bridge Road SE1 0AS  
 Apartment 19 Braque Building SE1 0FT  
 Apartment 18 Braque Building SE1 0FT  
 Apartment 20 Braque Building SE1 0FT  
 Apartment 22 Braque Building SE1 0FT  
 Apartment 21 Braque Building SE1 0FT  
 Apartment 14 Braque Building SE1 0FT  
 Apartment 13 Braque Building SE1 0FT  
 Apartment 15 Braque Building SE1 0FT  
 Apartment 17 Braque Building SE1 0FT  
 Apartment 16 Braque Building SE1 0FT  
 Apartment 23 Braque Building SE1 0FT  
 2 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 1 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 3 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 5 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 4 South Side Apartments 58 Great Suffolk Street SE1 0BL  
 Apartment 25 Braque Building SE1 0FT  
 Apartment 24 Braque Building SE1 0FT  
 Apartment 26 Braque Building SE1 0FT  
 Unit 2 54 Great Suffolk Street SE1 0BL  
 Unit 1 54 Great Suffolk Street SE1 0BL  
 Apartment 20 Rosler Building SE1 0FT  
 Studio 146 51 Ewer Street SE1 0NR  
 Studio 145 51 Ewer Street SE1 0NR  
 Studio 147 51 Ewer Street SE1 0NR  
 Studio 149 51 Ewer Street SE1 0NR  
 Studio 148 51 Ewer Street SE1 0NR  
 Studio 141 51 Ewer Street SE1 0NR  
 Studio 140 51 Ewer Street SE1 0NR  
 Studio 142 51 Ewer Street SE1 0NR  
 Studio 144 51 Ewer Street SE1 0NR  
 Studio 143 51 Ewer Street SE1 0NR  
 Studio 150 51 Ewer Street SE1 0NR  
 Unit A Blue Fin Building SE1 0SU  
 Unit B Blue Fin Building SE1 0SU  
 124 Southwark Street London SE1 0SW  
 Unit 108 Union Print Business Centre LONDON

Part Basement And Part Ground Floor Christchurch House SE1 0UX  
 Railway Arch 8 To 8a Chancel Street SE1 0UX  
 Part Basement Ground Floor First Floor And Second Floor 6 Chancel Street SE1 0UX  
 First Floor And Second Floor 1-2 Doyce Street SE1 0EU  
 Railway Arch 66 Ewer Street SE1 0NR  
 Railway Arch 65 Ewer Street SE1 0NR  
 Railway Arch 67 Ewer Street SE1 0NR  
 Railway Arches 77 To 78 Gambia Street SE1 0XH  
 Railway Arch 68 Ewer Street SE1 0NR  
 Railway Arches 56 To 57 Ewer Street SE1 0NR  
 Railway Arch 55 Ewer Street SE1 0NR  
 Railway Arch 60 Ewer Street SE1 0NR  
 Railway Arch 63 Ewer Street SE1 0NR  
 Railway Arch 62 Ewer Street SE1 0NR  
 Flat 4 Suthring House SE1 8NL  
 Flat 3 Suthring House SE1 8NL  
 Flat 5 Suthring House SE1 8NL  
 Fifth Floor 1 America Street SE1 0NE  
 Part Basement Part Ground Floor And First Floor To Fourth Floor 1 America Street SE1 0NE  
 Third Floor Flat 176 Blackfriars Road SE1 8ER  
 Studio Flat 43 Great Guildford Street SE1 0ES  
 Third Floor Flat 132 Southwark Street SE1 0SW  
 Flat 2 Suthring House SE1 8NL  
 Flat 1 Suthring House SE1 8NL  
 7 Bear Lane London SE1 0UJ  
 Basement To Second Floors Great Surrey House SE1 8NH  
 Third Floor Great Surrey House SE1 8NH  
 34-40a Bear Lane London SE1 0UH  
 Basement And Ground Floor 176-177 Blackfriars Road SE1 8ER  
 Second Floor 176-177 Blackfriars Road SE1 8ER  
 First Floor 176-177 Blackfriars Road SE1 8ER  
 Flat 5 21 Great Guildford Street SE1 9EP  
 70 Sumner Buildings Sumner Street SE1 9JY  
 69 Sumner Buildings Sumner Street SE1 9JY  
 71 Sumner Buildings Sumner Street SE1 9JY  
 73 Sumner Buildings Sumner Street SE1 9JY  
 72 Sumner Buildings Sumner Street SE1 9JY  
 65 Sumner Buildings Sumner Street SE1 9JY  
 64 Sumner Buildings Sumner Street SE1 9JY  
 66 Sumner Buildings Sumner Street SE1 9JY  
 68 Sumner Buildings Sumner Street SE1 9JY  
 67 Sumner Buildings Sumner Street SE1 9JY  
 74 Sumner Buildings Sumner Street SE1 9JY  
 81 Sumner Buildings Sumner Street SE1 9JY  
 80 Sumner Buildings Sumner Street SE1 9JY  
 82 Sumner Buildings Sumner Street SE1 9JY  
 84 Sumner Buildings Sumner Street SE1 9JY  
 83 Sumner Buildings Sumner Street SE1 9JY  
 76 Sumner Buildings Sumner Street SE1 9JY  
 75 Sumner Buildings Sumner Street SE1 9JY  
 77 Sumner Buildings Sumner Street SE1 9JY  
 79 Sumner Buildings Sumner Street SE1 9JY  
 78 Sumner Buildings Sumner Street SE1 9JY  
 9 Sumner Buildings Sumner Street SE1 9JX  
 8 Sumner Buildings Sumner Street SE1 9JX  
 100 Sumner Buildings Sumner Street SE1 9JY  
 52 Sumner Buildings Sumner Street SE1 9JY  
 51 Sumner Buildings Sumner Street SE1 9JY  
 5 Sumner Buildings Sumner Street SE1 9JX  
 49 Sumner Buildings Sumner Street SE1 9JX  
 50 Sumner Buildings Sumner Street SE1 9JX  
 7 Sumner Buildings Sumner Street SE1 9JX  
 6 Sumner Buildings Sumner Street SE1 9JX  
 53 Sumner Buildings Sumner Street SE1 9JY  
 60 Sumner Buildings Sumner Street SE1 9JY  
 59 Sumner Buildings Sumner Street SE1 9JY  
 61 Sumner Buildings Sumner Street SE1 9JY  
 63 Sumner Buildings Sumner Street SE1 9JY  
 Basement 91-93 Southwark Street SE1 0HX  
 Studio 125 51 Ewer Street SE1 0NR  
 Studio 124 51 Ewer Street SE1 0NR  
 Studio 126 51 Ewer Street SE1 0NR  
 Studio 128 51 Ewer Street SE1 0NR  
 Studio 127 51 Ewer Street SE1 0NR  
 Studio 120 51 Ewer Street SE1 0NR  
 Studio 119 51 Ewer Street SE1 0NR  
 Studio 121 51 Ewer Street SE1 0NR  
 Studio 123 51 Ewer Street SE1 0NR  
 Studio 122 51 Ewer Street SE1 0NR  
 Studio 129 51 Ewer Street SE1 0NR  
 Studio 136 51 Ewer Street SE1 0NR  
 Studio 135 51 Ewer Street SE1 0NR  
 Studio 137 51 Ewer Street SE1 0NR  
 Studio 139 51 Ewer Street SE1 0NR  
 Studio 138 51 Ewer Street SE1 0NR  
 Studio 131 51 Ewer Street SE1 0NR  
 Studio 130 51 Ewer Street SE1 0NR  
 Studio 132 51 Ewer Street SE1 0NR  
 Studio 134 51 Ewer Street SE1 0NR  
 Studio 133 51 Ewer Street SE1 0NR  
 Third Floor 8 Playhouse Court SE1 0AT  
 Apartment 5 Rosler Building SE1 0FT  
 Apartment 4 Rosler Building SE1 0FT  
 Apartment 6 Rosler Building SE1 0FT  
 Apartment 8 Rosler Building SE1 0FT  
 Apartment 7 Rosler Building SE1 0FT  
 Apartment 1 Rosler Building SE1 0FT  
 Apartment 3 Rosler Building SE1 0FT  
 Apartment 2 Rosler Building SE1 0FT  
 Apartment 9 Rosler Building SE1 0FT  
 Apartment 16 Rosler Building SE1 0FT  
 Apartment 15 Rosler Building SE1 0FT  
 Apartment 17 Rosler Building SE1 0FT  
 Apartment 19 Rosler Building SE1 0FT  
 Apartment 18 Rosler Building SE1 0FT  
 Apartment 11 Rosler Building SE1 0FT  
 Apartment 10 Rosler Building SE1 0FT  
 Apartment 12 Rosler Building SE1 0FT  
 Apartment 14 Rosler Building SE1 0FT  
 Apartment 13 Rosler Building SE1 0FT  
 Flat 7 1 Treveris Street SE1 0FW  
 Flat 6 1 Treveris Street SE1 0FW  
 Flat 8 1 Treveris Street SE1 0FW  
 Flat 10 1 Treveris Street SE1 0FW  
 Flat 9 1 Treveris Street SE1 0FW  
 Units 1 And 2 1 Treveris Street SE1 0FW  
 Flat 3 1 Treveris Street SE1 0FW  
 Flat 5 1 Treveris Street SE1 0FW  
 Flat 4 1 Treveris Street SE1 0FW  
 Flat 11 1 Treveris Street SE1 0FW  
 Apartment 6 Ernst Building SE1 0FR  
 Apartment 5 Ernst Building SE1 0FR  
 Apartment 7 Ernst Building SE1 0FR  
 120 Union Street London SE1 0FR  
 Apartment 8 Ernst Building SE1 0FR  
 Apartment 1 Ernst Building SE1 0FR  
 Apartment 2 Ernst Building SE1 0FR  
 Apartment 4 Ernst Building SE1 0FR  
 Apartment 3 Ernst Building SE1 0FR  
 Unit 436 Metal Box Factory Business Centre SE1 0HS  
 Unit 435 Metal Box Factory Business Centre SE1 0HS  
 Unit 319 Metal Box Factory Business Centre SE1 0HS  
 Unit 125 Metal Box Factory Business Centre SE1 0HS  
 Unit 120 Metal Box Factory Business Centre SE1 0HS  
 Unit 428 Metal Box Factory Business Centre SE1 0HS  
 Unit 427 Metal Box Factory Business Centre SE1 0HS

