

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 22 March 2016	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/2474 for: Full Planning Permission  <b>Address:</b> RICH INDUSTRIAL ESTATE, CRIMSCOTT STREET, LONDON SE1 5TE AND WILLOW WALK, LONDON SE1  <b>Proposal:</b> Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3 - 9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.		
<b>Ward(s) or groups affected:</b>	Grange		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 15/07/2015		<b>Application Expiry Date</b> 04/11/2015	
<b>Earliest Decision Date</b> 23/08/2015		<b>PPA Date:</b> 29/07/2016	

## RECOMMENDATIONS

1. That the Planning Committee grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 29 July 2016, and subject to referral to the Mayor of London.
2. If it is resolved to grant planning permission, that it is confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended in 2015).
3. That it is confirmed that, following issue of the decision, the Director of Planning should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended in 2015) which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out as in this report.
4. In the event that the requirements of paragraph 1 above are not met by 29 July 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the

reasons set out under paragraph 187 of this report.

## **BACKGROUND INFORMATION**

### **Site location and description**

5. The application site is located immediately south of Grange Road, with Curtis Street to the east, Willow Walk to the south and Crimscott Street to the west. It is broadly rectangular in shape and contains nine large industrial buildings ranging from 2-7 storeys in height; the existing buildings are described in the submission as units 2, 4, 7, 7a, 8, 9-10, 12, 15-17 Rich Industrial Estate and 61 Willow Walk, which is a self-storage facility.
6. Many of the buildings date from the early to mid 20th century and whilst none are listed, a number of them are attractive buildings which contribute positively to the local townscape. In the mid 19th century the site was home to leather making or tanning activities, and throughout the 20th century became home to factories for food processing. More recently the buildings have been used to accommodate offices, workshops, artist studios and storage facilities, although are now largely vacant.
7. The surrounding area is mixed in character. Grange Road contains retail and residential uses, and the Alaska Buildings, a residential development in a series of former warehouses adjoins the site to the east. There is low rise housing along Curtis Street, and Willow Walk and Crimscott Street are more industrial in character. The site forms part of the Mandela Way Preferred Industrial Location (PIL), and the northern-most part of the site adjoining Grange Road forms part of the Bermondsey Street Conservation Area; numbers 44 and 45 Grange Road are grade II listed and the Pages Walk Conservation Area is located to the south-west of the site.

### **Details of proposal**

8. London Square has applied for full planning permission for a comprehensive mixed-use development of the site comprising commercial and retail space, space for artist studios and 406 residential units. The development constitutes an urban development project by virtue of the Town and Country Planning (Environmental Impact Assessment) Regulations) 2015, and the application is accompanied by an Environmental Statement (ES).
9. The development would provide 19,468sqm of non-residential floorspace and a breakdown of the existing and proposed uses is set out below. Existing units 2, 4, 15-17 and 61 Willow Walk would be demolished, and the remaining units extended and converted. The maximum height of the proposed development would be 34.03m AOD (29.92m above ground level).

<b>Land Use</b>	<b>Existing GIA sqm</b>	<b>Proposed GIA sqm</b>	<b>Net Difference GIA sqm</b>
Office (B1)	5,033	13,227	+8,194
Storage (B8)	4,182	3,100	-1,082
Flexible office and artist studio/gallery (B1/D1/A1)	10,667	2,654	-8,013

Flexible retail/café/restaurant (A1/A2/A3)	0	487	+487
Residential	0	41,586	+41,586
Vacant Space	9,427	0	-9,427
Total	29,309	61,054	+31,745

10. A new access route described in the submission as Tannery Way would be created through the site from Grange Road, following the demolition of units 15-17. This would lead to a series of buildings arranged around public and private courtyards, linking with Willow Walk to the south and Crimscott Street to the west. A large basement would be provided which would occupy most of the western half of the site, connecting with existing basements beneath units 7, 7A, 9-10 and 12. It would provide 85 parking spaces accessed via a ramp from Crimscott Street, together with commercial space, a self-storage facility to replace that which currently exists at 61 Willow Walk, refuse storage and cycle parking.

11. The development is described in the submission as plots 1-6 as follows, with the maximum heights given as above ground level.

12. Plot 1 (The Tannery)

This would be located on the northern part of the site, running parallel with the adjoining properties on Grange Road and incorporating existing unit 12 to which two additional floors would be added. It would be part 2-storeys and part 6-storeys (max. 21.9m above ground level), with the 2-storey element located at the rears of 51-57 Grange Road. It would contain 1,534sqm (GIA) of affordable commercial space at basement, ground and first floor levels and 71 residential units at ground floor level and above. The commercial space would be subdivided into three units, one in part of unit 12, another at the rear of the Grange Road properties, and another small space adjoining the boundary with the Alaska Buildings on the opposite side of Tannery Way. This building would be constructed of a mix of brick, concrete and metal cladding, with aluminium windows and doors.

13. Plot 2 (The Crosse)

This building would front Crimscott Street in a similar position to existing unit 2 which would be demolished. It would be 8 and 9-storeys high fronting Crimscott Street (max. 29.9m) with one of the floors described as a mezzanine, dropping to 7 storeys extending back into the site. It would have a broadly T-shaped footprint providing 1,405sqm of commercial space at ground floor and mezzanine level, and 87 residential units on the ground and upper floors arranged around a private courtyard at the rear. This building would predominantly be constructed of brick, with concrete balustrades and concrete panels above windows.

14. Plot 3 (The Hide)

This building would be located to the south of plot 2, fronting Crimscott Street and would be 8 and 9 storeys high fronting Crimscott Street (max. 29.925m) including a mezzanine floor, stepping down to 6-storeys within the site. It would occupy an irregular footprint and would comprise 1,232sqm of commercial space (A and B class) at ground floor and mezzanine levels and 79 residential units above. It would be constructed of brick, sitting behind a matt anodized aluminium expanded metal mesh.

15. Plot 4 (The Blackwell)

This building would sit at the junction of Crimscott Street with Willow Walk and would be a maximum of 26.7m high, comprising 8-storeys fronting Crimscott Street and 5 and 6-storeys fronting Willow Walk including a mezzanine level. It would provide 4,235sqm of B class floorspace at basement, ground and mezzanine level and 51 residential units above. It would be constructed of brick, with concrete balconies.

16. Plot 5 (Pickle Factory)

This would encompass existing units 7, 7A, 8 and 9-10 which essentially form one large building located on the eastern side of the site, adjoining the Alaska Buildings and the rear of properties on Curtis Street. It would become the commercial hub of the development, comprising 11,062sqm of B class floorspace at basement to third floor levels and 106 residential units above. There would be a bridge link at second floor level connecting this building with plot 4.

17. Some low level structures on the eastern side of this building would be demolished to make way for amenity space, and external alterations including new windows and façade remodelling are proposed across the wider building; two new floors would be provided to unit 7, an additional floor would be added to unit 8, and a new, attached block would be erected to the west of unit 8 which would be 8-storeys high fronting Willow Walk and 4-storeys facing east into the site, essentially squaring off unit 8. Plot 5 would be a maximum of 28.02m above ground level.

18. Plot 6 (The Canning)

This block would be located in the south-eastern corner of the site, at the junction of Willow Walk with Curtis Street. It would be part 3, part 4-storeys high (max.13.95m) and would contain 12 residential units. It would be constructed of masonry, with concrete balcony balustrades.

19. The development would be delivered in three phases:

Phase 1 – plots 1, 2 and 6

Phase 2 – plot 5

Phase 3 – plots 3 and 4.

Amendments

20. The following amendments have been made during the course of the application, together with amendments to the proposed servicing arrangements to provide more servicing from within the site:

- Building footprints to plots 2, 3, 4 and 6 realigned and reconfigured to increase the size of the residential courtyards and to introduce further landscaping and public realm
- Plot 2: reduction in the width of part of the building extending between Lime Square (the northern residential courtyard to plots 1 and 2) and Leather Place (the square between plots 2 and 3) by approximately 4.3m, increasing its length by approximately 5m

- Plot 3: reduction in the width of the building by approximately 1.9m; realignment of the southern metal clad façade and loss of one residential unit
- Plot 4: building set back approximately 6m from Willow Walk
- Plot 6: reconfiguration of building comprising deeper footprints, footprint set back from Willow Walk by approximately 3.3m, approximately 6m from plot 5 and reduction in the length of the building.

21. The above amendments have reduced the non-residential floorspace in the scheme by 533sqm.

### **Planning history**

22. 14/AP/4527 Application type: Scoping Opinion (EIA) (SCP)

Redevelopment of the site in order to provide a mixed use development with underground car parking, landscaped public area.

Decision date 13/03/2015 Decision: Scoping Opinion - EIA Regs (SCP).

There have been numerous applications on the site including for changes of use from B class floorspace to artist studios, and minor external alterations.

23. Pre-application advice was provided in advance of the submission of this application, the details of which are held electronically by the Local Planning Authority. A number of meetings were held with the applicant and discussions centred around the prematurity of the proposal in relation to policy changes affecting the Old Kent Road area, the loss of commercial floorspace, the introduction of residential units on the site, the layout, height, scale and massing of the development, impact upon neighbouring properties and nearby heritage assets, the quality of accommodation to be provided, affordable housing, and transport impacts.

### **Relevant planning history of adjoining sites**

24. 18-19 Crimscott Street

16-AP-0481 - Demolition of existing two storey industrial building (Use Class B1) and redevelopment of site to provide a part four/five/seven storey office building (Use Class B1) plus basement, including cafe at ground floor level and roof terraces at fourth and sixth floor levels. This application is UNDER CONSIDERATION.

25. Land to the rear of Lena Fox House, 41 Crimscott Street (Bermondsey Medical Mission)

14-AP-0481 - Demolition of outbuilding and erection of 2 storey building to provide an additional 12 bedroom hostel with ancillary landscaping works. Planning permission was GRANTED on 28/07/2014 and work is underway on site.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

26. The main issues to be considered in respect of this application are:

- Principle of the proposed development's land use, including emerging policy for the Old Kent Road
- Environmental impact assessment
- Design
- Townscape and impact upon the character and appearance of the Bermondsey Street Conservation Area and the setting of adjacent listed buildings and conservation areas
- Density
- Affordable housing
- Housing mix
- Quality of accommodation
- Wheelchair accessible housing
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport
- Noise and vibration
- Trees and landscaping
- Planning obligations (S.106 undertaking or agreement)
- Mayoral Community Infrastructure levy
- Sustainable development implications
- Ecology
- Contaminated land
- Air quality
- Water resources and flood risk
- Archaeology
- Wind
- Health impact assessment
- Equalities and human rights
- Statement of community involvement

### **Planning policy**

#### 27. Planning policy designations (Proposals Map)

Mandela Way preferred industrial location (local)  
 Air quality management area  
 Archaeological priority zone  
 Urban density zone  
 Bermondsey Street Conservation Area (north-eastern corner of the site).

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

Section 1 - Building a strong, competitive economy  
 Section 4 - Promoting sustainable transport  
 Section 6 - Delivering a wide choice of high quality homes  
 Section 7 - Requiring good design  
 Section 8 - Promoting healthy communities  
 Section 10 - Meeting the challenge of climate change, flooding and coastal change  
 Section 11 - Conserving and enhancing the natural environment  
 Section 12 - Conserving and enhancing the historic environment

National Planning Practice Guidance (2014)

29. London Plan July 2015 consolidated with alterations since 2011

- Policy 2.13 - Opportunity areas and intensification areas
- Policy 3.1 - Ensuring Equal Life Chances For All
- Policy 3.3 - Increasing housing supply
- Policy 3.5 - Quality and design of housing developments
- Policy 3.6 - Children and young people's play and informal recreation facilities
- Policy 3.7 - Large residential developments
- Policy 3.8 - Housing choice
- Policy 3.9 - Mixed and balanced communities
- Policy 3.10 - Definition of affordable housing
- Policy 3.11 - Affordable housing targets
- Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.16 - Protection and enhancement of social infrastructure
- Policy 4.2 - Offices
- Policy 4.3 - Mixed use development and offices
- Policy 4.4 - Managing industrial land and premises
- Policy 4.6 - Support for and enhancement of arts, culture, sport and entertainment provision
- 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 5.8 - Innovative energy technologies
- 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 Wastewater Infrastructure
- Policy 5.15 - Water Use and Supplies
- Policy 5.21 - Contaminated land
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.13 - Parking
- Policy 7.1 - Building London's Neighbourhoods and Communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Designing out crime
- Policy 7.4 - Local character
- Policy 7.6 - Architecture
- Policy 7.7 - Location and design of tall and large buildings
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.14 - Improving Air Quality
- 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

30. Core Strategy 2011

Strategic policy 1 - Sustainable development  
Strategic policy 2 - Sustainable transport  
Strategic policy 3 - Shopping, leisure and entertainment  
Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles  
Strategic policy 5 - Providing new homes  
Strategic policy 6 - Homes for people on different incomes  
Strategic policy 7 - Family homes  
Strategic policy 10 - Jobs and businesses  
Strategic policy 11 - Open spaces and wildlife  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards  
Strategic policy 14 - Implementation and delivery

31. Southwark Plan 2007 (July) – saved policies

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.

1.1 - Access to employment opportunities  
1.2 - Strategic and local preferred industrial locations  
1.5 - Small businesses  
2.2 - Provision of new community facilities  
2.5 - Planning obligations  
3.2 - Protection of amenity  
3.3 - Sustainability assessment  
3.4 - Energy efficiency  
3.6 - Air quality  
3.7 - Waste reduction  
3.9 - Water  
3.11 - Efficient use of land  
3.12 - Quality in design  
3.13 - Urban design  
3.14 - Designing out crime  
3.15 - Conservation of the historic environment  
3.16 - Conservation areas  
3.18 - Setting of listed buildings, conservation areas and world heritage sites  
3.19 - Archaeology  
3.28 - Biodiversity  
4.2 - Quality of residential accommodation  
4.3 - Mix of dwellings  
4.4 - Affordable housing



- 4.5 - Wheelchair affordable housing
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired

32. Bermondsey Street Conservation Area Appraisal (January 2003)  
 Sustainable design and construction SPD (2009)  
 Sustainability assessments SPD (2009)  
 Sustainable Transport SPD (2010)  
 Residential Design Standards SPD (2011) and Technical Update (2015)  
 Affordable housing SPD (2008 - Adopted and 2011 - Draft)  
 Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)  
 Development Viability SPD (draft)

**Principle of the proposed development's land use, including emerging policy for the Old Kent Road**

33. The site is located in the Mandela Way preferred industrial location (PIL), which is a PIL of local importance identified in the Core Strategy. Strategy policy 10 of the Core Strategy states that the PILs will be protected for industrial and warehousing uses. Saved Southwark Plan policy 1.2 states that the only developments that will be permitted in PILs are B class uses and other sui generis uses which are inappropriate in residential areas. The Core Strategy recognises that structural changes in the economy are resulting in a declining need for industrial land in London. Saved Policy 1.5 is also relevant which encourages the provision and requires the replacement of small business units. Neighbouring residents have raised concerns including the loss of employment floorspace on the site, implications for the wider area, and providing new commercial space predominantly at ground floor level could make it difficult to let.
34. The London Plan designates the Old Kent Road as an opportunity area, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes. It identifies the potential for residential-led development along the Old Kent Road corridor, with homes and jobs targets to be explored and further refined through the preparation of a planning framework and a review of the Old Kent Road Strategic Industrial Location which is to the south-east of the application site. The London Plan does not provide a boundary for the new opportunity area, as there is an expectation that this would be identified through a planning framework and the borough's local plan.
35. The core strategy also sets out the future direction of Old Kent Road as a growth and regeneration action area, subject to a future area action plan (AAP). Work is under way in preparing an Old Kent Road AAP, including its role within the emerging new Southwark plan. Given the early stages of these documents they can only be attributed very limited weight at this time, although it is envisaged that the application site will be included within the opportunity area boundary.
36. The relevant emerging policies in the draft New Southwark Plan include: DM23 which advises that PIL designations will be reviewed through the new AAP and that there will be no loss of employment space within PILs in the meantime unless there are community or other uses that will develop the local infrastructure; DM24 which advises that in

regeneration areas development must retain or increase existing levels of business floorspace except where there is no demand; and DM 26 which advises that in regeneration areas development should retain small business units, incorporate a range of unit sizes and types, and explore long-term management opportunities. Where existing small and medium size enterprises (SMEs) are at risk of displacement from a development, the feasibility of providing affordable and suitable space for existing occupiers in the completed development should be explored.

37. A breakdown of the existing and proposed uses is provided at paragraph 9. In the worst case scenario there could be a loss of up to 10,328sqm of B class floorspace, if it is assumed that all of the vacant space was lawfully B class and the existing flexible space is used for B class purposes, but that the future flexible artists space is used predominately as workspace with other uses ancillary to that. This would be contrary to strategic policy 10 of the Core Strategy which advises that industrial and warehousing floorspace will be protected in certain locations, including the Mandela Way PIL. It would also represent a departure from saved policy 1.2 of the Southwark Plan by introducing residential, retail and D class uses into the PIL.

38. In determining whether the principle of the proposed development would be acceptable in land use terms, Members need to consider whether the wider regeneration benefits of the scheme would outweigh any harm caused, and whether those benefits therefore justify a departure from the adopted planning policy. Officers consider that the key benefits arising from the proposal would be as follows:

39. Regeneration of an aging industrial estate

A borough-wide industrial and warehousing study carried out by GVA in 2014 on behalf of the Council indicated that a significant part of the stock within the estate would become obsolete over the plan period, and that there was little prospect of reuse solely for industrial purposes. The report suggested that mixed use development would be required which would enable refurbishment of part of the stock for employment purposes, with some residential also allowed. The existing buildings are not in a particularly good condition and a number of them are suffering from structural defects, and without significant investment the condition of the estate is likely to continue to decline. The additional value arising from a mixed use development could support the refurbishment of a significant quantum of B class floorspace.

40. Job creation

The submission advises that based on current employment densities the site would have supported 430 jobs if fully occupied. The buildings have not been fully occupied for around 15 years however, and until recently there were only 185 people employed there. This would increase to 1, 077 people within the completed development which is a significant positive aspect of the scheme.

41. The potential to attract a specialist workspace provider to manage new and refurbished space

The commercial space has been designed to be flexible so that it could accommodate a range of different unit sizes and shared workspaces. The applicant is in negotiations with a workspace provider to manage the non-residential floorspace, and s106 clause should be

secured relating to the timings for delivery of residential and commercial units, including the appointment of a workspace provider. This would accord with emerging policy in the NSP and should be secured through a section 106 planning obligation.

42. Re-provision of affordable space suitable for some existing/former arts occupiers

The proposal would include 2,654sqm of affordable workspace within plots 1 and 5. Although subject to lease negotiations, it is anticipated that existing occupiers Tannery Arts/The Drawing Room would take over the space in plot 1, and Southwark Studios (a former occupier of the site) would occupy the space in plot 5. The space is identified as falling within use classes A1/B1/D1, which in addition to studio workspaces would allow for gallery/exhibition space and art sales. This would enable artist workspace to continue to be a part of the local economy and working community and would be a significant positive aspect of the scheme.

43. The terms on which the affordable workspace would be offered are set out in the planning obligations section of this report. The two spaces would be offered on different terms on account of the two initial occupiers' different operating models and funding regimes, although both offer low cost studio space for artists. Although not a direct replacement for B class employment floorspace, it would contribute towards replacing the existing 3,057sqm of artist studio space on the site and is a very positive aspect of the proposal. The proposed rental terms are significantly below normal market levels, and should ensure that artists, who are not usually able to afford full commercial rents, can continue to be represented in the Old Kent Road as the regeneration moves forward. The provision is supported by the council's culture service.

44. Creation of a vibrant, mixed-use development

The provision of retail floorspace within the development would also be a departure from the adopted planning policy, but it is considered that this would be a positive aspect of the scheme. It would benefit existing and future residents and potentially draw people into the site. In addition to the retail floorspace which could form part of the affordable workspace/artist studios, 487sqm of A1-A3 floorspace would be included which would provide services for those living and working on or near to the site. These units would be located within plot 3 which would front Crimscott Street and their opening hours should be restricted by way of a condition to ensure that no loss of amenity would occur.

45. Provision of housing including affordable housing

The scheme would provide 406 new residential units, including policy compliant affordable housing comprising social rented and intermediate units. There is a pressing need for housing in the borough and policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015 and 2025. This is reinforced through strategic policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas. The proposal would make a sizeable contribution to the borough's housing stock and combined with a policy compliant affordable housing offer, represents a significant positive aspect of the scheme. It would also be in accordance with emerging policy for the Old Kent Road opportunity area and the expectation of significant new housing provision.

46. In recognition of the loss of B class floorspace a contribution of £72,052 would be provided, to contribute towards skills and employment programmes in the borough. This has been calculated in accordance with the Council's Planning Obligations and CIL SPD, but with a discount applied owing to the inclusion of affordable workspace within the scheme.
47. To conclude in relation to land uses, the proposed development would be contrary to strategic policy 10 of the Core Strategy owing to the loss of B class floorspace, and the introduction of retail, residential and D class floorspace would represent a departure from saved policy 1.2 of the Southwark Plan. This must therefore be weighed against the benefits of the scheme including regenerating an aging industrial estate, job creation, the provision of good quality, flexible commercial space including affordable commercial space to support artists, and a sizeable contribution to the stock of housing in the borough including affordable housing. Job creation and new housing would be in accordance with the London Plan requirements for the Old Kent Road Opportunity Area, were the site to fall within its boundary, and given the limited weight which can be attached to the draft New Southwark Plan at this time it is not considered that the proposal would prejudice its emerging policies. For these reasons, officers consider that the principle of the proposed development in land use terms should be supported in this instance.

### **Environmental impact assessment**

48. Applications where an environmental impact assessment (EIA) is required will either be mandatory or discretionary, depending on whether they are found in Schedule 1 (mandatory) or Schedule 2 (discretionary) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (the 'EIA Regulations' – as amended in 2015).
49. The proposed development would be an urban development project and constitutes EIA development. The EIA Regulations preclude the granting of planning permission unless the council has first taken the 'environmental information' into consideration. The 'environmental information' means an Environmental Statement, including any further information, any representations made by consultation bodies and any other person, about the environmental effects of the development. In accordance with the EIA Regulations, an environmental statement (ES) comprising a Non-Technical Summary, Environmental Statement and Technical Appendices accompanies the application.
50. Information on specific impacts is included, where relevant, in the various sections of this report. In relation to alternatives, the ES has considered the 'do nothing' scenario and concludes that the site would remain underutilised without redevelopment, which would lead to missed opportunities including offering flexible workspace, providing new housing and improving pedestrian permeability and open space within the site. The ES has also considered alternative designs and uses for the site, each of which would have presented their own particular challenges, and hence arrival at the scheme which has been submitted.
51. Chapter 17 of the ES relates to cumulative effects and considers the type 1 effects (the combination of individual effects such as noise, dust etc.) and type 2 effects (the combination of effects from several developments). In relation to type 1 effects it recommends mitigation measures including for dust control, and these are considered in subsequent sections of the report. For type 2 effects, the ES concludes that they would be local and insignificant to beneficial.

