

Item No. 6.1	Classification: Open	Date: 12 January 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 15/AP/3508 for: Full Planning Permission Address: 94 - 116 SOUTHWARK PARK ROAD, LONDON, SE16 3RR Proposal: Demolition of the existing building and redevelopment to provide 57 extra care dwellings (Class C3 use) in a part 2/part 5 storey building; hard and soft landscaping; cycle and parking facilities; plant areas and other ancillary work.		
Ward(s) or groups affected:	South Bermondsey		
From:	Director of Planning		
Application Start Date 08/09/2015		Application Expiry Date 08/12/2015	
Earliest Decision Date 30/10/2015		PPA Date 31/03/16	

RECOMMENDATIONS

1. a) That planning permission is granted subject to conditions, and the applicant first entering into an appropriate legal agreement.

b) In the event that the requirements of (a) are not met by the 30 April 2016, that the Director of Planning be authorised to refuse planning permission if appropriate, for the reasons set out in paragraph 76 of this report

BACKGROUND INFORMATION

Site location and description

2. The application site is the former Welch House nursing home located at 94 - 116 Southwark Park Road. The site measures approximately 0.287 hectares and is bounded by Longley Street to the east, Reverdy Road to the west and Southwark Park Road to the north which is also the main frontage of the site. The existing building was constructed in the 1960s, and has a maximum height of 3 storeys. It has an enclosed garden to the rear of the building which was used by residents as a communal amenity space. The site boundaries have extensive tree planting. The existing buildings on site are not listed and the site is not within a Conservation Area however it does abut the Thorburn Square Conservation Area to the south.
3. The site currently has three access points, one from Reverdy Road which appears to be unused, one from Longley Road which is used for servicing and refuse collection and a further access from Reverdy Road adjacent to the junction with Southwark Park Road. This last access comes off an existing raised traffic table and provides access to some informal parking for the premises on a hard surfaced area to the front of the site.

4. The former nursing home has been vacant for the past four years and the existing buildings have fallen into a state of disrepair. While in use, the nursing home comprised 58 units of Class C2 accommodation (non self-contained specialist housing).

Details of proposal

5. Planning consent is sought for the demolition of the existing building and redevelopment to provide 57 extra care dwellings in a part two/part five storey building. The proposal would include a large community lounge, landscaped courtyard and roof garden as well as soft landscaping on the Reverdy Road and Longley Street frontages. A total of six car parking spaces and four cycle parking spaces would be provided within the rear service yard accessed from Reverdy Road.
6. The site is owned by Southwark Council who are in advanced negotiations to sell the site to Delancey who would develop the affordable Extra Care accommodation in collaboration with the United St Saviours Charity based on designs by Witherford Watson Mann architects. The intention is to provide exemplary accommodation for elderly residents as a modern interpretation of the traditional alms house model within a building of the highest quality of design.
7. Extra Care housing gives older people who might otherwise consider residential care the chance to live independently but with the benefit of some on-site support. The housing units are fully self-contained flats with living space, kitchens, bathrooms and bedrooms, with sizes equivalent to standard general needs flats. As well as the 57 flats, the building would provide communal lounges and café, and a residents garden, and the residents have the support of professional staff and home care staff on site as well as an emergency alarm system. Of the 57 units 51 would be one bedroom and 6 would be two bedroom. All dwellings would be social rented tenure.
8. This scheme would provide part of the off-site affordable housing obligation of the 185 Park Street development which was granted permission under application 14/AP/3842 for:
 - Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.
9. The 185 Park Street S106 Agreement secures the equivalent of at least 202 off site affordable habitable rooms alongside an in lieu payment of £6.5 million and a supplementary payment of £127,660 for each habitable room in the event that the Southwark Park Road scheme was able to provide fewer than 202 habitable rooms.
10. The current proposal would provide a total of 206 habitable rooms which together with the £6.5 million top up in lieu payment would represent the entirety of the off-site affordable housing contribution for the 185 Park Street development if the development is carried out.
11. **Planning history**

6036-61 - Planning permission granted for the erection of an old people's home on the site of Welch House, Southwark Park Road. (27-07-1961)
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6554-70 – Planning permission granted for a new annexe to the London homes for the elderly. (14-12-1970)
994-83 – Planning permission granted for the erection of a 2 storey dwelling house in the grounds of Welch House. (09-08-1983)
9800391 – Planning permission granted for replacement of existing hardwood glazed entrance with smaller screen and removal of existing conservatory at rear and replacement with single storey extension. (23-04-1998)
08-AP-2630 - Application withdrawn for demolition of existing Southwark Park Nursing Home and construction of part 3 / part 4 storey building with pitched roof, with basement through to third floor levels, to accommodate 67 bedrooms for care home and 34 self-contained units for care home (2x 2 bed and 32x 1 bed), with communal living spaces and bathroom areas; 13 additional car parking spaces at basement level created (16 total), and associated refuse / recycling and cycle storage areas; Garden / roof terrace at third floor, with new vehicular access east of site off Reverdy Road to basement car park. All in association with the creation of 5700.37sqm of new accommodation for Southwark Park Nursing Home. (05-05-2009)
10-AP-0875 - Application withdrawn for demolition of existing Southwark Park Nursing Home and construction of part 3 / part 4 storey building, with basement, to accommodate 51 single bedrooms and 21 self-contained apartments (8x 2 bed and 13x 1 bed) for care home use, with communal living spaces and bathroom areas; 15 car parking spaces at basement level (2 of which are disabled), and associated refuse / recycling and cycle storage areas. Garden to rear and roof terraces at third floor level, with new vehicular access off Reverdy Road (with associated works to road) (10-08-2010)
10/AP/3106 Application type: Full Planning Permission (FUL) Demolition of existing Southwark Park Nursing Home and construction of part 3 / part 4 storey building, with basement, to accommodate 51 single care home bedrooms and 21 self-contained close care apartments (8x 2 bed and 13x 1 bed), with communal living spaces and bathroom areas (use class C2); 15 car parking spaces at basement level (2 of which are disabled), ambulance parking bay and associated refuse / recycling and cycle storage areas. Garden to rear and roof terraces at third floor level, with new vehicular access to basement parking from Reverdy Road and associated highways works. Decision date 28/01/2011 Decision: Granted with Legal Agreement (GWLA)
14/AP/2239 Application type: Full Planning Permission (FUL) Erection of a three storey extension to the existing care home, to provide 75 en suite bedrooms with 23 to the ground floor, 26 to the first floor and 26 to the second floor and the increase of 15 additional parking spaces, 30 cycle spaces and 1 disabled space. Decision date 28/11/2014 Decision: Refused (REF)

Planning history of adjoining sites

12. None of specific relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with the development plan;
 - b) The provision of Extra Care accommodation;
 - c) The impact on the residential, visual and heritage amenity of the area including the impact on the Thorburn Square Conservation Area;
 - d) Quality in design, including the impact on public realm;
 - e) Quality of residential accommodation, housing mix, density and the provision of affordable housing;
 - f) Transport impacts;
 - g) Flood risk and sustainable development implications;
 - h) Planning obligations;
 - i) All other relevant material planning considerations.

Planning policy

14. The statutory development plan for the borough comprises the London Plan 2015, the Southwark Core Strategy 2011, saved policies of the Southwark Plan 2007 along with Supplementary Planning Documents (SPDs). The National Planning Policy Framework is a material consideration.