62 Sumner Buildings Sumner Street SE1 9JY  
55 Sumner Buildings Sumner Street SE1 9JY  
54 Sumner Buildings Sumner Street SE1 9JY  
56 Sumner Buildings Sumner Street SE1 9JY  
58 Sumner Buildings Sumner Street SE1 9JY  
57 Sumner Buildings Sumner Street SE1 9JY  
85 Sumner Buildings Sumner Street SE1 9JY  
21 Hoptons Gardens Hopton Street SE1 9JJ  
20 Hoptons Gardens Hopton Street SE1 9JJ  
3 Hoptons Gardens Hopton Street SE1 9JJ  
5 Hoptons Gardens Hopton Street SE1 9JJ  
4 Hoptons Gardens Hopton Street SE1 9JJ  
17 Hoptons Gardens Hopton Street SE1 9JJ  
16 Hoptons Gardens Hopton Street SE1 9JJ  
18 Hoptons Gardens Hopton Street SE1 9JJ  
2 Hoptons Gardens Hopton Street SE1 9JJ  
19 Hoptons Gardens Hopton Street SE1 9JJ  
6 Hoptons Gardens Hopton Street SE1 9JJ  
Flat 1 21 Great Guildford Street SE1 9EP  
Bankside House 24 Sumner Street SE1 9JA  
Flat 2 21 Great Guildford Street SE1 9EP  
Flat 4 21 Great Guildford Street SE1 9EP  
Flat 3 21 Great Guildford Street SE1 9EP  
8 Hoptons Gardens Hopton Street SE1 9JJ  
7 Hoptons Gardens Hopton Street SE1 9JJ  
9 Hoptons Gardens Hopton Street SE1 9JJ  
92 Sumner Buildings Sumner Street SE1 9JY  
91 Sumner Buildings Sumner Street SE1 9JY  
93 Sumner Buildings Sumner Street SE1 9JY  
95 Sumner Buildings Sumner Street SE1 9JY  
94 Sumner Buildings Sumner Street SE1 9JY

87 Sumner Buildings Sumner Street SE1 9JY  
86 Sumner Buildings Sumner Street SE1 9JY  
88 Sumner Buildings Sumner Street SE1 9JY  
90 Sumner Buildings Sumner Street SE1 9JY

89 Sumner Buildings Sumner Street SE1 9JY  
96 Sumner Buildings Sumner Street SE1 9JY  
12 Hoptons Gardens Hopton Street SE1 9JJ  
11 Hoptons Gardens Hopton Street SE1 9JJ

13 Hoptons Gardens Hopton Street SE1 9JJ

15 Hoptons Gardens Hopton Street SE1 9JJ  
14 Hoptons Gardens Hopton Street SE1 9JJ

98 Sumner Buildings Sumner Street SE1 9JY  
97 Sumner Buildings Sumner Street SE1 9JY  
99 Sumner Buildings Sumner Street SE1 9JY  
10 Hoptons Gardens Hopton Street SE1 9JJ  
1 Hoptons Gardens Hopton Street SE1 9JJ

11 Sumner Street London SE1 9JZ  
9 Sumner Street London SE1 9JZ

Railway Arch 10 Treveris Street SE1 0UH

Estate Workshop Sumner Buildings SE1 9JY

Basement And Ground Floor 132 Southwark Street SE1 0SW

Part Ground Floor 99 Southwark Street SE1 0JF  
First Floor 132 Southwark Street SE1 0SW  
Store Adjacent 1 Peabody Buildings SE1 0TW

Second Floor 132 Southwark Street SE1 0SW  
120-128 Union Street London SE1 0NW  
G32 Jerwood Space SE1 0LN

Unit 430 Metal Box Factory Business Centre SE1 0HS  
Unit 432 Metal Box Factory Business Centre SE1 0HS  
Unit 431 Metal Box Factory Business Centre SE1 0HS  
Unit 126 Metal Box Factory Business Centre SE1 0HS  
Second Floor Crane Building SE1 0NZ  
First Floor Crane Building SE1 0NZ  
Third Floor Crane Building SE1 0NZ  
Fifth Floor Crane Building SE1 0NZ  
Fourth Floor Crane Building SE1 0NZ  
Unit 421 Metal Box Factory Business Centre SE1 0HS  
Unit 127 Metal Box Factory Business Centre SE1 0HS  
Unit 235 Metal Box Factory Business Centre SE1 0HS  
Unit 224 B Great Guildford Business Square SE1 0HS  
Unit 224 A Great Guildford Business Square SE1 0HS  
Unit 523 Metal Box Factory Business Centre SE1 0HS  
Unit 522 Metal Box Factory Business Centre SE1 0HS  
Unit 524 Metal Box Factory Business Centre SE1 0HS  
Unit 530 Metal Box Factory Business Centre SE1 0HS  
Unit 526 Metal Box Factory Business Centre SE1 0HS  
Unit 509 Metal Box Factory Business Centre SE1 0HS  
Unit 508 Metal Box Factory Business Centre SE1 0HS  
Unit 511 Metal Box Factory Business Centre SE1 0HS  
Unit 515 Metal Box Factory Business Centre SE1 0HS  
Unit 513 Metal Box Factory Business Centre SE1 0HS  
Unit 534 Metal Box Factory Business Centre SE1 0HS  
Unit 420 Metal Box Factory Business Centre SE1 0HS  
Unit 419 Metal Box Factory Business Centre SE1 0HS  
Unit 422 Metal Box Factory Business Centre SE1 0HS  
Unit 424 Metal Box Factory Business Centre SE1 0HS  
Unit 423 Metal Box Factory Business Centre SE1 0HS  
Unit G04 To Unit G13 Metal Box Factory Business Centre SE1 0HS  
Unit G01 Metal Box Factory Business Centre SE1 0HS  
Unit G015 Metal Box Factory Business Centre SE1 0HS  
Unit 417 Metal Box Factory Business Centre SE1 0HS  
Unit 414 To Unit 416 Metal Box Factory Business Centre SE1 0HS  
Sixth Floor Crane Building SE1 0NZ  
Ground Floor 61 Southwark Street SE1 0HX  
Basement 61 Southwark Street SE1 0HX  
Part Basement And Ground Floor 89 Southwark Street SE1 0HX  
Part Basement And Part First Floor 169 Union Street SE1 0LL  
Holiday Inn Express 101-109 Southwark Street SE1 0JQ  
Second Floor And Mezzanine 19 Risborough Street SE1 0HG  
Ground And First Floor 19 Risborough Street SE1 0HG  
First Floor 118 Southwark Street SE1 0SW  
Third To Fifth Floors 118 Southwark Street SE1 0SW  
Second Floor 118 Southwark Street SE1 0SW  
Part Basement Ground Part First And Second Floors 169 Union Street SE1 0LL  
Third Floor 61 Southwark Street SE1 1SA  
Cigar Box Meeting Room Metal Box Factory Business Centre SE1 0HS  
Letter Press Meeting Room Metal Box Factory Business Centre SE1 0HS  
Fry Meeting Room Metal Box Factory Business Centre SE1 0HS  
Railway Arches 6 To 13 And Arch 66 Braque Building SE1 0NR  
Part Basement Store 61 Southwark Street SE1 1SA  
Unit 6 Rear East First Floor Europoint House SE1 0NZ  
Unit 412 To 413 Metal Box Factory Business Centre SE1 0HS  
Unit G02 Metal Box Factory Business Centre SE1 0HS  
8a Lagare Apartments 51 Surrey Row SE1 0BZ  
Basement And Ground Floors 54 Southwark Bridge Road SE1 0AR