## Design

52. Strategic policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to *“achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.”* Saved policy 3.12 ‘Quality in design’ of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
53. As already mentioned, a small part of the north-eastern corner of the site is in the Bermondsey Street Conservation Area, and the remainder of the site is within its setting. There are listed buildings to the north-west along Grange Road, and the site is within the setting of the Pages Walk Conservation Area to the south-west and some of the buildings would be visible from within this conservation area. It is noted that neighbouring residents have raised concerns regarding the demolition of unit 2, and are of the view that the height, scale and massing of the development would be out of character with the area and would harm adjacent heritage assets.
54. A number of the existing buildings on the site are handsome and contribute positively to the local townscape. However, it should be noted that the large scale and massing of these buildings represent an anomaly in relation to most of the surrounding townscape, which is predominantly low and medium scale.
55. The northern boundary of the site runs along the rear gardens of a terrace of three storeys 19th Century town houses that front onto Grange Road. Most of the rear gardens are generous in length (approximately 19m), creating a buffer between the application site and the existing houses. However, towards the eastern end of the terrace the gardens dramatically reduce in length to approximately 10m.
56. The Alaska Buildings to the east of the site date from the mid-19th century and form part of the Bermondsey Street Conservation Area. They were originally constructed to house the Martin Fur Merchants and in 1932 were replaced with the art deco structure found on the site today. This has since been converted for residential use, and only the brick entrance gates with a carving of an Alaskan seal on their façade remain of the old factory. Towards the south-east the site is bordered by low scale late 20th Century residential development. Immediately adjacent to the site boundary are the rear gardens of a small terrace of 19th Century housing and a larger terrace of two and half storey late 20th century dwellings situated on Curtis Street.

## Site layout

57. The proposed site layout would be arranged around a north-south link through the site,

connecting Grange Road with Willow Walk. An access into the site from Crimscott Street would also be created and at the central point where the two routes converge, new public space would be created. Either side of the east-west route would be a perimeter block, with a communal amenity space (for residents only) at the centre. This would allow for the creation of a frontage of new buildings along Crimscott Street and turning the corner onto Willow Walk. To the east of this would be the majority of the retained buildings, each of which would be altered and extended.

58. In general, officers support the principles behind the site layout. In particular, the increased permeability through the site, the creation of new public and private spaces within the site, and the ribbon of active frontages repairing the street scene along Crimscott Street and Willow Walk.
59. Through negotiation and revisions to the scheme, officers' concerns regarding the relationship between the heights of the buildings and the comfort of the courtyard spaces have been addressed and each of the courtyards increased in size. This has necessitated a reduction in the width of the central access way into the site from Crimscott Street (between plots 2 and 3) from 23m to 18m. It is however, considered that this would remain a generous width for a pedestrian route and would allow for comfortable movement and landscaping to be combined well. Plot 4 in the south west corner of the site has also been pushed back to allow for a more generous public realm in front of it; this would allow for a generous footway and landscape planting.
60. The site layout would allow for a substantial amount of commercial uses on the ground floor, both fronting onto Crimscott Street and onto the public realm within the site. This is welcomed and would create activity and animation of the public realm, and should contribute to drawing people through the development.
61. Across the master plan, the design concept has been to learn from the rich architectural heritage of Bermondsey and to create a contemporary interpretation of this townscape character. This would include a variety of architectural forms and treatments, breaks in the building line allowing glimpses into courtyards and gardens, and a tight urban grain.

#### Height, scale and massing

62. Following amendments to the application, the scheme is now considered to achieve a suitable balance between maximising the efficient use of land (in accordance with saved policy 3.11 of the Southwark Plan) and creating an appropriate urban design response. The primary issues in relation to height and massing are as follows:
  - The nature of the enclosure along Crimscott Street
  - The additional storeys proposed on top of the retained buildings within the site.
63. It is noted that none of the buildings would be more than 30m above ground level and given the range of heights on and around the site it is not considered that they would be significantly taller than their context. As such, an assessment under saved policy 20 of the Southwark Plan 'Tall buildings' is not necessary in this instance.

#### Crimscott Street

64. The height and massing proposed along Crimscott Street would be between 6 and 9

storeys and given the variety in roof forms proposed, is considered appropriate for the emerging context of this site. The result would not be overbearing and would not create a monotonous wall of development, but rather would create a well articulated new street scene, set back from the street to allow for new tree planting and which would set the tone for any further development in the area. It would also set up the potential for similarly well articulated development on the opposite side of the road, thus avoiding the potential for a canyon-like effect.

#### Additional storeys proposed on the top of the retained buildings

65. The proposals to provide additional height to the existing buildings have been demonstrated to be of very high quality, and to represent enhancements to the existing buildings. The different approaches taken are discussed in more detail below.

#### **Architectural design**

66. Plot 1 The Tannery

In order to ensure visual interest across the scheme, not all of the buildings have been designed by the same architect. The Tannery is an example of a building that was designed by a different architect and would have a strikingly different aesthetic as a result. The Tannery would form the most northerly building in the master plan.

67. Tannery Way leading into the site would be animated with display cases to be used as part of curated exhibitions or to display the works of local artists. This would be a positive way of animating an otherwise dead frontage, although it would require a commitment to on-going management. On the other side of Tannery Way there would be a row of studio spaces with an attractively profiled roof which would draw people into the site. This inviting composition would be enhanced further by the cantilevering of the upper floors over the public open space at the end of Tannery Way (although the objections of neighbours to the impacts of this overhang are noted and discussed later in the report).
68. Further to the west where the building would back onto the gardens of the properties on Grange Road, plot 1 would take on a more linear form. It would be broken down into a number of articulated segments when seen from the north, with the eastern portion having deep balconies clad in perforated opening shutters, intended to provide translucency and depth. The central segment would be a simple white clad form with darker bridging elements either side, and the Crimscott Street elevation faced with brick. The south of the building is intended to form a backdrop to extended unit 12 and would be more consistent in its appearance and horizontal expression. The design is centred around balconies and shutters that could be opened and closed by residents, thus changing the appearance of the building.
69. Existing unit 12 would be retained as part of the proposals and extended by two storeys. The extension would be subtle, using a textured brick in the same colour as the host building to construct the new addition. The intention is that this would result in a patchwork appearance, and that the additional storeys would read as a new layer to the history of the building. Subject to detailed design and the quality of the brick specified, this subtle approach could be very successful. Dark metal balconies and new windows would be slotted into the facade as a contrasting layer, matching the materiality of the display cases and gallery entrance.

70. Plot 2 The Crosse

This building would replace unit 2 which fronts Crimscott Street and would pick up on the industrial character of the existing building, with strong brick walls and regular openings that would vary in scale from punched slots to larger openings inspired by historical working doors. The tops of each section would be articulated with different heights and shapes to create a unique streetscene that would be appropriate for the context. The strong vertical articulation, varied roof profile, generously proportioned ground floor openings and through lobby are all considered to be particularly successful.

71. The fabric proposed would be predominantly a mix of blue and brown toned bricks to ensure that the buildings would have warmth which is welcomed. The brick would be complimented by a palette of concrete balconies and spandrels and metal windows and these are considered appropriate for both the industrial character of the site and the contemporary nature of the Crosse Building.

72. Plot 3 The Hide

This is another example of a building designed by a different architect and which would have a strikingly different aesthetic as a result. This is welcomed as it would ensure that the scheme would avoid monotony and should deliver a more dynamic composition. The building would be wrapped in a metal mesh that would undulate in a manner reminiscent of hanging and stretching hides, inspired by the history of tanning on the site. The base of the building fronting Crimscott Street would be faced in brick and the vision is for the building to be colonised by climbing and trailing plants.

73. These materials would provide a strong townscape response, whilst also allowing the realisation of the architectural concept behind the design. However, in order to ensure that the final materials specified are of an appropriately high quality, samples should be secured by way of condition.

74. The layout of the building would ensure that there would be active frontages onto Crimscott Street with commercial space and through residential lobbies which would provide visual links between the public realm on the site and the communal courtyard.

75. Plot 4 The Blackwell

This building would wrap around the corner of Crimscott Street and Willow Walk. As with the Crosse, the architectural articulation is inspired by the industrial heritage of Bermondsey. It too would present active, primarily commercial frontages onto the public realm.

76. The proposed material palette would consist of brick, concrete, and metal, with brickwork as the primary facing material. Two different tones are proposed, blue/brown on Crimscott Street relating to that proposed for the Crosse, and a red hue for Willow Walk to relate to the Pickle factory. This is a sound approach, and sample panels of the brickwork should be conditioned.



77. Plot 5 The Pickle Factory

This is the retained Crosse and Blackwell pickle factory building in the south west corner of the site. The proposal is to extend the existing building both horizontally and vertically. The vertical extension would consist of two additional storeys on top of the central part of the building. The roof form of this part of the building is not particularly distinctive, so it is not considered harmful to add height in this location. An additional storey is also proposed to the southern part of the building. The horizontal extension of the existing building consists primarily of a new block to the south and a lower infill block between this and the main fabric of the retained building.

78. The extensions have been designed to be perceived as an integral part of the existing building. The opportunity has also been taken to animate existing blank facades by introducing new openings that would continue the strong, regular proportions of the existing openings.

79. In general, the alterations to the building would be of a very high architectural quality, and entirely appropriate to the character of the existing factory. The facing material proposed is predominantly brick, in a dark red tone selected to compliment those of the retained building. This would be articulated with concrete infill panels, emphasising the robust and functional nature of the architecture of the existing building and the windows would be crittal-style windows to match the existing. This would all be acceptable in principle, but would rely heavily on the detailed design and specific materials chosen if it is to be successful and this should be controlled by condition.

80. Plot 6 The Canning

This would be located on the corner of Willow Walk and Curtis Street. It is intended to provide a residential frontage onto both streets and mediate between the larger buildings on the site and the more modestly scaled residential development in the hinterland. Following concerns expressed by officers this plot has undergone a number of revisions, including the removal of integral car parking, realignment of windows and the replacement of render with brick. As a result of these changes the material pallet would more appropriate and the design would be acceptable.

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

81. Prior to the submission of the planning application an earlier iteration of the scheme was presented to the DRP in November 2014. The Panel was supportive of the mix of uses across the site, but raised concerns regarding the demolition of unit 2. The Panel urged the retention of this building to be explored. The Panel also expressed concerns regarding the nature of the public realm, particularly towards the centre of the site where the numbers of people likely to be attracted could be low, and the distribution of building entrances and extent of gated areas. The Panel enjoyed the presentation of the 'Bar' building (plot 1) and looked forward to its re-interpretation in the light of the retention of unit 2. The panel encouraged greater consideration of the ways in which the proposals would address and could connect with the neighbouring Alaska Buildings.

82. To conclude in relation to design, the proposal is considered to be a high quality, well designed scheme which would deliver many public benefits. The eventual success of this scheme would rely to a significant degree of the quality of materials proposed and the

design of detailed elements. As such, officers support the design of the proposal and recommend a number of conditions.

**Townscape and impact upon the character and appearance of the Bermondsey Street Conservation Area and the setting of adjacent listed buildings and conservation areas**

83. Sections 7 and 12 of the NPPF concerns planning relating to design and the conservation of the historic environment. Of particular relevance to this application, is paragraph 137 which states that *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”* Relevant policies in the Southwark Plan include saved policies 3.15 ‘Conservation of the historic environment’ 3.16 ‘Conservation areas’ and 3.18 ‘Setting of listed buildings, conservation areas and world heritage sites’.
84. Owing to the scale of the existing buildings, the proposed development would impact upon the setting of the Pages Walk Conservation Area to the south-west. As already mentioned 44 and 45 are grade II listed and there is the potential for the development to impact upon the setting of the grade II listed Bermondsey Public Library and Bermondsey Municipal Offices on Spa Road.
85. The ES includes a detailed Townscape, Heritage and Visual Impact. An ES update letter submitted following minor revisions to the application concludes that as no alterations were made to the building heights, overall architectural character or quality, the findings of the assessment would not materially change.

Townscape

86. One of the key drivers behind the design of the proposed master plan is the retention of a number of the older and more attractive industrial buildings currently found on the site. Although none of them are listed and only a small portion of one is in the conservation area, four of the existing units would be retained. Of those to be demolished, 61 Willow Walk, unit 4 and unit 15/17 are considered to be of very little townscape merit. As such, there is no objection to their demolition – indeed it is considered that it could enhance the townscape character of the area and the setting of the surrounding heritage assets. It should be noted that a small part of units 15/17 extends towards Grange Road and as a result falls within the Bermondsey Street Conservation Area. However, as it presents a blank facade to Grange Road it does not contribute positively to the conservation area or street scene. Its demolition would therefore be acceptable under saved policy 3.16 (Conservation Areas) as the replacement would enhance the local context. Given the limited contribution the existing building makes and the substantial public benefits arising from the proposed scheme, the loss of this building would amount to less than substantial harm when assessed against the NPPF.
87. Unit 2 is a large, seven storey, early to mid 20th Century building. It is an honest, functional building with very little decoration. It has well-ordered facades, attractive proportions, and is a visually distinctive and easily identifiable building within the street scene. The retention of this building was considered in the design process, but owing to the limited adaptability

of the existing floor plates and large north-facing facades it was concluded that it would not have provided high quality commercial or residential accommodation; replacing it with a new building would enable a better standard of accommodation including a larger courtyard to be provided. As such, whilst the merits of the existing building are noted, on balance and when considered holistically with the other buildings to be retained on the site, it is not considered that its removal would result in unacceptable harm to the surrounding townscape.

88. The building proposed to replace it would create an enhanced frontage onto Crimscott Street, and its architectural appearance would be mirrored in units 7/8. The retention of other existing buildings of townscape merit is welcomed, and considered to make a positive contribution to the townscape character of the site and surrounding area.

#### Townscape, Heritage and Visual Impact Analysis

89. The following nine views have been tested within the Townscape and Visual Impact Assessment:

- 1) Grange Road/Griggs Place
- 2) Grange Road/Crimscott Street
- 3) Grange Road/the Grange
- 4) Bermondsey Spa Gardens
- 5) Centre of Bermondsey Spa Gardens
- 6) Hazel Way
- 7) Willow Walk
- 8) Willow Walk/Pages Walk
- 9) Within the pages Walk Conservation Area.

90. The assessment concludes that there would either be no impact, a limited impact, or a positive impact upon views 1, 4, 5, 6 and 7.

91. For view 2 the viewing position is in the Bermondsey Street Conservation Area. In the foreground of the view are the grade II listed 44 and 45 Grange Road. The proposed development would result in the demolition of unit 2 at the northern edge of the site and its replacement with a lower building. This would form the first of the street facing buildings along Crimscott Street, offering greater coherence, definition and richness to the street front. There would be very little perceptible difference in the scale and massing. The high quality of the architecture and materiality proposed would however, be an enhancement. An additional unverified view (A2) has been taken from Grange Road, directly opposite the listed buildings. This demonstrates that the proposed development would not be visible over the tops of the listed buildings.

92. View 3 is taken from outside the Bermondsey Street Conservation Area, but the gateway to the Alaska Buildings which could be considered an undesignated heritage asset, is visible. Unit 17 which presents a blank frontage onto Grange Road would be removed and as stated, unit 2 would be demolished and replaced with a lower building, the height of which would allow the gateway to the Alaska Building to remain a focus of the view.

93. View 8 is taken from the junction of Willow Walk and Page's Walk, adjacent to the Victoria Pub and close to the boundary of (but outside) Page's Walk Conservation Area. The visual impacts of the proposals on this view would be striking, primarily because the buildings in

the foreground are only a single storey in height. However, this visual impact would be mitigated by the varied roof profile proposed, the softer organic profile of Plot 3 (the Hide) in the centre of the view, and the vertical emphasis of the design. The sensitivity of this view is not particularly high and it is not considered that unjustifiable harm would be caused to the setting of the conservation area.

94. View 9 is taken from within the Page's Walk Conservation Area, and captures the significance of the unified and largely unbroken butterfly roof profile. It is noted that Historic England considers that a small amount of harm would be caused to the character of this conservation area. Historic England has advised that the Council should be satisfied that additional public benefits such as the public realm improvements would outweigh the harm as required under paragraph 134 of the NPPF.
95. In the distance existing unit 2 is visible over the roof profile of the conservation area houses. This would be replaced by the proposed development, but officers consider that there would be no increased harm to the conservation area as the extent of the roof profile that would be disrupted would remain essentially the same; the new form would not be perceived as higher than the parapet of the existing building in the centre of the conservation area. The proposed material palette would further ensure that the development would remain subservient to the existing buildings. As such it is concluded that any harm caused to the heritage asset would be less than significant and outweighed by the many public benefits of this scheme in accordance with paragraph 134 of the NPPF. A similar conclusion can be drawn from an additional unverified view taken further south along Page's Walk.
96. Policy 3.21 Strategic views

Small parts of the site fall within the background assessment areas of London View Management Framework (LVMF) views 3.1 (Kenwood to St Pauls) and 23A.1 (Serpentine to Palace of Westminster). However, as the proposals would fall below the threshold heights established in the LVMF, assessment is not considered necessary.

97. To conclude, the Townscape and Visual Impact Assessment demonstrates that the heights proposed would not cause unjustifiable harm to the setting of the surrounding conservation areas, listed buildings or heritage assets. The high quality of the architecture proposed ensures that the scheme would comply with local and national policies in relation to heritage assets and their settings.

### **Density**

98. Strategic policy 5 of the Core Strategy 'Providing new homes' permits a density range of between 200-700 habitable rooms per hectare (hrh) in the urban density zone. The Southwark Plan sets out the methodology for calculating the density of mixed use schemes and requires areas of non-residential space to be divided by 27.5 to create an equivalent number of habitable rooms per hectare. Neighbouring residents have raised concerns that the proposal would represent a significant over-development of the site.
99. Based on this calculation the density of the proposed development would equate to 928 habitable rooms per hectare and the Residential Design Standards requires accommodation to be of an exemplary standard where density ranges would be exceeded. The high density of the scheme is noted, and there is a need to optimise the use of land.

The proposal would result in a good standard of accommodation, although not all aspects of the housing could be described as 'exemplary' – this is assessed further later in the report. It would be of an appropriate height, would be set within generous landscaped areas, and officers consider that the impact upon neighbouring occupiers would be acceptable. In light of this officers consider that the higher density has not compromised the quality of the accommodation, and since the impacts of the development are acceptable, the exceeding of the density threshold would not warrant withholding permission.

### **Affordable housing**

100. Strategic policy 6 of the Core Strategy 'Homes for people on different incomes' requires at least 35% of the residential units to be affordable and at least 35% to be private. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms and further information can be found in the Council's draft Affordable Housing SPD (2011). In accordance with saved policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design standards one less affordable habitable room will be required.
101. With regard to tenure, saved policy 4.4 of the Southwark Plan requires a split of 70% social rented: 30% intermediate. All of the affordable units should be provided on site and a mix of housing types and sizes for the affordable units would be required.
102. Concerns have been raised in consultation responses that the affordable housing provision could be reduced, that it creates segregated communities, and that viability information to support the affordable housing offer is not publically available.
103. There would be 135 affordable housing units within the scheme. For the purposes of affordable housing there would be 1460 habitable rooms within the development, and 511 of these would need to be affordable to equate to 35%. However, as there would be 30 affordable wheelchair accessible units in the scheme this could be reduced to 481 affordable habitable rooms. The scheme would deliver 497 affordable habitable rooms and so would be policy compliant which is a very positive aspect of the scheme. The proportions of social rented/intermediate units broadly complies with the requirement that these tenures are delivered in a 70:30 split.

<b>Units</b>	<b>Social rented</b>	<b>Intermediate</b>	<b>Market</b>	<b>Total</b>	<b>Percentage</b>
1-bed	39	23	112	174	43%
2-bed	26	20	102	148	36%
3-bed	18	2	57	77	19%
4-bed	7	0	0	7	2%
<b>Total</b>	<b>90</b>	<b>45</b>	<b>271</b>	<b>406</b>	<b>100%</b>

104. The affordable units would be provided in all of the plots except for plot 3. The largest proportion (38% of the affordable habitable rooms) would be delivered in phase 1, 27% in phase 2 and 35% would be delivered in phase 3. In the applicant's programme, Phases 1 and 2 are likely to be delivered broadly concurrently. A clause should be included in the s106 agreement preventing occupation of more than 50% of the private units in any

particular phase until the affordable housing for that phase has been completed.

### **Housing mix**

105. Strategic policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for the private housing.
106. The proposed development would provide 57% 2+ beds and 21% 3+ beds. The shortfall in 2+ bed units is noted and is not a result of any physical constraint or any site specific circumstances. Members must therefore consider whether this shortfall is of such concern that it would outweigh the other benefits of the scheme. Given the significant increase in the number of jobs on the site and a significant contribution to the borough's housing stock including 21% 3+ bed units and 35% affordable housing, officers consider that the wider benefits of the scheme would outweigh any harm caused by the shortfall in 2+ bed units.

### **Quality of accommodation**

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

### Privacy

108. The units within the scheme would generally achieve good levels of privacy. There would be approximately 33-35m across the residential courtyards across, 18m between plots 2 and 3 and 15m between plots 3 and 5 (reducing to approximately 10m next to a stairwell). The Residential Design Standards SPD recommends a minimum of 21m at the back of properties to prevent any overlooking, and 12m where properties would face each other across a highway. The public realm within the site would essentially become new streets and the relationships proposed are considered to be acceptable. There would be a close relationship between plots 1 and 2 (5m) and obscure glazing conditions are recommended to prevent any loss of privacy.

### Aspect

109. There would be a 63% dual / triple or through-aspect units and 37% single aspect units within the development which would be a positive aspect of the scheme. Of the single-aspect units only 2% (8 units) would be north-facing.

### Unit sizes

<b>Units</b>	<b>Overall unit size sqm</b>	<b>SPD minimum sqm</b>	<b>Amenity space sqm</b>	<b>SPD minimum sqm</b>
<b>1-bed</b>	50-84.5	50	4.9-46.3	10
<b>2-bed</b>	61.5-128.3	61-70	5-40.2	10
<b>3-bed</b>	83-158.8	74-95	6.9-49.9	10
<b>4-bed</b>	111.5-199.5	90-117	10-86	10

110. All units satisfy the minimum floor areas set out in the Residential Design Standards SPD. The individual room sizes would largely comply, and where shortfalls would exist, they would be less than 1sqm.