National Planning Policy Framework (the Framework)

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

London Plan consolidated with further alterations March 2015

Policy 2.5 Sub-regions
Policy 2.9 Inner London
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 3.8 Housing choice
Policy 3.10 Mixed and balanced communities
Policy 3.11 Definition of affordable housing
Policy 3.12 Affordable housing targets
Policy 3.13 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 4.1 Developing London's economy
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 5.7 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 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth
Strategic Targets Policy 2 - Improving places
Strategic Policy 1 - Sustainable development
Strategic Policy 2 - Sustainable transport
Strategic Policy 5 - Providing new homes
Strategic Policy 6 - Homes for people on different incomes
Strategic Policy 11 - Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards
Strategic Policy 14 - Implementation and Delivery

Southwark Plan 2007 (July) - saved policies

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

Policy 2.5 Planning Obligations
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 3.15 Conservation of the Historic Environment
Policy 3.16 Conservation Areas
Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
Policy 3.19 Archaeology
Policy 3.28 Biodiversity
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

16. Affordable housing SPD (2008)
Sustainable design and construction SPD (2009)
Sustainable transport SPD (2010)
Residential Design Standards SPD (2011)
Draft Affordable housing SPD (June 2011)
Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)
Technical update to the Residential Design Standards SPD (2015)

Principle of development

17. The National Planning Policy Framework (NPPF) was published on 27 March 2012. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development to deliver homes.
18. The NPPF promotes the delivery of a wide choice of high quality homes that create sustainable, inclusive and mixed communities. It encourages the effective use of land by reusing land that has been previously developed. The NPPF also states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Housing

19. The existing building on the site is vacant and was last in use as a nursing home (Class C2) since 2011. There are no planning policies to protect this type of use which provided non-self contained accommodation for people in need of care. The provision of residential accommodation is supported by the NPPF, London Plan, the saved Southwark Plan and the Core Strategy and would contribute to meeting identified housing needs.

20. Extra care provision of this type is a priority for the Council given the increasing ageing population and would release other housing units for re-use by families throughout the borough if tenants move from their current homes into this accommodation.

Affordable housing

21. The NPPF adopted in March 2012 states that local planning authorities should set policies for affordable housing to be provided 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.
22. Policy 3.8 of the London Plan requires new developments to offer a range of housing choices and the provision of affordable housing. Both the Core Strategy and Southwark Plan require a minimum of 35% affordable housing. Saved Policy 4.4 of the Southwark Plan and the Affordable Housing SPD specifies that this provision should be split by tenure on a 70:30 basis between social rented and intermediate tenure.
23. The proposed development would provide 100% affordable housing and all of this housing would be provided as social rented extra care homes. Whilst no intermediate housing would be provided, this is considered acceptable on the basis of the overall affordable housing offer and the nature of the units as Extra Care housing which is a priority for the Council.
24. As noted previously, the delivery of 206 affordable habitable rooms on the Southwark Park Road site alongside the £6.5 million in lieu payment would fulfil the affordable obligation of the 185 Park Street development.

Density and housing mix

25. Strategic Policy 7 of the Core Strategy expects 60% of units within a development to have more than two bedrooms, and in this area at least 20% to have 3, 4, or 5 bedrooms. Saved Policy 4.3 of the Southwark Plan requires a mix of dwellings sizes and types to be provided within major new developments in order to cater for a range of housing needs. At least 10% of the units should be suitable for wheelchair users. The mix of units provided is shown in the table below (WC= wheelchair unit);

	1 Bed	2 Bed	Total
Social Rented	51 (5 WC)	6 (6 WC)	57 (11 WC)

26. The proposed 57 units are split between 51 one bedroom units (89%) and 6 two bedroom units (11%). The larger number of one bedroom units, and the absence of three bedroom units, is acceptable since it is providing specialist housing tailored to the needs of one of the Council's priority groups.
27. The development would provide 11 wheelchair units (19%), reflecting the higher likelihood of the elderly residents needing adapted homes.
28. The proposal would provide a total residential density of 717 habitable rooms per hectare which marginally exceeds the 700 habitable hectare upper range limit for the urban zone. Given the exceptional standard of design, the high quality accommodation and the limited impacts on neighbour amenity, this is acceptable.
29. The housing mix and density of the development are acceptable given the special circumstances of the case, and can be supported.

Quality of accommodation

Unit size

30. 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. The following table shows the minimum flat size requirements as set out in the Residential Design Standards 2011 and the flat sizes that would be achieved;

Unit Type	SPD minimum sqm	Size range proposed (sqm)
1 Bedroom	50	50 – 77.8
2 Bedroom	61 - 70	77.8 - 82.1

31. The flat sizes comfortably meet or exceed the standards as set out in the SPD. All of the flats are arranged around a central landscaped courtyard with covered deck access which acts as a form of amenity space providing an area for residents to sit, interact and enjoy the landscaped courtyard from a space directly outside their homes. Effectively this means that 100% of the units would be dual aspect and 100% of kitchens would enjoy natural light and ventilation.

Outlook and privacy

32. The distance between opposing flats across the internal courtyard is below the expected standard of 21 metres. However, direct overlooking will be minimised due to the limited number of flats on the south wing of the building. All flats are dual aspect, the courtyard face contains the access walkways serving the flats; as such the separation distance is less critical to secure privacy. The arrangement is considered acceptable.

Amenity space

33. 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.
34. The current proposal does not provide any private amenity space, such as balconies, as the operator, United St Saviours, wants to encourage residents to socialise in the communal garden spaces. As such the SPD requires 620sqm of communal amenity space to be provided. This figure is significantly exceeded by the various spaces available to residents in the form of;
- Community Lounge – 98sqm of internal double height space that can be used by residents and the local community;
 - The Garden Court – 439sqm of outdoor communal space that will be densely planted with areas of seating and a water garden;
 - The Productive Roof Garden – 371sqm of outdoor space for residents located on the roof of the two storey rear element and accessed by the communal walkway. This area will feature quiet seating areas and productive growing beds for residents to undertake planting and other activities;
 - The Woodland Garden – 243sqm of amenity space at the rear of the site that will contain trees and a calm reflective space for strolling;

- The Boundary Landscape – 229sqm of landscaping located around the outer edge of the building.
35. Taking only the outdoor amenity spaces, the scheme would provide a total of 1282sqm of high quality communal outdoor amenity space which is well in excess of the 620sqm required by policy. The Community Lounge would play an important role in providing an indoor space where the new community could meet and take part in activities. Furthermore, the internal walkways on each level provide an alternative amenity space for residents to interact closer to their homes and would provide views out into the Garden Court. The proposed communal amenity spaces and incidental amenity spaces being provided are generous and high quality and would provide a pleasant environment for residents to enjoy.

Daylight and sunlight

36. The applicants have provided a daylight and sunlight assessment that demonstrates that all of the proposed living rooms and bedrooms would have BRE compliant daylight levels measured by Average Daylight Factor.

Conclusions on quality of accommodation

37. The proposed development would provide generous, well lit, well ventilated living spaces with good outlook, privacy and access to high quality indoor and outdoor communal amenity spaces. The overall standard of living accommodation that would be provided is very high and is fully supported.

Environmental impact assessment

38. The proposed development lies outside the scope of the Town and Country Planning Environmental Impact Assessment Regulations 2011. While a formal Screening Opinion was not sought, the development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations 1999 and the European Commission guidance.

Design

39. The NPPF, London Plan, Southwark Core Strategy and Saved Southwark Plan all put design at the heart of securing high quality developments. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. High quality design is also a pre-requisite to ensuring that new developments complement historic settings and heritage assets.

Form, scale and massing

40. The building takes a U-shape centred on a landscaped court which is derived from the traditional form of the alms house. This form seeks to reinstate the street frontages on Longley Street and Reverdy Road whilst linking them up with a new frontage onto Southwark Park Road. The massing is kept low at just two storeys in height where it abuts the terraced houses on Reverdy Road and Longley Street then rising to four storeys in height with a set-back fifth storey at the more civic frontage of Southwark Park Road with its larger scaled paired villas. This is a suitable response to the surrounding scale and built form.
41. In its detailed design the proposal is arranged in three tiers. The lower tier of two storeys is defined by a pre-cast concrete dado line and responds directly to the simple brick-built aesthetic of the conservation area. The lower tier includes features like

double-height bay windows – a modern reinterpretation of a traditional feature of the historic area. At the centre of the Southwark Park Road elevation is the double-height glazed entrance which links to the public spaces and operational facilities, becoming the public face of the development.

42. The middle tier, and the main body of the building, is designed as two storeys of ordered brick façade with deep-cut window openings. This middle tier generally follows the profile of the development but subtly steps in at the corner with Longley Street and out on the corner with Reverdy Road to distinguish itself more deliberately from the lower tier. At the top is a set-back upper tier finished in ceramic cladding with a more complex stepped form to break up the silhouette of the building and moderate its scale.

