

Item No. 11.2	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 16/AP/2740 for: Full Planning Permission Address: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT Proposal: Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).		
Ward(s) or groups affected:	East Dulwich		
From:	Director of Planning		
Application Start Date 12/07/2016		Application Expiry Date 11/10/2016	
Earliest Decision Date 18/08/2016		Planning Performance Agreement Date: 31/10/2016	

RECOMMENDATION

1. That planning permission be granted subject to conditions and following referral of the application to the Greater London Authority (GLA).

BACKGROUND INFORMATION

Site location and description

2. This application relates to 2.1 hectares (ha) of the Dulwich Hospital site. Dulwich Hospital is located on East Dulwich Grove and occupies a total area of 2.8 ha. It comprises hospital buildings constructed during the 1880s centred around the 'chateau', with 3-storey wings (formerly used as wards) adjoining it to the south-west. The ward buildings used to be mirrored on the north-eastern part of the site but were demolished in 2007 when some of the hospital services relocated to Kings College Hospital in Denmark Hill. There are two buildings on the south-western most part of the site which were formerly used as nurses' accommodation and are also vacant and boarded up, and a porter's lodge in front of the Chateau. There are many trees on the site including along the East Dulwich Grove frontage, most of which are covered by Tree Preservation Order (TPO) number 216.
3. The hospital offers a range of services and can accommodate up to 85 patients, although no patients stay overnight. There are currently 300 staff at the hospital, 200

of which are peripatetic clinical and support staff who use the site as a touch down space for their administration work.

4. Vehicular and pedestrian access to the hospital is from East Dulwich Grove, next to the porter's lodge. There are two further vehicular access points from this road either side of the chateau, although they have not been used for some time. There is another access from Jarvis Road which is a very short road of approximately 34m in length leading off Melbourne Grove, and this access has also been disused for some time.
5. The surrounding area is predominantly residential, consisting of 2 to 3 storey dwellings. There is a railway line and builders' merchants to the north-east and north-west of the site, Melbourne Grove and Jarvis Road are to the east, and East Dulwich Grove and St Barnabas Close are to the south and west. There are shops and other commercial/community uses along the northern part of Melbourne Grove and on the opposite side of East Dulwich Grove.
6. This report should be read in conjunction with an associated application for the erection of a new health centre on the eastern side of the wider hospital site, which appears as item 11.1 on the committee agenda (reference: 16/AP/2747).

Details of proposal

7. The redevelopment of the entire Dulwich Hospital site is subject to two separate planning applications, one for a new secondary school and the other for a new health centre. The redevelopment has been considered holistically however, and although different architects are working on each of the applications, they have worked collaboratively within an overall master plan for the wider site which has been developed by an urban designer/landscape architect. The transport and environmental impacts have predominantly been assessed by joint consultants, in order to understand the cumulative impacts of both proposals.
8. This application has been submitted by the council's regeneration division which sits in the chief executive's department, and is for the erection of a new secondary school and associated facilities. It would be a co-educational school which would accommodate up to 1,680 pupils aged 11 to 18 including a sixth form of up to 480 pupils, together with 183 staff. It would be the sister school to the existing Charter School in Red Post Hill and would serve children from East Dulwich and South Camberwell; the school would be known as The Charter School East Dulwich and would be operated by the Charter Schools Educational Trust.
9. Under the government's free school programme the Education Funding Agency (EFA) purchased three land parcels within the site from the NHS in order to accommodate the new school; the council has been appointed by the EFA to project manage the delivery of the school and would contribute £5m towards it. Land parcel 1 is located on the north-eastern part of the site next to Jarvis Road and is currently vacant; parcel 2 is located on the western part of the site fronting East Dulwich Grove and adjoining St Barnabas Close and contains the two vacant blocks of nurses' accommodation; parcel 3 contains the chateau and ward buildings. These land parcels would be leased to the Charter School East Dulwich and the remaining parcel (parcel 4) which is vacant and located on the north-eastern part of the site has been retained by the NHS in order to deliver a new health centre; this is subject to a separate planning application which appears as item 11.1 on the committee agenda (reference: 16/AP/2747).



10. The Charter School East Dulwich opened in September this year, in temporary accommodation on Southampton Way. It opened as a four-form entry (4FE) school comprising 120 year 7 pupils and will operate from that site for a period of two years. After this in September 2018 and subject to planning permission being granted, the pupils would relocate to the new school at the application site and the projected pupil enrolment is set out below. The school would reach full capacity by September 2027.

Year Group	Sept 2016	Sept 2017	Sept 2018	Sept 2019	Sept 2020	Sept 2021	Sept 2022	Sept 2023	Sept 2024	Sept 2025	Sept 2026	Sept 2027
	At LeSoCo site		At Dulwich Hospital Site									
Year 7	120	120	180	180	180	240	240	240	240	240	240	240
Year 8		120	120	180	180	180	240	240	240	240	240	240
Year 9			120	120	180	180	180	240	240	240	240	240
Year 10				120	120	180	180	180	240	240	240	240
Year 11					120	120	180	180	180	240	240	240
Year 12*			60	60	120*	120*	120*	180*	180*	180*	240*	240*
Year 13*				60	60	120*	120*	120*	180*	180*	180*	240*
Total	120	240	480	720	960	1140	1260	1380	1500	1560	1620	1680
Yearly Increase	120	120	240	240	240	180	120	120	120	60	60	60
Staff Nos	18	35	55	91	128	139	150	161	171	175	179	183

*Assumes 100% of pupils will continue through to Sixth Form. Current rate at existing TCS = 70%

11. The chateau, porter's lodge, gates and railings to the front of the site and a war memorial in front of the chateau would be retained, and the ward buildings, access galleries and two blocks of nurses' accommodation would be demolished. The school would comprise four buildings, three of which would be new buildings and the fourth the retained chateau.

The chateau and block D

12. The chateau would be the main point of arrival for staff and visitors to the school and would be converted to provide a reception and administrative area, staff room, music classrooms, a learning resource centre and a 6th form study area. The existing vehicular access would be retained and would lead to 20 staff parking spaces, and the

existing pedestrian gate widened to provide pupil access either into the chateau, or to the other school buildings via a pathway to the east of the chateau.

13. Block D would be an extension to the chateau, attached to its north-western corner. It would measure 8.8m high adjoining the chateau, increasing to 10m high on account of a change in ground levels. It would be constructed of red brick at ground floor level and 'feathered' brickwork above, with aluminium windows and doors. It would provide a double height school hall, a drama studio, 6th form social space and storage at ground floor level, with a small area of additional storage at mezzanine level. The rear of the chateau and the eastern elevation of block D would open out onto an external landscaped square which would become the heart of the new school. Three multi-use games areas (MUGAs) would be provided to the west of the chateau and block D and would be enclosed by 3m high mesh fencing.

Block AB

14. This would be the main teaching block for the school and would be located along the north-eastern boundary of the site next to the railway line and builder's merchants. It would be approximately 100m in length and predominantly 4-storeys high, with a 5th storey element at its western end furthest away from Jarvis Road. It would have a flat roof and would measure a maximum of 22m high. The building would be constructed of red brick and render, with aluminium windows and doors and it would provide design technology studios, a seminar room, 6th form room and ancillary facilities at ground floor level, and classrooms and science laboratories on the upper floors which would be accessible by lift. There would be two accessible parking spaces outside this block next to the Jarvis Road access. This access would be for pedestrians, cyclists and servicing, and would also provide pedestrian, cyclist and emergency vehicle access to the proposed health centre.

Block C

15. This would be the sports and dining hall for the school and would be located on the south-western part of the site next to St Barnabas Close. It would comprise a reception area, changing rooms, plant area, school kitchen and canteen at ground floor level, with the dining area facing onto a landscaped area and MUGAs beyond. At first floor level there would be a double height sports hall, activity studio and storage areas, all accessible by lift. This building would measure 52.7m long facing St Barnabas Close and the central section of the building above the sports hall would be higher than the sections at either end. It would have a flat roof and would measure a minimum of 12.3m and a maximum of 14.3m high from St Barnabas Close. The building would be constructed of red brick and render, with aluminium windows and doors. There would be a servicing area in front of this building fronting East Dulwich Grove and one accessible parking space outside the block.