#### Internal light levels

111. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. The report has been updated to take account of a new building being constructed at the rear of Lena Fox House / Bermondsey Medical Mission which is to the north of plot 1.
112. The report advises that 90% of the rooms within the scheme would meet or exceed the recommended ADF level, although it is noted that this assumes an ADF target of 1.5% for open plan living spaces. Of those which would not meet the requirement, they would achieve levels ranging from 0.61% to 1.99% for LKDs, 0.61% to 1.45% for living rooms, 1.31% to 1.53% for kitchens and 0.06% to 0.99% for bedrooms.
113. The rooms with particularly low values would predominantly be located in plots 3 and 5. Plot 3 has been designed as a brick building with a metal mesh shroud, resulting in a very striking appearance which is considered to be of a very high quality design. Unit 5 would be a converted building, with the lowest values on the inward-facing corners above what would become the atrium to the commercial hub. The plans have been amended to improve the quality of these units, but the bedrooms would still have very low ADFs because they would face out onto a balcony and the southern portion of the building across the atrium; they would nonetheless be good sized units and on balance, the accommodation to be provided would be of a high quality.

#### Amenity space

114. Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:
- 50 sqm communal amenity space per development
  - For units containing three or more bedrooms, 10 sqm of private amenity space
  - For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
  - Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.
115. There would be 5,820sqm of new publically accessible landscaped areas and four private courtyards which would provide 2,457.4sqm of communal amenity space for the residential units.
116. All of the units would have access to private amenity space in the form of gardens, balconies, terraces and winter gardens. There would be 18 x 3+ bed units (4%) within the

scheme which would not have access to 10sqm or more of private amenity space, with the shortfalls ranging from 0.1sqm to 2.5sqm. Whilst the shortfalls are recognised, the quality of the accommodation would not be compromised to a significant extent.

117. Overall there would be a shortfall of 684.6sqm of private amenity space within the development, which would be compensated for through the communal provision in accordance with the approach set out in the Residential Design Standards SPD.
118. The communal amenity spaces have been tested against the BRE guidance to establish whether they would receive adequate levels of sun on the ground. The BRE guidance advises that for an outdoor area to appear adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21st March.
119. None of the spaces would comply with the guidance on 21 March, with the areas experiencing more than 2 hours of sun on the ground ranging from 0% (Pickle Square in front of plot 5) up to 35.8% (Canning Court, at the rear of plot 6). However, all of the communal amenity areas would comply on 21 June with the areas experiencing more than 2 hours of sun on the ground ranging from 57.9% (Pickle Square) up to 86.6% (Canning Court). These spaces are likely to be used more frequently during the summer months and would provide high quality amenity areas, and as such officers are satisfied that a good quality, attractive open spaces would be provided. The landscaped areas around the buildings and within the courtyards would be of a very high quality and would provide a high standard of amenity for future occupiers of the site.
120. Childrens' play space requirements are set out in the Greater London Authority's 'Shaping Neighbourhoods: Play and informal recreation SPG (September 2012). Playspace in accordance with the GLA requirements would be provided across the site, and a condition requiring it to be completed in phases as the development is delivered is recommended.

#### Secure by design

121. Concerns have been raised by neighbouring residents regarding loss of security, but the proposal would introduce activity to the site and would increase natural surveillance.
122. A sustainability statement submitted with the application advises that there would be 24 hour on-site security guards based in plot 5 who would patrol the wider site. Good external lighting would be provided, together with a network of CCTV monitors. It advises that Secure by Design certification would be achieved for the residential element of the scheme.
123. The application has been reviewed by the Metropolitan Police Secure by Design advisor who supports the scheme and has requested that a condition be imposed requiring the entire development to achieve secure by design certification. It is recommended that such a condition be imposed in the event that planning permission is granted.

#### **Wheelchair accessible housing**

124. Saved policy 4.3 of the Southwark Plan requires at least 10% of all major new residential developments to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.



125. There would be 42 wheelchair accessible units within the development in plots 1, 4, 5 and 6, equating to 10% which would be policy compliant. In the market tenure there would be 7 x 1-bed, 3 x 2-bed and 2 x 3-bed units. In the social rented tenure there would be 8 x 1-bed, 11 x 2-bed, 7 x 3-bed and 2 x 4-bed units. In the intermediate tenure there would be 2 x 2-bed units; this would represent a good mix of unit sizes and is welcomed. Conditions and clauses in the s106 agreement are recommended requiring the social rented units to be fully fitted out as wheelchair accessible and the remainder to be constructed to at least adaptable standards and marketed as such.

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

126. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
127. A number of neighbouring residents have raised concerns that the proposed development would result in an unacceptable loss of privacy, loss of daylight and sunlight, overshadowing and noise and disturbance. A number of objectors have raised specific concerns in relation to plot 1, both in relation its height and the fact that the upper floors on the eastern end of the block would overhang the ground floor and would project towards the Alaska Buildings.

### Impact of the proposed uses

128. Although now predominantly vacant, for many years the site has operated as an industrial estate plus artist studios, close to residential properties. The majority of the proposed non-residential floorspace on the site would fall within use class B1 and these uses are compatible with residential uses. The replacement self-storage facility would be located on the south-western portion of the site closest to neighbouring commercial use, and the retail uses proposed would be modest in scale and any A3 uses could be subject to hours controls. Overall it is not considered that any of the uses proposed would result in any significant loss of amenity to neighbouring residential occupiers, nor would they hinder the operation of the neighbouring industrial units on Crimscott Street or Willow Walk.

### Privacy and overlooking

129. As stated, the Residential Design Standards SPD recommends a minimum of 21m at the back of properties to prevent any overlooking, and 12m where properties would face each other across a highway.
130. There would be a minimum window-to-window separation distance of approximately 34m between the proposed development and the rear of properties to the north along Grange Road. The new building is under construction at the rear of Lena Fox House to provide additional hostel bedrooms would have windows facing north, east and west. There would

be a small balcony at first floor level, the side of which would face the application site. Given the orientation of the windows it is not considered that the proposed development would result in any significant loss of amenity to the hostel bedrooms.

131. Next to the Alaska Buildings plot 1 would be broadly T-shaped. There would be a minimum of 12m across Tannery Way at the closest point, increasing to 24m when measured from the southern part of plot 1 (extended unit 12). It is noted that the units within 600 and 700 Alaska Buildings contain windows on the site boundary looking directly into the application site. The windows in the 600 building closest to plot 1 generally serve single-aspect bedrooms and dual-aspect, open plan living spaces which also have windows facing north. The plans for plot 1 have been amended to replace windows and balconies shown on the eastern elevation with fixed façade panels which should be secured by way of a condition, including requiring the panels to remain fixed shut and to be obscure glazed.
132. There would be a minimum of 11m to the rear of 1-14 Curtis Street, and these would predominantly be existing windows within the retained buildings. There would be a closer relationship of down to 8m between plot 5 and Willow House. Willow House is a 2-storey block of flats at the junction of Willow Walk with Curtis Street and although a close relationship, it is noted that new windows and balconies would be inserted from third floor level and above and that views would predominantly be out over the roofs of the neighbouring houses. Conditions for balcony screening would also limit views to a degree.
133. New windows and balconies would be provided in the existing buildings which would form plot 5. There are already many openings in this elevation facing towards the Alaska Buildings and it is not considered that the new openings would result in any significant loss of privacy. Given the difference in height it is not considered that private roof terraces proposed to plot 5 would give rise to any unacceptable loss of privacy or noise and disturbance to neighbouring properties.
134. The buildings to the south and west of the site are predominantly commercial. The exception to this is a house at 1 Crimscott Street, but this would be at an oblique angle to proposed plot 1 and no loss of privacy would occur.

#### Daylight and sunlight

135. Chapter 16 of the ES considers daylight, sunlight and overshadowing arising from the proposal, based on the Building Research Establishment guidance. It considers the impact on the following properties:
  - 1 Crimscott Street
  - Bermondsey Medical Mission
  - 44-57 Grange Road (inclusive)
  - Alaska Buildings 200, 300, 500, 600, 700, 730 and 800
  - 1-14 Curtis Street
  - 1-6 Willow House
  - 1-4 and 6 Curtis Way
  - 1, 3 and 5 Setchell Way
136. It is noted that 2 Crimscott Street is included in the detailed schedule of results, but this is a commercial building and is not referred to in this report.

137. The following tests have been undertaken.
138. Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
139. No-Sky Line (NSL) is the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction).
140. Sunlight - Annual Probable Sunlight Hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.
141. Overshadowing - The BRE guidance advises that for an outdoor area to appear adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21st March. If an area would not meet the above and the area which can receive two hours of sun on 21st March is less than 0.8 times its former value, the loss of sunlight is likely to be noticeable.
142. Average Daylight Factor (ADF) – as mentioned above this assesses the day lit appearance of a room. However, as not all of the room uses and layouts of the neighbouring properties have been verified, these have not been relied upon. The BRE guidance suggests that ADF is less relevant when used to assess impact upon existing properties.
143. The following properties would pass in relation to VSC, NSL, APSH and sun on the ground (where applicable for the latter two tests depending on orientation and presence of a garden):
- 1 Crimscott Street
  - Lena Fox House / Bermondsey Medical Mission
  - 44, 47, 48, 49, 50 and 56 Grange Road
  - Alaska Buildings 200, 500, 730 and 800.
  - 1-14 Curtis Street
  - 1-4 and 6 Curtis Way
  - 1, 3 and 5 Setchell Way.
144. The instances where the impact of the proposal would not comply with the BRE guidance are set out below.

Grange Road

145. Numbers 54-57 Grange Road have rear gardens of approximately 10m in length which

back onto existing units 15-17. The parapet of the proposed new building adjoining these properties would be between 1.35 and 2.35m higher than on the existing building parapet.

45 – This would comply in relation to VSC, APSH and sun on the ground, but one room would experience a NSL reduction of 33.2% which is not considered to be significant.

46 – This would comply in relation to VSC, APSH and sun on the ground, but two windows (room use unknown) would experience NSL reductions of 34.2% and 22.4% which are not considered to be significant.

51 – This would comply in relation to VSC, APSH and sun on the ground. Two rooms would not pass in relation to NSL, with a room (use unknown) experiencing a 33% reduction and a kitchen a 22.8% reduction, neither of which are considered to be significant.

52 – This would comply in relation to VSC, NSL and APSH, but the sun on ground would be reduced by 21.4% which would not be significant.

53 – This would comply in relation to VSC and APSH. One room (use unknown) would experience a 35% NSL reduction, but given that it would pass in relation to VSC officers are satisfied that the impact would not be significant. There would be a 44% reduction in sun on the ground, and the ES advises that there would be some minor additional overshadowing at the bottom end of the garden between 12pm and 2pm on 21 March, with a patio next to the house unaffected. It advises that there would be no discernible additional shadowing during the summer months when the garden is more likely to be used.

54 – This would comply in relation to VSC, APSH and sun on the ground. A kitchen window would experience a NSL reduction of 31.1% which would not be significant.

55 – This would comply in relation to VSC, NSL and APSH, but would experience a sun on ground reduction of 36.2%. The ES advises that this garden currently has a low level of sun on the ground (14.1%) and consequently the small additional amount of shadow (5%) presents itself as a disproportionate change when in reality it would not materially alter the amenity of the space. There would be no additional shadowing during summer months.

57 – This would comply in relation to NSL, APSH and sun on the ground. A kitchen window would experience a VSC reduction of 33.62% which is not considered to be significant, and it is noted that a landing and living room window would experience increased VSC levels.

#### Alaska Buildings

146. Building 300 – this would comply in relation to VSC and APSH, but one room would experience a NSL reduction of 20.2%, only marginally above the 20% recommended in the BRE guidance.

Building 600 – four windows within this block would experience VSC reductions ranging from 20.48% to 30.83% which are not considered to be significant. They would all comply on NSL and APSH.

Building 700 – seven windows within this block would experience VSC reductions ranging from 20.82% to 39.25% which again are not considered to be significant. They would all comply on NSL and APSH.

147. The ES advises that the Alaska Gardens which are located on the southern part of this site would not experience any loss of sun on the ground as a result of the proposal.

#### 1-6 Willow House

148. These properties are located to the south-east of the site at the junction with Willow Walk and they would experience the greatest impact on daylight and sunlight. Nine windows would fail in relation to VSC, with reductions ranging from 20.33% to 51.59%. Six rooms would fail in relation to NSL with reductions ranging from 26% to 35.6%. One room which needed to be tested for APSH would not comply with the BRE guidance as it would lose all of its winter sun and 49% of its APSH; the impact would comply in relation sun on the ground.
149. These reductions would be caused by the southward extension of unit 8 and proposed plot 6, and would be significantly in excess of the BRE recommendations and noticeable to the occupants. The ES considers each of these flats in turn and concludes that flat 1 would experience a long-term, local, adverse impact of moderate significance, flats 2 and 4 would experience the same but would be of minor significance, and flats 3, 5 and 6 would experience insignificant impacts. The impacts on these units must be weighed against the benefits arising from the scheme, namely job creation and housing provision including affordable housing, and a broader regeneration of the Rich Estate. On balance, officers do not consider that the daylight and sunlight impacts arising from the scheme would warrant a refusal of planning permission.
150. The ES update letter concludes that the amendments would not materially alter the overall findings and conclusions of the daylight, sunlight and overshadowing assessment presented in the original ES. The original ES concludes that the impacts upon daylight and sunlight are acceptable, particularly given the urban location of the site.

#### **Transport issues**

151. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires that the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards. The site has a PTAL (public transport accessibility level) of 2-4 (low on the northern part of the site and medium for the remainder) and is located in a controlled parking zone (CPZ). Neighbouring residents have raised concerns regarding traffic generation including construction traffic, increased demand for parking, and lack of on-site servicing space.

#### Construction impacts

152. Chapter 8 of the ES relates to transportation and access and concludes that during the demolition/construction phase there would be a short-term increase in traffic flow, particularly heavy goods vehicles (HGVs) associated with general plant and materials deliveries and the removal of waste from the site. A Construction and Environmental Management Plan (CEMP) would include measures to manage this which would consider construction routes and junction capacities. The submission advises that the development

would be registered under the Considerate Constructors Scheme.

#### Access

153. As already mentioned a new access would be created into the site from Grange Road. It would create a north-south route through the site and would be for use by pedestrians, cyclists and emergency vehicles only. A condition to this effect is recommended, which should also require the submission of details to demonstrate how other vehicles would be prevented from using this access. An existing vehicular access off Willow Walk would be enlarged to provide a 2-way entrance point and on-site turning area close to the commercial hub in plot 5. On Crimscott Street would be the entrance to the basement car park and a vehicular access between plots 2 and 3.
154. The proposed access arrangements are considered to be acceptable, and would enable all delivery vehicles to enter and exit the site in a forward gear including fire engines and rigid HGVs of up to 12m length. The plans originally showed two accesses off Willow Walk, but this was amended to a single access point because Willow Walk is a quietway. All works to the highway would require a s278 agreement and a clause to secure this has been included in the draft s106 agreement.
155. The plans show gates across the accesses including to residential lobbies off Crimscott Street and between plots 4 and 5. The applicant has advised that these are required for security reasons and that the gates would be opened on a 'dusk until dawn' basis to coincide with varying daylight hours throughout the year. This mechanism and the timing would be secured through the estate management strategy, with the actual timings advertised within and around the site. It is recommended that a clause be included in the s106 agreement requiring the pedestrian route to remain open to the general public during daylight hours.

#### Servicing and refuse storage/collection

156. This would take place within the site and from two on-street loading bays which would be provided on Crimscott Street. The plans have been amended to increase the proportion of on-site servicing/refuse collection from 46% to 85% which is welcomed. Some servicing would take place from Crimscott Street, close to the commercial units fronting this street and this would not adversely impact upon the operation of the highway. Servicing would be undertaken as a managed operation, with allocated arrival slots and designated parking areas and a condition for full details is recommended. It is noted that five on street parking spaces would be lost as a result of the proposal, comprising 3 car and a motor cycle space on Crimscott Street and one car parking space on Willow Walk. The motorcycle bay would have to be re-provided through the s278 highway works, with a suitable location to be agreed.
157. A detailed waste management strategy has been submitted in support of the application. Segregated commercial and residential refuse stores would be provided at various locations across the site, and on amenity grounds the plans have been amended to remove a store and collection point which would have been accessed from Curtis Street.
158. Refuse collection would also predominantly be a managed solution, with bins moved to collection points by a Facilities Management company. Refuse collection vehicles would stop at two locations on Crimscott Street and would drive onto the site from Willow Walk.

The amount of refuse and recycling storage for the residential units has been calculated in accordance with the Council's guidance, and the commercial storage space in accordance with the relevant British Standard.

#### Trip generation

159. When the site supported around 185 jobs it resulted in 69 peak hour vehicle trips per day including 36 in the morning and 33 in the evening peak. This would increase to 81 as a result of the proposal, including 49 in the morning peak and 32 in the evening peak and this includes staff, residents and servicing movements. The site would predominantly be serviced by light goods vehicles but there could be up to 12 HGVs over a 12 hour period which would be the same as existing. Officers are satisfied that the trip generation would not have a significant impact upon the operation of the surrounding highway network.
160. During construction there would be a 3.4% increase in vehicle movements during AM peak and 5.0% increase during the PM peak. This equates to 8 trips per hour during the peak periods. The impact should be assessed within a CEMP and appropriate measures implemented to ensure the nearby junctions, particularly the Grange Road/Tower Bridge Road junction, operate efficiently.

#### Car parking

161. There would be 85 residential parking spaces to serve the development including 41 accessible spaces; passive and active electrical vehicle charging points should be conditioned in accordance with the London Plan.
162. The proposed level of parking would equate to 21% provision, below local car ownership within the area which the 2011 census reports is at 37%. This would be a relatively low level of parking provision which is welcomed. A condition preventing future residential and commercial occupiers of the site from being able to obtain parking permits in the CPZ is recommended in order to prevent any overspill parking.
163. A parking survey of Crimscott Street, Willow Walk and Curtis Street indicates that the available parking on these streets is only 20-30% occupied during peak times. For Crimscott Street it was found that nine spaces were available during the morning peak and seven in the evening peak, which would be sufficient to accommodate the five spaces which would be lost to accommodate the loading bays. In light of this and together with the parking permit exemption officers are satisfied that there would be no unacceptable parking stress in the CPZ.
164. No parking would be provided for the commercial uses within the scheme, and a condition limiting use of the basement car park to residential occupiers only is recommended. Areas would be reserved within the site for up to three accessible parking spaces to serve the commercial space, as demand dictates. These would be located at grade near plots 3, 4 and 5. The s106 agreement should secure 3 years car club membership for each eligible adult living within the development, and a one year free business account for each of the commercial units within the scheme.

#### Cycle parking

165. Under the London Plan there would be a requirement for 866 cycle parking spaces to

serve the residential units and commercial space within the development, including short-stay visitor parking. The scheme would provide 980 spaces in total, in excess of the London Plan requirement which is welcomed. The residential and commercial space would predominantly be located at basement level and there would be a delineated cycle route on the ramp into the basement. The cycle parking would be secure, convenient and predominantly weatherproof. A provisional location for a cycle hire docking station has been shown on the corner of Crimscott Street with Willow Walk and whilst there are some concerns regarding its precise location, this can be addressed and a space secured by way of a clause within the legal agreement. Transport for London (TfL) has requested a contribution of £200k towards a cycle hire docking station which would also be secured through the s106 agreement.

#### Impact on public transport

166. A Transport Assessment has been submitted in support of the application and forms an appendix to the ES. In relation to trains it advises that there would be a negligible impact on capacity, equating to an average of less than one additional passenger anticipated per peak service (per train). For the underground there would be one additional passenger per train during peak periods and for busses it advises that the greatest impact would be an additional 24 passengers across 6 services per hour, or 4 additional passengers per bus (route 363). The applicant has agreed to TfL's request for £810k towards bus services and £50k to improve bus stops in the vicinity of the site, which would be secured through the s106 agreement.

#### Travel Plan

167. A draft Travel Plan has been submitted in support of the application. It sets out measures to encourage sustainable modes of travel such as travel information packs for residents and employees, the setting up of a cycle user group, and car club membership. It is recommended that the implementation of the travel plan be secured by way of a condition.
168. The update letter to the ES advises that the amendments to the scheme would not materially affect the findings of the original ES in relation to transport. It notes that although more servicing would take place on site, the amendments would not materially alter the frequency or type of servicing to be undertaken and there would be no material changes to trip generation. In addition to the short-term increase in traffic flow during the demolition and construction phase, the ES concludes that the completed and occupied development would result in insignificant increases in traffic flows on the local road network, would not give rise to any capacity issues on public transport, and would result in increased walking and cycling trips on the local highway network.

#### **Noise and vibration**

169. Neighbouring residents have raised concerns regarding increased noise and disturbance as a result of the proposal. Particular concerns have been raised that unacceptable levels of noise and vibration would occur during construction, which could result in damage to neighbouring buildings including listed buildings.
170. Chapter 9 of the ES relates to noise and vibration, and is supported by a baseline noise and vibration survey, a demolition, refurbishment and construction noise assessment and road traffic noise calculations. The update to the ES submitted after changes were made



to the scheme concludes that there would be no material change to the findings of the ES relating to noise and vibration, because the servicing activities, their frequency and trip generation would not materially change.

171. The ES concludes that the demolition, refurbishment and construction works would include activities likely to temporarily increase noise levels and potentially cause vibration within and immediately adjacent to the site, particularly activities undertaken closest to the site boundary. This could result in temporary disturbance to occupants in the surrounding area, although this could be mitigated through the implementation of a construction environmental management plan (CEMP) which should include noise and vibration control measures. The ES further concludes that construction traffic associated with the proposed development would result in insignificant noise increases on local roads.
172. Noise from the completed and occupied development is relevant both to existing occupiers living near to the site and future occupiers of the development. The ES advises that an assessment of residential amenity for future residents of the development has been undertaken which indicates that with mitigation measures in place, internal noise levels would meet acceptable standards and noise output from plant can be limited which would benefit both existing residents living around the site and future occupiers of the development. The implementation of a delivery and servicing management plan would ensure that servicing activities would not result in any significant noise and disturbance and conditions to secure these measures are recommended. The ES concludes that there would be an insignificant change in noise generated from road traffic noise as a result of the completed and operational development.
173. The documents have been reviewed by the Council's Environmental Protection Team (EPT) which has recommended a number of conditions including for a construction environmental management plan, and these conditions have been included in the draft recommendation. The applicant has advised that construction noise and vibration monitoring would be carried out in collaboration with the Council, with the levels to be agreed by the Council in advance and this can be secured through the CEMP condition.

### **Trees and landscaping**

174. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals.
175. There is a single tree on the site, a category C scarlet willow growing on the southern part of the site next to 61 Willow Walk; this tree would be removed in order to accommodate plot 4. There are also street trees which would require lateral crown reduction in order to facilitate development; the Council's Public Realm Tree Team have been consulted and suitable tree protection measures would be necessary which could be secured by way of a condition.
176. The most significant existing off site tree is tree T2, a very large Plane to the rear of the Lena Fox House / Bermondsey Medical Mission and gardens on Grange Road which is protected by a Tree Preservation Order (TPO). To ensure that there would be no harm to this tree as a result of the proposal an arboricultural method statement would be required taking into account the root protection area and crown spread, although neither should be constraining factors to demolition or construction; a condition is recommended to secure the necessary statement.