111 Jerwood Space 171 Union Street SE1 0LN  
 Basement And Ground Floor Rear 181 Union Street SE1 0LN  
 Second Floor 181 Union Street SE1 0LN  
 Ground Floor 181 Union Street SE1 0LN  
 Ground Floor Meeting Room Union Print Business Centre LONDON  
 Ground Floor Cafe Union Print Business Centre LONDON  
 Unit 101 Union Print Business Centre LONDON  
 Unit B1 Union Print Business Centre LONDON  
 Unit 310 Union Print Business Centre LONDON  
 Third Floor North Wigglesworth House SE1 9HH

Unit 1 66 Southwark Bridge Road SE1 0AS  
 89 Southwark Bridge Road London SE1 0NQ  
 First Floor Front 61 Southwark Street SE1 0HL  
 Basement And Ground Floor 92 Southwark Bridge Road SE1 0EX

Third Floor Cornwall House SE1 0AS  
 Second Floor Cornwall House SE1 0AS  
 Ground Floor 62 Southwark Bridge Road SE1 0AS  
 Basement And Ground Floor 64 Southwark Bridge Road SE1 0AS  
 Third Floor 62 Southwark Bridge Road SE1 0AS  
 Fourth Floor Front 61 Southwark Street SE1 0HR  
 Second Floor 81 Southwark Street SE1 0HX  
 Third Floor 91-93 Southwark Street SE1 0HX  
 Fifth Floor Rear 61 Southwark Street SE1 0HL  
 Fifth Floor Front 61 Southwark Street SE1 0HR  
 Part Sixth Floor 61 Southwark Street SE1 0HR  
 First Floor 81 Southwark Street SE1 0HX  
 Seventh Floor 61 Southwark Street SE1 0HL  
 Basement East 182-194 Union Street SE1 0LH  
 Ground Floor 195-205 Union Street SE1 0LN  
 Basement And First To Fifth Floors 195-205 Union Street SE1 0LN  
 Part Ground Floor Skyline House SE1 0LX  
 Second Floor Skyline House SE1 0LX  
 Part Ground Floor And First Floor Skyline House SE1 0LX  
 Block B Part Ground Floor 182-194 Union Street SE1 0LH  
 Basement West 182-194 Union Street SE1 0LH  
 Ground Floor West 182-194 Union Street SE1 0LH  
 Fourth Floor 182-194 Union Street SE1 0LH  
 Second Floor 182-194 Union Street SE1 0LH  
 First Floor Cornwall House SE1 0AS  
 Units 315 And 316 16-48 Great Guildford Street SE1 0HS  
 Unit 314 16-48 Great Guildford Street SE1 0HS  
 Unit 324 Metal Box Factory Business Centre SE1 0HS  
 Units 328 And 329 Metal Box Factory Business Centre SE1 0ES

Unit 327 16-48 Great Guildford Street SE1 0HS  
 Unit 304 Metal Box Factory Business Centre SE1 0HS  
 Units 232 To 234 16-48 Great Guildford Street SE1 0HS  
 Units 309 And 310 16-48 Great Guildford Street SE1 0ES  
 Unit 313 16-48 Great Guildford Street SE1 0HS

Units 311 And 312 16-48 Great Guildford Street SE1 0ES  
 Unit 330 16-48 Great Guildford Street SE1 0HS  
 Unit 305 16-48 Great Guildford Street SE1 0HS  
 Unit 303 Metal Box Factory Business Centre SE1 0HS  
 Unit 306 16-48 Great Guildford Street SE1 0HS  
 Unit 308 16-48 Great Guildford Street SE1 0HS  
 Unit 307 16-48 Great Guildford Street SE1 0HS  
 Unit 334 16-48 Great Guildford Street SE1 0HS  
 Units 331 To Unit 333 16-48 Great Guildford Street SE1 0HS  
 Unit 08 16-48 Great Guildford Street SE1 0HS  
 Units 129 To 131 16-48 Great Guildford Street SE1 0HS  
 Unit 09 16-48 Great Guildford Street SE1 0HS  
 Unit 101 Metal Box Factory Business Centre SE1 0ES  
 Units 105 And 106 16-48 Great Guildford Street SE1 0ES  
 Unit 109 To Unit 120 16-48 Great Guildford Street SE1 0HS  
 Units 107 And 108 16-48 Great Guildford Street SE1 0HS  
 Units 06 16-48 Great Guildford Street SE1 0ES  
 Units 01 And 02 16-48 Great Guildford Street SE1 0ES

Flat First Floor Duthy Hall SE1 0ES  
 Rapp Uk Ltd 90-100 Southwark Street SE1 0SW  
 Ground Floor Crane Building SE1 0NZ  
 Unit 24 14 Keppel Row SE1 0FB  
 Unit G014 Metal Box Factory Business Centre SE1 0HS  
 Unit G03 Metal Box Factory Business Centre SE1 0HS  
 Basement Cornwall House SE1 0AS  
 Ground Floor 21 Risborough Street SE1 0HE  
 First And Second Floors 21 Risborough Street SE1 0HE  
 Second Floor And Mezzanine 17 Risborough Street SE1 0HE  
 Ground And First Floor 17 Risborough Street SE1 0HE  
 Ground Floor North 56 Southwark Bridge Road SE1 0AS  
 Ground Floor Cornwall House SE1 0AS  
 Excluding Ground Floor North 56 Southwark Bridge Road SE1 0AS  
 Basement Unit 54 Great Suffolk Street SE1 0BL  
 Units 57c And 57d 57 Great Suffolk Street SE1 0BB  
 Unit 507 Metal Box Factory Business Centre SE1 0HS  
 Flat 6 28 Great Suffolk Street SE1 0UE  
 Flat 5 28 Great Suffolk Street SE1 0UE  
 28a Great Suffolk Street London SE1 0NS  
 Flat 43a 18 Great Suffolk Street SE1 0UG  
 Unit 1 15 Great Suffolk Street SE1 0NS  
 Flat 1 28 Great Suffolk Street SE1 0UE  
 Advocates Crown Court SE1 0BT  
 Flat 2 28 Great Suffolk Street SE1 0UE  
 Flat 4 28 Great Suffolk Street SE1 0UE  
 Flat 3 28 Great Suffolk Street SE1 0UE  
 Flat 63a 18 Great Suffolk Street SE1 0UG  
 Arch 27 Old Union Yard Arches SE1 0UR  
 Arch 26 Old Union Yard Arches SE1 0UR  
 Arch 28 Old Union Yard Arches SE1 0UR  
 Arch 30 Old Union Yard Arches SE1 0UR  
 Arch 29 Old Union Yard Arches SE1 0UR  
 Arch 22 Old Union Yard Arches SE1 0UR  
 Flat 80a 18 Great Suffolk Street SE1 0UG  
 Arch 23 Old Union Yard Arches SE1 0UR  
 Arch 25 Old Union Yard Arches SE1 0UR  
 Arch 24 Old Union Yard Arches SE1 0UR  
 Basement The Harlequin Building SE1 0HR  
 Fifth And Sixth Floor The Harlequin Building SE1 0HR  
 Ground Floor The Harlequin Building SE1 0HR  
 Unit 209 To 211 16-48 Great Guildford Street SE1 0HS  
 Garage Ground Floor 52 Southwark Bridge Road SE1 0AR  
 57b Great Suffolk Street London SE1 0BB  
 57a Great Suffolk Street London SE1 0BB  
 Unit 101-119 16-48 Great Guildford Street SE1 0ES  
 Fourth Floor The Harlequin Building SE1 0HR  
 Second And Third Floors The Harlequin Building SE1 0HR  
 85-89 Southwark Street London SE1 0HX  
 Ground Floor Block D SE1 9RE  
 Unit 1 Great Guildford Business Square SE1 0HS  
 Cafe Great Guildford Business Square SE1 0HS  
 Jury Restaurant Crown Court SE1 0BT  
 Unit A Block C SE1 9NX  
 Fifth Floor 81 Southwark Street SE1 0HX  
 Fourth Floor 81 Southwark Street SE1 0HX  
 Part Ground Floor East Skyline House SE1 0LX  
 Unit 3 To 4 Ground Floor Europoint House SE1 0NZ  
 First Floor Skyline House SE1 0LX  
 Arch 31 Old Union Yard Arches SE1 0UR  
 Second Floor 136 Southwark Street SE1 0SW  
 Third Floor 136 Southwark Street SE1 0SW  
 805 Block D 5 Sumner Street SE1 9RE  
 Fourth Floor 136 Southwark Street SE1 0SW  
 Hall And Partners 90-100 Southwark Street SE1 0SW  
 Togorun 90-100 Southwark Street SE1 0SW