Materials

43. The chosen materials are brick, pre-cast concrete and ceramic cladding on the street facade with timber-framed windows. At the centre the corridor is lined with timber-framed full-height windows which will give the development a warm tactile appearance. The quality of the development will rely to a great degree on the quality of the materials as well as the architectural detailing and these should be reserved by condition. This is to ensure that the chosen materials reflect the character and appearance of the conservation area and the architectural detailing ensures the constructed building retains the qualities of the consented design.

Design Review Panel

44. The Design Review Panel reviewed this proposal at the pre-application stage in December 2014. They endorsed the proposal and felt it was a fantastic opportunity for Southwark to set the design benchmark for this type of accommodation across London. They welcomed the involvement of the architects and encouraged them to develop their design further, focussing in particular on the landscape, the detailed design of the walkways, the external articulation of the mass and the detailed design of the roof. All these detailed design points were addressed in the submitted scheme.

Heritage impacts

45. Saved policy 3.18 echoes the requirement in the NPPF which requires development to conserve or enhance the historic environment (section 12) including its setting. Saved policy 3.18 defines this and requires development to preserve or enhance among other things, "*the setting of a conservation area; or views into or out of a conservation area*".
46. The development is not within a conservation area but contributes significantly to the setting of the Thorburn Square Conservation Area where it completes the key frontages on Southwark Park Road, Longley Street and Reverdy Road.
47. The proposal has been developed as a clear response to the special characteristics of the conservation area. Its proportions, materials and features have informed the three-tiered design and angled form which reinforces its sense of place within the local context while the concave nature of the front elevation helps to ease the scale of the principal façade. Officers are satisfied that this proposal preserves the character of the Thorburn Square Conservation Area and enhances its setting on Longley Street, Reverdy Road and Southwark Park Road

Conclusions on design

48. The design is considered to be of an exceptionally high standard. The complex stepped and articulated form reflects the principles of good urban design, complements the sensitive historic setting and interacts appropriately with the main street frontages. Officers are satisfied that this high quality design, with its well ordered façade and elegant functional spaces and landscaping, fully complies with the council's policies on urban and architectural design.

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

Daylight

49. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
50. The BRE sets out the rationale for testing the daylight impacts of new development through various light 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 the original value before the loss is noticeable.
51. 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 more than 20% in the area of sky visibility, daylight may be affected.
52. Of the 17 properties (189 windows) assessed as part of the daylight and sunlight analysis, there are three properties (8 windows) which have more than a 20% reduction in VSC alongside VSC levels below 27%. Each of these properties is considered in turn below;

92 Southwark Park Road

53. This property has two windows that would face the proposed development. Both of these windows would see a reduction in VSC of more than 20% over existing values bringing the VSC results to below 27%. Additionally both of these windows facing onto the development site will see more than a 20% reduction in sky visibility. Whilst this will be a noticeable reduction in potential daylight it should be noted that the proposed VSC values will be 23.58% and 24.64% respectively. Given that the BRE guidelines were developed for suburban environments, the proposed VSC levels are considered to be reasonable in an urban location.

118 Southwark Park Road

54. Three of the windows at 118 Southwark Park Road would see a reduction in VSC of more than 20% over existing values bringing the VSC results to below 27%. Two of the affected windows will achieve VSC levels of 25.43% and 23.27% which is considered acceptable given the urban location. The third window will achieve a VSC level of 19.43% however this window would see only a 13.9% reduction in sky visibility

which is well below the 20% reduction threshold of the BRE guidelines, indicating that this window will still have acceptable levels of visible skyline from within the room.

1 Longley Street

55. Three of the windows at 1 Longley Street would be affected by the development by having reductions in VSC in excess of 20%. None of the existing VSC values are above 27% and all three windows serve the same room. One of the windows is only marginally above the 20% loss with a reduction in VSC of 20.9%. The other two windows have greater proportional reductions in VSC but lower existing VSC levels to begin with. In terms of visible skyline there would be a reduction of 32.7%. The impact on this property is considered acceptable on the basis that all three windows serve the one room and collectively these windows will continue to receive adequate daylight for an urban area.

Conclusion on daylight

56. The proposed impact on daylight is considered to be acceptable on balance given the urban environment and the fact that all of the affected rooms will continue to have reasonable VSC levels that are not untypical of an urban area.

Sunlight

57. Only windows that face within 90 degrees of due south are tested for the impact of a development on sunlight. Four buildings containing 74 rooms were tested, and all complied with BRE guidance for sunlight.

Overshadowing

58. The daylight and sunlight study demonstrates that all garden ground and amenity spaces immediately adjacent to or adjoining the site will remain well lit.

Overlooking, privacy and outlook

59. In order to prevent adverse impacts of overlooking and loss of privacy, the Residential Design Standards recommends a minimum separation distance between windows of 12 metres at the front of the building and any elevation that fronts a highway and 21 metres at the rear.
60. All street facing elevations of the proposed development would provide at least 12 metres separation distance from adjacent buildings and in this respect it is not considered that there will be any adverse impact in terms of overlooking, loss of privacy or loss of outlook.
61. The flanks of the proposed building meet the terraced dwellings on Longley Street and Reverdy Road. At the interface of the flanks of the proposed building and the existing terraced housing the separation distance at the closest point is 7.5 metres (between the ground floor southernmost unit on the Longley Street frontage and No. 1 Longley Street) however this is still well in excess of the established separation distances between the outriggers of the terraced dwellings and in this respect the proposed relationship is acceptable and will not lead to any adverse impacts from loss of outlook, loss of privacy or overlooking.
62. Concerns have been raised regarding potential overlooking from the roof garden of the proposed development. This has been designed specifically to have buffers at the edge of the roof garden comprising raised planting beds which would prevent

residents obtaining views from the edge of the roof garden south across the terraced dwellings. This buffer will ensure that the level of overlooking will not significantly compromise amenity or the enjoyment of rear gardens.

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

63. Given that the surrounding area is predominantly residential, it is not considered that there will be any conflict of use that would have an adverse impact on future occupiers of the development.

Transport issues

64. The site is located on a classified road (Southwark Park Road), in an area with a PTAL of 2 which indicates moderate to low levels of access to public transport. There is an existing bus stop at the proposed main entrance to the building. The site lies outside of a Controlled Parking Zone.

Access

65. The site currently benefits from three vehicular access points but the current proposal seeks a single vehicular access point on Reverdy Road. This is acceptable in principle but there are existing speed cushions where the new access would be located as well as a fairly new tree. As such the applicant will need to relocate the speed cushions and tree to locations agreed with the Council. The remaining redundant crossovers will need to be reinstated as footways in line with the Council's adoptable standards.

Car parking

66. The applicant proposes six car parking spaces for use by staff and visiting carers. No parking would be provided for residents and this is supported. Officers are satisfied that there will be no significant impacts on local parking availability. It is noted that concerns have been raised by local residents about the impacts of overspill parking from visitors to the Extra Care facility as well as requests to make the area 'residents only' parking. In response the applicant has agreed to fund a feasibility study towards creating a Controlled Parking Zone in the immediate area that would restrict parking to residents and permit holders.

Cycle parking

67. Given the nature of the proposed housing, the applicant has proposed to provide a minimal amount of cycle storage (four spaces). Officers accept this level of provision, given the nature of the housing. However, from the plans provided it is unclear whether the proposed cycle storage is weather-proof so further details will be required by condition. This will also investigate the possibility of providing additional cycle parking in order to raise the overall provision.

Servicing

68. The applicant proposed that refuse collection be undertaken on street from Reverdy Road. Kerbside refuse collection for residential waste is already undertaken from this location and officers are of the view that the additional kerbside refuse collection will not have a detrimental impact on the highway network. No details have been provided of how servicing (food, beverages, linen etc) will be undertaken so a service management plan will be required as part of the S106 Agreement.