177. There is a semi-mature Plane tree on Grange Road next to where the new access to the site would be created. The only vehicles using this access would be emergency service vehicles therefore the tree is shown as being retained. A condition is recommended to ensure that it is protected during construction and replaced in the event that it was damaged.
178. A total of 111 new trees are proposed as part of the development, including 5 new street trees along Crimscott Street, 4 on Willow Walk, and four just within the site boundary on Willow Walk; appropriate tree species can be secured through landscaping conditions and this is considered to be a significant positive aspect of the scheme.
179. A detailed landscape strategy has been provided which proposes a suitable layout which would be of design merit. The master plan would feature a range of character zones named after historical uses, and differentiated between commercial and residential areas including lawns, hedging and informal play space. A central public space would be laid out in a conceptual grid with conspicuous white barked Birch trees to form pockets spaces within a grove, which would be a defining feature of the site. Elsewhere, squares and courtyards for communal and private amenity space are connected by a central spine of trees and a welcome amount of roof space would be occupied by bio-diverse planting.
180. The planting would be provided over the extended basement, therefore an extensive area of below ground load bearing structural soil cells would be required to sustain the proposed density of planting. For this to be sustainable sufficient soil volumes are necessary. Landscape drawings would therefore need to include site sections to show how this would be achieved, including raised planted areas where necessary. High quality paving and setts would provide a coherent look and feel between spaces, together with appropriate seats and lighting.

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

181. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's adopted Planning Obligations and Community Infrastructure Levy SPD. A s106 agreement is currently being drafted which should include clauses to secure the following:

Contribution to mitigate for loss of B class floorspace: £72,052

Cycle hire scheme contribution: £200,000

Bus capacity contribution: £810,000

Bus stop improvement contribution: £50,000

Archaeology contribution: £11,171

Legible London contribution: £20,000

Total: £1,113,223

Admin charge (2% of total) £22,264

**Overall Total: £1,135,487**

182. In addition, the following non-financial contributions would be secured within the s106 agreement:

- Employment in construction/completed development provisions including fall-back contribution if targets not met
- Terms to link occupation of residential units with completion of commercial space and appointment of a workspace provider
- 3 years car club membership for eligible adult residents
- 1 year Zip van membership for the commercial units
- Estate management strategy
- Future SELCHP connection
- Affordable housing provision including no more than 50% private occupied per phase before AH completed
- Wheelchair housing fit out and marketing provisions

183. S278 agreement to secure (but not limited to) the following:

- Repaving the footway fronting the development on Crimscott Street, Willow Walk, Curtis Street and Grange Road using materials in accordance with Southwark's Streetscape Design Manual (SSDM)
- Adoption of a strip of land on the southern portion of the site to maintain a minimum footway width of 1.5m
- Vehicle crossovers to be constructed to the relevant SSDM standards
- Promote a Traffic Regulation Order to amend parking arrangements on Crimscott Street and Willow Walk including road marking and signage
- Upgrade pedestrian crossing at Curtis Street's junction with Willow Walk and Crimscott Street's junction with Willow Walk to current standards
- Relocate the existing lamp columns on Crimscott Street and Willow Walk to be in line with the proposed tree pits
- Replace any damaged gully covers
- Provision of nine new street trees on Crimscott Street and Willow Walk.

184. Any damage caused to the highway during construction works would need to be repaired by the developer.

#### Affordable workspace terms

185. As mentioned, the proposal would include 2,654sqm of affordable workspace within plots 1 and 5 and it is anticipated that Tannery Arts/The Drawing Room would take over the space in plot 1 and Southwark Studios the space in plot 5. The following terms for the spaces have been agreed:

#### Plot 1 (Area A) - approximately 1,533sqm

- Appropriate lessee – not-for-profit organisation providing affordable artists studios and non-commercial gallery provision
- Initial tenancy terms – 25 year period, 15 year break clause on lessee's side
- Specification – provided to shell and core including facades and connection to CHP
- Rent - 17.5% of market rent of local space let for B1 purposes (currently equivalent to £5 per square foot). Annual RPI rent increases, rolling 5 year review to rebase at 17.5% of market rent. Discounted rents to be secured for a minimum of 35 years

- through initial or subsequent lease
- Incentives – 2 year rent free period for initial letting.

Plot 5 (Area B) approximately 1,120sqm

- Appropriate lessee – Affordable workspace lessee, with priority to those providing affordable artist studios and non-commercial gallery provision
- Individual tenancy terms – 25 year period maximum, 5 year break clause on lessee's side
- Specification – provided to shell and core including facades and connection to CHP
- Rent – 39% of market rent of local space let for B1 purposes (currently equivalent to £11 per square foot). Discounted rents on these terms to be available for a minimum of 35 years through initial or subsequent leases
- Rent review – annual RPI rent increases, rolling 5 year review to rebase at 39% of market rent
- Incentives – 2 year rent free period for initial letting.

186. These terms would be secured through the s106 agreement and the provision of this space is considered to be a significant positive aspect of the proposal which would retain an arts presence at the site, adding to the vibrancy and mix of uses.
187. In the event that a satisfactory legal agreement has not been entered into by 29 July 2016 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).

**Mayoral and Borough community infrastructure levy (CIL)**

188. 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 investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
189. In this instance a Mayoral CIL payment of £1,536,590 and a Southwark CIL payment of £7,286,984 are due. Concerns have been raised regarding pressure on local services as a result of the proposal. It is noted that Southwark CIL contributions can contribute towards the infrastructure required to support growth.

**Development viability**

190. At the time of writing Southwark's Development Viability SPD is in draft awaiting

consideration by the Cabinet on 15 March. It requires a financial viability appraisal to be submitted for all planning applications which trigger a requirement to provide affordable housing, or otherwise rely upon development viability to justify compliance with planning policy requirements. The financial viability appraisal should provide a robust assessment of the viability of a proposed scheme which identifies the maximum level of affordable housing that can be sustained and justifies any proposed departures from planning policy requirements.

191. If the SPD is adopted by Cabinet on 15 March 2016 the SPD will be a consideration of significant weight as an adopted SPD. This application was accompanied by viability report on submission. Following negotiations, the application was amended to include a policy compliant level of affordable housing. In line with the requirements of the emerging SPD, this revised offer is supported by an updated viability appraisal which explains the basis on which the improved offer can be supported within a scheme which remains deliverable. Although this updated appraisal is in summary form (rather than a complete new appraisal) it does support the applicants assertion that they could deliver the scheme taking into account the costs and potential revenues set out in the summary appraisal.
192. This report therefore recommends that permission be granted subject to an s106 agreement, and that the agreement should require that any subsequent renegotiation of affordable housing which represents a net reduction (for instance through an appeal) will be subject to a viability review following substantial implementation.

### **Sustainable development implications**

193. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 Building Regulations requirement (or 35% based on the 2013 Building Regulations). The applicant has submitted a sustainability statement in support of the application and in relation to the Mayor's energy hierarchy, and the following is proposed:

#### Be lean (use less energy)

194. Measures proposed include high levels of insulation and air tightness, energy efficient lighting and a mechanical ventilation system with heat recovery to capture heat energy from kitchens and bathrooms. These measures would reduce carbon dioxide emissions by 22.9% when compared to a scheme compliant with the Building Regulations.

#### Be clean (supply energy efficiently)

195. On-site energy generation in the form of a gas fired combined heat and power system (CHP) would provide heating and hot water to the development. This would reduce carbon dioxide emissions by 9% when compared to a scheme compliant with the Building Regulations. It is noted that future connection to SELCHP may be possible, and provision for this should be secured in the s106 agreement.

Be green (use renewable energy)

196. Photovoltaic panels would be installed to provide electricity to the commercial space within the development, together with air source heat pumps. This would reduce carbon dioxide emissions by 4% when compared to a scheme compliant with the Building Regulations. Together these measures would result in a 36% carbon dioxide reduction when compared to a Building Regulations compliant scheme which is welcomed.
197. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' requires developments to meet the highest possible environmental standards as set out below:
- Community facilities should include at least BREEAM 'very good'
  - All other non-residential development should achieve at least BREEAM 'excellent'
  - Major developments should achieve a 44% saving in carbon dioxide emissions above the building regulations from energy efficiency, efficient energy supply and renewable energy generation
  - Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy
  - Major developments must reduce surface water run-off by more than 50%
  - Major housing developments must achieve a potable water use target of 105 litres per person per day.
198. The ES advises that all of the non-residential units have been designed to achieve BREEAM 'excellent' and a condition to secure this is recommended. No information has been provided as to how much the photovoltaic panels and air source heat pumps would contribute towards the development's predicted energy requirements and members will be updated in an addendum. The Council's Flood and Drainage Team has advised that the drainage details submitted thus far are good, and have recommended a condition for further details in order to limit surface water run-off. The submission advises that water efficient sanitary fittings would be provided throughout the development and rain water harvesting would be considered where practicable; a water use target of 86.9 litres per person per day would be set for the residential units; a condition limiting water use in line with strategic policy 13 is recommended.
199. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment; a sustainability assessment has been submitted in support of the application, and various other documents in the submission including a socio-economics chapter in the ES are relevant.
200. The update letter to the ES advises that the amendments to the proposal would be of a small magnitude and would not materially affect the socio-economic assessment in the original ES. The ES advises that the demolition and refurbishment of existing buildings would temporarily result in the loss of 185 existing jobs. It notes that over half of the existing floorspace is vacant and the remainder under-utilised, being used for storage and non-intensive uses.
201. The development would generate approximately 143 full-time equivalent (FTE) construction jobs and the construction process would give rise to expenditure in the local

and regional economies. It is estimated that 1,077 new jobs would be created in the completed development (an increase of 892) which would inject approximately £25,134,375 a year into the regional economy. The provision of 406 new residential units would contribute to the stock of housing in the borough, and 35% affordable housing including social rented units would be provided; the new residential population (approximately 778 people) has the potential to contribute an additional spend of £5,817,984, a proportion of which would be spent in the local economy; new employees are expected to contribute £774,230 annually to the local area. This would have positive economic and social impacts within the borough. It is noted that borough CIL contributions would be secured to contribute towards the infrastructure required to support growth.

202. Measures relating to environmental sustainability have been set out above. As stated the development would include CHP, photovoltaics, and air source heat pumps and would reduce its carbon dioxide emissions in accordance with the London Plan.

### **Ecology**

203. Saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
204. Chapter 14 of the ES relates to ecology and advises that a number of assessments have been undertaken including an extended phase 1 habitat survey, an internal and external building inspection and tree inspection to establish their suitability for bats and birds, and an assessment of the ecological value of the site. The ES update letter advises that the amendments would result in additional tree planting, but that the proposed new habitats and biodiversity enhancements would remain unchanged, and the findings and conclusions of the ecology assessment included in the ES would remain valid.
205. The ES concludes that existing units 9 and 10, the single tree on the site and a number of trees near to the site have the potential to support nesting birds. It advises that nesting birds could be disturbed during the demolition / construction works and that the works should therefore be carried out in accordance with a CEMP. The development would enhance the ecological value of the site through tree planting which would encourage nesting birds and invertebrate species onto the site. None of the existing buildings or the tree on the site were found to have potential to support bats, and a preliminary inspection of the surrounding area revealed that no trees showed the potential to support bat species.
206. The details have been reviewed by the Council's Ecology Officer who agrees with its findings, and Natural England has raised no objection to the application. Other measures to enhance the ecological value of the site include 1,790sqm of green roofs above plots 1, 2, 5 and 6 and 3,130sqm of brown roofs above plots 1, 2, 4 and 5 which is welcomed.

### **Contaminated land**

207. Chapter 12 of the ES relates to ground conditions and contaminations and again the update letter to the ES concludes that its findings would not be materially affected by the amendments to the scheme.
208. A desk-based study and site walkover have been undertaken and it has been found that

there is the potential for significant localised contamination beneath the site, owing to historical activities undertaken there including use of part of the site as a tannery. The ES advises that contaminated material could be exposed and disturbed during demolition/construction works, with the potential to impact upon human health and underlying ground water. It advises that measures in the CEMP would be prepared in consultation with the Environment Agency (EA) and with regard to legislative requirements and best practice guidance in order to minimise these risks. It advises that the completed and operational development would not give rise to any sources of pollution, or generate any potential pollution pathways to future occupants, users and visitors to the site.

209. The application has been reviewed by both the EA and the Council's Environmental Protection Team (EPT). Both have recommended conditions to deal with contaminated land which have been included in the draft recommendation.

### **Air quality**

210. The site is located in an air quality management area and chapter 10 of the ES is relevant, which sets out the approach taken to assessing air quality and the impact that the various stages of the development would have upon it. The ES update letter concludes that its findings would not be materially affected by the amendments to the scheme.
211. The ES concludes that the main impact on local air quality would arise during the demolition and construction works owing to dust, and neighbouring residents have raised concerns in this regard. The ES advises that nuisance caused by dust is only likely to be experienced by those living closest to the site and those living within completed phases of the development whilst work on the remaining phases continues, which would be on a temporary, short-term basis. Again, a range of measures could be implemented through a CEMP to minimise or prevent dust.
212. The ES advises that emissions from machinery during demolition and construction work would not have a significant effect on air quality. It further advises that provided mitigation measures such as mechanical ventilation with filters were employed, the completed development would have no significant detrimental impact upon local air quality and this includes impacts arising from vehicle use associated with the completed development.
213. EPT has reviewed the submission and has advised that the proposal would not make existing air quality any worse. However, the site is located in an air quality management area and the assessment does not consider whether mitigation is required to protect future residents of the development from the existing poor air quality, therefore a condition to secure this is recommended.

### **Water resources and flood risk**

214. The site is located in flood zone 3 and chapter 13 of the ES is dedicated to water resources and flood risk, based on the findings of a flood risk assessment and outline drainage management plan. The update letter to the ES advises that the amendments made to the scheme would not materially affect the conclusions of the ES in this regard. Concerns have been raised regarding impact on water and sewerage capacity.
215. The site is protected by the Thames tidal defences and the ES concludes that in light of this, tidal and fluvial flood risk at the site is considered to be low. The outline drainage



management plan includes measure to reduce water runoff from the site and control the rate of discharge of this water to the local sewer network, including a sustainable urban drainage (SUDs) scheme and the drainage plan would allow for future increases in rainfall arising from climate change.

216. The ES concludes that the development would not result in an increased risk of flooding either on the site or beyond the site boundary. It notes that a large basement is proposed but that any groundwater would be expected to flow around the basement so as not to result in any groundwater flooding. The ES advises that there would be an increased demand for water supply as a result of the proposal, although this could be minimised to a degree by implementing water efficiency measures. A condition limiting water use for the residential units is recommended.
217. The EA, Thames Water and the Council's Flood and Drainage Team have reviewed the submission and recommended conditions and informatives which have been included in the draft recommendation.

### **Archaeology**

218. The site is located within the Bermondsey Lake Archaeological Priority Zone. Much of the zone is a post-glacial lake or braided channel of the Thames which gradually silted up over time. Where large-scale evaluation work has been undertaken, significant prehistoric material has been identified at Humphrey Street and Marlborough Grove.
219. Buried heritage (archaeology) is considered in chapter 11 of the ES, informed by a below ground archaeological desk-based assessment which has been carried out; some archaeological monitoring of site investigation works has also been carried out, although officers note that these were of limited scale and of little value. The update letter to the ES advises that as the amendments to the application did not include any changes to the extent or depth of the proposed basement or any other changes relevant to archaeology, its findings remain relevant.
220. The ES advises that previous development on the site, the construction of the existing buildings and extensive bombing during WWII have reduced the archaeological potential of the site, but acknowledges the potential for prehistoric, roman, early medieval and medieval material. Without mitigation, intrusive ground works during the demolition, refurbishment and construction phases of the development could result in the potential to remove buried heritage assets therefore a watching brief would be carried out prior to the commencement of development, to inform a wider programme of archaeological investigation. The ES advises that this would ensure that should any buried heritage assets be found during the works, appropriate preservation by record would be carried out as necessary. It advises that there would be no archaeological impacts resulting from the completed and operational development.
221. The archaeological work for this site should include recording of the buildings which are to be removed and retained, together with an evaluation and any subsequent archaeological work. It is noted that owing to the scale of the potential impact within the site there is little possibility of preservation in situ. Conditions have been included in the draft recommendation to secure the necessary archaeological works.

## **Wind**

222. Chapter 15 of the ES provides an assessment of the likely wind conditions as a result of the development, and the suitability of these in relation to pedestrian comfort and safety. The update letter to the ES advises that as there would be no increase in the heights of the proposed buildings and small scale changes to their massing, the behaviour of the wind where it would interact with buildings would remain largely as previously assessed.
223. The ES concludes that during demolition/construction, wind conditions would not be significantly impacted. For the completed development it identifies an issue around the entrances to plot 5 and recommends the use of localised screening to mitigate this; officers recommend that the necessary screening be secured by way of a condition.

## **Health impact assessment**

224. A Health Impact Assessment of the proposals has been undertaken. It concludes that the development would have an overall beneficial impact on health and well-being, through the provision of housing and employment within a high quality and well-designed master plan which would include areas of landscaped open space. CIL would help to contribute towards the infrastructure required to support the increased population on the site, and a number of mitigation measures are proposed in relation to issues such as air quality and noise. Measures to encourage sustainable modes of travel and to reduce carbon dioxide emissions would be incorporated into the development.

## **Human rights and equalities implications**

225. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation to civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
226. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

227. The applicant has undertaken an Equalities Impact Assessment (EqIA) of the proposal. The assessment has not identified that there would be any adverse impacts on any of the protected characteristics groups. It advises that the development would provide new housing within a mix of tenure types including affordable housing, together with commercial space. Housing would be designed to be lifetime homes compliant and wheelchair accessible housing would be provided. The development would create up to 1, 112 FTE jobs on the site and 143 FTE jobs during construction. These are positive aspects of the scheme which people within the protected characteristic groups could benefit from. Overall officers are satisfied that the application material and officers' assessment has taken equalities issues into account. Whilst there would be some disruption during construction works, this would be temporary could be minimised through a CEMP; it is not considered that neighbours' right to the quiet enjoyment of their properties would be impacted to a degree that would warrant the refusal of planning permission.

### **Statement of community involvement**

228. A statement of community involvement has been submitted which sets out the consultation which the applicant undertook prior to the submission of the planning application. It advises that a dedicated website was set up and two public exhibitions were held on 18 to 19 July 2014 (attended by approximately 80 people) and 7 to 8 November 2014 (approximately 55 attendees) which were publicised through the distribution of 3,000 news letters for each event.
229. Local residents' groups and stakeholders were offered one-to-one briefings and four meetings were held with individuals and local groups. The Ward Councillors were offered a briefing and invited to the public exhibitions, and two councillors attended each exhibition. Four Communications oversaw this process and responded to enquiries. Key themes which emerged from the consultation were support for the principle of the development, concerns about its height, scale and massing and impact on amenity and views, strong support for the inclusion of Tannery Arts and the Drawing Room, and support for the provision of affordable housing. Changes made to the scheme arising from the consultation feedback included changes to the height and massing of the development.

### **Other matters**

230. The applicant has requested that the draft decision notice be re-formatted to reflect that the development would delivered in phases, the CIL paid in phases, and the conditions grouped to reflect whether they would apply to the entire site, to a particular plot or phase, and the triggers for submitting information. The content of the conditions would not materially change, and officers will provide an updated recommendation through the addendum.

### **Conclusion on planning issues**

231. The proposal would bring about the regeneration and beneficial re-use of an aging industrial estate which has been suffering from long term decline. Whilst it would result in an overall reduction in employment floorspace, the refurbished and redeveloped space would be of a much higher quality, able to attract a wider range of occupiers and support a much higher employment density. It has the potential to deliver 1,077 jobs within the completed development, and the applicant is in negotiations with a specialist workspace to manage the commercial space. A significant amount of affordable workspace would be

provided, on beneficial terms, which would enable artists, who could otherwise be forced out of the area as rents rise, to remain. Subject to detailed lease negotiations, it would give two established arts organisations terms on which they can plan for a secure future on the site, and the s106 agreement would ensure that the spaces remain available for artists workshops and related uses in the event that either current organisation does not take up the space.

232. The development also includes retail space, and the retail and commercial uses would bring activity to Crimscott Street and the new through route, enlivening the public realm and increasing surveillance of the streets. This is a positive benefit of the scheme.
233. There is a pressing need for housing in the borough and the scheme would deliver 406 residential units to contribute to the borough's housing targets. These include a mix of sizes and types, and although the shortfall in 2 bed+ units is noted in the report, the overall quality of the housing is good. 135 of the flats would be affordable units comprising social rented and intermediate housing, which is policy compliant, and a positive aspect of the scheme. The affordable housing would be delivered in each phase, alongside the market housing. The inclusion of housing and retail uses on the site is a departure from saved Southwark Plan policy 1.2 relating to preferred industrial areas. This must be weighed against the wider benefits of the scheme, and read in the context of the anticipated change in the Old Kent Road area. As the report explains, the Area Action Plan for the Old Kent Road is at a very early stage in its preparation, and its boundary has not yet been defined, and so the weight which can be attached to it in relation to this application is very limited. However it is acknowledged that the level of development expected around the Old Kent Road will be significant, and it is likely that mixed use developments will be the optimum means of bringing redundant sites forward. It is not considered that approval of this application would undermine the future of the PIL, or the emergence of policies for the Old Kent Road Opportunity Area.
234. The design would be of a high quality, retaining the higher quality existing buildings on the site and the mix of old and new would create a dynamic and interesting urban environment. There would be no significant harm to adjacent heritage assets. The new open spaces around and between the buildings are high quality, with significant new tree planting, and the new route through would assist permeability in an area often characterised by large, closed urban blocks.
235. These benefits need to be weighed against the localised impacts on neighbouring occupiers including daylight and sunlight, and during construction. The impact on Willow House in particular is noted as being adverse, although the losses need to be set in the context of a highly urbanised location. In light of the wider public benefits of the scheme, it is considered that, on balance, these do outweigh harm to local amenity.
236. Officers have assessed the conclusions of the submitted Environmental Statement, and this does not raise any additional matters of concern which cannot be mitigated or addressed through conditions or a s106 agreement. It is therefore recommended that planning permission should be granted subject to completion of a s106 agreement.

### **Community impact statement**

237. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of

their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

- a) The impact on local people is set out above
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

240. Representations from the occupiers of 25 properties have been received objecting to the proposals, together with three general comments. This includes representations received following a 21 day re-consultation on the revisions to the application, with the responses advising that previous comments had not been addressed. Many objections cite support for the principle of redeveloping the site, but raise concerns regarding the specific nature of the proposals.