Unit 121 16-48 Great Guildford Street SE1 0HS

Unit 220 Metal Box Factory Business Centre SE1 0HS  
 Unit 218 16-48 Great Guildford Street SE1 0HS  
 Unit 222 Metal Box Factory Business Centre SE1 0HS  
 Units 227 And 228 16-48 Great Guildford Street SE1 0HS  
 Unit 226 16-48 Great Guildford Street SE1 0HS  
 Units 203 And 204 16-48 Great Guildford Street SE1 0HS  
 Unit 201 16-48 Great Guildford Street SE1 0HS  
 Units 207 And 208 16-48 Great Guildford Street SE1 0HS  
 Units 213 To 216 16-48 Great Guildford Street SE1 0HS  
 Unit 209 To Unit 211 Metal Box Factory Business Centre SE1 0HS  
 Units 322 And 323 16-48 Great Guildford Street SE1 0HS  
 Units 13 And 14 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 10 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 15 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Basement West Lavington House SE1 0NZ  
 Unit 16 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 5 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 5 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 5 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Unit 6 Lower Ground 5-11 Lavington Street SE1 0NZ

Unit 6 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Crane House Lavington Street SE1 0NZ  
 Ground Floor 34 Southwark Bridge Road SE1 9EU  
 Railway Arch 85 Scoresby Street SE1 0XN  
 First Floor 34 Southwark Bridge Road SE1 9EU  
 Third Floor 34 Southwark Bridge Road SE1 9EU  
 Second Floor 34 Southwark Bridge Road SE1 9EU  
 Surgery Rowland Hill House SE1 0LT  
 Railway Arch 80 Scoresby Street SE1 0XN  
 Railway Arch 82 Scoresby Street SE1 0XN  
 Railway Arch 81 Scoresby Street SE1 0XN  
 Part First Floor 47-51 Great Suffolk Street SE1 0BS  
 Part Ground Floor Front 47-51 Great Suffolk Street SE1 0SR  
 Third Floor North Block 47-51 Great Suffolk Street SE1 0BS  
 Arch 32 74 Great Suffolk Street SE1 0BL  
 Railway Arches 28 To 31 Great Suffolk Street SE1 0BL  
 56 Great Guildford Street London SE1 0EX  
 Unit 325 Metal Box Factory Business Centre SE1 0HS  
 Duthy Hall Great Guildford Street SE1 0ES  
 Basement And Ground Floor 47-51 Great Suffolk Street SE1 0SR  
 James Forbes House 27 Great Suffolk Street SE1 0NS  
 Unit 1 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 3 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Unit 3 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 4 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 4 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Unit 4 First Floor 5-11 Lavington Street SE1 0NZ  
 Units 1 To 2 Lower Ground 5-11 Lavington Street SE1 0NZ  
 Unit 1 First Floor 5-11 Lavington Street SE1 0NZ  
 Unit 2 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 3 Ground Floor 5-11 Lavington Street SE1 0NZ  
 Unit 2 First Floor 5-11 Lavington Street SE1 0NZ  
 48 Sumner Buildings Sumner Street SE1 9JX  
 111 Southwark Street London SE1 0JF  
 Block A Flat 12 Peabody Estate SE1 0TW  
 Block A Flat 11 Peabody Estate SE1 0TW  
 Block A Flat 13 Peabody Estate SE1 0TW  
 16 Great Guildford Street London SE1 0HS

Block A Flat 14 Peabody Estate SE1 0TW  
 Unit G8 Union Print Business Centre LONDON

Unit G4 Union Print Business Centre LONDON

Unit 109 Union Print Business Centre LONDON  
 Unit 112 Union Print Business Centre LONDON  
 Unit 111 Union Print Business Centre LONDON

Abbott Mead Vickers Bbdo 90-100 Southwark Street SE1 0SW  
 4-5 Burrell Street London SE1 0UN  
 18b Great Suffolk Street London SE1 0UG  
 705 Block D 5 Sumner Street SE1 9RE  
 Unit 405 Metal Box Factory Business Centre SE1 0HS  
 Unit 402 Metal Box Factory Business Centre SE1 0HS  
 Unit 409 Metal Box Factory Business Centre SE1 0HS  
 Unit 505 Metal Box Factory Business Centre SE1 0HS  
 Unit 503 Metal Box Factory Business Centre SE1 0HS  
 806 Block D 5 Sumner Street SE1 9RE  
 706 Block D 5 Sumner Street SE1 9RE  
 First Floor East The Harlequin Building SE1 0HR  
 Unit 401 Metal Box Factory Business Centre SE1 0HS  
 First Floor West The Harlequin Building SE1 0HR  
 Railway Arch 35a Union Street SE1 1TD  
 507 Block D 5 Sumner Street SE1 9RE  
 Arch 45 Wardens Grove SE1 0HT  
 Railway Arch 35b Union Street SE1 1TD  
 C Space 90-100 Southwark Street SE1 0SW  
 Mirriad Lavington House SE1 0NA  
 Fleishman Hillard Group Ltd 90-100 Southwark Street SE1 0SW  
 Proximity London 90-100 Southwark Street SE1 0SW  
 Bankside 3 90-100 Southwark Street SE1 0SW  
 50a Southwark Bridge Road London SE1 0AR  
 407 Block D 5 Sumner Street SE1 9RE  
 4 Copperfield Street London SE1 0EP  
 201 195-201 Union Street SE1 0LN  
 Unit 2 Metal Box Factory Business Centre SE1 0HS  
 Studio 118 51 Ewer Street SE1 0NR  
 Second Floor Flat 15 Risborough Street SE1 0HE  
 Flat B 162 Union Street SE1 0LH  
 Fifth Floor Front 57 Great Suffolk Street SE1 0BS  
 Unit 202 Great Guildford Business Square SE1 0HS  
 First Floor Great Guildford Business Square SE1 0HS  
 Unit F The Copperfields SE1 0EN  
 First Floor 15 Risborough Street SE1 0HG  
 Ground Floor 15 Risborough Street SE1 0HE  
 Fifth Floor Rear 57 Great Suffolk Street SE1 0BS  
 Flat 5 31 Dolben Street SE1 0UQ  
 Flat 4 31 Dolben Street SE1 0UQ  
 39 Bear Lane London SE1 0UH  
 60a Rowland Hill House Nelson Square SE1 0LT  
 Living Accommodation 225 Union Street SE1 0LR  
 Unit 15 100 Southwark Street SE1 0SW  
 Third Floor 57 Great Suffolk Street SE1 0BS  
 Flat 1 31 Dolben Street SE1 0UQ  
 Flat 3 31 Dolben Street SE1 0UQ  
 Flat 2 31 Dolben Street SE1 0UQ  
 Flat 174 17 Great Suffolk Street SE1 0NS  
 Flat 173 17 Great Suffolk Street SE1 0NS  
 Flat 175 17 Great Suffolk Street SE1 0NS  
 Flat 176 17 Great Suffolk Street SE1 0NS  
 Flat 169 17 Great Suffolk Street SE1 0NS  
 Flat 168 17 Great Suffolk Street SE1 0NS  
 Flat 170 17 Great Suffolk Street SE1 0NS  
 Flat 172 17 Great Suffolk Street SE1 0NS  
 Flat 171 17 Great Suffolk Street SE1 0NS  
 5-13 Great Suffolk Street London SE1 0NS  
 Borough Welsh Congregational Chapel Southwark Bridge Road SE1 0EX  
 First Floor 53 Great Suffolk Street SE1 0DB  
 Unit 7 And Unit 7a Great Guildford Business Square SE1 0HS  
 Basement And Ground Floor Great Guildford Business Square SE1 0HS  
 Part B Fourth Floor 5-13 Great Suffolk Street SE1 0NS  
 Part A Fourth Floor 5-13 Great Suffolk Street SE1 0NS  
 Unit 16 100 Southwark Street SE1 0SW

24 Pepper Street London SE1 0EB

70-72 Union Street London SE1 0NW  
1 Burrell Street London SE1 0UL  
86 Southwark Bridge Road London SE1 0EX  
7 Burrell Street London SE1 0UN  
Block C Flat 9 Peabody Estate SE1 0TR

Block C Flat 8 Peabody Estate SE1 0TR  
Block C Flat 10 Peabody Estate SE1 0TR  
Block C Flat 12 Peabody Estate SE1 0TR  
Block C Flat 11 Peabody Estate SE1 0TR  
Block C Flat 4 Peabody Estate SE1 0TR  
Block C Flat 3 Peabody Estate SE1 0TR  
Block C Flat 5 Peabody Estate SE1 0TR  
Block C Flat 7 Peabody Estate SE1 0TR  
Block C Flat 6 Peabody Estate SE1 0TR  
Block C Flat 13 Peabody Estate SE1 0TR  
Block A Flat 7 Peabody Estate SE1 0TW  
Block A Flat 6 Peabody Estate SE1 0TW  
Block A Flat 8 Peabody Estate SE1 0TW  
Block A Flat 10 Peabody Estate SE1 0TW  
Block A Flat 9 Peabody Estate SE1 0TW

Block A Flat 2 Peabody Estate SE1 0TW  
Block C Flat 14 Peabody Estate SE1 0TR  
Block A Flat 3 Peabody Estate SE1 0TW  
Block A Flat 5 Peabody Estate SE1 0TW  
Block A Flat 4 Peabody Estate SE1 0TW

Unit 301 Union Print Business Centre LONDON  
134 Southwark Street London SE1 0SW

Unit 1 Grande Vitesse Industrial Centre SE1 0UE  
46a Copperfield Street London SE1 0DY