Conclusions on transport

69. The proposed development is acceptable in transport terms and will have no adverse impact on the transport network or surrounding streets subject to a cycle parking condition, requirement of a service management plan, a financial contribution to measure the feasibility of implementing a CPZ and S.278 works to reinstate crossovers, relocate speed cushions and re-pave the streets surrounding the site. Supplementary documents such as a full Travel Plan and a Demolition and Construction Environmental Management Plan will be secured in the legal agreement.

Impact on trees

70. The proposed development will require removal of 28 of the 35 trees currently on and adjacent to the site, including one street tree. There are four Category B trees on site and three of them will be retained. The removals are mostly of individual lower quality Category C trees. Whilst these trees are of limited value individually, in combination they have the potential to provide valuable biodiversity benefits, but these benefits could be secured, and possibly enhanced, by replacement planting with appropriate species.
71. The initial landscaping information submitted with the application shows only 6 small, new trees proposed within the internal courtyard and officers are of the view that an improved landscaping offer can be made. In order to ensure that landscaping is provided to a suitably high standard, details of hard and soft landscaping, including satisfactory replacement tree planting and tree protection measures will be required by condition on any consent issued. This is considered necessary both to ensure a high quality finish to the development and to mitigate any potential adverse ecological impacts as a result of tree removal.

Additionally, in order to ensure that there is no net loss of canopy cover as required by London Plan policy, the S106 agreement will provide for planting off-site if insufficient space is available as part of the on site landscaping plans. With this mitigation in place, the proposed tree removal is considered acceptable.

Planning obligations (S.106 undertaking or agreement)

72. 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 table below outlines the required contributions in line with the Councils S106 SPD:

Planning Obligation	Mitigation	Applicant Position
Employment and Training	Place 12 workless borough residents into sustained jobs. Train 12 borough residents using pre or post employment short courses (incl CSCS cards).	Agreed

	Provide 3 new apprenticeship/NVQs related to the development.	
Transport Site Specific	£30,000 towards a Controlled Parking Zone review.	Agreed
Public Realm	Re-paving of Longley Street, Reverdy Road and Southwark Park Road. Removal of railings on Southwark Park Road. Relocation of speed cushions and tree at the site entrance on Reverdy Road.	Agreed, this will be provided to a specification agreed with LBS Highways Officers as part of the S.278 work
Trees	Not specifically required unless replacement planting and stem girth are not fully achieved in which case a contribution of £3,000 per tree will be sought.	Agreed
Archaeology	£6,778	Agreed

73. The S106 Agreement will also secure the affordable housing and the rental terms, an Estate Management Plan, Construction and Environmental Management Plan and Service Management Plan. The contributions 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.

74. In the event that an agreement has not been completed by 30 April 2016, the Director of Planning is authorised to refuse permission, if appropriate, for the following reason:

"In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on affordable housing, public realm, archaeology, transport network or employment and the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2015, and Policy 8.2 Planning obligations of the London Plan."

Community Infrastructure Levy (CIL)

75. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material "local financial consideration" in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.

76. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The levy is applied to all developments at a rate of £35 (plus indexation) per square metre in Southwark.
77. Southwark CIL in this location has a residential rate of £200 per square metre. SCIL is to be used for infrastructure that supports growth with a Southwark commitment to spend at least 25% locally.
78. Given that the site has been vacant for a period of more than four years, CIL is payable on 100% of new floorspace. This results in a Mayoral CIL charge of £199,710 and a Southwark CIL charge of £1,141,200. As the proposal is for a fully affordable housing development, the developer is entitled to apply for CIL relief.

Sustainable development implications

79. The sustainability assessment demonstrates how the energy hierarchy has been applied to the proposed development in order to achieve the carbon reduction targets set out in Strategic Policy 13 of the Core Strategy and the London Plan. The Core Strategy and the London Plan also state that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation wherever feasible. In addition, the London Plan expects developments to achieve a reduction in carbon dioxide emissions of 44% over the 2010 Regulations which equates to a 35% reduction over the 2013 Regulations.
80. A range of passive design features and demand reduction measures are proposed to reduce the carbon dioxide emissions of the proposed development following the Be Lean, Be Clean and Be Green principles. Through the use of a CHP scheme to provide hot water, heating and electricity and PV panels on the main roof of the building, the development will achieve carbon savings in excess of the 35% required over the 2013 Regulations and as such is compliant with both London Plan and Southwark Plan policy. Whilst Code for Sustainable Homes is no longer a requirement it is worth noting that the dwellings would achieve Code Level 4 which is a positive aspect of the scheme.

Archaeology

81. The site is located within the Bermondsey Lake Archaeological Priority Zone. There is a potential for this development site to contain prehistoric archaeology, post-medieval buildings and geo-archaeology relating to the formation of land within the area of the former lake. It is recommended that an archaeological watching brief is maintained during groundworks. This programme of work would be secured by condition, as would the submission of a timely archaeological report. With this mitigation in place, the scheme is acceptable in archaeological terms.

Ecology

82. The applicants submitted a Phase 1 Habitat Survey and Bat Survey to measure the ecological impact of the proposed development. These documents were reviewed by the Council's Ecology Officer who recommended that, as the buildings were vacant, an internal bat survey should be undertaken. The applicants provided this additional survey and the Ecology Officer is satisfied with the findings that bats are not roosting in the building and that the development is acceptable in terms of impact on ecology.

Air quality

83. The Air Quality Assessment demonstrates that during the demolition and construction phases, a Demolition/Construction Environmental Management Plan would be required in order to mitigate potential air quality impacts. This will be secured by the S106 Agreement. During the operational phase of the development it is noted that some dwellings will require mechanical ventilation and this will be secured by condition. With appropriate mitigation, the proposed development would not have an adverse impact on air quality.

Noise

84. The proposed development will result in an increase in the number of residents in the locality but the site is within an urban location. All uses surrounding the site are residential and therefore the redevelopment for residential purposes is not incompatible with existing uses, nor harmful to the amenities of existing residents in terms of noise. There will be some disturbance during demolition and construction however this will be managed through the aforementioned Demolition/Construction Environmental Management Plan. Once completed there will be some plant contained within the proposed building but this would need to comply with background noise levels that will be secured by condition and with this mitigation in place it should not give rise to any noise or vibration pollution.

Flood risk

85. The application site lies within a Flood Risk Zone (3A) and as such the applicants have prepared a Flood Risk Assessment. This has been reviewed by the Environment Agency who have raised no objections to the proposed development subject to the approved Flood Risk Assessment.

Conclusion on planning issues

86. The redevelopment of the site is welcomed. The existing building has been vacant for some time, and the re-use of a brown-field urban site for housing is in line with the expectations of the NPPF.
87. The provision of much needed affordable Extra Care accommodation is also supported and will help to improve housing supply to one of the Councils priority groups. The new accommodation is well-designed giving residents high quality dual aspect flats enabling them to live independently, but with the support and reassurance of on site professional staff. The communal facilities encourage interaction and foster a sense of community.
88. The building is of an exceptional quality of design, which although taller than its immediate neighbours does respect the character of the area including the Thorburn Square Conservation Area. The choice of materials, the articulation of the façade, and the reduction in height along Reverdy Road and Longley Street ensures that the building will respond sensitively to its immediate context.
89. The amenity impacts to adjacent occupiers through loss of daylight or sunlight are considered to be acceptable in the context of the development and the site location within an urban area.
90. It is therefore recommended that permission be granted, subject to conditions as set out in the draft decision notice and completion of a S106 agreement on terms as set out above.

Community impact statement

91. 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) There are no issues relevant to particular communities/groups.
 - c) There are no likely adverse or less good implications for any particular communities/groups.

Consultations

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

Consultation replies

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

Summary of consultation responses

94. Following neighbour consultation, 22 responses have been received raising objections to the proposed development, including one petition containing 43 signatures submitted by a neighbouring property in Southwark Bridge Road. Two responses were received supporting the application. There was general support across most responses for the introduction of Extra Care housing on the site but concerns were raised on issues such as height and parking. The main points of objection have been summarised and addressed below;

Objection - The proposed building is too high and would have an adverse impact on neighbours, the Thorburn Square Conservation Area and would dominate the streetscape.