241. Objections

#### Principle / land uses

- Loss of employment space/employment opportunities in Bermondsey/existing businesses would have to relocate
- Commercial space would mainly be at ground floor level making it difficult to let/would not create a cluster
- The Council's Industrial and Warehousing study advised that the site meets a need and offers alternative space to surrounding provision
- Proposal would not retain or enhance the industrial offer or recognise surrounding industrial locations
- Industrial sites are not invested in so that Councils will reclassify them; strong policies are needed to prevent this
- Retail and office space does not equate to light industrial space.

#### Design

- The mixed use of the scheme would harm the special historic and architectural character of the Alaska buildings
- Demolition of existing warehouse building on Crimscott Street
- Height, scale and massing of proposal/out of character with the area/harmful to conservation area and listed buildings
- Over-development of site / proposal overly dense

- Pre-application proposals were more appropriate and included townhouses where plot 1 would be located
- Welcome retention of existing Tannery Building (unit 12) but extending it by two floors and extending it northwards would not retain its integrity
- Planning permission refused for modest extension to neighbouring house on the grounds of excessive size, but very large buildings proposed for this site.

### Amenity

- Loss of daylight, sunlight and overshadowing
- Noise and disturbance during construction; there should be no weekend work and noisy activities should be time limited
- A survey of the surrounding buildings should be undertaken to ensure that the building works would not damage them or require additional cleaning during construction, which the applicant should provide if necessary
- Loss of privacy and overlooking, particularly from plot 1 which should be set back westwards
- Social upheaval due to additional residents and impact on local services such as public transport, doctors surgeries and parks
- Noise and disturbance from a café proposed below the 600 Alaska Building (*officer response – A3 uses are proposed in plots 1 and 3 along Crimscott Street*)
- Loss of security due to new access from Grange Road; security for existing residents and not just proposed new residents must be considered
- Noise pollution from balconies and terraces next to the Alaska Buildings
- Impact on water and sewerage capacity
- Space within the site would be inhospitable with a lack of daylight for ground floor units
- The building adjoining 54-57 Grange Road should be no higher than existing
- A bathroom extension to a property on Grange Road has not been recorded which could affect daylight and sunlight results (*officer response – bathrooms are not classed as habitable rooms*)
- At least one of the children's' play spaces within the scheme should be publically accessible
- Cumulative impact of the proposals owing to new flats built or under construction on Grange Road (Twist House) and Pages Walk
- Loss of view (*officer response – this is not a material planning consideration and cannot be taken into account*).

### Transport

- Increased traffic and increased demand for parking
- Lack of servicing space would limit attractiveness to commercial occupiers;
- Construction traffic and junction capacity.

### Affordable housing

- Lack of affordable housing / affordable housing provision may be negotiated away
- Lack of clarity over the affordable housing offer and the viability appraisal should be made public
- Vacant building credit should not be applied (*officer response – vacant building credit has now been withdrawn*).

### Consultation

- Volume of plans difficult to follow on the Council's website and discouraged people from commenting
- Developer reluctant to visit individual properties
- Existing and proposed plans not easy to follow.

### General comments

- Would object to proposal if windows are shown overlooking Willow House (*officer response – new windows would be provided facing Willow House and this is assessed in the amenity section of the report*)
- Concerns regarding the size of the development and its impact on the character of the area; other developments have retained the character of the area
- Planning permission refused for modest extension to neighbouring house on the grounds of excessive size, but very large buildings proposed for this site.

#### 242. Councillor O'Brien (Grange Ward)

Writing to outline my support for keeping Southwark Studios within the development of the Rich Industrial Site. Southwark Studios is an important provider of affordable workspace for artists. Inclusion within the scheme's section 106 will ensure the retention of affordable artists' workspace in the centre of the city but will also ensure that the development reaps the benefits from its location in a thriving existing community of artists and arts organisations. Studio buildings such as Southwark Studios are crucial to the arts ecology of the city and underpin London's successful creative economy. They offer the essential ingredients for artists to develop their practice: affordable space, production space with access to tools and resources; networking opportunities; peer to peer learning; exhibition space and a thriving community of artists, makers and suppliers. Including Southwark Studios within the development will be an addition not only to the rich cultural hub in Bermondsey but also to the cultural life of London as a Whole.

#### 243. The following other representations have been received:

- A copy of a letter from the Arts Council for the attention of Southwark Studios and London Square advising that the Arts Council would welcome plans for Southwark Studios to be considered as part of the redevelopment of the Rich Industrial Estate
- Public comment from Deputy Mayor for Education and Culture outlining support for including Southwark Studios within the development.

#### 244. Flood and Drainage Team (no further comments following re-consultation)

Have reviewed the information provided, the quality of which is generally good.

#### 245. With regard to groundwater flooding, section 2.2.9 of the Flood Risk Assessment states that *"as the basement would not extend into the impermeable London Clay, it is likely that any perched groundwater (if present) would flow around and beneath the basement. The development would not cause a significant blockage to the flow of groundwater beneath the site sufficient to cause groundwater flooding in the vicinity."* Whilst we do not have any evidence contradicting this statement (given that the borehole records do not indicate the presence of any perched groundwater), the large size of the basement causes concern as

it would act as a large barrier to any groundwater flow. Consideration should be given to determining the likelihood of any groundwater movement, the likely flowpaths and developing suitable mitigation measures as required.

246. It is noted that no agreement has yet been reached with Thames Water regarding discharge into the existing combined sewers (section 4.2.4 of the Drainage Strategy). This represents a risk, and confirmation of acceptance should be sought as soon as possible.
247. The surface water drainage strategy has not been developed to a sufficient level of detail. Whilst there are no objections to the principles of the proposed strategy, would like to see further details when available which can be addressed by way of a condition, which would also deal with any issues around the basement.

#### Highways Development Management

248. Issues to be resolved prior to consent:

Pedestrian inter visibility of 2 x 2m must be provided at the vehicle access into the basement car park off Crimscott Street. These should also be shown on a drawing. There should be no obstruction within the visibility splay area.

249. Reservations regarding the use of the Grange Road access for emergency vehicles. If consented, the kerb would need to be altered which would need to be secured through a s278 arrangement.

250. Approval subject to:

The retaining walls of the basement are in close proximity to the public highway and as such detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority.

251. Details of works to be included in a s278 agreement provided.

#### Environmental Protection Team

252. Approval with conditions.

#### Local Economy Team

253. Details of s106 contributions provided in order to mitigate the loss of B class floorspace and to secure employment during construction and in the completed development.

#### Ecology Officer

254. Have reviewed this application with regard to Ecology. The ecological assessment is acceptable and its findings are agreed; no further surveys are required.

255. The recommendations in the report should be adopted, notably the green and brown roofs, bird nest features and native planting. Would be useful to see an overview plan showing



the roof types and area and also the locations of nesting features which can be conditioned if necessary.

#### Metropolitan Police

256. Have met with the architects; this is a great development and there is no reason with continued consultation with the police and the correct tested accredited and third party certificated products why it would not achieve full secured by design accreditation. Recommend that a condition be imposed that the development must achieve secure by design accreditation.
257. Further comments following re-consultation – all of the development must achieve SBD accreditation to prevent crime and criminality and anti social behaviour. The commercial and the refurbishment of the existing buildings would be able to achieve SBD accreditation.

#### Greater London Authority (GLA) – Stage 1 conclusion only

258. London Plan policies on employment land, housing mix, affordable housing, housing density, children and young person's play, urban design, sustainable energy, access, flood risk and surface water run-off and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:
- Principle of development: Although the development proposals are coming forward before the completion of the Old Kent Road OAPF sufficient evidence has been provided by the applicant and Southwark Council's Industrial and Warehousing Land Use Study to support the mixed use redevelopment of the site
  - Housing mix: The applicant is proposing 407 dwellings and the housing mix incorporates 20% three/four-bed units (80 dwellings) with the remainder being one or two bed units. This housing mix meets offers a range of housing choices which is compliant with London Plan policy 3.B
  - Affordability housing: The applicant's affordable housing viability assessment is under discussion with Southwark Council, but it has provided an indicative affordable housing offer of 30% (calculated on the basis of habitable rooms) across a mix of tenure types
  - Housing density: Although a higher density of development is supported in this instance, this is subject to the applicant positively responding to TfL's requested financial contributions to improve the local transport infrastructure and ensuring that the new through route across the site is not closed off with lockable gates
  - Children & young person's play: The applicant has completed the child yield calculation that identifies a need to provide 884sqm of playspace and these findings have been related to the playspace strategy. Whilst this overall provision appears reasonable consideration should be given for off-site funding for 11 to 15 age group as the provision appears limited and this could be towards existing facilities within a reasonable walking distance of the site
  - Urban design: The overall approach to the masterplan is strongly supported with the building design and residential quality of a high standard. The principle of gated entrances to the through route however is not supported
  - Access: The proposals include a number of welcome inclusive design principles in relation to wheelchair housing provision and generally accessible public realm design. The applicant must however undertake further work on the threshold to

landscaped pit areas and how the disabled can use the pedestrian bridges across planting areas

- Energy: The carbon dioxide savings meet the target set within Policy 5.2 of the London Plan however the applicant should provide further revisions/verification information before the proposals can be considered acceptable and the carbon dioxide savings verified. This should be provided before stage 2 referral
- Flood risk & sustainable drainage: Given the nature and location of the proposals, the adopted approach to flood risk mitigation and sustainable drainage is considered to comply with London Plan Policy 5:13 and should be secured via an appropriate planning condition
- Transport: TfL require Electric vehicle charging points (EVCP) will be provided to London Plan standards and should be secured by condition; a car parking management plan should also be secured by way of condition, in particular setting out how EVCP and disabled spaces will be managed; clarification over cycle access and parking provision; removal of gated entrances on principle pedestrian routes through the site as these routes relate to improved PTAL; funding for additional bus capacity, bus stop provision and Legible London signage; the provision of a construction logistics plan (CLP) which is secured by condition.

#### Health and Safety Executive

259. As the proposed development does not lie within the consultation distance of a major hazard site or major accident hazard pipeline, there is no need to consult HSE on this application, and HSE therefore has no comments to make.

#### Network Rail

260. After reviewing the information provided in relation to the above planning application, Network Rail has no objection or further observations to make (no further comments following re-consultation).

#### Environment Agency(no further comments following re-consultation)

261. No objections subject to conditions.

#### Natural England

262. No comments to make regarding this application.

#### London Borough of Lambeth (no further comments following re-consultation)

263. The council has considered the submitted application and wishes to raise no comment.

#### London Fire and Emergency Planning Authority

264. No comments or objections to raise at this juncture.

#### Council for British Archaeology

265. Nos. 44-45 Grange Road (to north of site) are Listed buildings and that Bermondsey Conservation Area is to NE and Pages Walk Conservation Area to SW. An Archaeological

Priority Area refer basement Car Park. A site visit had been undertaken by the Chair and following discussion with the Committee the following observations were made:

The Tannery (Coffley Arch)

Loss of the existing building was thought unfortunate but balanced by retention of buildings to the east and by the quality of the scheme. A full survey and record is required together with a history of the overall site (perhaps with an exhibition in the Foyer of the converted Pickle Factory) The Committee had no objections to this particular proposal despite some concern regarding the impact upon Grange Road properties.

The Crosse (AHMM)

No objections were raised, given the previous mass of Block 2. It was thought to be an interesting design with a sculptural brickwork form but it was felt that it would result in the courtyard being rather overshadowed.

The Hide (Studio Egret West)

This was considered a slightly eccentric architectural proposal at the heart of the scheme. The Committee had no objections and viewed it as an interesting contrast to the surrounding buildings.

The Blackwell(AHMM)

The Committee would welcome a reduction in scale on this corner where lower buildings currently face surrounding residential. It was suggested the corner block remain but that a cut back on the diagonal line to the core, with a further reduction in height along the Willow Walk elevation would be appropriate.

The Pickle Factory (AHMM)

Conversion of the existing to a mixed commercial/residential use is proposed. The Committee felt this to be a sensitive and appropriate scheme and raised no objections subject to Detail Conditions.

The Canning (AHMM)

This was again viewed as being too high particularly in relation to the adjoining small scale residential. However this but could be resolved by materials e.g. brick up to first/second floor window head height with render above.

266. Clarification of how much of the development would be “gated” and how much would be publicly permeable was also thought necessary. Generally, though, the Committee welcomed the scheme as being an imaginative proposal for re-use of buildings and redevelopment of part site, subject to comments re massing.

London overground

267. Have reviewed this application, and from an Infrastructure Protection perspective, RfL has no comments.

London Underground (comments following re-consultation)

268. Confirm that London Underground Infrastructure protection has no comment to make on this planning application.

Historic England (no further comments following re-consultation)

269. Historic England (HE - formerly English Heritage) provided comments on these proposals at scoping stage which are enclosed. HE indicated then that proposed buildings, which at that stage would rise to a height of 34m AOD, could have an adverse impact on the character and setting of Bermondsey Street Conservation Area and Page's Walk Conservation Area, and we advised that a reduction in height of the replacement buildings would reduce this impact.
270. Pleased to see that an overall reduction in height across the estate has been secured, and that all buildings would now be under ten storeys and below 30m. Whilst this is welcomed by Historic England, it is noted that development would still create a visual impact on the distinctive roofscape along Page's Walk Conservation Area as evident in Views 9 and A4 of the Townscape, Heritage and Visual Impact Assessment. We note that the existing "Unit 2" is currently visible in this view; however, the replacement buildings would create a greater visual impact in our opinion. HE therefore consider that a small amount of harm would be caused to the character of Page's Walk Conservation Area. As previously noted, HE welcome the retention and refurbishment of some of the undesignated heritage assets within Rich Industrial Estate and heritage gains such as these will help offset this harm identified. The Council should be satisfied that additional public benefits, such as the public realm improvements would outweigh this harm as is required under Paragraph 134 of the National Planning Policy Framework.
271. Recommendation - urge the council to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request. Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice.

Thames Water

272. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.
273. Thames Water would advise that with regard to sewerage infrastructure capacity would not

have any objection to the above planning application.

274. Informative and condition recommended.

Transport for London

275. The site is not adjacent to the Transport for London Road Network (TRLN), but lies within 250m of Tower Bridge Road, which does form part of the TLRN. TfL are currently improving Tower Bridge Road, between Grange Walk and Bricklayers Arms, for pedestrians, bus passengers and cyclists, which will benefit the development.

276. Due to the low car parking proposed - 0.22 spaces per residential unit and car free commercial element - there is unlikely to be a significant adverse impact on the TLRN; however the site is located on the CAZ boundary, where the local policy is for 'car free' development, so TfL would support the Council in requiring a car free (bar disabled parking) development. Electric vehicle charging points (EVCP) will be provided to London Plan standards, which are welcomed and should be secured by condition. A car parking management plan should also be secured by way of condition, in particular setting out how EVCP and disabled spaces will be managed.

277. Car club provision and initial membership should be secured in the s106 agreement. The application states that residents will be exempt from applying for on-street parking permits; however it seeks to allow commercial occupiers to apply for a permit 'if deemed eligible'. This is primarily an issue for the Council, but TfL would not wish for this to be 'commercial parking by the back door', particularly for non-operational reasons.

278. Willow Walk is on the route of cycle Quietway 2, which will connect with Cycle Superhighway 7 and the North South cycle superhighway. Therefore the site will be excellently located for cyclists.

279. Cycle parking to latest London Plan (2015) standards is welcomed, but it should be easily accessed, for example appropriate door and lift widths, with no more than two sets of doors to be negotiated. Use of Spacepods is unusual, so it is suggested it is mixed with more standard cycle parking. Also there does not appear to be any provision for non-standard bikes, as per the London Cycle Design Standards. This should be clarified.

280. Improving site permeability is strongly supported, however it is not clear the approach to cycling within the site, and the landscape plan seems to show gates at each entrance, though this is not referenced in the planning statement. TfL does not generally support gated public realm, even if the gates are only closed at night, and particularly in this case where the increased site permeability is cited as a reason for PTAL uplift. There is also cycle parking shown within the urban realm of the development, so cyclists should not be forced to dismount i.e. that 'informal' cycling is permitted. These issues will need to be clarified.

281. Given the site's location just beyond the boundary of the Cycle Hire area, the high use of the two closest existing docking stations and the excellent cycle connectivity, the development would benefit from a new cycle hire docking station ideally within, or in close proximity to the site. The applicant should identify a suitable site for a average sized new docking station (36 docking points). TfL will seek funding for this through the s106 agreement (£200,000), and initial free Cycle Hire membership for residents and employees

should be provided as part of the travel plan measures.

282. Servicing is proposed to partly take place from Willow Walk. The council should be satisfied that this will not adversely impact on the Quietway. A deliveries and service management plan detailing safety measures to protect cyclist should be secured by condition. Similarly, it is likely that construction will take place after the Quietway is open, so a construction logistics plan (CLP), detailing in particular how the Quietway is protected, should be secured by condition. It is probably not appropriate that construction vehicle access is taken from Willow Walk. The CLP should also detail measures to protect cyclists more widely, and include construction traffic types, timings and routings. The developer should commit to engage with TfL's Network Management Group (through TfL's developer forum led by Michael Barratt), given the high level of construction in the area.
283. The site's PTAL is moderate, as rail services are a distance (over 1.3km) from the site. PTAL will be improved slightly by increasing site permeability, however the applicant is proposing a high density development (933 hr/ha). The application suggests the proposed Bakerloo Line extension will help increase PTAL; however this scheme is not committed and is at a very early stage of development. As such, it cannot be taken as a material consideration.
284. Given the relatively long walk distances involved, inevitably bus services will be a 'first choice' of public transport for many residents, visitors and employees, and this is reflected in the bus trip assessment in the application. The site is at the busiest point of Old Kent Road for bus usage, and buses are often full by this point during the morning peak. Therefore TfL will seek funding in the s106 agreement to provide additional bus capacity in the vicinity of the site (£810,000 over three years).
285. The closest bus stops on Grange Road do not appear to meet accessibility standards because of their kerb height, the westbound shelter is old and has been superseded by the 'London Landmark' shelter design, and there is no eastbound shelter. Improvements to the bus stops to meet current standards should be delivered 'in kind' as part of the s278 highway works and/or s106 agreement (£25,000 for each bus stop, excluding kerb and utilities works).
286. Integration into Legible London, with signs on the site and refreshment of nearby signs, will also help guide residents, employees and visitors, so funding for this will be sought in the s106 agreement (£20,000 for three signs and refreshing existing nearby signs).

### **Human rights implications**

287. 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.
288. This application has the legitimate aim of providing a mixed-use commercial and residential development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/47-36  Application file: 15/AP/2474  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Additional images 1 and 2

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	9 March 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		14 March 2016

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 27/07/2015

**Press notice date:** 14/01/2016

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 24/07/2015

#### 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  
Local Economy Team  
Public Realm Comments on Developments Where Trees are Affected  
Waste Management

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

Ancient Monuments Society  
Arqiva - digital communications  
Cllr Ben Johnson  
Cllr Damian O'Brien, Members Room  
Cllr Lucas Green  
Commission for Architecture and the Built Environment  
Council for British Archaeology  
Dept. for Communities & Local Government [Referrals under T&CP (Consultation)(England) Direction 2009 -for London only- as per Annex B of Chief Planner's letter 10 March 2011 - see details on Xdrive]  
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  
Health & Safety Executive  
Historic England  
London Borough of Lambeth  
London Borough of Lewisham



London Fire & Emergency Planning Authority  
 London Overground  
 London Underground Limited  
 Metropolitan Police Service (Designing out Crime)  
 National Grid  
 National Grid UK Transmission  
 Natural England - London Region & South East Region  
 Network Rail (Planning)  
 Network Rail (Thameslink)  
 Thames Water - Development Planning  
 The Georgian Group  
 The Victorian Society  
 Transport for London (referable & non-referable app notifications and pre-apps)  
 Twentieth Century Society

**Neighbour and local groups consulted:**

88 Guinness Square London SE1 4HP	Flat 50 Amisha Court SE1 3GH
89 Guinness Square London SE1 4HP	Flat 45 Amisha Court SE1 3GH
90 Guinness Square London SE1 4HP	Flat 46 Amisha Court SE1 3GH
85 Guinness Square London SE1 4HP	Flat 47 Amisha Court SE1 3GH
86 Guinness Square London SE1 4HP	Flat 51 Amisha Court SE1 3GH
87 Guinness Square London SE1 4HP	Flat 55 Amisha Court SE1 3GH
91 Guinness Square London SE1 4HP	Flat 56 Amisha Court SE1 3GH
95 Guinness Square London SE1 4HP	Flat 57 Amisha Court SE1 3GH
96 Guinness Square London SE1 4HP	Flat 52 Amisha Court SE1 3GH
97 Guinness Square London SE1 4HP	Flat 53 Amisha Court SE1 3GH
92 Guinness Square London SE1 4HP	Flat 54 Amisha Court SE1 3GH
93 Guinness Square London SE1 4HP	Lower Ground Floor Amisha Court SE1 3AJ
94 Guinness Square London SE1 4HP	Flat 4 Zona Court SE1 3FP
84 Guinness Square London SE1 4HP	Flat 5 Zona Court SE1 3DY
74 Guinness Square London SE1 4HP	Flat 6 Zona Court SE1 3FP
75 Guinness Square London SE1 4HP	Flat 2 171 Grange Road SE1 3BN
76 Guinness Square London SE1 4HP	Flat 3 171 Grange Road SE1 3BN
71 Guinness Square London SE1 4HP	Flat 4 171 Grange Road SE1 3BN
72 Guinness Square London SE1 4HP	170-176 Grange Road London SE1 3BN
73 Guinness Square London SE1 4HP	Flat 1 171 Grange Road SE1 3BN
77 Guinness Square London SE1 4HP	Flat 3 Zona Court SE1 3FP
81 Guinness Square London SE1 4HP	Unit 4 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
82 Guinness Square London SE1 4HP	Unit 7 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
83 Guinness Square London SE1 4HP	Unit 8 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
78 Guinness Square London SE1 4HP	Unit 5 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
79 Guinness Square London SE1 4HP	Unit 6 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
80 Guinness Square London SE1 4HP	Unit 2 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
66 Harold Estate Pages Walk SE1 4HW	Tenants Association Committee Room Guinness Square SE1 4HH
67 Harold Estate Pages Walk SE1 4HW	Flat 1 Zona Court SE1 3FP
68 Harold Estate Pages Walk SE1 4HW	Flat 2 Zona Court SE1 3FP
63 Harold Estate Pages Walk SE1 4HW	Left Side 7 Spa Road SE1 3AE
64 Harold Estate Pages Walk SE1 4HW	Right Side 7 Spa Road SE1 3AE
65 Harold Estate Pages Walk SE1 4HW	Living Accommodation The Grange SE1 3BW
69 Harold Estate Pages Walk SE1 4HW	Flat 8 Amisha Court SE1 3GH
73 Harold Estate Pages Walk SE1 4HW	Flat 9 Amisha Court SE1 3GH
74 Harold Estate Pages Walk SE1 4HW	Flat 10 Amisha Court SE1 3GH
75 Harold Estate Pages Walk SE1 4HW	Flat 5 Amisha Court SE1 3GH
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72 Harold Estate Pages Walk SE1 4HW	Flat 11 Amisha Court SE1 3GH
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54 Harold Estate Pages Walk SE1 4HW	Flat 12 Amisha Court SE1 3GH
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99 Guinness Square London SE1 4HP	Flat 14 Amisha Court SE1 3GH