46b Copperfield Street London SE1 0DY  
78 Southwark Bridge Road London SE1 0AS  
47-51 Great Suffolk Street London SE1 0SR  
Railway Arch 64 Ewer Street SE1 0NR  
47 Nelson Square London SE1 0QA  
Units 3 To 5 Grande Vitesse Industrial Centre SE1 0UE  
Unit 318 Metal Box Factory Business Centre SE1 0HS  
Unit B4 Union Print Business Centre LONDON  
30 Dolben Street London SE1 0UQ  
90-96 Union Street London SE1 0NW  
Lavington House 25 Lavington Street SE1 0NA  
Units 307 And 308 Union Print Business Centre LONDON  
Unit 303 Union Print Business Centre LONDON  
Unit 104 Union Print Business Centre LONDON  
Unit F 25 Copperfield Street SE1 0EN  
44 Loman Street London SE1 0EH  
Unit 204 Great Guildford Business Square SE1 0HS  
47 Great Guildford Street London SE1 0ES  
76 Great Suffolk Street London SE1 0BL  
Unit G1 Union Print Business Centre LONDON  
96 Great Guildford Street London SE1 0ES  
57 Great Suffolk Street London SE1 0BB  
Unit B10 Union Print Business Centre LONDON  
Unit G 25 Copperfield Street SE1 0EN  
Block C Flat 2 Peabody Estate SE1 0TR  
Block H Flat 17 Peabody Estate SE1 0TJ  
Block H Flat 16 Peabody Estate SE1 0TJ  
Block H Flat 18 Peabody Estate SE1 0TJ  
Block I Flat 3 Peabody Estate SE1 0TL  
Block I Flat 2 Peabody Estate SE1 0TL  
Block H Flat 12 Peabody Estate SE1 0TJ  
Block H Flat 11 Peabody Estate SE1 0TJ  
Block H Flat 13 Peabody Estate SE1 0TJ  
Block H Flat 15 Peabody Estate SE1 0TJ

Basement And Ground Floor And Second Floor To Fifth  
Floor 76-80 Southwark Street SE1 0PN  
207 Union Street London SE1 0LN  
First Floor 9 Risborough Street SE1 0HF  
Railway Arch 7 Chancel Street SE1 0JR  
Second Floor 9 Risborough Street SE1 0HF  
Fourth Floor Main Part 47-51 Great Suffolk Street SE1  
0BS  
Flat A 162 Union Street SE1 0LH  
Fourth Floor 57 Great Suffolk Street SE1 0BS  
Railway Arch 9 Ewer Street SE1 0NR  
15a Great Suffolk Street London SE1 0FL  
First Floor 128 Southwark Street SE1 0SW  
Ground Floor Left 128 Southwark Street SE1 0SW  
First Floor 1 Playhouse Court SE1 0AT  
Bankside 2 90-100 Southwark Street SE1 0SW  
First Floor 99 Southwark Street SE1 0JF  
Basement Rear 95 Southwark Street SE1 0HX  
Second Floor 99 Southwark Street SE1 0JF  
Second Floor 57 Great Suffolk Street SE1 0BS  
Third Floor 99 Southwark Street SE1 0JF  
Workshop Peabody Buildings SE1 0TW  
Lower Ground And Mezzanine And Third Floor And  
Fourth Floor 36 Southwark Bridge Road SE1 9EU  
Living Accommodation 22 Great Suffolk Street SE1 0UG  
Basement Centre 95 Southwark Street SE1 0HX  
Basement Front 95 Southwark Street SE1 0HX  
Flat C 162 Union Street SE1 0LH  
Excluding Third Floor And Fourth Floor 5-13 Great  
Suffolk Street SE1 0NS  
159a Applegarth House Nelson Square SE1 0PZ  
Ground Floor And First Floor 136 Southwark Street SE1  
0SW  
Unit 11a Blue Fin Building SE1 0SU  
First Floor Unit A And Unit B 57 Great Suffolk Street SE1  
0BS  
Unit 301 16-48 Great Guildford Street SE1 0HS  
Third Floor 5-13 Great Suffolk Street SE1 0NS  
Unit 302 16-48 Great Guildford Street SE1 0HS  
Flat 167 17 Great Suffolk Street SE1 0NS  
Flat 109 17 Great Suffolk Street SE1 0NS  
Flat 108 17 Great Suffolk Street SE1 0NS  
Flat 110 17 Great Suffolk Street SE1 0NS  
Flat 112 17 Great Suffolk Street SE1 0NS  
Flat 111 17 Great Suffolk Street SE1 0NS  
Flat 104 17 Great Suffolk Street SE1 0NS  
Flat 103 17 Great Suffolk Street SE1 0NS  
Flat 105 17 Great Suffolk Street SE1 0NS  
Flat 107 17 Great Suffolk Street SE1 0NS  
Flat 106 17 Great Suffolk Street SE1 0NS  
Flat 113 17 Great Suffolk Street SE1 0NS  
Flat 120 17 Great Suffolk Street SE1 0NS  
Flat 119 17 Great Suffolk Street SE1 0NS  
Flat 121 17 Great Suffolk Street SE1 0NS  
Flat 123 17 Great Suffolk Street SE1 0NS  
Flat 122 17 Great Suffolk Street SE1 0NS  
Flat 115 17 Great Suffolk Street SE1 0NS  
Flat 114 17 Great Suffolk Street SE1 0NS  
Flat 116 17 Great Suffolk Street SE1 0NS  
Flat 118 17 Great Suffolk Street SE1 0NS  
Flat 117 17 Great Suffolk Street SE1 0NS  
Flat 88 17 Great Suffolk Street SE1 0NS  
Flat 87 17 Great Suffolk Street SE1 0NS  
Flat 89 17 Great Suffolk Street SE1 0NS  
Flat 91 17 Great Suffolk Street SE1 0NS  
Flat 90 17 Great Suffolk Street SE1 0NS  
Flat 83 17 Great Suffolk Street SE1 0NS  
Flat 82 17 Great Suffolk Street SE1 0NS  
Flat 84 17 Great Suffolk Street SE1 0NS  
Flat 86 17 Great Suffolk Street SE1 0NS