Response – The proposed building steps down in height to meet the dwellings on Reverdy Road and Longley Street that sit within the Conservation Area and this stepping down ensures that it will not dominate the street. The proposal has been developed as a clear response to the special characteristics of the conservation area

Objection - The proposal will generate increased traffic and noise during building work, particularly along Southwark Park Road, which already has lorries going to local building sites first thing in the morning. There should be a condition of no building work at all on weekends, and no work at all on site or heavy traffic to arrive at the site before 8:00 am on weekdays.

Response – This will be controlled as part of the Demolition and Construction Environmental Management Plan.

Objection - The proposed development is overbearing due to its height and extends too close to the site boundaries, taking away the present greenery and would be out of context with the Thorburn Square Conservation Area.

Response – The building steps back from the boundaries on Reverdy Road and Longley Street to respect the building line of the existing terraced dwellings. This is an appropriate response. The building extends to the property line on Southwark Park Road however this is a busier east-west route and the increased massing on this frontage is appropriate. Landscaping will be secured by condition to minimise the loss of any greenery and ensure appropriate re-planting.

Objection - There is a concern that the flats could eventually be sold off for private use rather than being kept as accommodation for local elderly people.

Response – The affordable Extra Care homes will be secured as such within the S106 Agreement, this will be in perpetuity.

Objection - The building is far too high and is out of proportion to the Victorian houses flanking the east and west elevations and will overpower the Victorian heritage around it, instead of sitting sympathetically within it.

Response – As mentioned above the building steps down to meet the terraced dwellings and the Conservation Area and as such respects the local heritage context.

Objection - Some properties will experience a loss of outlook due to the height and massing of the proposed building.

Response – The proposed building will minimise impacts on outlook through its stepped form. The scale and massing of the building is considered acceptable.

Objection - Some properties will experience a loss of daylight and sunlight.

Response – All of the affected properties will continue to receive daylight levels that are reasonable within an urban area and there will be no significant impact on amenity.

Objection - There is clearly inadequate parking for the number of residents, visitors and support staff on this large site. The parking spaces in this area are already over-stretched and this will only add further congestion and competition for local parking. Southwark Council should urgently review the local parking arrangements and making the local roads for residential parking only. In addition before this site is redeveloped the council needs to improving the traffic calming measures further in this area.

Response – Council officers are satisfied that the development would not have an adverse impact on local parking availability. In terms of creating a ‘residents only’ parking area, the applicant has agreed to pay £30,000 to fund a CPZ review.

Objection - The loss of trees is unacceptable.

Response – All but one of the trees being removed are poorer quality Category C trees however the landscaping conditions that will be attached to any consent issued will secure appropriate re-planting.

Objection - The communal room by the boundary of 1 Longley Street is assumedly for music and entertainment which is totally unacceptable so close to the private gardens of the properties of both Longley and Reverdy Roads.

Response – This is a lounge space for residents and the type of activities there will not compromise amenity for neighbouring residents.

Objection - There are three flats which appear far too close to the garden of 1 Longley Street and would infringe on the privacy of this dwelling and garden ground.

Response - The separation distance is 7.5 metres at the closest point which is generous in comparison to the separation distances between the outriggers of the terraced dwellings and in this respect the proposed relationship is acceptable and will not lead to any adverse impacts in terms of loss of outlook, loss of privacy or overlooking.

Objection - The level of consultation is disappointing, some dwellings do not receive letters even though they are in close proximity to the development site (160 metres).

Response – The Council advertised the application in the local press, posted two site notices at the site and sent letters to residents within 100 metres of the development site. This is considered to be a satisfactory level of public consultation for a development of this size, in line with standard practice.

Objection - The building will totally dominate the site and the entrance to the Conservation area. It is level with the terraces towards the pavement rather than being set back so will form a solid wall of buildings rather than being subservient as it is now. This will make turning any vehicle into Reverdy Road from either Yalding Road or from the Eastern side of Southwark Park Road really quite dangerous as the view along Reverdy will be restricted from the current one.

Response – The building location, scale and massing will have no adverse impact on visibility splays and will not compromise highway safety. On Reverdy Road and Longley Street the development matches the building line of the terraced dwellings which is considered to be a suitable response to the local context and the heritage area.

Objection - Previous plans for the site have been declined, in part due to the height of the building, this proposal is substantially taller.

Response – Each case is decided on its own merits. In this instance the architecture of the building is of a very high standard and the stepped form of the building allows the height to be achieved without compromising amenity or the local townscape.

Objection - Given the prominent location of this development, unless the building materials used are identical (e.g. similar colour) to those of the adjacent properties then the proposed development is unlikely to blend in with the surrounding character of the area.

Response – Materials will be secured by condition in order to ensure a high quality finish and relationship with the Conservation Area.

Objection - There is an error in the application as it states that servicing of the site is proposed to take place off-site along an existing single yellow line on Reverdy Road when there is in fact no single yellow line where the proposed service entrance is. It is, in fact, residential parking so this will result in the loss of up to two parking spaces.

Response – No parking will be removed to enable servicing. Kerbside waste collection currently takes place on Reverdy Road and the development will continue this. Further servicing details will be agreed and secured via a Service Management Plan.

All comments received from external consultees have been summarised and addressed below;

95. Environment Agency – No Objections.

Response – Noted.

96. Thames Water – No objections subject to a condition regarding impact piling.

Response – Noted and agreed, the relevant condition will be attached to any consent issued.

97. Transport for London – TfL have reviewed the application and note that there is a bus stop on Southwark Park Road fronting the site. Any operations on site, including demolition, must not adversely impact upon the operation of this bus stop. TfL would expect that a Construction and Logistics Plan and Delivery and Service Plan is secured as part of the conditions/planning obligations. Whilst the level of car parking is acceptable, the developer should consider a greater allocation of blue badge parking. Parking must be equipped with electric vehicle charge points to comply with London Plan (2015) standards. Whilst the level of cycle parking complies with cycle parking for a care home (C2 use class), the developer should consider increasing this provision for residents who may be able to cycle, even short distances. Cycle changing facilities (showers) should be provided for staff.

Response – Noted and agreed the relevant management plans and cycle parking condition will be secured.

98. Greater London Authority – No response.

99. Historic England – Do not wish to offer comments on this occasion.

Response – Noted.

100. London Fire Brigade – No objections.

Response – Noted.

101. London Underground – No comments.

Response – Noted.

102. Metropolitan Police Service – Recommend that the development achieves Secured by Design accreditation.

Response – Noted and agreed, the relevant condition will be attached to any consent issued.

103. Natural England – No comments.

Response – Noted.

Human rights implications

104. 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.

105. This application has the legitimate aim of providing affordable Extra Care housing. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

106. Not applicable.

REASONS FOR LATENESS

107. Not applicable.

REASONS FOR URGENCY

108. Not applicable.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/115-94 Application file: 15/AP/3508 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

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Terence McLellan, Team Leader	
Version	Final	
Dated	18 December 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		21 December 2015