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33 Gutenberg Court 177 Grange Road SE1 3FW  
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9 Gutenberg Court 177 Grange Road SE1 3FW  
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14 Gutenberg Court 177 Grange Road SE1 3FW  
15 Gutenberg Court 177 Grange Road SE1 3FW  
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Flat 8 Zona Court SE1 3FP  
Ground Floor 4 Grange Yard SE1 3AE  
Flat 32 172 Grange Road SE1 3BN  
Flat 33 172 Grange Road SE1 3BN  
Unit 2 Part Ground Floor Rich Industrial Estate SE1 5TE

83 Harold Estate Pages Walk SE1 4HW  
84 Harold Estate Pages Walk SE1 4HW  
85 Harold Estate Pages Walk SE1 4HW  
6 Towergate 112 Pages Walk SE1 4HQ  
7 Towergate 112 Pages Walk SE1 4HQ  
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Flat 9 Arundel Buildings SE1 4AS  
75 Pages Walk London SE1 4HD  
38 Harold Estate Pages Walk SE1 4HN  
4 Grange Yard London SE1 3AE  
5 Grange Yard London SE1 3AE  
6 Grange Yard London SE1 3AE  
12 Grange Yard London SE1 3AQ  
13 Grange Yard London SE1 3AQ  
14 Grange Yard London SE1 3AQ  
7 Grange Yard London SE1 3AE  
Flat 3 Marks Court SE1 3AT  
Flat 4 Marks Court SE1 3AT  
Flat 5 Marks Court SE1 3AT  
8 Grange Yard London SE1 3AE  
Flat 1 Marks Court SE1 3AT  
Flat 2 Marks Court SE1 3AT  
11 Grange Yard London SE1 3AQ  
32 Skyline Court 9 Grange Yard SE1 3AN  
33 Skyline Court 9 Grange Yard SE1 3AN  
35 Skyline Court 9 Grange Yard SE1 3AN  
29 Skyline Court 9 Grange Yard SE1 3AN  
30 Skyline Court 9 Grange Yard SE1 3AN  
31 Skyline Court 9 Grange Yard SE1 3AN  
36 Skyline Court 9 Grange Yard SE1 3AN  
40 Skyline Court 9 Grange Yard SE1 3AN  
41 Skyline Court 9 Grange Yard SE1 3AN  
10 Grange Yard London SE1 3AQ  
37 Skyline Court 9 Grange Yard SE1 3AN  
38 Skyline Court 9 Grange Yard SE1 3AN  
39 Skyline Court 9 Grange Yard SE1 3AN  
Flat 20 10 The Grange SE1 3AG  
Flat 21 10 The Grange SE1 3AG  
Flat 22 10 The Grange SE1 3AG  
Flat 17 10 The Grange SE1 3AG  
Flat 18 10 The Grange SE1 3AG  
Flat 19 10 The Grange SE1 3AG  
Flat 23 10 The Grange SE1 3AG  
Flat 28 10 The Grange SE1 3AG  
Page House 33 Pages Walk SE1 4SF  
101 Pages Walk London SE1 4HD  
Flat 25 10 The Grange SE1 3AG  
Flat 26 10 The Grange SE1 3AG

1 Grange Yard London SE1 3AE  
2 Gutenberg Court 177 Grange Road SE1 3FW  
3 Gutenberg Court 177 Grange Road SE1 3FW  
4 Gutenberg Court 177 Grange Road SE1 3FW  
Part Right Hand Side 7 Spa Road SE16 3QT  
1 Gutenberg Court 177 Grange Road SE1 3FW  
Flat 1 17 Willow Walk SE1 5SU  
Apartment 6 Futura House SE1 3BN  
Flat 13 Cube House SE16 3GD  
Apartment 12 Futura House SE1 3BN  
Apartment 4 Futura House SE1 3BN  
Apartment 5 Futura House SE1 3BN  
Flat 7 Cube House SE16 3GD  
Flat 12 Cube House SE16 3GD  
Flat 2 Cube House SE16 3GD  
Flat 20 Cube House SE16 3GD  
Flat 1 Cube House SE16 3GD  
Flat 10 Cube House SE16 3GD  
Flat 11 Cube House SE16 3GD  
Apartment 11 Futura House SE1 3BN  
Flat B 206 Grange Road SE1 3AA  
Unit 17d Cube House SE16 3GD  
Evelyn Coyle Day Centre 49a Grange Walk SE1 3DY  
Apartment 10 Futura House SE1 3BN  
Unit 15b Cube House SE16 3GD  
Unit 14a Cube House SE16 3GD  
Apartment 18 Futura House SE1 3BN  
21-25 Pages Walk London SE1 4SB  
3 The School House 15 Grange Walk SE1 3DT  
Apartment 16 Futura House SE1 3BN  
Apartment 17 Futura House SE1 3BN  
Artesian House 94 Alscot Road SE1 3GG  
Gate House 40 Crimscott Street SE1 5TE  
Flat 15 Cube House SE16 3GD  
Flat 16 Cube House SE16 3GD  
2 The School House 15 Grange Walk SE1 3DT  
Flat 6 Cube House SE16 3GD  
Flat 8 Cube House SE16 3GD  
Flat 9 Cube House SE16 3GD  
Flat 3 Cube House SE16 3GD  
Flat 4 Cube House SE16 3GD  
Flat 5 Cube House SE16 3GD  
Flat 3 199a Grange Road SE1 3AA  
1 The School House 15 Grange Walk SE1 3DT  
Flat 4 199a Grange Road SE1 3AA  
Flat 5 199a Grange Road SE1 3AA  
Flat 6 199a Grange Road SE1 3AA  
B10 Lena Fox House SE1 5TE  
B11 Lena Fox House SE1 5TE  
B12 Lena Fox House SE1 5TE  
A8 Lena Fox House SE1 5TE  
A9 Lena Fox House SE1 5TE  
B1 Lena Fox House SE1 5TE  
B13 Lena Fox House SE1 5TE  
B4 Lena Fox House SE1 5TE  
B5 Lena Fox House SE1 5TE  
B6 Lena Fox House SE1 5TE  
B14 Lena Fox House SE1 5TE  
B2 Lena Fox House SE1 5TE  
B3 Lena Fox House SE1 5TE  
A7 Lena Fox House SE1 5TE  
A11 Lena Fox House SE1 5TE  
A12 Lena Fox House SE1 5TE  
A13 Lena Fox House SE1 5TE  
20 Crimscott Street London SE1 5TF  
A1 Lena Fox House SE1 5TE  
A10 Lena Fox House SE1 5TE  
A14 Lena Fox House SE1 5TE  
A4 Lena Fox House SE1 5TE  
A5 Lena Fox House SE1 5TE

Flat 27 10 The Grange SE1 3AG  
Flat 16 10 The Grange SE1 3AG  
Flat 3 10 The Grange SE1 3AG  
Flat 5 10 The Grange SE1 3AG  
Flat 6 10 The Grange SE1 3AG  
Flat A 206 Grange Road SE1 3AA  
Flat 2 10 The Grange SE1 3AG  
Flat 7 10 The Grange SE1 3AG  
Flat 11 10 The Grange SE1 3AG  
Flat 12 10 The Grange SE1 3AG  
Flat 15 10 The Grange SE1 3AG  
Flat 8 10 The Grange SE1 3AG  
Flat 9 10 The Grange SE1 3AG  
Flat 10 10 The Grange SE1 3AG  
Flat 46 Bridge View Court SE1 3BT  
Flat 47 Bridge View Court SE1 3BT  
Flat 48 Bridge View Court SE1 3BT  
Flat 43 Bridge View Court SE1 3BT  
Flat 44 Bridge View Court SE1 3BT  
Flat 45 Bridge View Court SE1 3BT  
Flat 49 Bridge View Court SE1 3BT  
Flat 53 Bridge View Court SE1 3BT  
Flat 54 Bridge View Court SE1 3BT  
Flat 55 Bridge View Court SE1 3BT  
Flat 50 Bridge View Court SE1 3BT  
Flat 51 Bridge View Court SE1 3BT  
Flat 52 Bridge View Court SE1 3BT  
Flat 42 Bridge View Court SE1 3BT  
Flat 32 Bridge View Court SE1 3BT  
Flat 33 Bridge View Court SE1 3BT  
Flat 34 Bridge View Court SE1 3BT  
Flat 29 Bridge View Court SE1 3BT  
Flat 30 Bridge View Court SE1 3BT  
Flat 31 Bridge View Court SE1 3BT  
Flat 35 Bridge View Court SE1 3BT  
Flat 39 Bridge View Court SE1 3BT  
Flat 40 Bridge View Court SE1 3BT  
Flat 41 Bridge View Court SE1 3BT  
Flat 36 Bridge View Court SE1 3BT  
Flat 37 Bridge View Court SE1 3BT  
Flat 38 Bridge View Court SE1 3BT  
Flat 5 5 Building 500 Alaska Buildings SE1 3BA  
Flat 5 6 Building 500 Alaska Buildings SE1 3BA  
Flat 5 7 Building 500 Alaska Buildings SE1 3BA  
Flat 5 2 Building 500 Alaska Buildings SE1 3BA  
Flat 5 3 Building 500 Alaska Buildings SE1 3BA  
Flat 5 4 Building 500 Alaska Buildings SE1 3BA  
Flat 5 8 Building 500 Alaska Buildings SE1 3BA  
3 Skyline Court 9 Grange Yard SE1 3AN  
5 Skyline Court 9 Grange Yard SE1 3AN  
6 Skyline Court 9 Grange Yard SE1 3AN  
1 Skyline Court 9 Grange Yard SE1 3AN  
2 Skyline Court 9 Grange Yard SE1 3AN  
Flat 4 2 Building 400 Alaska Buildings SE1 3BA  
Flat 59 Bridge View Court SE1 3BT  
Flat 60 Bridge View Court SE1 3BT  
Flat 61 Bridge View Court SE1 3BT  
Flat 56 Bridge View Court SE1 3BT  
Flat 57 Bridge View Court SE1 3BT  
Flat 58 Bridge View Court SE1 3BT  
Flat 62 Bridge View Court SE1 3BT  
Flat 1 3 Building 100 Alaska Buildings SE1 3BA  
Flat 1 4 Building 100 Alaska Buildings SE1 3BA  
Flat 2 2 Building 200 Alaska Buildings SE1 3BA  
Flat 5 1 Building 500 Alaska Buildings SE1 3BA  
Flat 4 1 Building 400 Alaska Buildings SE1 3BA  
Flat 1 2 Building 100 Alaska Buildings SE1 3BA  
5 Guinness Square London SE1 4HH  
50 Guinness Square London SE1 4HH  
6 Guinness Square London SE1 4HH  
A6 Lena Fox House SE1 5TE  
A15 Lena Fox House SE1 5TE  
A2 Lena Fox House SE1 5TE  
A3 Lena Fox House SE1 5TE  
24 Skyline Court 9 Grange Yard SE1 3AN  
Units C And D The Copperfields SE1 5SS  
Southwark Delivery Office Unit 4 Mandela Way SE1 5SE  
Flat 2 1 The Grange SE1 3AG  
4 Skyline Court 9 Grange Yard SE1 3AN  
14 Skyline Court 9 Grange Yard SE1 3AN  
7-14 Mandela Way London SE1 5SS  
Flat 3 00 The School House SE1 4HG  
Flat B 196 Grange Road SE1 3AA  
Store Rear Of Dover Flats Old Kent Road SE1 5NJ  
Store Adjacent 102 Guinness Square SE1 4HP  
Office Adjacent 63 Guinness Square SE1 4HP  
Flat C 166 Grange Road SE1 3AD  
Flat 2 43 Grange Road SE1 3BH  
Flat 3 43 Grange Road SE1 3BH  
Flat 4 43 Grange Road SE1 3BH  
B7 Lena Fox House SE1 5TE  
B8 Lena Fox House SE1 5TE  
B9 Lena Fox House SE1 5TE  
Flat 5 43 Grange Road SE1 3BH  
Flat 2 44 Grange Road SE1 3BH  
Flat 3 44 Grange Road SE1 3BH  
Unit 600 Part Basement Rear Alaska Buildings SE1 3BH  
Flat 6 43 Grange Road SE1 3BH  
Flat 7 43 Grange Road SE1 3BH  
Flat 8 43 Grange Road SE1 3BH  
Flat 45 Artesian House SE1 3GG  
Flat 46 Artesian House SE1 3GG  
Flat 47 Artesian House SE1 3GG  
Flat 42 Artesian House SE1 3GG  
Flat 43 Artesian House SE1 3GG  
Flat 44 Artesian House SE1 3GG  
Flat 48 Artesian House SE1 3GG  
Flat 52 Artesian House SE1 3GG  
Flat 53 Artesian House SE1 3GG  
Flat 55 Artesian House SE1 3GG  
Flat 49 Artesian House SE1 3GG  
Flat 50 Artesian House SE1 3GG  
Flat 51 Artesian House SE1 3GG  
Flat 41 Artesian House SE1 3GG  
Flat 31 Artesian House SE1 3GG  
Flat 32 Artesian House SE1 3GG  
Flat 33 Artesian House SE1 3GG  
Flat 10 Artesian House SE1 3GF  
Flat 11 Artesian House SE1 3GF  
Artesian House 138 Grange Road SE1 3GF  
Flat 34 Artesian House SE1 3GG  
Flat 38 Artesian House SE1 3GG  
Flat 39 Artesian House SE1 3GG  
Flat 40 Artesian House SE1 3GG  
Flat 35 Artesian House SE1 3GG  
Flat 36 Artesian House SE1 3GG  
Flat 37 Artesian House SE1 3GG  
Flat 72 Artesian House SE1 3GG  
Flat 73 Artesian House SE1 3GG  
Flat 69 Artesian House SE1 3GG  
Flat 70 Artesian House SE1 3GG  
Flat 71 Artesian House SE1 3GG  
Ground Floor Part Unit 2 Futura House SE1 3BN  
Warehouse Including Bays 9 To 10 The Castle Centre SE1 5SS  
Warehouse Including Bays 1 To 4 The Castle Centre SE1 5SS  
Go Ahead Group Plc The Castle Centre SE1 5SS  
Bays 5 To 8 The Castle Centre SE1 5SS  
Flat 68 Artesian House SE1 3GG  
Flat 59 Artesian House SE1 3GG  
Flat 60 Artesian House SE1 3GG

47 Guinness Square London SE1 4HH  
48 Guinness Square London SE1 4HH  
49 Guinness Square London SE1 4HH  
7 Guinness Square London SE1 4HH  
10 Harold Estate Pages Walk SE1 4HN  
11 Harold Estate Pages Walk SE1 4HN  
12 Harold Estate Pages Walk SE1 4HN  
8 Guinness Square London SE1 4HH  
9 Guinness Square London SE1 4HH  
1 Harold Estate Pages Walk SE1 4HN  
46 Guinness Square London SE1 4HH  
37 Guinness Square London SE1 4HH  
38 Guinness Square London SE1 4HH  
39 Guinness Square London SE1 4HH  
34 Guinness Square London SE1 4HH  
35 Guinness Square London SE1 4HH  
36 Guinness Square London SE1 4HH  
4 Guinness Square London SE1 4HH  
43 Guinness Square London SE1 4HH  
44 Guinness Square London SE1 4HH  
45 Guinness Square London SE1 4HH  
40 Guinness Square London SE1 4HH  
41 Guinness Square London SE1 4HH  
42 Guinness Square London SE1 4HH  
29 Harold Estate Pages Walk SE1 4HN  
3 Harold Estate Pages Walk SE1 4HN  
30 Harold Estate Pages Walk SE1 4HN  
26 Harold Estate Pages Walk SE1 4HN  
27 Harold Estate Pages Walk SE1 4HN  
28 Harold Estate Pages Walk SE1 4HN  
31 Harold Estate Pages Walk SE1 4HN  
35 Harold Estate Pages Walk SE1 4HN  
36 Harold Estate Pages Walk SE1 4HN  
37 Harold Estate Pages Walk SE1 4HN  
32 Harold Estate Pages Walk SE1 4HN  
33 Harold Estate Pages Walk SE1 4HN  
34 Harold Estate Pages Walk SE1 4HN  
25 Harold Estate Pages Walk SE1 4HN  
16 Harold Estate Pages Walk SE1 4HN  
17 Harold Estate Pages Walk SE1 4HN  
18 Harold Estate Pages Walk SE1 4HN  
13 Harold Estate Pages Walk SE1 4HN  
14 Harold Estate Pages Walk SE1 4HN  
15 Harold Estate Pages Walk SE1 4HN  
19 Harold Estate Pages Walk SE1 4HN  
22 Harold Estate Pages Walk SE1 4HN  
23 Harold Estate Pages Walk SE1 4HN  
24 Harold Estate Pages Walk SE1 4HN  
2 Harold Estate Pages Walk SE1 4HN  
20 Harold Estate Pages Walk SE1 4HN  
21 Harold Estate Pages Walk SE1 4HN  
85 Pages Walk London SE1 4HD  
87 Pages Walk London SE1 4HD  
89 Pages Walk London SE1 4HD  
73 Pages Walk London SE1 4HD  
81 Pages Walk London SE1 4HD  
83 Pages Walk London SE1 4HD  
91 Pages Walk London SE1 4HD  
99 Pages Walk London SE1 4HD  
Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
20-22 Pages Walk London SE1 4SB  
93 Pages Walk London SE1 4HD  
95 Pages Walk London SE1 4HD  
97 Pages Walk London SE1 4HD  
71 Pages Walk London SE1 4HD  
51 Pages Walk London SE1 4HD  
53 Pages Walk London SE1 4HD  
55 Pages Walk London SE1 4HD  
103 Pages Walk London SE1 4HD  
47 Pages Walk London SE1 4HD

Flat 61 Artesian House SE1 3GG  
Flat 56 Artesian House SE1 3GG  
Flat 57 Artesian House SE1 3GG  
Flat 58 Artesian House SE1 3GG  
Flat 65 Artesian House SE1 3GG  
Flat 66 Artesian House SE1 3GG  
Flat 67 Artesian House SE1 3GG  
Flat 62 Artesian House SE1 3GG  
Flat 63 Artesian House SE1 3GG  
Flat 64 Artesian House SE1 3GG  
168a Grange Road London SE1 3BN  
Flat 1 Quad Court SE1 3AJ  
Artesian House 134 Grange Road SE1 3GF  
Artesian House 135 Grange Road SE1 3GF  
Flat 12 Artesian House SE1 3GF  
Flat 2 Quad Court SE1 3AJ  
Flat 3 Quad Court SE1 3AJ  
Apartment 3 Futura House SE1 3BN  
Flat 21 Cube House SE16 3GD  
Apartment 7 Futura House SE1 3BN  
Flat 17 Cube House SE16 3GD  
Flat 18 Cube House SE16 3GD  
Flat 19 Cube House SE16 3GD  
Apartment 8 Futura House SE1 3BN  
Apartment 15 Futura House SE1 3BN  
Apartment 1 Futura House SE1 3BN  
Apartment 2 Futura House SE1 3BN  
Apartment 9 Futura House SE1 3BN  
Apartment 13 Futura House SE1 3BN  
Apartment 14 Futura House SE1 3BN  
Flat 30 Artesian House SE1 3GF  
Flat 1 Artesian House SE1 3GF  
Flat 2 Artesian House SE1 3GF  
Flat 27 Artesian House SE1 3GF  
Flat 28 Artesian House SE1 3GF  
Flat 29 Artesian House SE1 3GF  
Flat 3 Artesian House SE1 3GF  
Flat 7 Artesian House SE1 3GF  
Flat 8 Artesian House SE1 3GF  
Flat 9 Artesian House SE1 3GF  
Flat 4 Artesian House SE1 3GF  
Flat 5 Artesian House SE1 3GF  
Flat 6 Artesian House SE1 3GF  
Flat 26 Artesian House SE1 3GF  
Flat 16 Artesian House SE1 3GF  
Flat 17 Artesian House SE1 3GF  
Flat 18 Artesian House SE1 3GF  
Flat 13 Artesian House SE1 3GF  
Flat 14 Artesian House SE1 3GF  
Flat 15 Artesian House SE1 3GF  
Flat 19 Artesian House SE1 3GF  
Flat 23 Artesian House SE1 3GF  
Flat 24 Artesian House SE1 3GF  
Flat 25 Artesian House SE1 3GF  
Flat 20 Artesian House SE1 3GF  
Flat 21 Artesian House SE1 3GF  
Flat 22 Artesian House SE1 3GF  
Flat G 02 Building 600 Alaska Buildings SE1 3BB  
Flat G 03 Building 600 Alaska Buildings SE1 3BB  
Flat G 04 Building 600 Alaska Buildings SE1 3BB  
Flat 3 2 Building 300 Alaska Buildings SE1 3BA  
Flat 3 1 Building 300 Alaska Buildings SE1 3BA  
Flat G 01 Building 600 Alaska Buildings SE1 3BB  
Flat G 05 Building 600 Alaska Buildings SE1 3BB  
Flat G 09 Building 600 Alaska Buildings SE1 3BB  
Flat G 10 Building 600 Alaska Buildings SE1 3BB  
Flat G 11 Building 600 Alaska Buildings SE1 3BB  
Flat G 06 Building 600 Alaska Buildings SE1 3BB  
Flat G 07 Building 600 Alaska Buildings SE1 3BB  
Flat G 08 Building 600 Alaska Buildings SE1 3BB