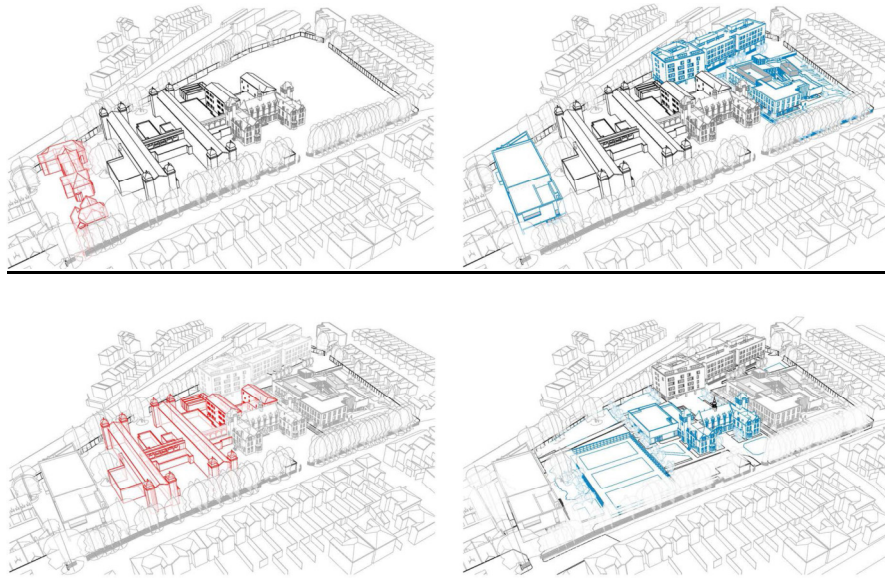
16. The new school would be delivered in two phases as follows:

Phase 1

17. Demolition of the existing nurses' accommodation would take place in April 2017, followed by the construction of blocks AB and C which would be completed by September 2018. This would be carried out in tandem with the construction of the proposed health centre on land parcel 4 which would be completed by 2018.

Phase 2

18. Demolition of the ward buildings adjoining the chateau would take place post April 2020 when the replacement health centre would be operational. Refurbishment of the chateau and construction of the parking in front of it, together with block D, the MUGAs and the provision of landscaping would then commence and would be completed by September 2022.



Planning history

19. 02/AP/0225 - Construction of a single-storey front extension to create a new reception area and waiting room for Dulwich Primary Care Centre. Planning permission was GRANTED in 2002.

20. 03/AP/2399 – The erection of a part two, part three-storey building to provide accommodation for the Dulwich Primary Care Centre, out of hours facilities for doctors on call, nursing and social work, GP diagnostic and treatment services, dental facilities, dialysis unit and office accommodation together with the reorganisation of the car parking area, widening of existing vehicular access and provision of a new pedestrian access. Planning permission was GRANTED in May 2003.
21. 05-AP-1410 – Demolition of 'West Home and 'Roberts House' building, and construction of a new temporary satellite dialysis unit building and associated car parking and landscaping, and 3 temporary plant units within existing hospital buildings. Planning permission was GRANTED in 2006.
22. 06-AP-1286 - Use of vacant staff therapy building to provide new renal dialysis unit on the ground floor with ancillary offices on the first floor, enclosure of gap at ground and first floors between the buildings to provide internal link together with elevational alterations and new access ramp. Planning permission was GRANTED on 07/09/2006.
23. 09/AP/1696 Application type: Full Planning Permission (FUL) Widening of an existing pedestrian access and construction of a new pedestrian access at hospital entrance with new access ramps and associated railings at both pedestrian entrances. Decision date 05/11/2009 Decision: Granted (GRA)
24. 09/AP/2137 Application type: Full Planning Permission (FUL) Erection of war memorial. Decision date 01/12/2009 Decision: Granted (GRA)
25. 16/AP/1828 Application type: Screening Opinion (EIA) (SCR) EIA screening opinion for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre. Decision date Decision: Screening Opinion - EIA Regs (SCR)
26. 16/A/2047 - Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks. Decision pending – recommended for approval, subject to completion of a s106 agreement, conditions and referral to the GLA.
27. Pre-application discussions were held with the applicant prior to the submission of this application. Discussions centred around the design of the proposal including demolition of existing structures, transport impacts, phasing of the development and impact upon the amenity of neighbouring occupiers. Details are held electronically by the local planning authority.

Planning history of adjoining sites

28. There have been a number of householder applications approved for alterations and extensions to the rear of properties on Melbourne Grove. Change of use of 74 East Dulwich Grove which adjoins the site from car sales to flats together with extensions was granted in March 2013 and has been implemented (reference: 12/AP/3693). There have also been permissions granted for change of use and extensions at 2 Jarvis Road.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use
 - b) environmental impact assessment (EIA)
 - c) Design and impact upon the setting of adjacent listed building
 - d) Trees and landscaping
 - e) Transport issues
 - f) Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - g) Noise and vibration
 - h) Planning obligations (s106 undertaking or agreement)
 - i) Mayoral Community Infrastructure levy
 - j) Sustainable development implications
 - k) Ecology
 - l) Contaminated land
 - m) Air quality
 - n) Flood risk and drainage
 - o) Statement of community involvement.

Planning policy designations

30. These designations cover the entire hospital site, not just the area subject to this application:
- Air quality management area
 - Suburban density zone
 - Public transport accessibility level (PTAL) 3-4 (moderate to good)
 - Proposal site 73P in the Southwark Plan and a development site in the Dulwich SPD.
31. A 2005 planning brief for the entire hospital site required the provision of a community hospital; it lists community and business uses ancillary to the hospital

which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan (proposal site 73P) which lists a community hospital as a required use and ancillary D (community use) and B1 (office) use class and residential as other acceptable uses. This is again repeated in the 2013 Dulwich SPD which also advises that use of part of the site as a school would be acceptable.

32. All but five of the existing trees on the site are covered by TPO number 216. Part of the railway corridor which adjoins the north-west of the site is designated borough open land and a site of importance for nature conservation (SINC). The nearest listed building is the Dulwich Grove United Reform Church and hall which is to the south-east of the site on the opposite side of East Dulwich Grove (Grade II).

Planning policy

33. National Planning Policy Framework (the Framework):

Section 4 - Promoting sustainable transport

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.

34. National Planning Practice Guidance (2014)

35. London Plan July 2016:

Policy 3.1 - Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.16 - Protection and enhancement of social infrastructure

Policy 3.17 – Health and social care facilities

Policy 3.18 – Education facilities

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 5.9 – Overheating and cooling

Policy 5.10 - Urban greening

Policy 5.11 - Green roofs and development site environs

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.14 - Water quality and wastewater infrastructure

Policy 5.15 - Water use and supplies

Policy 5.21 - Contaminated land

Policy 6.3 – Assessing effects of development on transport capacity

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 7.8 - Heritage assets and archaeology

Policy 7.14 - Improving air quality

Policy 7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 - Biodiversity and access to nature

Policy 7.21 - Trees and woodlands

Policy 8.2 - Planning obligations.

36. Core Strategy 2011:

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles

Strategic policy 11 - Open spaces and wildlife

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

Strategic policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) – saved policies:

37. 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

2.1 – Enhancement of community facilities

2.2 - Provision of new community facilities

2.4 – Educational deficiency – provision of new educational establishments

2.5 - Planning obligations

3.1 – Environmental effects

3.2 - Protection of amenity

3.3 - Sustainability assessment

3.4 - Energy efficiency

3.6 - Air quality

3.7 - Waste reduction

3.9 – Water

3.11 - Efficient use of land

- 3.12 - Quality in design
- 3.13 - Urban design
- 3.14 - Designing out crime
- 3.15 - Conservation of the historic environment
- 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- 3.28 – Biodiversity
- 5.1 – Locating developments
- 5.2 - Transport impacts
- 5.3 - Walking and cycling
- 5.6 - Car parking
- 5.7 - Parking standards for disabled people and the mobility impaired.