APPENDIX 1

Consultation undertaken

Site notice date: 07/10/2015

Press notice date: 24/09/2015

Case officer site visit date: 07/10/2015

Neighbour consultation letters sent: 17/09/2015

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

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
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 10 Charles Mackenzie House SE16 3XY	141 Fort Road London SE1 5PZ
Flat 1 Charles Mackenzie House SE16 3XY	139 Fort Road London SE1 5PZ
Flat 12 Charles Mackenzie House SE16 3XY	11 Reverdy Road London SE1 5QE
Flat 11 Charles Mackenzie House SE16 3XY	1 Reverdy Road London SE1 5QE
81 Southwark Park Road London SE16 3TY	19 Reverdy Road London SE1 5QE
79 Southwark Park Road London SE16 3TY	24 Reverdy Road London SE1 5QE
85 Southwark Park Road London SE16 3TY	23 Reverdy Road London SE1 5QE
83 Southwark Park Road London SE16 3TY	26 Reverdy Road London SE1 5QE
Flat 13 Charles Mackenzie House SE16 3XY	25 Reverdy Road London SE1 5QE
Flat 19 Charles Mackenzie House SE16 3XY	20 Reverdy Road London SE1 5QE
Flat 18 Charles Mackenzie House SE16 3XY	2 Reverdy Road London SE1 5QE
Flat 20 Charles Mackenzie House SE16 3XY	22 Reverdy Road London SE1 5QE
Flat 2 Charles Mackenzie House SE16 3XY	21 Reverdy Road London SE1 5QE
Flat 15 Charles Mackenzie House SE16 3XY	137 Fort Road London SE1 5PZ
Flat 14 Charles Mackenzie House SE16 3XY	27 Alma Grove London SE1 5PY
Flat 17 Charles Mackenzie House SE16 3XY	25 Alma Grove London SE1 5PY
Flat 16 Charles Mackenzie House SE16 3XY	3 Alma Grove London SE1 5PY
77 Southwark Park Road London SE16 3TY	29 Alma Grove London SE1 5PY
78 Southwark Park Road London SE16 3RS	19 Alma Grove London SE1 5PY

76 Southwark Park Road London SE16 3RS
82 Southwark Park Road London SE16 3RS
80 Southwark Park Road London SE16 3RS
134 Southwark Park Road London SE16 3RP
130 Southwark Park Road London SE16 3RP
74 Southwark Park Road London SE16 3RS
72 Southwark Park Road London SE16 3RS
84 Southwark Park Road London SE16 3RS
61 Southwark Park Road London SE16 3TY
71 Southwark Park Road London SE16 3TY
69 Southwark Park Road London SE16 3TY
88 Southwark Park Road London SE16 3RS
86 Southwark Park Road London SE16 3RS
92 Southwark Park Road London SE16 3RS
90 Southwark Park Road London SE16 3RS
Flat 12 Peter Hills House SE16 3XZ
Flat 11 Peter Hills House SE16 3XZ
Flat 3 Peter Hills House SE16 3XZ
Flat 2 Peter Hills House SE16 3XZ
Flat 9 Charles Mackenzie House SE16 3XY
Flat 8 Charles Mackenzie House SE16 3XY
Flat 10 Peter Hills House SE16 3XZ
Flat 1 Peter Hills House SE16 3XZ
Flat 4 Peter Hills House SE16 3XZ
Flat A 122 Southwark Park Road SE16 3RP
Flat 9 Peter Hills House SE16 3XZ
Flat C 122 Southwark Park Road SE16 3RP
Flat B 122 Southwark Park Road SE16 3RP
Flat 6 Peter Hills House SE16 3XZ
Flat 5 Peter Hills House SE16 3XZ
Flat 8 Peter Hills House SE16 3XZ
Flat 7 Peter Hills House SE16 3XZ
Flat 7 Charles Mackenzie House SE16 3XY
Flat 26 Charles Mackenzie House SE16 3XY
Flat 25 Charles Mackenzie House SE16 3XY
Flat 28 Charles Mackenzie House SE16 3XY
Flat 27 Charles Mackenzie House SE16 3XY
Flat 22 Charles Mackenzie House SE16 3XY
Flat 21 Charles Mackenzie House SE16 3XY
Flat 24 Charles Mackenzie House SE16 3XY
Flat 23 Charles Mackenzie House SE16 3XY
Flat 29 Charles Mackenzie House SE16 3XY
Flat 4 Charles Mackenzie House SE16 3XY
Flat 33 Charles Mackenzie House SE16 3XY
Flat 6 Charles Mackenzie House SE16 3XY
Flat 5 Charles Mackenzie House SE16 3XY
Flat 30 Charles Mackenzie House SE16 3XY
Flat 3 Charles Mackenzie House SE16 3XY
Flat 32 Charles Mackenzie House SE16 3XY
Flat 31 Charles Mackenzie House SE16 3XY
9 Woolstaplers Way London SE16 3UT
94 Woolstaplers Way London SE16 3UR
92 Woolstaplers Way London SE16 3UR
98 Woolstaplers Way London SE16 3UR
96 Woolstaplers Way London SE16 3UR
86 Woolstaplers Way London SE16 3UR
84 Woolstaplers Way London SE16 3UR
90 Woolstaplers Way London SE16 3UR
88 Woolstaplers Way London SE16 3UR
1 Woolstaplers Way London SE16 3UT
21 Woolstaplers Way London SE16 3UT
19 Woolstaplers Way London SE16 3UT
25 Woolstaplers Way London SE16 3UT
23 Woolstaplers Way London SE16 3UT
13 Woolstaplers Way London SE16 3UT
11 Woolstaplers Way London SE16 3UT
17 Woolstaplers Way London SE16 3UT
15 Woolstaplers Way London SE16 3UT
82 Woolstaplers Way London SE16 3UR
80 Woolstaplers Way London SE16 3UP
8 Woolstaplers Way London SE16 3UP
102 Woolstaplers Way London SE16 3UR
100 Woolstaplers Way London SE16 3UR
74 Woolstaplers Way London SE16 3UP
72 Woolstaplers Way London SE16 3UP
78 Woolstaplers Way London SE16 3UP
76 Woolstaplers Way London SE16 3UP
17 Alma Grove London SE1 5PY
23 Alma Grove London SE1 5PY
21 Alma Grove London SE1 5PY
31 Alma Grove London SE1 5PY
125 Fort Road London SE1 5PZ
9 Alma Grove London SE1 5PY
135 Fort Road London SE1 5PZ
133 Fort Road London SE1 5PZ
35 Alma Grove London SE1 5PY
33 Alma Grove London SE1 5PY
7 Alma Grove London SE1 5PY
5 Alma Grove London SE1 5PY
79 Thorburn Square London SE1 5QF
78 Thorburn Square London SE1 5QF
81 Thorburn Square London SE1 5QF
80 Thorburn Square London SE1 5QF
75 Thorburn Square London SE1 5QF
9 Reverdy Road London SE1 5QE
77 Thorburn Square London SE1 5QF
76 Thorburn Square London SE1 5QF
82 Thorburn Square London SE1 5QF
88 Thorburn Square London SE1 5QF
87 Thorburn Square London SE1 5QF
90 Thorburn Square London SE1 5QF
89 Thorburn Square London SE1 5QF
84 Thorburn Square London SE1 5QF
83 Thorburn Square London SE1 5QF
86 Thorburn Square London SE1 5QF
85 Thorburn Square London SE1 5QF
7 Reverdy Road London SE1 5QE
33 Reverdy Road London SE1 5QE
32 Reverdy Road London SE1 5QE
36 Reverdy Road London SE1 5QE
34 Reverdy Road London SE1 5QE
3 Reverdy Road London SE1 5QE
28 Reverdy Road London SE1 5QE
31 Reverdy Road London SE1 5QE
30 Reverdy Road London SE1 5QE
37 Reverdy Road London SE1 5QE
42 Reverdy Road London SE1 5QE
41 Reverdy Road London SE1 5QE
5 Reverdy Road London SE1 5QE
43 Reverdy Road London SE1 5QE
39 Reverdy Road London SE1 5QE
38 Reverdy Road London SE1 5QE
40 Reverdy Road London SE1 5QE
4 Reverdy Road London SE1 5QE
15 Alma Grove London SE1 5PY
61a Southwark Park Road London SE16 3TY
63a Southwark Park Road London SE16 3TY
The Glass House 6 Painter Mews SE16 3XT
5 Painter Mews London SE16 3XT
First Floor And Second Floor Flat Queen Victoria SE16 3RP
7 Painter Mews London SE16 3XT
34 Abbey Gardens Southwark Park Road SE16 3RQ
6 Abbey Gardens Southwark Park Road SE16 3RQ
5 Abbey Gardens Southwark Park Road SE16 3RQ
8 Abbey Gardens Southwark Park Road SE16 3RQ
7 Abbey Gardens Southwark Park Road SE16 3RQ
2 Abbey Gardens Southwark Park Road SE16 3RQ
1 Abbey Gardens Southwark Park Road SE16 3RQ
4 Abbey Gardens Southwark Park Road SE16 3RQ
3 Abbey Gardens Southwark Park Road SE16 3RQ
9 Abbey Gardens Southwark Park Road SE16 3RQ
31 Abbey Gardens Southwark Park Road SE16 3RQ
30 Abbey Gardens Southwark Park Road SE16 3RQ
33 Abbey Gardens Southwark Park Road SE16 3RQ
32 Abbey Gardens Southwark Park Road SE16 3RQ
11 Abbey Gardens Southwark Park Road SE16 3RQ
10 Abbey Gardens Southwark Park Road SE16 3RQ
29 Abbey Gardens Southwark Park Road SE16 3RQ
28 Abbey Gardens Southwark Park Road SE16 3RQ
10 Strathnairn Street London SE1 5BL
4 Strathnairn Street London SE1 5BL
2 Strathnairn Street London SE1 5BL
75a Southwark Park Road London SE16 3TY
Flat 4 127 Fort Road SE1 5PZ