49 Pages Walk London SE1 4HD  
57 Pages Walk London SE1 4HD  
65 Pages Walk London SE1 4HD  
67 Pages Walk London SE1 4HD  
69 Pages Walk London SE1 4HD  
59 Pages Walk London SE1 4HD  
61 Pages Walk London SE1 4HD  
63 Pages Walk London SE1 4HD  
25 Guinness Square London SE1 4HH  
26 Guinness Square London SE1 4HH  
27 Guinness Square London SE1 4HH  
22 Guinness Square London SE1 4HH  
23 Guinness Square London SE1 4HH  
24 Guinness Square London SE1 4HH  
28 Guinness Square London SE1 4HH  
31 Guinness Square London SE1 4HH  
32 Guinness Square London SE1 4HH  
33 Guinness Square London SE1 4HH  
29 Guinness Square London SE1 4HH  
3 Guinness Square London SE1 4HH  
30 Guinness Square London SE1 4HH  
21 Guinness Square London SE1 4HH  
12 Guinness Square London SE1 4HH  
13 Guinness Square London SE1 4HH  
14 Guinness Square London SE1 4HH  
1 Guinness Square London SE1 4HH  
10 Guinness Square London SE1 4HH  
11 Guinness Square London SE1 4HH  
15 Guinness Square London SE1 4HH  
19 Guinness Square London SE1 4HH  
2 Guinness Square London SE1 4HH  
20 Guinness Square London SE1 4HH  
16 Guinness Square London SE1 4HH  
17 Guinness Square London SE1 4HH  
18 Guinness Square London SE1 4HH  
Unit 4 Rich Industrial Estate SE1 5TE  
61 Willow Walk London SE1 5SF  
Flat 2 10 Bacon Grove SE1 5SN  
Flat 3 10 Bacon Grove SE1 5SN  
44 Willow Walk London SE1 5SF  
Unit 2 Third Floor Rich Industrial Estate SE1 5TE  
2 Curtis Street London SE1 5TS  
3 Curtis Street London SE1 5TS  
4 Curtis Street London SE1 5TS  
23 Crimscott Street London SE1 5TE  
24 Crimscott Street London SE1 5TE  
1 Curtis Street London SE1 5TS  
Flat 1 10 Bacon Grove SE1 5SN  
20 Hazel Way London SE1 5XL  
22 Hazel Way London SE1 5XL  
4 Hazel Way London SE1 5XL  
16 Hazel Way London SE1 5XL  
18 Hazel Way London SE1 5XL  
2 Hazel Way London SE1 5XL  
6 Hazel Way London SE1 5XL  
8 Hazel Way London SE1 5XL  
Unit 7b Rich Industrial Estate SE1 5TE  
Unit 7c Rich Industrial Estate SE1 5TE  
193a Grange Road London SE1 3AA  
193b Grange Road London SE1 3AA  
Boucher School 91-93 Grange Road SE1 3BW  
107 Grange Road London SE1 3BW  
Flat 1 Building 800 Alaska Buildings SE1 3BG  
Flat 5 Building 800 Alaska Buildings SE1 3BG  
Flat 6 Building 800 Alaska Buildings SE1 3BG  
Flat 7 Building 800 Alaska Buildings SE1 3BG  
Flat 2 Building 800 Alaska Buildings SE1 3BG  
Flat 3 Building 800 Alaska Buildings SE1 3BG  
Flat 4 Building 800 Alaska Buildings SE1 3BG  
Unit 7a Rich Industrial Estate SE1 5TE  
Flat 2 1 Building 200 Alaska Buildings SE1 3BA  
16 Tower Mansions 86-87 Grange Road SE1 3BW  
17 Tower Mansions 86-87 Grange Road SE1 3BW  
18 Tower Mansions 86-87 Grange Road SE1 3BW  
12 Tower Mansions 86-87 Grange Road SE1 3BW  
14 Tower Mansions 86-87 Grange Road SE1 3BW  
15 Tower Mansions 86-87 Grange Road SE1 3BW  
19 Tower Mansions 86-87 Grange Road SE1 3BW  
79 Grange Road London SE1 3BW  
Flat 1 1 Building 100 Alaska Buildings SE1 3BA  
77 Grange Road London SE1 3BW  
Mabel Goldwin House 49 Grange Walk SE1 3DY  
200 Grange Road London SE1 3AA  
Flat 3 02 Building 600 Alaska Buildings SE1 3BB  
Flat 3 03 Building 600 Alaska Buildings SE1 3BB  
Flat 3 04 Building 600 Alaska Buildings SE1 3BB  
Flat 2 07 Building 600 Alaska Buildings SE1 3BB  
Flat 2 08 Building 600 Alaska Buildings SE1 3BB  
Flat 3 01 Building 600 Alaska Buildings SE1 3BB  
Flat 3 05 Building 600 Alaska Buildings SE1 3BB  
Flat 4 01 Building 600 Alaska Buildings SE1 3BB  
Flat 4 02 Building 600 Alaska Buildings SE1 3BB  
Flat 4 03 Building 600 Alaska Buildings SE1 3BB  
Flat 3 06 Building 600 Alaska Buildings SE1 3BB  
Flat 3 07 Building 600 Alaska Buildings SE1 3BB  
Flat 3 08 Building 600 Alaska Buildings SE1 3BB  
Flat 2 06 Building 600 Alaska Buildings SE1 3BB  
Flat 1 04 Building 600 Alaska Buildings SE1 3BB  
Flat 1 05 Building 600 Alaska Buildings SE1 3BB  
Flat 1 06 Building 600 Alaska Buildings SE1 3BB  
Flat 1 01 Building 600 Alaska Buildings SE1 3BB  
Flat 1 02 Building 600 Alaska Buildings SE1 3BB  
Flat 1 03 Building 600 Alaska Buildings SE1 3BB  
Flat 1 07 Building 600 Alaska Buildings SE1 3BB  
Flat 2 03 Building 600 Alaska Buildings SE1 3BB  
Flat 2 04 Building 600 Alaska Buildings SE1 3BB  
Flat 2 05 Building 600 Alaska Buildings SE1 3BB  
Flat 1 08 Building 600 Alaska Buildings SE1 3BB  
Flat 2 01 Building 600 Alaska Buildings SE1 3BB  
Flat 2 02 Building 600 Alaska Buildings SE1 3BB  
Flat 33 41 Grange Walk SE1 3DY  
Flat 34 41 Grange Walk SE1 3DY  
Flat 35 41 Grange Walk SE1 3DY  
Flat 30 41 Grange Walk SE1 3DY  
Flat 31 41 Grange Walk SE1 3DY  
Flat 32 41 Grange Walk SE1 3DY  
Flat 36 41 Grange Walk SE1 3DY  
Flat 40 41 Grange Walk SE1 3DY  
Flat 41 41 Grange Walk SE1 3DY  
Flat 42 41 Grange Walk SE1 3DY  
Flat 37 41 Grange Walk SE1 3DY  
Flat 38 41 Grange Walk SE1 3DY  
Flat 39 41 Grange Walk SE1 3DY  
Flat 29 41 Grange Walk SE1 3DY  
Flat 19 41 Grange Walk SE1 3DY  
Flat 20 41 Grange Walk SE1 3DY  
Flat 21 41 Grange Walk SE1 3DY  
Flat 16 41 Grange Walk SE1 3DY  
Flat 17 41 Grange Walk SE1 3DY  
Flat 18 41 Grange Walk SE1 3DY  
Flat 22 41 Grange Walk SE1 3DY  
Flat 26 41 Grange Walk SE1 3DY  
Flat 27 41 Grange Walk SE1 3DY  
Flat 28 41 Grange Walk SE1 3DY  
Flat 23 41 Grange Walk SE1 3DY  
Flat 24 41 Grange Walk SE1 3DY  
Flat 25 41 Grange Walk SE1 3DY  
2 Tower Mansions 86-87 Grange Road SE1 3BW  
3 Tower Mansions 86-87 Grange Road SE1 3BW  
4 Tower Mansions 86-87 Grange Road SE1 3BW

8 Curtis Street London SE1 5TS  
9 Curtis Street London SE1 5TS  
10 Curtis Street London SE1 5TS  
5 Curtis Street London SE1 5TS  
6 Curtis Street London SE1 5TS  
7 Curtis Street London SE1 5TS  
11 Curtis Street London SE1 5TS  
Unit 12 Rich Industrial Estate SE1 5TE  
2 Mandela Way London SE1 5SS  
Lena Fox House 41 Crimscott Street SE1 5TE  
12 Curtis Street London SE1 5TS  
13 Curtis Street London SE1 5TS  
14 Curtis Street London SE1 5TS  
52 Alscot Way London  
54 Alscot Way London  
56 Alscot Way London  
9 Curtis Way London SE1 5XW  
48 Alscot Way London  
50 Alscot Way London  
58 Alscot Way London  
66 Alscot Way London  
68 Alscot Way London  
70 Alscot Way London  
60 Alscot Way London  
62 Alscot Way London  
64 Alscot Way London  
8 Curtis Way London SE1 5XW  
50 Curtis Way London SE1 5XW  
51 Curtis Way London SE1 5XW  
52 Curtis Way London SE1 5XW  
48 Curtis Way London SE1 5XW  
49 Curtis Way London SE1 5XW  
5 Curtis Way London SE1 5XW  
53 Curtis Way London SE1 5XW  
59 Curtis Way London SE1 5XW  
6 Curtis Way London SE1 5XW  
7 Curtis Way London SE1 5XW  
54 Curtis Way London SE1 5XW  
55 Curtis Way London SE1 5XW  
57 Curtis Way London SE1 5XW  
23 Hazel Way London SE1 5XJ  
25 Hazel Way London SE1 5XJ  
27 Hazel Way London SE1 5XJ  
17 Hazel Way London SE1 5XJ  
19 Hazel Way London SE1 5XJ  
21 Hazel Way London SE1 5XJ  
3 Hazel Way London SE1 5XJ  
10 Hazel Way London SE1 5XL  
12 Hazel Way London SE1 5XL  
14 Hazel Way London SE1 5XL  
5 Hazel Way London SE1 5XJ  
7 Hazel Way London SE1 5XJ  
9 Hazel Way London SE1 5XJ  
15 Hazel Way London SE1 5XJ  
78 Alscot Way London  
Flat 1 Willow House SE1 5SL  
Flat 2 Willow House SE1 5SL  
72 Alscot Way London  
74 Alscot Way London  
76 Alscot Way London  
Flat 3 Willow House SE1 5SL  
1 Hazel Way London SE1 5XJ  
11 Hazel Way London SE1 5XJ  
13 Hazel Way London SE1 5XJ  
Flat 4 Willow House SE1 5SL  
Flat 5 Willow House SE1 5SL  
Flat 6 Willow House SE1 5SL  
78a Grange Road London SE1 3BW  
78b Grange Road London SE1 3BW  
15 Pages Walk London SE1 4SB  
Flat 5 82 Grange Road SE1 3BW  
Flat 6 82 Grange Road SE1 3BW  
1 Tower Mansions 86-87 Grange Road SE1 3BW  
5 Tower Mansions 86-87 Grange Road SE1 3BW  
9 Tower Mansions 86-87 Grange Road SE1 3BW  
10 Tower Mansions 86-87 Grange Road SE1 3BW  
11 Tower Mansions 86-87 Grange Road SE1 3BW  
6 Tower Mansions 86-87 Grange Road SE1 3BW  
7 Tower Mansions 86-87 Grange Road SE1 3BW  
8 Tower Mansions 86-87 Grange Road SE1 3BW  
Flat 4 82 Grange Road SE1 3BW  
Flat 3 80 Grange Road SE1 3BW  
Flat 1 81 Grange Road SE1 3BW  
Flat 2 81 Grange Road SE1 3BW  
Kintore Way Nursery School 97-102 Grange Road SE1 3BW  
Flat 1 80 Grange Road SE1 3BW  
Flat 2 80 Grange Road SE1 3BW  
Flat 3 81 Grange Road SE1 3BW  
Flat 1 82 Grange Road SE1 3BW  
Flat 2 82 Grange Road SE1 3BW  
Flat 3 82 Grange Road SE1 3BW  
Flat 4 81 Grange Road SE1 3BW  
Flat 5 81 Grange Road SE1 3BW  
Flat 6 81 Grange Road SE1 3BW  
19 Skyline Court 9 Grange Yard SE1 3AN  
20 Skyline Court 9 Grange Yard SE1 3AN  
21 Skyline Court 9 Grange Yard SE1 3AN  
16 Skyline Court 9 Grange Yard SE1 3AN  
17 Skyline Court 9 Grange Yard SE1 3AN  
18 Skyline Court 9 Grange Yard SE1 3AN  
22 Skyline Court 9 Grange Yard SE1 3AN  
27 Skyline Court 9 Grange Yard SE1 3AN  
28 Skyline Court 9 Grange Yard SE1 3AN  
Flat 1 Bridge View Court SE1 3BT  
23 Skyline Court 9 Grange Yard SE1 3AN  
25 Skyline Court 9 Grange Yard SE1 3AN  
26 Skyline Court 9 Grange Yard SE1 3AN  
15 Skyline Court 9 Grange Yard SE1 3AN  
188 Grange Road London SE1 3AA  
36 Grange Walk London SE1 3DY  
Flat 1 10 The Grange SE1 3AG  
Flat 7 42 Building 730 Alaska Buildings SE1 3BD  
Flat 7 43 Building 730 Alaska Buildings SE1 3BD  
Flat 7 44 Building 730 Alaska Buildings SE1 3BD  
188a Grange Road London SE1 3AA  
10 Skyline Court 9 Grange Yard SE1 3AN  
11 Skyline Court 9 Grange Yard SE1 3AN  
12 Skyline Court 9 Grange Yard SE1 3AN  
7 Skyline Court 9 Grange Yard SE1 3AN  
8 Skyline Court 9 Grange Yard SE1 3AN  
9 Skyline Court 9 Grange Yard SE1 3AN  
Flat 19 Bridge View Court SE1 3BT  
Flat 20 Bridge View Court SE1 3BT  
Flat 21 Bridge View Court SE1 3BT  
Flat 16 Bridge View Court SE1 3BT  
Flat 17 Bridge View Court SE1 3BT  
Flat 18 Bridge View Court SE1 3BT  
Flat 22 Bridge View Court SE1 3BT  
Flat 26 Bridge View Court SE1 3BT  
Flat 27 Bridge View Court SE1 3BT  
Flat 28 Bridge View Court SE1 3BT  
Flat 23 Bridge View Court SE1 3BT  
Flat 24 Bridge View Court SE1 3BT  
Flat 25 Bridge View Court SE1 3BT  
Flat 15 Bridge View Court SE1 3BT  
Flat 5 Bridge View Court SE1 3BT  
Flat 6 Bridge View Court SE1 3BT  
Flat 7 Bridge View Court SE1 3BT  
Flat 2 Bridge View Court SE1 3BT  
Flat 3 Bridge View Court SE1 3BT



Unit 1 10 The Grange SE1 3AG  
Unit 1 The Willows SE1 5SY  
Unit 5 Bricklayers Arms SE1 5SR  
Unit 6 Bricklayers Arms SE1 5SS  
Units A And B Tower Bridge Business Park SE1 5SS  
Unit 2 The Willows SE1 5SY  
Unit 6a The Willows SE1 5SY  
Unit 6b The Willows SE1 5SY  
68 Willow Walk London SE1 5SF  
Unit 3 The Willows SE1 5SY  
Unit 4 The Willows SE1 5SY  
Unit 5 The Willows SE1 5SY  
Flat 1 185-186 Grange Road SE1 3AA  
Flat 2 185-186 Grange Road SE1 3AA  
Flat 3 185-186 Grange Road SE1 3AA  
First Floor Flat 163 Grange Road SE1 3AD  
First Floor Flat 1 The Grange SE1 3AG  
Flat 1 44 Grange Road SE1 3BH  
Flat 4 185 Grange Road SE1 3AA  
Flat 7a Arundel Buildings SE1 4AS  
Unit 2 First Floor Rich Industrial Estate SE1 5TE  
Unit 2 Fifth Floor Rich Industrial Estate SE1 5TE  
Flat A 166 Grange Road SE1 3AD  
Flat B 166 Grange Road SE1 3AD  
Flat G04 The School House SE1 4HG  
First Floor Flat 164 Grange Road SE1 3AD  
Flat 11 Building 800 Alaska Buildings SE1 3BG  
Flat 12 Building 800 Alaska Buildings SE1 3BG  
Flat 13 Building 800 Alaska Buildings SE1 3BG  
Flat 8 Building 800 Alaska Buildings SE1 3BG  
Flat 9 Building 800 Alaska Buildings SE1 3BG  
Flat 10 Building 800 Alaska Buildings SE1 3BG  
Flat 14 Building 800 Alaska Buildings SE1 3BG  
Flat 18 Building 800 Alaska Buildings SE1 3BG  
Flat 19 Building 800 Alaska Buildings SE1 3BG  
Flat 20 Building 800 Alaska Buildings SE1 3BG  
Flat 15 Building 800 Alaska Buildings SE1 3BG  
Flat 16 Building 800 Alaska Buildings SE1 3BG  
Flat 17 Building 800 Alaska Buildings SE1 3BG  
Unit 600 Part Basement Alaska Buildings SE1 3BH  
Unit 600 Part Basement West Alaska Buildings SE1 3BH  
Unit 2 Second Floor Rich Industrial Estate SE1 5TE  
Unit 2 Fourth Floor Rich Industrial Estate SE1 5TE  
Unit 400 Ground Floor Alaska Buildings SE1 3BH  
Units 1 And 2 Bricklayers Arms SE1 5SS  
Unit 3 Bricklayers Arms SE1 5SR  
Unit 4 Bricklayers Arms SE1 5SS  
Part Ground Floor The Grange SE1 3AG  
The Studio 5a Griggs Place SE1 3AT  
Ground Floor Rich Industrial Estate SE1 5TE  
Unit 7a Second Floor Rich Industrial Estate SE1 5TE  
Units 9 And 10 Basement To Second Floors Rich Industrial Estate SE1 5TE  
Unit 2 Sixth Floor Rich Industrial Estate SE1 5TE  
Unit 7a Ground Floor Rich Industrial Estate SE1 5TE  
Unit 7a First Floor Rich Industrial Estate SE1 5TE  
Units 9 And 10 Third Floor Rich Industrial Estate SE1 5TE  
21 Crimscott Street London SE1 5TE  
Unit 37 22 Crimscott Street SE1 5TE  
Units 9 And 10 Fourth Floor Rich Industrial Estate SE1 5TE  
Unit 15 To Unit 17a Rich Industrial Estate SE1 5TE  
18 Crimscott Street London SE1 5TE  
47 Curtis Way London SE1 5XW  
19 Setchell Way London SE1 5XR  
21 Setchell Way London SE1 5XR  
23 Setchell Way London SE1 5XR  
13 Setchell Way London SE1 5XR  
15 Setchell Way London SE1 5XR  
17 Setchell Way London SE1 5XR  
25 Setchell Way London SE1 5XR

Flat 4 Bridge View Court SE1 3BT  
Flat 8 Bridge View Court SE1 3BT  
Flat 12 Bridge View Court SE1 3BT  
Flat 13 Bridge View Court SE1 3BT  
Flat 14 Bridge View Court SE1 3BT  
Flat 9 Bridge View Court SE1 3BT  
Flat 10 Bridge View Court SE1 3BT  
Flat 11 Bridge View Court SE1 3BT  
Flat 7 20 Building 700 Alaska Buildings SE1 3BD  
Flat 7 21 Building 700 Alaska Buildings SE1 3BD  
Flat 7 05 Building 700 Alaska Buildings SE1 3BD  
Flat 7 02 Building 700 Alaska Buildings SE1 3BD  
Flat 7 03 Building 700 Alaska Buildings SE1 3BD  
Flat 7 04 Building 700 Alaska Buildings SE1 3BD  
Flat 7 06 Building 700 Alaska Buildings SE1 3BD  
Flat 7 08 Building 700 Alaska Buildings SE1 3BD  
Flat 7 09 Building 700 Alaska Buildings SE1 3BD  
Flat 7 10 Building 700 Alaska Buildings SE1 3BD  
Flat 7 07 Building 700 Alaska Buildings SE1 3BD  
Flat 7 22 Building 700 Alaska Buildings SE1 3BD  
Flat 7 23 Building 700 Alaska Buildings SE1 3BD  
Flat 7 01 Building 700 Alaska Buildings SE1 3BD  
Flat 4 07 Building 600 Alaska Buildings SE1 3BB  
Flat 4 08 Building 600 Alaska Buildings SE1 3BB  
Flat 5 01 Building 600 Alaska Buildings SE1 3BB  
Flat 4 04 Building 600 Alaska Buildings SE1 3BB  
Flat 4 05 Building 600 Alaska Buildings SE1 3BB  
Flat 4 06 Building 600 Alaska Buildings SE1 3BB  
Flat 5 02 Building 600 Alaska Buildings SE1 3BB  
Flat 5 06 Building 600 Alaska Buildings SE1 3BB  
Flat 5 07 Building 600 Alaska Buildings SE1 3BB  
Flat 6 01 Building 600 Alaska Buildings SE1 3BB  
Flat 5 03 Building 600 Alaska Buildings SE1 3BB  
Flat 5 04 Building 600 Alaska Buildings SE1 3BB  
Flat 5 05 Building 600 Alaska Buildings SE1 3BB  
Flat 7 37 Building 730 Alaska Buildings SE1 3BD  
Flat 7 38 Building 730 Alaska Buildings SE1 3BD  
Flat 7 39 Building 730 Alaska Buildings SE1 3BD  
Flat 7 34 Building 730 Alaska Buildings SE1 3BD  
Flat 7 35 Building 730 Alaska Buildings SE1 3BD  
Flat 7 36 Building 730 Alaska Buildings SE1 3BD  
Flat 7 26 Building 730 Alaska Buildings SE1 3BD  
Flat 7 31 Building 730 Alaska Buildings SE1 3BD  
Flat 7 32 Building 730 Alaska Buildings SE1 3BD  
Flat 7 41 Building 730 Alaska Buildings SE1 3BD  
Flat 7 40 Building 730 Alaska Buildings SE1 3BD  
Flat 7 29 Building 730 Alaska Buildings SE1 3BD  
Flat 7 30 Building 730 Alaska Buildings SE1 3BD  
Flat 7 33 Building 730 Alaska Buildings SE1 3BD  
Flat 7 14 Building 700 Alaska Buildings SE1 3BD  
Flat 7 15 Building 700 Alaska Buildings SE1 3BD  
Flat 7 16 Building 700 Alaska Buildings SE1 3BD  
Flat 7 11 Building 700 Alaska Buildings SE1 3BD  
Flat 7 12 Building 700 Alaska Buildings SE1 3BD  
Flat 7 13 Building 700 Alaska Buildings SE1 3BD  
Flat 7 17 Building 700 Alaska Buildings SE1 3BD  
Flat 7 25 Building 720 Alaska Buildings SE1 3BD  
Flat 7 27 Building 720 Alaska Buildings SE1 3BD  
Flat 7 28 Building 720 Alaska Buildings SE1 3BD  
Flat 7 18 Building 700 Alaska Buildings SE1 3BD  
Flat 7 19 Building 700 Alaska Buildings SE1 3BD  
Flat 7 24 Building 720 Alaska Buildings SE1 3BD  
Flat 15 41 Grange Walk SE1 3DY  
Flat 4 205 Grange Road SE1 3AA  
Flat 5 205 Grange Road SE1 3AA  
Flat 6 205 Grange Road SE1 3AA  
Flat 1 205 Grange Road SE1 3AA  
Flat 2 205 Grange Road SE1 3AA  
Flat 3 205 Grange Road SE1 3AA