38. Supplementary Planning Documents (SPD):

East Dulwich Hospital Planning Brief (2005)

Sustainable design and construction SPD (2009)

Sustainability assessments SPD (2009)

Sustainable Transport SPD (2010)

Residential Design Standards SPD (2011) and Technical Update (2015)

Dulwich SPD (2013)

Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).

Principle of development

- 39. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development is the basis for every plan and every decision. Section 8 of the NPPF 'Promoting healthy communities' requires local authorities to plan positively for the provision of community facilities and other local services, to enhance the sustainability of communities, and to ensure that established facilities and services are able to develop and modernise in a sustainable way.
- 40. The land use designations for the wider hospital site require the provision of a community hospital, and the Dulwich SPD advises that the provision of a school on the site would be acceptable. It has been demonstrated through the submission of this application and the concurrent application for a health centre that the provision

of a secondary school on part of the site would not impact upon the ability to provide a high quality new health centre. Both uses could be accommodated satisfactorily, and the provision of a new school which is the subject of this application would be fully acceptable in principle and compliant with the land use policies of the development plan.

Replacement of existing healthcare facilities

41. Policy 3.17 of the London Plan (Health and Social Care facilities) states that '*Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change*'. Saved policy 2.1 of the Southwark Plan advises change of use from D class community facilities (which would include health centres) will not be granted unless another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community.
42. The concurrent planning application for the erection of a new health centre on the north-eastern part of the hospital site is before members and appears as item 11.1 on the committee agenda. The provision of a school on the site is contingent on permission first having been granted for the replacement health centre and the health centre being built out. For the reasons set out in full in the officer report for that application, officers recommend that permission for the health centre be granted, subject to the completion of a s106 agreement and conditions.
43. The existing hospital buildings present issues which make them unsuitable for modern health service requirements. These constraints are such that of the 13,300sqm of floor-space within the hospital, only 4,256sqm are currently in use which equates to 32%. The proposed new health centre would be capable of treating a greater number of patients each day, across a wider range of services, and in more efficient, comfortable and attractive surroundings.
44. The phasing of the development has been devised to ensure that there would be continuity of health care provision. To ensure that there would be no break in services, if permission is granted for the new school it is recommended that it be subject to a condition preventing the existing operational hospital buildings from being demolished until such a time that the replacement health centre is operational.

Provision of a new school

45. Paragraph 72 of the NPPF relates to schools and advises that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It requires local planning authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement. LPAs are required to give great weight to the need to create, expand or alter schools, and to work with school promoters to identify and resolve key planning issues before applications are submitted.
46. This is reinforced through London Plan policy 3.18 'Education facilities', which offers strong support for the establishment of new schools. The policy states that development proposals which enhance education provision will be supported, including new build or change of use to educational purposes. Proposals which address the projected shortfall of primary and secondary school places will be

particularly encouraged. The policy states that *'In particular, proposals for new schools, including free schools, should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the use of planning conditions or obligations'*. The Mayor's 'Social infrastructure' SPD states that new sites for schools should be secured to meet additional educational demand.

47. Strategic policy 4 of the Core Strategy 'Places for learning, enjoyment and healthy lifestyles' advises that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Part 4 of the policy states that the council will do this by building new schools and improving existing schools to provide improved education opportunities. Saved policy 2.4 of the Southwark Plan states that planning permission will be granted for new educational establishments, especially in areas of demonstrated educational deficiency, provided opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.
48. The planning policy designations would support the provision of a school on this site. A 2005 planning brief for the entire hospital site requires the provision of a community hospital; it lists community and business uses ancillary to the hospital which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan which identified the site as proposal site 73P and this designation has been saved. More recently, the adopted Dulwich SPD (2013) identifies the entire hospital site as a development site. It too repeats the land use requirements of the 2005 planning brief, and also advises that the use of part of the site for a school would help to meet the requirements of the planning brief. In light of this, the provision of a school on this particular site would be acceptable in land use terms.
49. Concerns have been raised on behalf of neighbouring residents that the area between the existing nurses' accommodation blocks and St Barbabas Close has not previously been developed and is greenfield land. However, no part of the site is designated metropolitan open land or borough open land, and the entire site is designated for redevelopment within the development plan. Concerns have also been raised by a neighbouring resident that there are already many schools in the area and an additional school is not required. However, the submission advises that the existing Charter School is nine times oversubscribed, and officers note that all of the year 7 places at the Charter School East Dulwich were taken up this September, despite the school being in temporary accommodation at a site on Southampton Way.
50. On 21 July 2015 a report entitled 'Primary and secondary school place planning strategy update' was presented to and agreed by the council's cabinet. The report advised that while there was a surplus of secondary school places in the borough at that time, the need for improved access for families to places in their preferred schools and the need to prepare for a steep rise in forecast demand starting in September 2018 were issues to be addressed. The 2015 projections took account of additional provision being in place, and anticipated a shortfall in secondary school places from 2020 - 21 onwards even if the proposed secondary school on the application site were delivered. An updated report is being prepared and will be presented to cabinet in November this year. It is not yet publically available, but it

will report a continued need for secondary school places in the borough over and above the planned additional provision. The proposed school would deliver 1,680 new secondary school places and even with these, it is predicted that 130 additional year 7 secondary places would still be needed by 2023-24.

Community use of facilities

51. Both London Plan policy 3.18 and saved policy 2.4 of the Southwark Plan require consideration be given to allowing community use of school facilities. The submission advises that the sports facilities and dining hall would be considered for community use, although no details of the proposed hours have been provided to date. It is therefore recommended that a condition be attached to any forthcoming planning permission requiring details of community use to be submitted for approval.
52. In terms of physical accessibility, there would be level access throughout the buildings and circulation spaces, and accessible lifts to all floors. The GLA in its stage 1 report recommends a condition for a detailed access strategy including drop-off arrangements for pupils with disabilities, and this forms part of the draft recommendation. This would be necessary in relation to policy 7.2 of the London Plan 'An inclusive environment' of the London Plan.
53. To conclude in relation to land use, officers fully support the use of the site for a new school which would comply with the land use designations for the site. The concurrent application for a replacement health centre has been assessed and is found to be acceptable, and a condition would require the health centre to be operational before the existing hospital buildings are demolished. It has been demonstrated that the provision of the school would not undermine the policy requirement to provide high quality replacement health services on the site. There are a limited number of sites available in the south of the borough of a size which could accommodate a secondary school, and the proposal presents an exciting opportunity to retain this important site in public use. There is a projected shortfall of secondary school places in the borough, and the proposal would provide 1,680 new places within a high quality, spacious school with associated facilities which would serve generations of children to come. Community use of the school facilities can be secured by condition, and overall it is considered that use of the combined site to provide a new secondary school and replacement health centre would offer significant public benefits and this is welcomed in principle.

Environmental impact assessment (EIA)

54. On 3 June this year the council issued a screening opinion under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (reference: 16/AP/1828). The proposed development subject to the screening opinion covered the entire hospital site and was for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre.
55. It was concluded that the proposed development would not have been likely to have significant effects upon the environment by virtue of factors such as its nature, size or location, and that an EIA was not required. Both this application for a secondary school and the concurrent application for a health centre are broadly consistent with the development subject to the screening opinion; therefore it is considered that no

EIA is required in this instance.

Design and impact upon the setting of adjacent listed buildings

56. Sections 7 and 12 of the NPPF concern planning relating to design and the conservation of the historic environment. 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.
57. Concerns have been raised by neighbouring residents regarding demolition of some of the existing buildings on the site including the 'onion-domed' towers to the ward buildings, and inappropriate design of the sports hall. Local concern regarding the loss of the ward buildings is shared by the GLA which considers it to be the most significant loss on the site in terms of heritage. The GLA has requested information regarding what retention options were explored and why they were ultimately rejected, together with justification for the demolition of the nurses' accommodation.