104 Woolstaplers Way London SE16 3UR
116 Woolstaplers Way London SE16 3UR
114 Woolstaplers Way London SE16 3UR
120 Woolstaplers Way London SE16 3UR
118 Woolstaplers Way London SE16 3UR
108 Woolstaplers Way London SE16 3UR
106 Woolstaplers Way London SE16 3UR
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69 Woolstaplers Way London SE16 3UT
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59 Woolstaplers Way London SE16 3UT
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33 Woolstaplers Way London SE16 3UT
39 Woolstaplers Way London SE16 3UT
37 Woolstaplers Way London SE16 3UT
29 Woolstaplers Way London SE16 3UT
27 Woolstaplers Way London SE16 3UT
31 Woolstaplers Way London SE16 3UT
3 Woolstaplers Way London SE16 3UT
41 Woolstaplers Way London SE16 3UT
51 Woolstaplers Way London SE16 3UT
5 Woolstaplers Way London SE16 3UT
55 Woolstaplers Way London SE16 3UT
53 Woolstaplers Way London SE16 3UT
45 Woolstaplers Way London SE16 3UT
43 Woolstaplers Way London SE16 3UT
49 Woolstaplers Way London SE16 3UT
47 Woolstaplers Way London SE16 3UT
Flat A 124 Southwark Park Road SE16 3RP
Flat 11 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 10 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 13 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 12 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 7 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 6 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 1 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 8 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 14 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 5 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 4 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 7 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 6 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 16 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 15 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 3 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 2 Robert Jones House Eveline Lowe Estate SE16 3SR
Flat 5 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 2 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 1 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 4 Robert Bell House Eveline Lowe Estate SE16 3SP
Flat 3 Robert Bell House Eveline Lowe Estate SE16 3SP
29 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB
28 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB
30 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB
3 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB
25 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB
Ebenezer Chapel Monnow Road SE1 5RP
6 Strathnairn Street London SE1 5BL
1 Alma Grove London SE1 5PY
7 Strathnairn Street London SE1 5BN
13 Alma Grove London SE1 5PY
11 Alma Grove London SE1 5PY
1 Strathnairn Street London SE1 5BN
8 Strathnairn Street London SE1 5BL
5 Strathnairn Street London SE1 5BN
3 Strathnairn Street London SE1 5BN
Flat 3 127 Fort Road SE1 5PZ
2 Queen Annes Square London SE1 5RH
1 Queen Annes Square London SE1 5RH
4 Queen Annes Square London SE1 5RH
3 Queen Annes Square London SE1 5RH
Yalding Day Centre 95 Southwark Park Road SE16 3TY
5 Queen Annes Square London SE1 5RH
73a Southwark Park Road London SE16 3TY
Flat 2 127 Fort Road SE1 5PZ
Flat 1 127 Fort Road SE1 5PZ
7 Queen Annes Square London SE1 5RH
6 Queen Annes Square London SE1 5RH
8 Queen Annes Square London SE1 5RH
91 Thorburn Square London SE1 5QF
1a Alma Grove London SE1 5PY
Flat A Elizabeth Cottage SE1 5QQ
10 Thorburn Square London SE1 5QH
7a Longley Street London SE1 5QQ
29b Longley Street London SE1 5QQ
Flat B Elizabeth Cottage SE1 5QQ
7b Longley Street London SE1 5QQ
Spa School Monnow Road SE1 5RN
1 Yalding Road London SE16 3SS
Harris Academy 55 Southwark Park Road SE16 3TZ
15 Yalding Road London SE16 3SS
11 Yalding Road London SE16 3SS
145 Fort Road London SE1 5PZ
143 Fort Road London SE1 5PZ
Welch House 94-116 Southwark Park Road SE16 3RR
73 Southwark Park Road London SE16 3TY
29a Longley Street London SE1 5QQ
14a Longley Street London SE1 5QQ
1b Longley Street London SE1 5QQ
17a Longley Street London SE1 5QQ
14b Longley Street London SE1 5QQ
35a Reverdy Road London SE1 5QE
29b Reverdy Road London SE1 5QE
1a Longley Street London SE1 5QQ
35b Reverdy Road London SE1 5QE
17b Longley Street London SE1 5QQ
21b Longley Street London SE1 5QQ
21a Longley Street London SE1 5QQ
24b Longley Street London SE1 5QQ
24a Longley Street London SE1 5QQ
18b Longley Street London SE1 5QQ
18a Longley Street London SE1 5QQ
2b Longley Street London SE1 5QQ
2a Longley Street London SE1 5QQ
30 Woolstaplers Way London SE16 3UP
28 Woolstaplers Way London SE16 3UP
4 Woolstaplers Way London SE16 3UP
32 Woolstaplers Way London SE16 3UP
22 Woolstaplers Way London SE16 3UP
20 Woolstaplers Way London SE16 3UP
26 Woolstaplers Way London SE16 3UP
24 Woolstaplers Way London SE16 3UP
54 Woolstaplers Way London SE16 3UP
64 Woolstaplers Way London SE16 3UP
62 Woolstaplers Way London SE16 3UP
68 Woolstaplers Way London SE16 3UP
66 Woolstaplers Way London SE16 3UP
58 Woolstaplers Way London SE16 3UP