Block B Flat 5 Peabody Estate SE1 0TP  
 Block K Flat 15 Peabody Estate SE1 0TN  
 Block K Flat 14 Peabody Estate SE1 0TN  
 Block K Flat 16 Peabody Estate SE1 0TN  
 Block K Flat 18 Peabody Estate SE1 0TN  
 Block K Flat 17 Peabody Estate SE1 0TN  
 Flat 6 Henley Apartments SE1 0FA  
 Flat 5 Henley Apartments SE1 0FA  
 Flat 7 Henley Apartments SE1 0FA  
 160b Union Street London SE1 0LH  
 160a Union Street London SE1 0LH  
 Flat 1 Henley Apartments SE1 0FA  
 7 Ciba Apartments 101 Union Street SE1 0LQ  
 Flat 2 Henley Apartments SE1 0FA  
 Flat 4 Henley Apartments SE1 0FA  
 Flat 3 Henley Apartments SE1 0FA  
 142a Southwark Street London SE1 0SW  
 176 Blackfriars Road London SE1 8ER  
 202 Blackfriars Road London SE1 8NJ  
 Prince William Henry 216-219 Blackfriars Road SE1 8NL  
 Fifty Nine And A Half Southwark Street SE1 0AL  
 Unit 322 Great Guildford Business Square SE1 0HS  
 183-185 Union Street London SE1 0LN  
 Third Floor South Block 47-51 Great Suffolk Street SE1 0BS  
 4 Lagare Apartments 53 Surrey Row SE1 0DF  
 3 Lagare Apartments 53 Surrey Row SE1 0DF  
 5 Lagare Apartments 53 Surrey Row SE1 0DF  
 7 Lagare Apartments 53 Surrey Row SE1 0DF  
 6 Lagare Apartments 53 Surrey Row SE1 0DF  
 17 Lagare Apartments 51 Surrey Row SE1 0BZ  
 16 Lagare Apartments 51 Surrey Row SE1 0BZ  
 18 Lagare Apartments 51 Surrey Row SE1 0BZ  
 2 Lagare Apartments 53 Surrey Row SE1 0DF  
 1 Lagare Apartments 53 Surrey Row SE1 0DF  
 8 Lagare Apartments 53 Surrey Row SE1 0DF  
 3 Ciba Apartments 101 Union Street SE1 0LQ  
 2 Ciba Apartments 101 Union Street SE1 0LQ  
 4 Ciba Apartments 101 Union Street SE1 0LQ  
 6 Ciba Apartments 101 Union Street SE1 0LQ  
 5 Ciba Apartments 101 Union Street SE1 0LQ  
 Unit 323 Metal Box Factory Business Centre SE1 0HS  
 Unit 309 Union Print Business Centre LONDON  
 Unit 128 Metal Box Factory Business Centre SE1 0HS  
 1 Ciba Apartments 101 Union Street SE1 0LQ  
 169 Union Street London SE1 0LL  
 34 Sumner Buildings Sumner Street SE1 9JX  
 33 Sumner Buildings Sumner Street SE1 9JX  
 35 Sumner Buildings Sumner Street SE1 9JX  
 37 Sumner Buildings Sumner Street SE1 9JX  
 36 Sumner Buildings Sumner Street SE1 9JX  
 3 Sumner Buildings Sumner Street SE1 9JX  
 29 Sumner Buildings Sumner Street SE1 9JX  
 30 Sumner Buildings Sumner Street SE1 9JX  
 32 Sumner Buildings Sumner Street SE1 9JX  
 31 Sumner Buildings Sumner Street SE1 9JX  
 38 Sumner Buildings Sumner Street SE1 9JX  
 44 Sumner Buildings Sumner Street SE1 9JX  
 43 Sumner Buildings Sumner Street SE1 9JX  
 45 Sumner Buildings Sumner Street SE1 9JX  
 47 Sumner Buildings Sumner Street SE1 9JX  
 46 Sumner Buildings Sumner Street SE1 9JX  
 4 Sumner Buildings Sumner Street SE1 9JX  
 39 Sumner Buildings Sumner Street SE1 9JX  
 40 Sumner Buildings Sumner Street SE1 9JX  
 42 Sumner Buildings Sumner Street SE1 9JX  
 41 Sumner Buildings Sumner Street SE1 9JX  
 15 Sumner Buildings Sumner Street SE1 9JX  
 14 Sumner Buildings Sumner Street SE1 9JX  
 16 Sumner Buildings Sumner Street SE1 9JX  
 18 Sumner Buildings Sumner Street SE1 9JX  
 Studio 73 51 Ewer Street SE1 0NR  
 Studio 66 51 Ewer Street SE1 0NR  
 Studio 65 51 Ewer Street SE1 0NR  
 Studio 67 51 Ewer Street SE1 0NR  
 Studio 69 51 Ewer Street SE1 0NR  
 Studio 68 51 Ewer Street SE1 0NR  
 Studio 39 51 Ewer Street SE1 0NR  
 Studio 38 51 Ewer Street SE1 0NR  
 Studio 40 51 Ewer Street SE1 0NR  
 Studio 42 51 Ewer Street SE1 0NR  
 Studio 41 51 Ewer Street SE1 0NR  
 Studio 34 51 Ewer Street SE1 0NR  
 Studio 33 51 Ewer Street SE1 0NR  
 Studio 35 51 Ewer Street SE1 0NR  
 Studio 37 51 Ewer Street SE1 0NR  
 Studio 36 51 Ewer Street SE1 0NR  
 Studio 43 51 Ewer Street SE1 0NR  
 Studio 50 51 Ewer Street SE1 0NR  
 Studio 49 51 Ewer Street SE1 0NR  
 Studio 51 51 Ewer Street SE1 0NR  
 Studio 53 51 Ewer Street SE1 0NR  
 Studio 52 51 Ewer Street SE1 0NR  
 Studio 45 51 Ewer Street SE1 0NR  
 Studio 44 51 Ewer Street SE1 0NR  
 Studio 46 51 Ewer Street SE1 0NR  
 Studio 48 51 Ewer Street SE1 0NR  
 Studio 47 51 Ewer Street SE1 0NR  
 Studio 75 51 Ewer Street SE1 0NR  
 Studio 103 51 Ewer Street SE1 0NR  
 Studio 102 51 Ewer Street SE1 0NR  
 Studio 104 51 Ewer Street SE1 0NR  
 Studio 106 51 Ewer Street SE1 0NR  
 Studio 105 51 Ewer Street SE1 0NR  
 Studio 98 51 Ewer Street SE1 0NR  
 Studio 97 51 Ewer Street SE1 0NR  
 Studio 99 51 Ewer Street SE1 0NR  
 Studio 101 51 Ewer Street SE1 0NR  
 Studio 100 51 Ewer Street SE1 0NR  
 Studio 107 51 Ewer Street SE1 0NR  
 Studio 114 51 Ewer Street SE1 0NR  
 Studio 113 51 Ewer Street SE1 0NR  
 Studio 115 51 Ewer Street SE1 0NR  
 Studio 117 51 Ewer Street SE1 0NR  
 Studio 116 51 Ewer Street SE1 0NR  
 Studio 109 51 Ewer Street SE1 0NR  
 Studio 108 51 Ewer Street SE1 0NR  
 Studio 110 51 Ewer Street SE1 0NR  
 Studio 112 51 Ewer Street SE1 0NR  
 Studio 111 51 Ewer Street SE1 0NR  
 Studio 82 51 Ewer Street SE1 0NR  
 Studio 81 51 Ewer Street SE1 0NR  
 Studio 83 51 Ewer Street SE1 0NR  
 Studio 85 51 Ewer Street SE1 0NR  
 Studio 84 51 Ewer Street SE1 0NR  
 Studio 77 51 Ewer Street SE1 0NR  
 Studio 76 51 Ewer Street SE1 0NR  
 Studio 78 51 Ewer Street SE1 0NR  
 Studio 80 51 Ewer Street SE1 0NR  
 Studio 79 51 Ewer Street SE1 0NR  
 Studio 86 51 Ewer Street SE1 0NR  
 Studio 93 51 Ewer Street SE1 0NR  
 Studio 92 51 Ewer Street SE1 0NR  
 Studio 94 51 Ewer Street SE1 0NR  
 Studio 96 51 Ewer Street SE1 0NR  
 Studio 95 51 Ewer Street SE1 0NR  
 Studio 88 51 Ewer Street SE1 0NR  
 Studio 87 51 Ewer Street SE1 0NR  
 Studio 89 51 Ewer Street SE1 0NR  
 Studio 91 51 Ewer Street SE1 0NR  
 Studio 90 51 Ewer Street SE1 0NR



17 Sumner Buildings Sumner Street SE1 9JX  
 10 Sumner Buildings Sumner Street SE1 9JX  
 1 Sumner Buildings Sumner Street SE1 9JX  
 11 Sumner Buildings Sumner Street SE1 9JX  
 13 Sumner Buildings Sumner Street SE1 9JX  
  
 12 Sumner Buildings Sumner Street SE1 9JX  
  
 19 Sumner Buildings Sumner Street SE1 9JX  
 25 Sumner Buildings Sumner Street SE1 9JX  
 24 Sumner Buildings Sumner Street SE1 9JX  
 26 Sumner Buildings Sumner Street SE1 9JX  
 28 Sumner Buildings Sumner Street SE1 9JX  
 27 Sumner Buildings Sumner Street SE1 9JX  
 20 Sumner Buildings Sumner Street SE1 9JX  
 2 Sumner Buildings Sumner Street SE1 9JX  
 21 Sumner Buildings Sumner Street SE1 9JX  
 23 Sumner Buildings Sumner Street SE1 9JX  
 22 Sumner Buildings Sumner Street SE1 9JX  
 15 Lagare Apartments 51 Surrey Row SE1 0BZ  
 20 Great Suffolk Street London SE1 0UG  
 Seager House 29-31 Great Suffolk Street SE1 0NS  
  
 6 Burrell Street London SE1 0UN  
 The Harlequin Building 65 Southwark Street SE1 0HR  
  
 Railway Arch 61 Ewer Street SE1 0NR  
 56 Southwark Bridge Road London SE1 0AS  
 1 Risborough Street London SE1 0HF  
 9 Risborough Street London SE1 0HF  
 7 Risborough Street London SE1 0HF  
 13 Risborough Street London SE1 0HF  
 Unit G10 Union Print Business Centre LONDON  
 5 Risborough Street London SE1 0HF  
 Unit 320 Great Guildford Business Square SE1 0HS  
 49 Surrey Row London SE1 0BY  
 Unit G7 Union Print Business Centre LONDON  
 12 Gambia Street London SE1 0XH  
 204 Union Street London SE1 0LX  
 36 Bear Lane London SE1 0UH  
 Unit C 25 Copperfield Street SE1 0EN  
 4 Risborough Street London SE1 0HE  
 Unit 228 Great Guildford Business Square SE1 0HS  
 113 Southwark Street London SE1 0JF  
 Part Fourth Floor Harpers 47-51 Great Suffolk Street SE1 0BS  
 Unit 230 Great Guildford Business Square SE1 0HS  
 Unit 129 Great Guildford Business Square SE1 0HS  
 Unit 229 Great Guildford Business Square SE1 0HS  
 Railway Arch 10 Chancel Street SE1 0UR  
 Railway Arch 9 Chancel Street SE1 0UR  
 Unit 317 Great Guildford Business Square SE1 0HS  
 Unit 216 Great Guildford Business Square SE1 0HS  
 Roger King House 44 Copperfield Street SE1 0DY  
 30 Great Suffolk Street London SE1 0UE  
 1 Lagare Apartments 51 Surrey Row SE1 0BZ  
 3 Lagare Apartments 51 Surrey Row SE1 0BZ  
 2 Lagare Apartments 51 Surrey Row SE1 0BZ  
 Unit 302 Union Print Business Centre LONDON  
 Unit D 25 Copperfield Street SE1 0EN  
 Unit 232 Great Guildford Business Square SE1 0HS  
 6 Risborough Street London SE1 0HE  
 4 Lagare Apartments 51 Surrey Row SE1 0BZ  
 11 Lagare Apartments 51 Surrey Row SE1 0BZ  
 10 Lagare Apartments 51 Surrey Row SE1 0BZ  
 12 Lagare Apartments 51 Surrey Row SE1 0BZ  
 14 Lagare Apartments 51 Surrey Row SE1 0BZ  
 13 Lagare Apartments 51 Surrey Row SE1 0BZ  
 6 Lagare Apartments 51 Surrey Row SE1 0BZ  
  