Demolition of existing buildings

58. The chateau and ward buildings are identified in the Dulwich SPD as being of townscape value. In relation to potential development on this site paragraph 9.1.5 of the SPD states that: *'The chateau, the ward blocks and the access galleries have been identified as buildings of townscape merit or heritage value. Any proposal for the site will need to acknowledge the significant contribution the buildings make to the local area. We would expect any proposal for the site to consider the re-use of the existing chateau, ward buildings and access corridors (as shown on figure 15) and justify any loss. We do not foresee any circumstances where the loss of the chateau could be justified.'*



59. The application involves the retention and restoration of the chateau building including its chapel, which at present is crudely subdivided by a modern suspended floor and would be restored to its original double-height proportions. However,

through the development of the scheme it became apparent that in order to deliver a modern school on the application site and a new health centre on the adjoining part of the hospital site it would be necessary to remove the ward blocks and access galleries. A heritage statement accompanying the application acknowledges that there would be minor to moderate harm to the significance of the remaining buildings on the site as a result of the demolition of these structures.

60. Retention of the ward blocks and access galleries was considered at an early stage of the design process. Consideration was also given to retaining the domed end bays and the outer walls of the ward buildings and fitting the MUGAs between them, and removing the domed end bays and placing them in the landscape as follies. However, the existing structures were found to be unsuitable for conversion to classroom layouts, and their retention would have compromised the amount and layout of the external space which could be provided; the quality of the external space is a significant benefit of the current design. Placing the domed end bays in the landscape as follies would have cost implications for the overall school, and would undermine the integrity and significance of the domes as heritage assets.
61. Officers further note that the composition of the hospital complex as a whole was affected by the demolition of the mirrored ward building which formerly occupied the eastern part of the site. These structures were demolished in 2007 resulting in a loss of symmetry to the remaining buildings but even before when all of the buildings were intact, English Heritage (now Historic England) did not consider that they were of sufficient historic or architectural interest to justify being statutorily listed.
62. The NPPF states that where there is harm to a heritage asset it should be avoided and that, without sufficient justification, an application that results in harm to a heritage asset should be refused. In this case, the harm to these undesignated heritage assets is considered to be less than substantial and the NPPF goes on to set out in paragraph 134, that any harm *'should be weighed against the public benefits of the proposal, including securing its optimum viable use'*.
63. The public benefits of the proposal include the provision of a new secondary school and a health centre on another part of the hospital site, together with the preservation and enhancement of the chateau which would be the centre-piece of the new school and is the most significant undesignated heritage asset on the site. These substantial public benefits and the optimal viable use of the chateau have been weighed against the local significance of the undesignated ward blocks and access galleries and are considered to meet the requirement set out in the NPPF. A condition is recommended to secure building recording of the ward buildings and access galleries, together with the chateau given that alterations are proposed to it.
64. An addendum to the built heritage assessment has been submitted which considers the demolition of the nurses' accommodation. It advises that the buildings were constructed in the early years of the 20th century and that they exhibit limited arts and crafts traits in their design including deep, overhanging eaves and prominent chimneys. The report concludes that the buildings are of low local significance, owing to the degree of later alterations made to them and their poor condition. Officers agree with this assessment and do not consider the buildings to be heritage assets, and as such have no objections to their demolition.

Access and site layout

65. The arrangement of the proposed buildings on the site would be logical and would retain the most significant building which is the chateau. The building arrangement, together with the proposed health centre, would be structured on a perpendicular grid inspired by the ward blocks. The combined school and health centre proposals are conceived as a campus of buildings, each in its quadrant and defining the spaces around and between them. The railings along the East Dulwich Grove frontage would be retained and refurbished, together with existing brick walls along the other site boundaries. The boundaries with the proposed health centre would be demarked by simple, vertical bar railings and tree planting. This would be a relatively unobtrusive form of boundary treatment which would ensure that there would be adequate security and screening between the two uses, without detracting from the overall campus appearance of the combined proposals.
66. The chateau would be celebrated and placed at the centre-stage of the proposed new school. As the most recognisable central block, this building would be the main administration area for the school. To the rear its façade, long hidden by inappropriate and poorly formed extensions, would be revealed and would form the principal frontage onto a new central square – an open space at the heart of the school. Proposed block D would be constructed as an extension to the chateau, and would accommodate the sixth-form common room and the main auditorium/school hall. This extension would be deliberately simple and rectilinear to ensure that it would complement the important central space, conform to the master plan for a campus-like arrangement for the site, and so as not to challenge the presence of the chateau.
67. Block AB would be the largest block on the site and would be located at the rear, almost parallel with the railway line and close to Jarvis Road. It would be a linear block of 4 to 5 storeys and its position on the site would be logical and define the boundary of the school site. It would maximise the open space between the school and the proposed health centre, which for the initial phase of the delivery would be the main outdoor space for pupils.
68. Block C which would be the sports/dining hall would be located on the south-western part of the site and would be for use by both the school and the community, albeit at different times. In light of this the sports hall would need to have a public face and this would be achieved by it fronting East Dulwich Grove. This block would be in a sensitive location, next to residential properties on East Dulwich Grove and St Barnabas Close. In design terms the siting of a building in this location is considered to be acceptable, as it would define the south-western edge of the site and give an appropriate sense of enclosure to the school, allowing most of its outdoor spaces to be flanked by buildings.
69. Overall, the distribution of the buildings and the campus-like arrangement for the site is considered to be well conceived and appropriate. The quality of the design would rely to a large degree on the landscaping, the design of the proposed health centre, and the design of the external spaces distributed around the site.



Height, scale, massing and design

70. The prevailing building heights in the surrounding area are 2 to 3 storeys. The chateau and ward buildings are currently amongst the tallest buildings in the area, and the heights of any new buildings on the site would therefore need to balance this context and not detract from the prominence of the chateau. The footprints of any new buildings would also need to leave sufficient space within the site to provide good quality outdoor space for the school.

The chateau and block D

71. The height and massing of block D would be modest and appropriate, and its simple form would complement the more exuberant chateau. The buildings would form two sides of the central school square and it would enable the rear of the restored chateau to be revealed.



72. Block D would be clad in brick, with elegant columns on the ground floor and articulated brickwork above. The detailed design takes its cues from the highly decorative chateau, to form a simple but appropriate backdrop to the historic building, and to provide a high quality space which would be central to the educational offer of the site. The central square for the school would be defined by this building, together with the chateau and block AB which would all focus on this space. The building's simple and highly articulated façade and its internal arrangement with the common room facing onto the central square would help to animate and contain this key school space.

Block AB

73. This is designed as a linear block. It would be split into three parts and would predominantly be 4 storeys in height, rising to 5 storeys at the south-western end where it would be angled to address the central square behind the chateau. The proposed views from Jarvis Road and East Dulwich Grove demonstrate that the height and massing would be appropriate. In the view from Jarvis Road the linear form would draw the visitor into the site and give the school square and play areas a sense of enclosure. While it would be a building of some scale, the vertical division into three parts, the colonnaded design of the base, the deeply recessed vertical cores and the subtle change in the geometry at the southern end would effectively break up the scale and ensure that it would not appear overly dominant, and in views from East Dulwich Grove it does not challenge the prominence of the chateau.



74. The design would be crisp and well ordered, and the use of brick on the southern face reflects the tonality and order of the historic chateau. There would be some elements of render to the elevations, particularly on the face towards the railway line and this is considered to be appropriate. At the base and running the full length of the building there would be a generous and well proportioned colonnade and at the top the fifth floor would include larger picture windows to the teaching spaces to distinguish them from the main body of the building. This would give the building a well ordered base, middle and top. The teaching spaces are organised around a central spine corridor running the length of the building which benefits from natural light from two intermediate stair cores, an arrangement which is efficient and logical.

Block C

75. This would be a simple, rectangular block at the south-western edge of the site set approximately 14m back from East Dulwich Grove. At this point its height would be 11.7m, which is equivalent to 3 ½ residential storeys and is considered appropriate for this location. The building would step up at the centre to accommodate the sports hall and would be equivalent to a 4-storey residential building. Its position on the site would ensure that it would remain subservient to the chateau, and would give the edge of the school site an appropriate sense of enclosure.