24 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	56 Woolstaplers Way London SE16 3UP
27 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	60 Woolstaplers Way London SE16 3UP
26 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	6 Woolstaplers Way London SE16 3UP
4 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	2 Woolstaplers Way London SE16 3UP
9 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	3 Yalding Road London SE16 3SS
6 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	25 Yalding Road London SE16 3SS
5 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	35 Yalding Road London SE16 3SS
8 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	33 Yalding Road London SE16 3SS
7 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	19 Yalding Road London SE16 3SS
23 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	17 Yalding Road London SE16 3SS
12 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	23 Yalding Road London SE16 3SS
11 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	21 Yalding Road London SE16 3SS
14 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	37 Yalding Road London SE16 3SS
13 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	14 Woolstaplers Way London SE16 3UP
Flat 9 Robert Jones House Eveline Lowe Estate SE16 3SR	12 Woolstaplers Way London SE16 3UP
Flat 8 Robert Jones House Eveline Lowe Estate SE16 3SR	18 Woolstaplers Way London SE16 3UP
10 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	16 Woolstaplers Way London SE16 3UP
1 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	7 Yalding Road London SE16 3SS
15 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	5 Yalding Road London SE16 3SS
20 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	10 Woolstaplers Way London SE16 3UP
2 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	9 Yalding Road London SE16 3SS
22 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	29a Reverdy Road London SE1 5QE
21 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	12 Longley Street London SE1 5QQ
17 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	11 Longley Street London SE1 5QQ
16 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	15 Longley Street London SE1 5QQ
19 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	13 Longley Street London SE1 5QQ
18 William Rushbrooke House Eveline Lowe Estate Linsey Street SE16 3YB	8 Thorburn Square London SE1 5QH
Flat B 120 Southwark Park Road SE16 3RP	7 Thorburn Square London SE1 5QH
Flat B 118 Southwark Park Road SE16 3RP	10 Longley Street London SE1 5QQ
Flat C 120 Southwark Park Road SE16 3RP	9 Thorburn Square London SE1 5QH
Flat B 132 Southwark Park Road SE16 3RP	16 Longley Street London SE1 5QQ
Flat A 118 Southwark Park Road SE16 3RP	26 Longley Street London SE1 5QQ
Flat A 136 Southwark Park Road SE16 3RP	25 Longley Street London SE1 5QQ
Flat A 132 Southwark Park Road SE16 3RP	28 Longley Street London SE1 5QQ
Flat A 120 Southwark Park Road SE16 3RP	27 Longley Street London SE1 5QQ
Flat C 136 Southwark Park Road SE16 3RP	20 Longley Street London SE1 5QQ
Flat 5 Robin Court SE16 3SS	19 Longley Street London SE1 5QQ
Flat 4 Robin Court SE16 3SS	23 Longley Street London SE1 5QQ
Flat 7 Robin Court SE16 3SS	22 Longley Street London SE1 5QQ
Flat 6 Robin Court SE16 3SS	6 Thorburn Square London SE1 5QH
Flat 1 Robin Court SE16 3SS	97 Thorburn Square London SE1 5QF
69a Southwark Park Road London SE16 3TY	96 Thorburn Square London SE1 5QF
Flat 3 Robin Court SE16 3SS	1 Thorburn Square London SE1 5QH
Flat 2 Robin Court SE16 3SS	98 Thorburn Square London SE1 5QF
Flat C 144 Southwark Park Road SE16 3RP	93 Thorburn Square London SE1 5QF
Flat A 128 Southwark Park Road SE16 3RP	92 Thorburn Square London SE1 5QF
Flat C 126 Southwark Park Road SE16 3RP	95 Thorburn Square London SE1 5QF
Flat C 128 Southwark Park Road SE16 3RP	94 Thorburn Square London SE1 5QF
Flat B 128 Southwark Park Road SE16 3RP	11 Thorburn Square London SE1 5QH
Flat C 124 Southwark Park Road SE16 3RP	3 Thorburn Square London SE1 5QH
Flat B 124 Southwark Park Road SE16 3RP	2 Thorburn Square London SE1 5QH
Flat B 126 Southwark Park Road SE16 3RP	5 Thorburn Square London SE1 5QH

Flat A 126 Southwark Park Road SE16 3RP
 Flat B 136 Southwark Park Road SE16 3RP
 Flat C 142 Southwark Park Road SE16 3RP
 Flat B 142 Southwark Park Road SE16 3RP
 Flat B 144 Southwark Park Road SE16 3RP
 Flat A 144 Southwark Park Road SE16 3RP
 Flat B 138 Southwark Park Road SE16 3RP
 Flat A 138 Southwark Park Road SE16 3RP
 Flat A 142 Southwark Park Road SE16 3RP
 Flat C 138 Southwark Park Road SE16 3RP
 First Floor Flat 65 Southwark Park Road SE16 3TY
 146c Southwark Park Road London SE16 3RP
 Ground Floor And First Floor Flat 67 Southwark Park Road SE16 3TY
 Ground Floor And First Floor Flat 57 Southwark Park Road SE16 3TY
 146b Southwark Park Road London SE16 3RP
 146a Southwark Park Road London SE16 3RP
 70 Southwark Park Road London SE16 3RS
 71a Southwark Park Road London SE16 3TY
 Ground Floor Flat 67 Southwark Park Road SE16 3TY
 Alma Primary School Alexis Street SE16 3XF
 School Keepers House Harris Academy SE16 3TZ
 Estate Store Thorburn Square SE1 5QF
 149 Southwark Park Road London SE16 3TX
 140c Southwark Park Road London SE16 3RP
 Flat 4 1a Yalding Road SE16 3SS
 Flat 3 1a Yalding Road SE16 3SS
 Flat 2 1b Yalding Road SE16 3SS
 Flat 1 1b Yalding Road SE16 3SS
 Queen Victoria 148 Southwark Park Road SE16 3RP
 Flat 8 Robin Court SE16 3SS
 Flat 2 1a Yalding Road SE16 3SS
 Flat 1 1a Yalding Road SE16 3SS
 63 Southwark Park Road London SE16 3TY
 55 Linsey Street London SE16 3YD
 59 Southwark Park Road London SE16 3TY
 140b Southwark Park Road London SE16 3RP
 140a Southwark Park Road London SE16 3RP
 57 Southwark Park Road London SE16 3TY
 65 Southwark Park Road London SE16 3TY
 13 Yalding Road London SE16 3SS
 75 Southwark Park Road London SE16 3TY
 70 Woolstaplers Way London SE16 3UP
 15 Reverdy Road London SE1 5QE
 13 Reverdy Road London SE1 5QE
 18 Reverdy Road London SE1 5QE
 17 Reverdy Road London SE1 5QE
 4 Thorburn Square London SE1 5QH
 13 Thorburn Square London SE1 5QH
 12 Thorburn Square London SE1 5QH
 15 Thorburn Square London SE1 5QH
 14 Thorburn Square London SE1 5QH
 5 Trothy Road London SE1 5RR
 4 Trothy Road London SE1 5RR
 7 Trothy Road London SE1 5RR
 6 Trothy Road London SE1 5RR
 13 Trothy Road London SE1 5RR
 11 Trothy Road London SE1 5RR
 3 Trothy Road London SE1 5RR
 2 Trothy Road London SE1 5RR
 8 Trothy Road London SE1 5RR
 151b Fort Road London SE1 5PZ
 151a Fort Road London SE1 5PZ
 27b Reverdy Road London SE1 5QE
 27a Reverdy Road London SE1 5QE
 147 Fort Road London SE1 5PZ
 9 Trothy Road London SE1 5RR
 149b Fort Road London SE1 5PZ
 149a Fort Road London SE1 5PZ
 10 Trothy Road London SE1 5RR
 5 Longley Street London SE1 5QQ
 4 Longley Street London SE1 5QQ
 8 Longley Street London SE1 5QQ
 6 Longley Street London SE1 5QQ
 30 Longley Street London SE1 5QQ
 3 Longley Street London SE1 5QQ
 32 Longley Street London SE1 5QQ
 31 Longley Street London SE1 5QQ
 9 Longley Street London SE1 5QQ
 19 Monnow Road London SE1 5RP
 17 Monnow Road London SE1 5RP
 1 Trothy Road London SE1 5RR
 21 Monnow Road London SE1 5RP
 11 Monnow Road London SE1 5RP
 2 Monnow Road London SE1 5RN
 15 Monnow Road London SE1 5RP
 13 Monnow Road London SE1 5RP
 5 Longley Street SE1 5QQ
 6 Robert Bell House London se163sp
 31 Longley Street Bermondsey SE1 5QQ
 118 Southwark Park Rd Bermondsey SE16 3RP
 91 Lynton Road SE1 5QT
 132 Fort Road Bermondsey SE1 5QA
 56 Southwark Park Road London SE16 3RS

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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
Thames Water - Development Planning

Neighbours and local groups

Flat B 118 Southwark Park Road SE16 3RP
1 Reverdy Road London SE1 5QE
118 Southwark Park Rd Bermondsey SE16 3RP
132 Fort Road Bermondsey SE1 5QA
17 Reverdy Road London SE1 5QE
18 Reverdy Road London SE1 5QE
21 Reverdy Road London SE1 5QE
28 Longley Street London SE1 5QQ
29b Reverdy Road London SE1 5QE
3 Reverdy Road London SE1 5QE
31 Longley Street Bermondsey SE1 5QQ
31 Longley Street London SE1 5QQ
32 Longley Street London SE1 5QQ
38 Reverdy Road London SE1 5QE
4 Reverdy Road London SE1 5QE
40 Reverdy Road London SE1 5QE
42 Reverdy Road London SE1 5QE
5 Longley Street London SE1 5QQ
5 Longley Street SE1 5QQ
56 Southwark Park Road London SE16 3RS
6 Robert Bell House London se163sp
74 Southwark Park Road London SE16 3RS
91 Lynton Road SE1 5QT
92 Southwark Park Road London SE16 3RS