 Studio 32 51 Ewer Street SE1 0NR  
 Ground Floor Front 181 Union Street SE1 0LN  
 70b Great Suffolk Street London SE1 0BL  
 Part Fifth Floor Blue Fin Building SE1 0SU  
 Unit 207 To Unit 208 Great Guildford Business Square SE1 0HS  
 Excluding First Part Second Fourth Eleventh West And South Twelfth And Second Ea Blue Fin Building SE1 0SU  
 Flat 7 70 Great Suffolk Street SE1 0BL  
 Flat 6 70 Great Suffolk Street SE1 0BL  
 Flat 8 70 Great Suffolk Street SE1 0BL  
 70a Great Suffolk Street London SE1 0BL  
 Flat 9 70 Great Suffolk Street SE1 0BL  
 Unit 206 Union Print Business Centre LONDON  
 Flat 3 70-72 Union Street SE1 0NW  
 Unit 2 70-72 Union Street SE1 0NW  
 Flat 4 70-72 Union Street SE1 0NW  
 Flat 6 70-72 Union Street SE1 0NW  
 Flat 5 70-72 Union Street SE1 0NW  
 Third Floor 81 Southwark Street SE1 0HX  
 Unit 209 Union Print Business Centre LONDON  
 Units 2 To 6 And Arch 30 Grande Vitesse Industrial Centre SE1 0UE  
 Unit 1 70-72 Union Street SE1 0NW  
 Basement Store East Rear 128 Southwark Street SE1 0SW  
 Part Ground Floor Palestra House SE1 8AA  
 Sixth Floor Palestra House SE1 8AA  
 27a Great Suffolk Street London SE1 0NS  
 First Floor 182-194 Union Street SE1 0LH  
 Ground Floor 99 Southwark Street SE1 0JF  
 Apartment 4 Penthouse 1 Playhouse Court SE1 0AT  
 21 Risborough Street London SE1 0HG  
 Railway Arches 58 And 59 Ewer Street SE1 0NR  
 Flat 2 70 Great Suffolk Street SE1 0BL  
 Flat 1 70 Great Suffolk Street SE1 0BL  
 Flat 3 70 Great Suffolk Street SE1 0BL  
 Flat 5 70 Great Suffolk Street SE1 0BL  
 Flat 4 70 Great Suffolk Street SE1 0BL  
 Unit 212 16-48 Great Guildford Street SE1 0HS  
 Second Floor Flat 86 Southwark Bridge Road SE1 0EX  
 19 Risborough Street London SE1 0HE  
 Unit 401 Union Print Business Centre LONDON  
 Studio 17 51 Ewer Street SE1 0NR  
 Studio 16 51 Ewer Street SE1 0NR  
 Studio 18 51 Ewer Street SE1 0NR  
 Studio 20 51 Ewer Street SE1 0NR  
 Studio 19 51 Ewer Street SE1 0NR  
 Studio 12 51 Ewer Street SE1 0NR  
 Studio 11 51 Ewer Street SE1 0NR  
 Studio 13 51 Ewer Street SE1 0NR  
 Studio 15 51 Ewer Street SE1 0NR  
 Studio 14 51 Ewer Street SE1 0NR  
 Studio 21 51 Ewer Street SE1 0NR  
 Studio 28 51 Ewer Street SE1 0NR  
 Studio 27 51 Ewer Street SE1 0NR  
 Studio 29 51 Ewer Street SE1 0NR  
 Studio 31 51 Ewer Street SE1 0NR  
 Studio 30 51 Ewer Street SE1 0NR  
 Studio 23 51 Ewer Street SE1 0NR  
 Studio 22 51 Ewer Street SE1 0NR  
 Studio 24 51 Ewer Street SE1 0NR  
 Studio 26 51 Ewer Street SE1 0NR  
 Studio 25 51 Ewer Street SE1 0NR  
 Second To Third Floors 128 Southwark Street SE1 0SW  
 Fourth Floor 128 Southwark Street SE1 0SW  
 107 Block D 5 Sumner Street SE1 9RE  
 Ninth Floor Bankside 3 90-100 Southwark Street SE1 0SW

5 Lagare Apartments 51 Surrey Row SE1 0BZ  
 7 Lagare Apartments 51 Surrey Row SE1 0BZ  
 9 Lagare Apartments 51 Surrey Row SE1 0BZ  
 8 Lagare Apartments 51 Surrey Row SE1 0BZ  
 Unit 2 38 Copperfield Street SE1 0EA  
 Unit 1 38 Copperfield Street SE1 0EA  
 Unit 3 38 Copperfield Street SE1 0EA

Unit 5 38 Copperfield Street SE1 0EA  
 Unit 4 38 Copperfield Street SE1 0EA  
 4-6 America Street London SE1 0NJ  
 Unit 311 Union Print Business Centre LONDON  
 52 Southwark Bridge Road London SE1 0AR  
 13 Bear Lane London SE1 0UH  
 171 Union Street London SE1 0LN  
 9-11 Bear Lane London SE1 0UH  
 Unit 110 Union Print Business Centre LONDON  
 5-7 Bear Lane London SE1 0UH  
 48a Great Suffolk Street London SE1 0BL  
 50a Great Suffolk Street London SE1 0BL  
 52a Great Suffolk Street London SE1 0BL  
 First Floor 5 Risborough Street SE1 0HF  
 Ground Floor 5 Risborough Street SE1 0HF

2 Doyce Street London SE1 0EU  
 5 Doyce Street London SE1 0EU  
 Unit 402 Union Print Business Centre LONDON  
 Flat 4 64 Southwark Bridge Road SE1 0AS  
 Part Second Floor South Europoint House SE1 0NZ  
 Part Second Floor North Europoint House SE1 0NZ  
 Ground Floor Left Hand Side The Harlequin Building  
 SE1 0HR  
 Studio 7 51 Ewer Street SE1 0NR  
 Studio 6 51 Ewer Street SE1 0NR  
 Studio 8 51 Ewer Street SE1 0NR  
 Studio 10 51 Ewer Street SE1 0NR  
 Studio 9 51 Ewer Street SE1 0NR  
 Studio 2 51 Ewer Street SE1 0NR  
 Studio 1 51 Ewer Street SE1 0NR  
 Studio 3 51 Ewer Street SE1 0NR  
 Studio 5 51 Ewer Street SE1 0NR  
 Studio 4 51 Ewer Street SE1 0NR  
 18 Great Suffolk Street Southwark SE1 0UG  
 31 Dolben Street London SE1 0UQ  
 18 Great Suffolk St Flat 79 SE1 0UG  
 7a Manor Place London SE17 3BD  
 74 Fraser House Green Dragon Lane TW80DQ

**Re-consultation: 26/04/2017**

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

Economic Development Team  
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  
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)

**Neighbours and local groups**

Flat 2 31 Dolben Street SE1 0UQ  
Flat 55 Rowland Hill House SE1 0LT  
Flat 63 18 Great Suffolk Street SE1 0UG  
Flat 71 18 Great Suffolk Street SE1 0UG  
Flat 80 18 Great Suffolk Street SE1 0UG  
18 Great Suffolk St Flat 79 SE1 0UG  
18 Great Suffolk Street Southwark SE1 0UG  
31 Dolben Street London SE1 0UQ  
7a Manor Place London SE17 3BD  
74 Fraser House Green Dragon Lane TW80DQ

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	Gaterule Ltd	<b>Reg. Number</b>	16/AP/2668
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/1518-A
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Demolition of existing buildings and redevelopment of the site to provide a 10 storey (plus basement) commercial building with two flexible A1/A3/B1 units at ground/basement level and B1 floorspace on all upper levels and accessible parking/vehicular access and servicing from Ewer Street; 170 apartments in three residential buildings at 8, 13 and 21 storeys (plus basement, including roof plant) with a flexible A1/A3/B1 unit at basement/ground floor level; parking/vehicular access from Lavington Street; 3 mews houses (3 storeys); new public realm; hard and soft landscaping; pedestrian routes; alterations to the public highways including widened footways, relocated parking and service bays, tree planting, resurfacing and associated works.

**At:** LAVINGTON HOUSE, 25 LAVINGTON STREET, LONDON SE1 0NA

**In accordance with application received on 21/06/2016**

**and Applicant's Drawing Nos.**

**Existing Drawings:** 696\_07\_001 P1; 696\_07\_002 P1; 696\_07\_009 P1; 696\_07\_010 P1; 696\_07\_011 P1; 696\_07\_012 P1; 696\_07\_013 P1; 696\_07\_014 P1; 696\_07\_020 P1; 696\_07\_021 P1; 696\_07\_022 P1.