76. It is acknowledged that this building would be particularly visible from St Barnabas Close and the gardens of 74 - 86 East Dulwich Grove, and it would significantly change the views currently experienced here. Neighbouring residents have raised concerns regarding the appropriateness of the design, and consider that it would not be in keeping with the existing nurses' accommodation or the surrounding buildings. These concerns are noted, however the views would be from an access road/parking area and gardens, with no habitable windows looking directly onto the proposed building. A number of existing trees would be retained along the boundary and there is the potential for new tree planting in this location. Overall the relationship is not considered to be unduly harmful in design terms, and the impact upon amenity including from the proposed servicing of this building is considered in the transport and amenity sections of this report.
77. Block C uses brick across the base of the building and across both 'bookend' blocks, with the central portion clad in render. The brick-clad parts would include the entrance area on East Dulwich Grove, with the dining hall to be accessed from within the site. The choice of materials would be appropriate and its stepped profile would reflect its internal functions, meaning that it would be lower at the most public face, increasing in height only where necessary to comply with standards required of sports facilities. Vertical 'slot' windows would break up the mass and mark the changes in material – from brick to render – to ensure that the detailed design would express the architectural concept effectively.



78. The council's design policies require all development to take on a scale, height and arrangement that is appropriate, take into account the historic context and establish a strong sense of place. This is echoed in the NPPF which requires development to function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site and respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or

discouraging appropriate innovation. The proposal would achieve this, in a simple and well ordered arrangement.

Setting of adjacent listed buildings

79. Saved policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. The nearest listed building is Dulwich Grove United Reform Church which is grade II listed. It is located approximately 115m to the east of the site on the opposite side of the East Dulwich Grove. Given the separation distance and the relationship of the two sites to each other, with shops, houses and a vacant site in between, it is not considered that the proposal would have any impact upon the setting of the listed building.

Comments of the Design Review Panel (DRP)

80. In June 2016 at pre-application stage an earlier iteration of the proposal including the proposed health centre was presented to the Design Review Panel. The panel generally endorsed the arrangement, scale and massing of buildings across the site. They challenged the designers to develop their scheme further and to collaborate more closely on the master plan in order to define a more coherent hierarchy and character for the various spaces around the site. They highlighted the importance of the spaces around the buildings and asked the designers to use this hierarchy of spaces to define the architecture of each building in detail, and to establish a more coherent strategy for the building claddings.
81. Following the presentation to the DRP the design of blocks AB and C were refined to give the buildings a more articulated expression, and the master plan was updated to reflect the hierarchy of spaces, the central square, and a triangular space adjacent to block AB. Overall officers are satisfied that the proposal would be of a very high quality which has responded positively to the comments raised by the DRP.
82. To conclude in relation to design, officers consider that the design of the proposal would be sit comfortably in its context and the well conceived campus of buildings would give the school a strong sense of place. The proposal would be appropriate in its fabric – brick (articulated in parts) with metal windows and render features where appropriate; its function would be clearly expressed – with each building addressing the important spaces as defined by the campus master plan for the site - and in its composition which would be well ordered and highly articulated. The chateau would be preserved and enhanced and this important historic building would be elevated to become the centre-piece of the new school and the inspiration for the site which is welcomed. The quality of the design would rely to a great degree on the quality of materials chosen and the architectural detailing to ensure that the main design principles would be adhered to in construction and these matters could be secured by way of conditions.



Trees and landscaping

83. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals. The whole of the existing hospital site contains 64 individual trees and 9 groups of trees, all but five of which are covered by TPO number 216. Concerns have been raised by neighbouring residents that no tree survey or assessment has been provided, and that the proposed works could lead to the loss of or damage to the trees.
84. An arboricultural survey and arboricultural impacts assessment have been submitted with the application. The trees have been categorised in terms of their quality and value, with category A being the highest quality, B of moderate quality and value, C is low quality and value, and U is trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development.
85. On the part of the site subject to this application there are 3 category A trees, 31 category B trees, 15 category C trees and 7 category C groups, and 2 category U trees and one category U group. The three category A trees are located along the East Dulwich Grove frontage, the first of which is a London plane next to 74 East Dulwich Grove (T1); the second is a Lime tree located slightly further to the east of this (T9) and the third, a London plane, is located next to the porter's lodge (T22) and all of these trees would be retained.
86. The proposal would require the removal of 4 category B trees and 11 category C trees which are predominantly located on the western part of the site. Three of the category B trees are London planes (T56, T57 and T58) and are located on the north-eastern side of the nurses' accommodation blocks; the fourth is an ash tree (T8) which is in front of the first nurses' accommodation block closest to East Dulwich Grove. The trees closest to St Barnabas Close which would be removed form group TG7 (1 x malus and 2 x ash, category C). The category U trees would also be removed and given their low quality, no mitigation would be required.
87. While the loss of TPO'd trees is generally resisted, the overriding benefits of providing a new secondary school are considered to outweigh the harm caused in this instance. In order to mitigate the loss of these trees a total of 1388cm replacement stem girth would be required, to ensure that there would be no net loss of canopy cover. This would be provided through the planting of 37 new trees across the application site and their delivery, together with the required stem girth, should be secured by way of a condition. An exception to this is T29 on the East Dulwich Grove frontage which would be removed in order to create a construction access. Up to 11 new trees could be required to replace T29 (due to its size), and

given that 37 are already proposed within the site there would not be sufficient space to accommodate these and to allow them to flourish. It is therefore recommended that the trees to replace T29 be planted within the vicinity of the site and a contribution of £3,200 should be sought to secure this. The actual cost would be £6,400 but given that the construction access would be shared with the health centre, it would be reasonable for half of the cost to be attributed to each project. Financial obligations are generally secured by way of s106 agreements, but this would need to be conditioned in this instance because the council is the applicant and cannot enter into a s106 agreement with itself; this is considered further in the planning obligations section of this report. For amenity purposes it is recommended that the tree planting condition also require some additional planting along the boundary with St Barnabas Close.

88. The tree reports identify the development as encroaching upon the root protection areas (RPAs) of 16 trees, three of which are located next to the boundary with St Barnabas Close. Neighbouring residents have raised concerns that the works could affect the way in which the tree roots grow, which could in turn cause damage to the adjacent properties. Provided that the works within the RPAs are carried out properly this should not occur, and a condition requiring an arboricultural method statement which would need to include protection measures and a supervision schedule is recommended. Moreover, two of the retained trees next to this boundary have recently been pollarded which further reduces the likelihood of any structural impacts occurring.

Landscaping

89. The landscaping of the site has been considered holistically with the proposals for the health centre, in order to create a campus of buildings which would be easy to navigate and in keeping with the character of the area. Key principles adopted in the formation of the landscape design include the desire to maximise outdoor space for sport, recreation and landscaping, to create a synergy between the buildings and landscape with a clear set of outdoor spaces, to highlight the significance of the chateau, and to create a focus for the new school through the creation of the school square which could be used for outdoor assemblies and productions.
90. The resulting arrangement would be structured on a perpendicular grid inspired by the linear form of the ward blocks extending from the front to the back of the site which would be reflected in two new avenues of trees either side of the chateau. Additional planting would screen the MUGAs and define one of the edges of the new school square. An existing war memorial in front of the chateau would be retained, and a physic garden currently in front of the chateau would be re-provided in front of the proposed health centre. There would be a path at the back of block C and the area beyond this would comprise ornamental planting, grass and log piles.
91. There are some landscape matters which require amendment including to some of the tree and plant species, but this could be addressed by way of a condition. Overall it is considered that the scheme would deliver a very high quality landscaping scheme which is welcomed, and while some tree loss would arise, this would be outweighed by the benefits arising from the delivery of a new school and would be mitigated through new tree planting.