31 Setchell Way London SE1 5XR  
33 Setchell Way London SE1 5XR  
35 Setchell Way London SE1 5XR  
27 Setchell Way London SE1 5XR  
29 Setchell Way London SE1 5XR  
3 Setchell Way London SE1 5XR  
11 Setchell Way London SE1 5XR  
91 Hazel Way London SE1 5XJ  
24 Hazel Way London SE1 5XL  
26 Hazel Way London SE1 5XL  
85 Hazel Way London SE1 5XJ  
87 Hazel Way London SE1 5XJ  
89 Hazel Way London SE1 5XJ  
28 Hazel Way London SE1 5XL  
36 Hazel Way London SE1 5XL  
42 Hazel Way London SE1 5XN  
1 Setchell Way London SE1 5XR  
30 Hazel Way London SE1 5XL  
32 Hazel Way London SE1 5XL  
34 Hazel Way London SE1 5XL  
69 Setchell Way London SE1 5XR  
7 Setchell Way London SE1 5XR  
71 Setchell Way London SE1 5XR  
63 Setchell Way London SE1 5XR  
65 Setchell Way London SE1 5XR  
67 Setchell Way London SE1 5XR  
73 Setchell Way London SE1 5XR  
14 Setchell Way London SE1 5XS  
16 Setchell Way London SE1 5XS  
18 Setchell Way London SE1 5XS  
9 Setchell Way London SE1 5XR  
10 Setchell Way London SE1 5XS  
12 Setchell Way London SE1 5XS  
61 Setchell Way London SE1 5XR  
43 Setchell Way London SE1 5XR  
45 Setchell Way London SE1 5XR  
47 Setchell Way London SE1 5XR  
37 Setchell Way London SE1 5XR  
39 Setchell Way London SE1 5XR  
41 Setchell Way London SE1 5XR  
49 Setchell Way London SE1 5XR  
55 Setchell Way London SE1 5XR  
57 Setchell Way London SE1 5XR  
59 Setchell Way London SE1 5XR  
5 Setchell Way London SE1 5XR  
51 Setchell Way London SE1 5XR  
53 Setchell Way London SE1 5XR  
24 Pages Walk London SE1 4HR  
26 Pages Walk London SE1 4HR  
28 Pages Walk London SE1 4HR  
Flat 2 20 The School House SE1 4HG  
Flat 301 The School House SE1 4HG  
Flat 302 The School House SE1 4HG  
Marshall House 6 Pages Walk SE1 4SB  
1 Crimscott Street London SE1 5TE  
2 Crimscott Street London SE1 5TE  
29 Hazel Way London SE1 5XJ  
Victoria 68-70 Pages Walk SE1 4HL  
110a Pages Walk London SE1 4HQ  
Flat 219 The School House SE1 4HG  
Flat 209 The School House SE1 4HG  
Flat 210 The School House SE1 4HG  
Flat 211 The School House SE1 4HG  
Flat 206 The School House SE1 4HG  
Flat 207 The School House SE1 4HG  
Flat 208 The School House SE1 4HG  
Flat 212 The School House SE1 4HG  
Flat 216 The School House SE1 4HG  
Flat 217 The School House SE1 4HG  
Flat 218 The School House SE1 4HG  
Studio Flat Ground Floor Skyline Court SE1 3AN  
49 Grange Road London SE1 3BH  
51 Grange Road London SE1 3BH  
54 Grange Road London SE1 3BH  
201 Grange Road London SE1 3AA  
205 Grange Road London SE1 3AA  
47 Grange Road London SE1 3BH  
Room 40 Lena Fox House SE1 5TE  
Room 30 Lena Fox House SE1 5TE  
Room 31 Lena Fox House SE1 5TE  
Room 32 Lena Fox House SE1 5TE  
Room 27 Lena Fox House SE1 5TE  
Room 28 Lena Fox House SE1 5TE  
Room 29 Lena Fox House SE1 5TE  
Room 33 Lena Fox House SE1 5TE  
Room 37 Lena Fox House SE1 5TE  
Room 38 Lena Fox House SE1 5TE  
Room 39 Lena Fox House SE1 5TE  
Room 34 Lena Fox House SE1 5TE  
Room 35 Lena Fox House SE1 5TE  
Room 36 Lena Fox House SE1 5TE  
46 Grange Walk London SE1 3DY  
47 Grange Walk London SE1 3DY  
Flat A 192 Grange Road SE1 3AA  
38 Grange Walk London SE1 3DY  
39 Grange Walk London SE1 3DY  
40 Grange Walk London SE1 3DY  
Flat B 192 Grange Road SE1 3AA  
Flat B 195 Grange Road SE1 3AA  
Flat A 196 Grange Road SE1 3AA  
Flat A 197 Grange Road SE1 3AA  
Flat A 194 Grange Road SE1 3AA  
Flat B 194 Grange Road SE1 3AA  
Flat A 195 Grange Road SE1 3AA  
37 Grange Walk London SE1 3DY  
16 Grange Walk London SE1 3DT  
17 Grange Walk London SE1 3DT  
18 Grange Walk London SE1 3DT  
55 Grange Road London SE1 3BH  
56 Grange Road London SE1 3BH  
57 Grange Road London SE1 3BH  
21 Grange Walk London SE1 3DT  
32 Grange Walk London SE1 3DT  
34 Grange Walk London SE1 3DY  
35 Grange Walk London SE1 3DY  
22 Grange Walk London SE1 3DT  
23 Grange Walk London SE1 3DT  
31 Grange Walk London SE1 3DT  
5 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
6 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
7 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
2 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
3 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
4 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
8 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
Flat 3 200 Grange Road SE1 3AA  
Flat 4 200 Grange Road SE1 3AA  
Flat 5 200 Grange Road SE1 3AA  
9 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
Flat 1 200 Grange Road SE1 3AA  
Flat 2 200 Grange Road SE1 3AA  
1 Rose Stapleton Terrace 16 Pages Walk SE1 4SB  
Flat 37 Twist House SE1 3FY  
Flat 38 Twist House SE1 3FY  
Flat 39 Twist House SE1 3FY  
Flat 34 Twist House SE1 3FY  
Flat 35 Twist House SE1 3FY  
Flat 36 Twist House SE1 3FY  
Flat 40 Twist House SE1 3FY  
House 3 199a Grange Road SE1 3AA

Flat 213 The School House SE1 4HG  
Flat 214 The School House SE1 4HG  
Flat 215 The School House SE1 4HG  
65 Hazel Way London SE1 5XJ  
67 Hazel Way London SE1 5XJ  
69 Hazel Way London SE1 5XJ  
59 Hazel Way London SE1 5XJ  
61 Hazel Way London SE1 5XJ  
63 Hazel Way London SE1 5XJ  
71 Hazel Way London SE1 5XJ  
79 Hazel Way London SE1 5XJ  
81 Hazel Way London SE1 5XJ  
83 Hazel Way London SE1 5XJ  
73 Hazel Way London SE1 5XJ  
75 Hazel Way London SE1 5XJ  
77 Hazel Way London SE1 5XJ  
57 Hazel Way London SE1 5XJ  
37 Hazel Way London SE1 5XJ  
39 Hazel Way London SE1 5XJ  
41 Hazel Way London SE1 5XJ  
31 Hazel Way London SE1 5XJ  
33 Hazel Way London SE1 5XJ  
35 Hazel Way London SE1 5XJ  
43 Hazel Way London SE1 5XJ  
51 Hazel Way London SE1 5XJ  
53 Hazel Way London SE1 5XJ  
55 Hazel Way London SE1 5XJ  
45 Hazel Way London SE1 5XJ  
47 Hazel Way London SE1 5XJ  
49 Hazel Way London SE1 5XJ  
13 Curtis Way London SE1 5XW  
14 Curtis Way London SE1 5XW  
15 Curtis Way London SE1 5XW  
10 Curtis Way London SE1 5XW  
11 Curtis Way London SE1 5XW  
12 Curtis Way London SE1 5XW  
16 Curtis Way London SE1 5XW  
2 Curtis Way London SE1 5XW  
20 Curtis Way London SE1 5XW  
21 Curtis Way London SE1 5XW  
17 Curtis Way London SE1 5XW  
18 Curtis Way London SE1 5XW  
19 Curtis Way London SE1 5XW  
1 Curtis Way London SE1 5XW  
28 Alscot Way London SE1 5XU  
30 Alscot Way London SE1 5XU  
32 Alscot Way London SE1 5XU  
22 Alscot Way London SE1 5XU  
24 Alscot Way London SE1 5XU  
26 Alscot Way London SE1 5XU  
34 Alscot Way London SE1 5XU  
42 Alscot Way London SE1 5XU  
44 Alscot Way London SE1 5XU  
46 Alscot Way London SE1 5XU  
36 Alscot Way London SE1 5XU  
38 Alscot Way London SE1 5XU  
40 Alscot Way London SE1 5XU  
38 Curtis Way London SE1 5XW  
39 Curtis Way London SE1 5XW  
4 Curtis Way London SE1 5XW  
35 Curtis Way London SE1 5XW  
36 Curtis Way London SE1 5XW  
37 Curtis Way London SE1 5XW  
40 Curtis Way London SE1 5XW  
44 Curtis Way London SE1 5XW  
45 Curtis Way London SE1 5XW  
46 Curtis Way London SE1 5XW  
41 Curtis Way London SE1 5XW  
42 Curtis Way London SE1 5XW  
43 Curtis Way London SE1 5XW

House 4 199a Grange Road SE1 3AA  
Unit 2 7 Spa Road SE16 3QD  
Flat 41 Twist House SE1 3FY  
House 1 199a Grange Road SE1 3AA  
House 2 199a Grange Road SE1 3AA  
Room 17 Lena Fox House SE1 5TE  
Room 18 Lena Fox House SE1 5TE  
Room 19 Lena Fox House SE1 5TE  
Room 14 Lena Fox House SE1 5TE  
Room 15 Lena Fox House SE1 5TE  
Room 16 Lena Fox House SE1 5TE  
Room 20 Lena Fox House SE1 5TE  
Room 24 Lena Fox House SE1 5TE  
Room 25 Lena Fox House SE1 5TE  
Room 26 Lena Fox House SE1 5TE  
Room 21 Lena Fox House SE1 5TE  
Room 22 Lena Fox House SE1 5TE  
Room 23 Lena Fox House SE1 5TE  
Room 13 Lena Fox House SE1 5TE  
Room 3 Lena Fox House SE1 5TE  
Room 4 Lena Fox House SE1 5TE  
Room 5 Lena Fox House SE1 5TE  
Flat 6 200 Grange Road SE1 3AA  
Room 1 Lena Fox House SE1 5TE  
Room 2 Lena Fox House SE1 5TE  
Room 6 Lena Fox House SE1 5TE  
Room 10 Lena Fox House SE1 5TE  
Room 11 Lena Fox House SE1 5TE  
Room 12 Lena Fox House SE1 5TE  
Room 7 Lena Fox House SE1 5TE  
Room 8 Lena Fox House SE1 5TE  
Room 9 Lena Fox House SE1 5TE  
Flat 23 Grange House SE1 3AF  
Flat 24 Grange House SE1 3AF  
Flat 25 Grange House SE1 3AF  
Flat 20 Grange House SE1 3AF  
Flat 21 Grange House SE1 3AF  
Flat 22 Grange House SE1 3AF  
Flat 26 Grange House SE1 3AF  
Flat 30 Grange House SE1 3AF  
Flat 31 Grange House SE1 3AF  
Flat 32 Grange House SE1 3AF  
Flat 27 Grange House SE1 3AF  
Flat 28 Grange House SE1 3AF  
Flat 29 Grange House SE1 3AF  
Flat 19 Grange House SE1 3AF  
Flat 9 Grange House SE1 3AF  
Flat 10 Grange House SE1 3AF  
Flat 11 Grange House SE1 3AF  
Flat 6 Grange House SE1 3AF  
Flat 7 Grange House SE1 3AF  
Flat 8 Grange House SE1 3AF  
Flat 12 Grange House SE1 3AF  
Flat 16 Grange House SE1 3AF  
Flat 17 Grange House SE1 3AF  
Flat 18 Grange House SE1 3AF  
Flat 13 Grange House SE1 3AF  
Flat 14 Grange House SE1 3AF  
Flat 15 Grange House SE1 3AF  
Flat 5 41 Grange Walk SE1 3DY  
Flat 6 41 Grange Walk SE1 3DY  
Flat 7 41 Grange Walk SE1 3DY  
Flat 2 41 Grange Walk SE1 3DY  
Flat 3 41 Grange Walk SE1 3DY  
Flat 4 41 Grange Walk SE1 3DY  
Flat 8 41 Grange Walk SE1 3DY  
Flat 12 41 Grange Walk SE1 3DY  
Flat 13 41 Grange Walk SE1 3DY  
Flat 14 41 Grange Walk SE1 3DY  
Flat 9 41 Grange Walk SE1 3DY

34 Curtis Way London SE1 5XW  
25 Curtis Way London SE1 5XW  
26 Curtis Way London SE1 5XW  
27 Curtis Way London SE1 5XW  
22 Curtis Way London SE1 5XW  
23 Curtis Way London SE1 5XW  
24 Curtis Way London SE1 5XW  
28 Curtis Way London SE1 5XW  
31 Curtis Way London SE1 5XW  
32 Curtis Way London SE1 5XW  
33 Curtis Way London SE1 5XW  
29 Curtis Way London SE1 5XW  
3 Curtis Way London SE1 5XW  
30 Curtis Way London SE1 5XW  
50 Setchell Way London SE1 5XS  
52 Setchell Way London SE1 5XS  
54 Setchell Way London SE1 5XS  
44 Setchell Way London SE1 5XS  
46 Setchell Way London SE1 5XS  
48 Setchell Way London SE1 5XS  
56 Setchell Way London SE1 5XS  
62 Setchell Way London SE1 5XS  
64 Setchell Way London SE1 5XS  
66 Setchell Way London SE1 5XS  
58 Setchell Way London SE1 5XS  
6 Setchell Way London SE1 5XS  
60 Setchell Way London SE1 5XS  
42 Setchell Way London SE1 5XS  
24 Setchell Way London SE1 5XS  
26 Setchell Way London SE1 5XS  
28 Setchell Way London SE1 5XS  
2 Setchell Way London SE1 5XS  
20 Setchell Way London SE1 5XS  
22 Setchell Way London SE1 5XS  
30 Setchell Way London SE1 5XS  
38 Setchell Way London SE1 5XS  
4 Setchell Way London SE1 5XS  
40 Setchell Way London SE1 5XS  
32 Setchell Way London SE1 5XS  
34 Setchell Way London SE1 5XS  
36 Setchell Way London SE1 5XS  
10 Alscot Way London SE1 5XT  
2 Alscot Way London SE1 5XT  
4 Alscot Way London SE1 5XT  
94 Setchell Way London SE1 5XS  
96 Setchell Way London SE1 5XS  
98 Setchell Way London SE1 5XS  
6 Alscot Way London SE1 5XT  
16 Alscot Way London SE1 5XU  
18 Alscot Way London SE1 5XU  
20 Alscot Way London SE1 5XU  
8 Alscot Way London SE1 5XT  
12 Alscot Way London SE1 5XU  
14 Alscot Way London SE1 5XU  
92 Setchell Way London SE1 5XS  
74 Setchell Way London SE1 5XS  
76 Setchell Way London SE1 5XS  
78 Setchell Way London SE1 5XS  
68 Setchell Way London SE1 5XS  
70 Setchell Way London SE1 5XS  
72 Setchell Way London SE1 5XS  
8 Setchell Way London SE1 5XS  
86 Setchell Way London SE1 5XS  
88 Setchell Way London SE1 5XS  
90 Setchell Way London SE1 5XS  
80 Setchell Way London SE1 5XS  
  
82 Setchell Way London SE1 5XS  
  
84 Setchell Way London SE1 5XS  
  
Flat 10 41 Grange Walk SE1 3DY  
Flat 11 41 Grange Walk SE1 3DY  
Flat 1 41 Grange Walk SE1 3DY  
Flat D Mervyn House SE1 3BJ  
78 Grange Road London SE1 3BW  
19 Grange Walk London SE1 3DT  
Flat A Mervyn House SE1 3BJ  
Flat B Mervyn House SE1 3BJ  
Flat C Mervyn House SE1 3BJ  
20 Grange Walk London SE1 3DT  
52 Grange Road London SE1 3BH  
53 Grange Road London SE1 3BH  
The Grange 103 Grange Road SE1 3BW  
45 Grange Road London SE1 3BH  
43 Grange Road London SE1 3BH  
Flat B 25 Grange Walk SE1 3DT  
Flat B 26 Grange Walk SE1 3DT  
Flat B 27 Grange Walk SE1 3DT  
Flat A 29 Grange Walk SE1 3DT  
Flat A 30 Grange Walk SE1 3DT  
Flat B 24 Grange Walk SE1 3DT  
Flat B 28 Grange Walk SE1 3DT  
Flat 2 46 Grange Road SE1 3BH  
Flat 3 46 Grange Road SE1 3BH  
190 Grange Road London SE1 3AA  
Flat B 29 Grange Walk SE1 3DT  
Flat B 30 Grange Walk SE1 3DT  
Flat 1 46 Grange Road SE1 3BH  
Flat A 28 Grange Walk SE1 3DT  
Flat A 199 Grange Road SE1 3AA  
Flat B 199 Grange Road SE1 3AA  
Flat A 189 Grange Road SE1 3AA  
Flat B 197 Grange Road SE1 3AA  
Flat A 198 Grange Road SE1 3AA  
Flat B 198 Grange Road SE1 3AA  
Flat A 191 Grange Road SE1 3AA  
Flat A 25 Grange Walk SE1 3DT  
Flat A 26 Grange Walk SE1 3DT  
Flat A 27 Grange Walk SE1 3DT  
Flat B 189 Grange Road SE1 3AA  
Flat B 191 Grange Road SE1 3AA  
Flat A 24 Grange Walk SE1 3DT  
1 Griggs Court Griggs Place SE1 3AB  
2 Griggs Court Griggs Place SE1 3AB  
3 Griggs Court Griggs Place SE1 3AB  
6 Grange Walk Mews London SE1 3DS  
7 Grange Walk Mews London SE1 3DS  
8 Grange Walk Mews London SE1 3DS  
4 Griggs Court Griggs Place SE1 3AB  
Flat 3 Grange House SE1 3AF  
Flat 4 Grange House SE1 3AF  
Flat 5 Grange House SE1 3AF  
Gibson House 12 The Grange SE1 3AG  
Flat 1 Grange House SE1 3AF  
Flat 2 Grange House SE1 3AF  
5 Grange Walk Mews London SE1 3DS  
163 Grange Road London SE1 3AD  
202 Grange Road London SE1 3AA  
167 Grange Road London SE1 3AD  
2 Grange Walk Mews London SE1 3DS  
3 Grange Walk Mews London SE1 3DS  
4 Grange Walk Mews London SE1 3DS  
48 Grange Road London SE1 3BH  
50 Grange Road London SE1 3BH  
1 Grange Walk Mews London SE1 3DS  
Flat 201, Building 600, Alaska Buildings 61 Grange Road SE1  
3BB  
Flat 101 600 Building The Alaska Building, 61 Grange Road SE1  
3BB  
739 Alaska 61 Grange Road SE1 3BD

161a Grange Road London SE1 3FH  
Bays 1 To 4 And 9 To 10 The Castle Centre SE1 5SS  
Unit 7a Third Floor Rich Industrial Estate SE1 5TE  
Flat 59 Amisha Court SE1 3GH  
Flat 60 Amisha Court SE1 3GH  
Flat 61 Amisha Court SE1 3GH  
Unit 7a Fifth Floor Rich Industrial Estate SE1 5TE  
Living Accommodation Victoria SE1 4HL  
Unit 1 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE  
Unit 3 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE  
Unit 7 Rich Industrial Estate SE1 5TE  
Unit 8 Rich Industrial Estate SE1 5TE  
Flat D 166 Grange Road SE1 3AD  
Flat 58 Amisha Court SE1 3GH  
Flat 48 Amisha Court SE1 3GH  
Flat 49 Amisha Court SE1 3GH

401 Alaska Building 61 Grange Road SE13BB  
7.44 Alaska Buildings/61 Grange Road London SE1 3BD  
2.2 Alaska Building SE1  
103 Alaska Buildings SE1  
301 Alaska Buildings SE1  
306 Alaska Building SE1  
402 Alaska Building SE1  
601 Alaska Building SE1  
711 Alaska Buildings SE1  
712 Alaska Buildings SE1  
718 Alaska Buildings SE1  
732 Alaska Buildings SE1  
744 Alaska Building SE1  
56 Southwark Park Road London SE16 3RS  
31 Alaska (B300) 61 Grange Road SE1 3BA  
21 Bloomsbury Street WC1B 3HF

**Re-consultation:** 12/01/2016

## APPENDIX 2

### Consultation responses received

#### Internal services

Flood and Drainage Team

#### Statutory and non-statutory organisations

Council for British Archaeology

Environment Agency

Health & Safety Executive

Historic England

London Borough of Lambeth

London Fire & Emergency Planning Authority

London Overground

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)

#### Neighbours and local groups

Flat 101 600 Building The Alaska Building, 61 Grange Road SE1 3BB

Flat 101 600 Building The Alaska Building, 61 Grange Road SE1 3BB

Flat 201, Building 600, Alaska Buildings 61 Grange Road SE1 3BB

Flat 4 Willow House SE1 5SL

Flat 40 Bridge View Court SE1 3BT

Flat 5 1 Building 500 Alaska Buildings SE1 3BA

Flat 5 1 Building 500 Alaska Buildings SE1 3BA

1 Crimscott Street London SE1 5TE

1 Crimscott Street London SE1 5TE

103 Alaska Buildings SE1

21 Bloomsbury Street WC1B 3HF

2.2 Alaska Building SE1

301 Alaska Buildings SE1

306 Alaska Building SE1

306 Alaska Building SE1

31 Alaska (B300) 61 Grange Road SE1 3BA

401 Alaska Building 61 Grange Road SE13BB

401 Alaska Building 61 Grange Road SE13BB

402 Alaska Building SE1

45 Grange Road London SE1 3BH

5 Rose Stapleton Terrace 16 Pages Walk SE1 4SB

51 Grange Road London SE1 3BH

54 Grange Road London SE1 3BH

54 Grange Road London SE1 3BH

54 Grange Road London SE1 3BH  
54 Grange Road London SE1 3BH  
54 Grange Road London SE1 3BH  
56 Grange Road London SE1 3BH  
56 Southwark Park Road London SE16 3RS  
601 Alaska Building SE1  
711 Alaska Buildings SE1  
712 Alaska Buildings SE1  
718 Alaska Buildings SE1  
732 Alaska Buildings SE1  
739 Alaska 61 Grange Road SE1 3BD  
744 Alaska Building SE1  
7.44 Alaska Buildings/61 Grange Road London SE1 3BD  
7.44 Alaska Buildings/61 Grange Road London SE1 3BD