**Proposed Drawings:** 696\_07\_099 P2; 696\_07\_100 P2; 696\_07\_101 P2; 696\_07\_102 P2; 696\_07\_103 P2; 696\_07\_106 P2; 696\_07\_107 P2; 696\_07\_108 P2; 696\_07\_109 P2; 696\_07\_110 P2; 696\_07\_111 P2; 696\_07\_112 P2; 696\_07\_113 P2; 696\_07\_116 P2; 696\_07\_117 P2; 696\_07\_119 P2; 696\_07\_120 P2; 696\_07\_121 P2; 696\_07\_201 P2; 696\_07\_202 P2; 696\_07\_203 P2; 696\_07\_204 P2; 696\_07\_300 P2; 696\_07\_301 P2; 696\_07\_302 P2; 696\_07\_311 P2; 696\_07\_312 P2; 696\_07\_313 P2; 696\_07\_501 P2; 696\_07\_502 P2; 696\_07\_503 P2; 696\_07\_504 P1; 696\_07\_505 P1; 696\_07\_901 P2; 696\_07\_915 P1.

**Application Documents:** Access Statement May 2016 and Addendum April 2017; Air Quality Assessment May 2016; Archaeological Desk Based Assessment May 2016; Archaeological Evaluation Report - Ground Penetrating Radar Survey May 2016; Archaeological Evaluation Report May 2016; Basement Impact Assessment March 2017; BREEAM Pre-Assessment (Office) May 2016; BREEAM Pre-Assessment (Retail) May 2016; Building Ventilation Strategy May 2016; Daylight and Sunlight Report May 2016 and Addendum April 2017; Demolition and Construction Statement May 2016; Design and Access Statement May 2016 and Addendum April 2017; External Lighting Proposals May 2016; Financial Viability Assessment Executive Summary May 2016; Flood Risk Assessment May 2016; Geo-Environmental Site Assessment - Phase 1 May 2016; Landscape Statement May 2016 and Addendum April 2017; Noise Impact Assessment May 2016; Pedestrian Microclimate Wind Tunnel Study May 2016; Planning Energy Assessment May 2016 and Revision April 2017; Planning Statement May 2016 and Addendum April 2017; Preliminary Ecological Appraisal May 2016; Proposed Foul and Surface Water Drainage Strategy May 2016; Socio-Economic Statement May 2016 and Addendum April 2017; Statement of Community Involvement May 2016; Townscape, Visual Impact and Built Heritage Assessment May 2016 and Addendum April 2017; Transport Assessment May 2016 and Addendum April 2017; Utilities Statement May 2016; Waste Management Strategy May 2016 and Update April 2017.

**Subject to the following thirty-one 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: 696\_07\_099 P2; 696\_07\_100 P2; 696\_07\_101 P2; 696\_07\_102 P2; 696\_07\_103 P2; 696\_07\_106 P2; 696\_07\_107 P2; 696\_07\_108 P2; 696\_07\_109 P2; 696\_07\_110 P2; 696\_07\_111 P2; 696\_07\_112 P2; 696\_07\_113 P2; 696\_07\_116 P2; 696\_07\_117 P2; 696\_07\_119 P2; 696\_07\_120 P2; 696\_07\_121 P2; 696\_07\_201 P2; 696\_07\_202 P2; 696\_07\_203 P2; 696\_07\_204 P2; 696\_07\_300 P2; 696\_07\_301 P2; 696\_07\_302 P2; 696\_07\_311 P2; 696\_07\_312 P2; 696\_07\_313 P2; 696\_07\_501 P2; 696\_07\_502 P2; 696\_07\_503 P2; 696\_07\_504 P1; 696\_07\_505 P1; 696\_07\_901 P2; 696\_07\_915 P1.

## 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 Archaeological building recording  
Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording 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 a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

- 4 Archaeological mitigation  
Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works 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 details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site 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.

- 5 Site Contamination & pre-approval
- 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.

#### 6 Ventilation

Development shall not commence (excluding demolition) until full particulars and details of a scheme for the internal ventilation of the development which shall include; appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given.

#### Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and saved policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

#### 7 Piling (Thames Water)

No 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.

#### 8 Bird and bat boxes

Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than three nesting boxes and bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes and bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**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.

9 Trees

Prior to works commencing above grade, full details of all proposed tree planting including those on Lavington Street shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff 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.

10 Detailed Drawings

1:5/10 section detail-drawings through:

- the facades;
- the shop fronts;
- heads, cills and jambs of all openings;
- parapets;
- roof edges;
- roof terraces

To be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any above grade work in connection with:

- (i) Office building;
- (ii) Building A and mews;
- (iii) Building B;
- (iv) Building C;

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 as to the design and details in the interest of the special architectural or historic qualities of the nearby listed buildings in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

11 Mock-ups

Full-scale mock-ups of:

- (i) Office building
- (ii) Building A and mews
- (iii) Building B
- (iv) Building C

shall be presented on site and approved in writing by the Local Planning Authority before any above grade work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a

contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

12 Material samples

Sample panels of the external facing materials of:

- (i) Office building;
- (ii) Building A and mews;
- (iii) Building B;
- (iv) Bulding C;

To be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any above-grade works in connection with this permission are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Policy SP12, Design & Conservation of the Core Strategy 2011 and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 13 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.

14 Cycle parking

Before any above grade work hereby authorised begins on:

- (i) Office building
- (ii) Building A and mews;
- (iii) Building B;
- (iv) Bulding C;

Details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for (a) residential use and (b) commercial use, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

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 Secured by Design  
Before any above grade work hereby authorised begins on:

- (i) Office building;
- (ii) Building A and mews;
- (iii) Building B;
- (iv) Building C;

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.

- 16 Green roofs  
Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with agreed plans; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 17 Hard and soft landscaping  
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.

18 External Lighting

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). Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise in accordance with any such approval given. Prior to the external lighting being commissioned for use a validation report shall be submitted to the LPA for approval in writing.

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.

19 Commercial Kitchen Extract Ventilation

The kitchen extract system shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69280/pb10527-kitchen-exhaust-0105.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf).

Prior to the commencement of any A3 use, full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) shall be 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 that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building 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.

20 CHP Plant - pre approval

Before the first occupation of any part of the development that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant e.g. location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. These details shall be submitted in writing to, and approved by, the LPA. The CHP plant shall not be constructed or operated other than in accordance with the LPA approval given whilst it is in commission.

Reason

In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity 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.

- 21 Plant Noise - pre approval  
The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to 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).

- 22 Noise from amplified music from non-residential premises  $\zeta$  pre approval  
A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 31.5Hz and 8kHz. Prior to the commencement of use of the commercial premises (including gym, cinema and residential club) the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following practical completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

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 associated with non-residential premises 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).

- 23 Vertical sound transmission  
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 due to the commercial premises does not exceed NR20. A written report shall be submitted to and approved by the LPA prior any above grade works taking place. Prior to occupation of any homes or commencement of the commercial use, a validation test shall be carried out (on a relevant sample of premises) and the results shall be submitted to the LPA for approval in writing. The development shall be carried out in accordance with the approval given and shall be permanently maintained thereafter.

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.

- 24 Residential - Internal noise levels  $\zeta$  pre approval  
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#, 30 dB LAeq T\*, 45dB LAFmax T \*  
Living rooms- 35dB LAeq T#  
Dining room - 40 dB LAeq T #  
\* - Night-time - 8 hours between 23:00-07:00  
# - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the occupation of the units hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development

and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

**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.

**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.

**25 Underground Car-park Extract Ventilation**

The underground car park area/s shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F. This specifies that the ventilation requirement will be satisfied if the openings at each car parking level have an aggregate area equal to at least 1/20th of the floor area at that level, of which at least half should be in two opposing walls, this may be difficult to achieve particularly if the car park is below ground level. Approved Document F also allows an alternative approach, in which the requirement will be satisfied if the mean predicted pollutant levels are calculated and the ventilation designed to limit the concentration of carbon monoxide to not more than 50 parts per million average over an eight hour period and peak concentrations, such as by ramps and exits, not to go above 100 parts per million for periods not exceeding 15 minutes.

**Reason**

In order to ensure that the ventilation ducting and ancillary equipment will not result in 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.

**26 Domestic gas boilers  $\zeta$  standard**

Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

**Reason**

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with Policy 7.14 of the London Plan.

**27 Office roof terrace**

The office roof terrace area shall not be used outside the hours of 07:00 - 22:00 other than for maintenance, repair or means of escape.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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.

**28 Horizontal sound transmission between residential units  $\zeta$  standard**

The habitable rooms within the development sharing a party wall element with other habitable rooms 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 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.

- 29 Parking permit exemption  
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.
- 30 The use hereby permitted for Class A1/A3 purposes shall not be carried on outside of the hours 07:00-23:00 on Monday to Saturday or 08:00-22:00 on other days.
- 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.

**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).

- 31 Archaeological reporting  
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**