Transport

92. Section 4 of the NPPF 'Promoting sustainable transport' seeks to encourage more sustainable modes of travel and to reduce the need to travel. Paragraph 32 specifically requires transport statements or assessments for all developments that generate significant amounts of movement, and this is reinforced through policy 6.3 of the London Plan. Strategic policy 2 of the Core Strategy 'Sustainable transport' states that the council will encourage walking, cycling and the use of public transport rather than travel by car, and saved policy 5.2 of the Soutwark Plan seeks to ensure that developments to not result in adverse highway conditions.
93. The site has a public transport accessibility level (PTAL) of 3 to 4 (moderate to good) and is not located in a controlled parking zone (CPZ). The nearest bus stop is in front of the chateau on East Dulwich Grove (37 bus) and East Dulwich railway station is approximately 200m to the north-east of the site. There is a pedestrian crossing in front of the chateau.
94. Neighbouring residents have raised concerns including traffic generation, construction traffic, increased demand for parking, lack of on-site servicing space and harm to highway safety. A petition from 42 residents and businesses along Melbourne Grove and Grove Vale considers that highway safety measures such as traffic calming, the implementation of a CPZ and making Melbourne Grove one-way are required in order to make the development acceptable.
95. A transport assessment (TA) has been submitted in support of the application. All of the pupils attending the proposed school would come from East Dulwich and South Camberwell and it would have a catchment area of approximately 1.6 kilometres (one mile). The vast majority of pupils are anticipated as living within 800m of the school which is approximately a 10 minute walk. Based on a travel survey undertaken of pupils at the existing Charter School it is anticipated that of the 1,680 pupils the school could accommodate, 97.4% would travel by sustainable transport modes with 76.4% of the pupils walking. The TA advises that 66% of school staff are anticipated to travel by sustainable transport modes, 29% would travel via car as a driver, and 5% as a passenger in car share.

Access

96. The proposal would use three existing accesses, two from East Dulwich Grove and one from Jarvis Road and a new pedestrian and cyclist access would be created off East Dulwich Grove. This approach is considered to be acceptable and would limit the impact upon attractive railings along the East Dulwich Grove frontage. Although the existing accesses next to 74 East Dulwich Grove and from Jarvis Road have not been used for some time, they were historically used in connection with the hospital.
97. Visitor access to the school would be carefully managed by intercom and would be from East Dulwich Grove, via the chateau. The school day is likely to be between 8.30am and 3pm and staff would generally arrive before this. The vehicle gates in front of the chateau would be open to allow them access, but they would be closed half an hour before the start of the school day to prevent parents from using this area as a drop-off point. They would remain closed until half an hour after the end of the school day and would be opened by staff for delivery vehicles.
98. The Jarvis Road access next to block AB would be for pedestrians, cyclists and

servicing vehicles and would be locked during the school day. The access in front of block C (the sports/dining hall) would remain open throughout the day to allow for servicing. The pedestrian gates on East Dulwich Grove and Jarvis Road would be manually opened at arrival and departure times to allow pupils through.

99. Staff and pupils would have three access points into the school and the submission advises that their use would likely be split equally between each (560 per access). This would help with the dispersal of pupils and to reduce potential congestion, and it is noted that the school could operate staggered start and finish times and before and after school clubs which would also assist.
100. Transport measures would be required to support the development including signage, upgrading the existing pedestrian crossing outside the chateau, improvements to both footways along Jarvis Road, and provision of a raised table pedestrian crossing on Jarvis Road. These measures would need to be secured through a s278 highways agreement and as a s106 agreement is not possible in this instance, a Grampian-style condition is recommended. Grampian conditions are used to secure off-site highways works and the condition should prevent any occupation of the school until these highway works have been delivered. As set out below, during phase 1 of the works all pupils would enter the site via Jarvis Road. However, some would still be likely to approach the site from the south therefore it would necessary for the crossing to be upgraded before any occupation of the school.

Servicing

101. This would predominantly take place within the site which is welcomed. The exception to this would be infrequent school trips by coach. There would not be space within the site to accommodate coaches therefore they would need to park on-street in accordance with existing on-street restrictions and this would have to be managed by the school. Most school trips would be undertaken by public transport and given that coach use would be infrequent, no objections are raised. Mini-buses would be able to enter the site in front of the chateau if required. Pupils would also take some of their sports lessons off-site, but it is anticipated that they would walk to nearby facilities. The GLA has requested further information regarding drop-off arrangements for pupils with disabilities and recommends that this be secured through a condition for an access strategy. The applicant has advised that they would be able to use the three accessible parking spaces on the site when required, and the parking would need to be managed to ensure that they would be available when needed.
102. With the exception of food deliveries to block C, all servicing would be carried out between the hours of 9.30am and 2.00pm Monday to Friday to avoid peak traffic hours and school arrival and departure times. Smaller servicing vehicles comprising transit vans of up to 4.6 tonnes would service the site from in front of the chateau, and it is anticipated that there would be three such deliveries per day. The plans for the area in front of the chateau have been amended to ensure that these vehicles would be able to enter and leave the site in a forward gear. This arrangement would now be acceptable and no objections are raised; a condition for detailed drawings showing visibility splays for all of the vehicular accesses is recommended.
103. Servicing next to block AB via Jarvis Road would be for refuse vehicles (daily refuse collections and recycling collections three times a week) and emergency vehicles

only. Tracking diagrams submitted with the application to show the movement of these vehicles onto the site have been updated to reflect that there could potentially be vehicles parked on both sides of Melbourne Grove. For these vehicles to be able to turn onto Jarvis Road two on-street parking spaces, one on either side of Jarvis Road, would need to be removed and double lines around the junction extended. This would also need to be secured by Grampian condition/s278 agreement and the loss of the two spaces has been taken into account in the consideration of parking issues associated with the proposal. There would be sufficient space on-site for these vehicles to enter and leave the site in a forward gear.

104. Servicing to block C would comprise daily food deliveries for the dining hall either in a 10m rigid lorry or a 7.5 tonne van, together with daily refuse collections and recycling collections three times a week. Neighbouring residents at St Barnabas Close and East Dulwich Grove have raised concerns regarding this arrangement, including on the grounds of highway safety and noise and disturbance.
105. Food deliveries to this block would be between 8.30am and 9.00am to allow sufficient time for the food to be prepared. The 8.30am start is considered to be appropriate to ensure that there would be no unacceptable noise and disturbance to neighbouring residents, and by that time pupils would be in the classrooms. Although the existing access would have to be widened to serve block C, its enlarged size would not be sufficient to enable the longer servicing vehicles to turn directly into the site and making it any larger would result in additional tree loss. Large vehicles would instead need to cross temporarily onto the opposite side of the carriageway. As this would take place during peak traffic times for the food deliveries, the applicant has advised that 10m food delivery lorries would approach and enter the site from the east and exit to the west and this could be secured through a servicing management plan; there would be sufficient space for vehicles to turn around within the site. There are only likely to be three servicing vehicles per day to this block and overall officers raise no objections to these arrangements on highway safety grounds.
106. A bin store would be provided at the rear of the block C and bins would be wheeled along the back of the building to a waiting area at the side of 74 East Dulwich Grove. Given that collection would be between 9.30am and 2.00pm it is not considered that any amenity impacts would arise, and this is considered further in the amenity section of this report. A servicing and refuse management plan has been submitted with the application although it is not particularly detailed and a condition requiring further details is recommended.

Trip generation

107. For pupils and staff transport modes given in the TA are based on travel survey information collected from the existing Charter School in 2015. It shows that the vast majority of pupils (97.4%) and the majority of staff (67%) would travel to and from the site by walking, cycling or public transport. The TA advises that staff tend to arrive and depart at least half an hour before the start and after the end of the school day, avoiding the peak times for pupil arrivals and departures.
108. Peak levels of vehicle movements associated with the school would occur between 8.00am to 9.00am (which would coincide with the general AM peak) and 3.00pm and 4.00pm. On East Dulwich Grove in the morning peak period there would be 29 additional 2-way vehicle trips arising from the school and an additional two

associated with the proposed health centre over and above the current hospital use (31 in total; teachers driving to the school are not included in this as they would arrive before peak hours). In the evening peak there would be 18 additional 2-way vehicle trips associated the school and health centre comprise 29 vehicle trips from the school and a reduction of 11 vehicle trips for the health centre compared to the current hospital use. Given the size and nature of this road it is not considered that these increases would have a negative impact upon the safe operation of the highway.

109. On Melbourne Grove in the morning peak there would be 7 additional 2-way trips associated with the school and 1 additional 2-way trip associated with the health centre (8 in total). In the evening peak there would be 7 two-way vehicle trips associated with the proposed school and a reduction of three 2-way vehicle trips associated with the proposed health centre (4 in total). It is noted that this would add to congestion on this road which is often heavily parked on both sides. However, this would occur for relatively short, concentrated periods of time and a travel plan would be implemented for both uses to reduce reliance on car use and encourage sustainable modes of transport. Moreover, the TA advises that these trip rates would still be less than those currently experienced in the general evening traffic peak between 5.00pm and 6.00pm.
110. In light of the above it is not considered that the increased traffic as a result of the proposal would result in adverse highway conditions to the extent that permission should be refused. The petition from residents and businesses in Melbourne Grove requests that traffic calming measures be installed along Melbourne Grove and that it be made one-way. This has been considered by the council's highways development management team, who do not consider that one-way working would be appropriate. Mitigation required comprises a new crossing on Jarvis Road, upgraded footways on Jarvis Road and improvements to the existing crossing on East Dulwich Grove. Given the predicted traffic generation, this is considered sufficient to ensure safe and convenient conditions for road users and pedestrians.

Car parking

111. Policy 6.13 of the London Plan (part A) advises that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Neither the London Plan nor saved policy 5.6 of the Southwark Plan provide any parking standards for D class uses; instead the level of parking proposed should be informed by way of a transport assessment.
112. There are currently 62 on-site parking spaces for staff and visitors at the hospital. A formal parking survey carried out on 27 November 2015 recorded a maximum of 60 vehicles parked on the site. Two 'spot' surveys were undertaken in October 2015 and March 2016 which recorded 65 vehicles parked on the site, in excess of the formal on-site provision. With regard to on-street provision on the adjoining streets, there are marked out bays along the southern side of East Dulwich Grove opposite the site and double yellow lines immediately outside the site on East Dulwich Grove which extend west beyond the entrance to St Barnabas Close preventing parking on this stretch of the road; number 74 has its own off-street parking to the front. There are marked out 2-hour parking bays on the northern end of Melbourne Grove outside the shops, and unrestricted parking beyond this on Melbourne Grove and Jarvis Road.

113. There would be 23 car parking spaces to serve the proposed school, 6 of which would be accessible spaces. Twenty of these spaces would be located in front of the chateau, two next to block AB and one next to block C. 20% of the spaces would have active electric vehicle charging points and 20% would have passive charging points which would comply with the London Plan.
114. Neighbouring residents have raised concerns that there would be insufficient parking to serve the development, and the GLA in its stage 1 report has requested that the proposed level of parking for the school be reduced to either a car-free or car-capped development. However, given that there is no CPZ in operation at present officers consider that the proposed level of off-street parking would be acceptable for the reasons set out below.
115. Parking surveys of the surrounding streets within 300m of the site have been undertaken by the developer and are appended to the TA. These were carried out on 25, 26 and 27 November 2015 covering the hours of 07.00, 15.00 and 07.30 to 09.30 to record parking levels before and after the school day finishes and overnight parking stress. The Lambeth parking survey methodology sets out the way in which parking surveys should be conducted. In relation to how far from a site users should be expected to walk, it advises that 200m would be acceptable for residential uses and 500m for commercial uses. As the proposed school and health centre would not fall within either of these categories, the 300m surveyed in the TA is considered to be an acceptable distance in this instance and would equate to a three minute walk.



116. The parking survey in the TA included two spaces within a loading bay and a number of accessible spaces as available spaces within the survey area. These have therefore been deducted, together with the two spaces on Jarvis Road which would need to be removed to allow servicing vehicles to manoeuvre. Taking this into account, there were on average 102 available spaces in the survey period in the morning half an hour before the start of the school day, and 76 in the afternoon at

the end of the school day.

117. On completion of the development and when at full occupancy in 2027 it is anticipated that there could be demand for on-street parking for up to 30 staff cars, 29 parent/carer cars ('parent cars') and 38 cars associated with the health centre (97 in total). It is noted however, that some parents may just drop children off rather than park, and that those parked would only require spaces for short periods of time.
118. The possible demand for 97 parking spaces would exceed the average number of spaces available in the survey area during the end of school day afternoon period. However, not all of the spaces would be used at the same time. In general staff parking could be needed between 8.00am – 4.00pm and there were 102 spaces available in the survey area when staff would arrive in the morning. Parking for the 29 parent cars could be needed between 3.00pm - 3.15pm, at which point there were 76 spaces available (or 46 if spaces potentially taken by school staff are deducted) and these would only be used for approximately 5 - 10 minutes. The possible 38 cars associated with the health centre could need spaces at its anticipated peak times of 11am and midday and 4.00pm – 5.00pm. At 11.00 am - midday there were 78 spaces available (or 48 if all of the teachers were parked) and at 4pm there were 76 spaces available when most of the teachers would have departed. There would therefore be sufficient on-street parking spaces to accommodate the predicted overspill parking.
119. In light of the above it is considered that there would be sufficient parking on the surrounding streets to accommodate overspill parking from the development, including when considered cumulatively with the proposed health centre. A condition requiring details of how the proposed school's on-site spaces would be allocated to staff is recommended, together with a condition to secure the electric vehicle charging points.
120. Neighbouring residents have requested that a CPZ be implemented prior to occupation of the development. The introduction of CPZs are considered by the council's highways network development team following an extensive constitutional and statutory process. The identification of future parking studies are considered on an annual basis and are based on where there is public demand and funding; this area is not in the current programme, but this will remain under review. Notwithstanding this, the information included in the TA indicates that there would be sufficient space on-street to accommodate any overspill parking from both the proposed school and the proposed health centre, therefore planning permission could not be refused on the grounds of lack of parking.

Cycle parking

121. The GLA has advised that under the London Plan there would be a requirement for 280 cycle parking spaces to serve the proposed school; however, this has been revisited and the requirement is for 250. The proposal includes provision for 250 weatherproof and secure cycle parking spaces at various locations across the site which would be delivered in phases, with 72 spaces to be provided in phase 1. It is recommended that details of the phased delivery of the spaces be secured by way of condition to ensure that the required amount of cycle parking spaces would be provided as pupil numbers increase each year, rather than at the end of each phase of the development.

122. The GLA has also requested that an audit of both the pedestrian and cyclist environment in the area be undertaken and any necessary improvements secured. In response the applicant has advised that highway improvement works were carried out by the council in summer 2014 including traffic calming measures and implementation of 20 miles per hour speed limit. The council's highways development management team has requested specific measures to support the proposed development including a new crossing on Jarvis Road and improvements to an existing crossing outside the chateau and as recommended, these should be secured through a condition.

Impact on public transport

123. The GLA has requested further information regarding the potential impact of the proposal on bus capacity. At full occupancy 183 pupils and 20 staff could travel to and from the school by bus. For the pupils this would equate to an average of 10 pupils per bus by full occupation of the school in 2027. This information has been sent to the GLA and Members will be updated in an addendum in the event that the GLA requests a contribution towards increasing bus capacity.

Interim condition

124. As the school would be delivered in two phases the TA considers access during the interim condition both in terms of access to the school and demand for parking. Phase 1 of the school would be fully occupied by September 2021 and the health centre would also be operational at that time. Jarvis Road would be the only access to the school for 1,140 pupils and 139 staff, together with up to 200 staff and patients associated with the health centre. The TA recommends staggering start and finish times and having staff on hand to manage pupil dispersal, and these measures could be implemented by the school.
125. In the interim position there would be no internal route through the site connecting teaching block AB and block C (sports/dining). Pupils would therefore have to leave the site and walk along Melbourne Grove and East Dulwich Grove for dining and sports lessons. This situation would last from September 2018 when the first cohort of pupils would arrive, until 2020 at the latest (19 months after first use of the school). This would not be ideal and there are on-going discussions to see whether an internal route across the site could be secured earlier than this.
126. With regard to parking, upon occupation of phase 1 of the school in September 2021 when the health centre would be operational there would only be three on-site parking spaces available. This situation would last until completion of phase 2 in September 2022. In this interim condition there could be demand for on-street parking for 38 school staff cars, short term drop-off spaces for up to 29 parent cars, and spaces for 38 cars associated with the proposed health centre (96 in total). However, these could all be accommodated on-street given that the demand would occur at different times of the day.

Construction traffic

127. A construction environmental management plan (CEMP) has been submitted with the application which describes the anticipated construction sequence for the proposal, together with general timescales. The CEMP has been prepared with

regard to the health centre proposals, and a shared construction access would be created off East Dulwich Grove.

128. The report is not sufficiently detailed at this stage and only provides very general information, but it broadly demonstrates how the construction arrangements could potentially work. It is recommended that a condition be imposed requiring a detailed construction management plan to be submitted for approval, and this would need to be prepared in conjunction with the health centre proposals.
129. To conclude in relation to transport, it is acknowledged that there would be some increased congestion around the site at the beginning and end of the school day, and that the proposal would increase demand for on-street parking. However, it is not considered that these impacts would be so significant that they would cause harm to highway safety or a loss of amenity that would warrant refusal of the application. The vast majority of the pupils would walk, cycle or use public transport to get to and from the school and travel plan measures could reduce car use. The proposed access arrangements are considered to be appropriate, and the vast majority of servicing would take place from within the site and would not result in any undue harm to highway safety. Conditions are recommended to secure a construction management plan, a servicing management plan and the provision of cycle parking to serve the development.

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

130. 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.

Impact of the proposed uses

131. The site is currently in use as a hospital/health centre and employs 300 staff and can accommodate 85 patients at any one time. At full capacity the school could accommodate 1,680 pupils and 183 staff which could potentially increase noise and disturbance to neighbouring occupiers. However, pupils would spend much of the school day within the buildings, and would only be there during term time. There would undoubtedly be peak periods of activity at the beginning and end of the school day, but this would be for a limited duration and could be managed by staff. Moreover, with the exception of some community use of the sports facilities the school would not generally operate late into the evenings. Schools are commonly found next to residential properties in urban areas and co-exist successfully side by side. The school and health centre proposals have been developed jointly, to ensure that both uses could operate together.
132. The proposed layout of the school buildings would focus much of the activity to the centre and north-eastern part of the site around the chateau and block AB; the position of block C in relation to 74-86 East Dulwich Grove and St Barnabas Close is such that it would largely shield these properties from pupil activities. There could

be some noise and disturbance to the properties on the opposite side of East Dulwich Grove arising from use of the MUGAs; therefore it is recommended that their use be limited to 8.00am to 8.00pm daily. EPT recommends restricting their use to 9.00am to 1.00pm on Saturdays and not at all on Sundays, but given that East Dulwich Grove is a main road with an associated amount of activity, longer hours on Saturday and permitting use on Sundays is considered to be acceptable and would enhance the potential community value. No floodlighting is proposed to the MUGAs therefore they could not be used particularly late for much of the year in any event.

133. Concerns have been raised by neighbouring residents that the proposed location of the school canteen, within block C and on the boundary with 74 East Dulwich Grove and St Barnabas Close, would result in a significant loss of amenity. Concerns raised relate to noise and disturbance from servicing activities, plant noise, odours from cooking and refuse storage, grease/fumes and the potential for vermin. A number of residents have questioned why the canteen could not be located elsewhere on the site and block C consequently made lower.
134. Noise and vibration reports have been submitted with the application, although these only consider how external sources could affect conditions within the school buildings and not how noise from the school could affect the neighbouring properties. EPT notes that these issues have not been addressed in the submission and recommend conditions.
135. The earliest delivery to block C would be at 8.30am Monday to Friday and it is not considered that this would result in any significant noise or disturbance to neighbouring residents. EPT has recommended a condition requiring a servicing management plan to be submitted for approval which could, for example, require the use of rubber-wheeled trollies to minimise any impacts. It is not considered that refuse and recycling collections between 9.30am and 2.00pm would result in any undue noise and disturbance to neighbouring residents, although EPT has recommended that information regarding storage capacity be provided, with a view to reducing the frequency of collections required.
136. Measures to limit plant noise and to ensure an appropriate scheme of ventilation/extraction for the kitchen to prevent cooking odours/fumes could be secured by way of conditions. A very limited ventilation/extraction statement has been submitted which shows the proposed location of a flue on block C located at least 30m from St Barnabas Close, discharging above parapet level of the building. However the details provided are not sufficient to demonstrate their suitability for such a large kitchen and full details should be required by way of a condition.
137. The refuse store would be enclosed by timber fencing and would be kept locked unless being emptied or filled. EPT has advised that the refuse storage arrangements should be re-considered. Information as to the size of the stores is required, as it may be possible that if larger stores were provided, less frequent collections would be required. It is recommended that this be secured by way of a condition and provided the stores were well-designed and properly maintained; there should be no issues around odour or vermin.
138. In response to why the canteen could not be provided elsewhere on the site, the applicant has advised that this linked to the phasing of the proposed development. It would not be possible to provide the canteen in block AB because all of the teaching

accommodation has to be provided in land parcel 1 and it could not be split between parcels 1 and 2 for educational reasons. Moreover, moving block C further east would result in additional tree loss, and the applicant has advised that it would leave insufficient space to provide the MUGAs. Notwithstanding this, officers consider that the design of the proposed sports hall including its location on the site and its height, scale and massing would be appropriate, and the need to provide an efficient layout of the site is noted.

Impact of the proposed buildings/structures

139. A number of neighbouring residents have raised concerns that the proposed development would result in loss of light and overshadowing, that a daylight and sunlight report submitted with the application was completed after the buildings had been designed, structural damage, and that a party wall agreement has been requested and not provided. Structural and party wall matters are not material planning considerations cannot be taken into account. Structural damage to any properties would be a private matter between the affected person and the person responsible.

Daylight, sunlight and overshadowing

140. A sunlight and daylight assessment based on the Building Research Establishment (BRE) guidance has been submitted in support of the application. It considers the impact upon the following properties:

- 74, 76, 78, 80, 82, 109, 111, 113, 115, 117 and 119 East Dulwich Grove
- 12, 14, 16, 18, 20, 22, 24, 26, 28 & 30 Melbourne Grove
- 1 to 4 Jarvis Road
- 4 to 8 St Barnabas Close.

141. The results of the following tests within the assessment have been reviewed:

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.

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.

Overshadowing

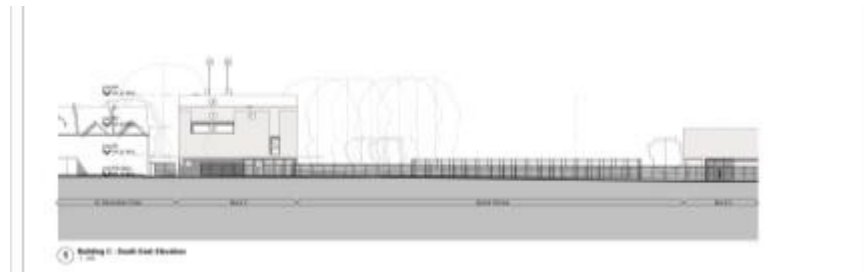
The BRE guidance advises that for an outdoor area to appear adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March. If an area would not meet the above and the area which can receive two hours of sun on 21 March is less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

142. All of the windows and gardens tested would comply with the above BRE tests; therefore there would be no significant loss of daylight or sunlight to neighbouring residential properties or overshadowing of their gardens. Some properties would experience an improvement in daylight levels owing to the demolition of the ward buildings.

Privacy and outlook

143. The adopted Residential Design Standards SPD recommends a window-to-window separation distance of 21m to maintain privacy, or 12m where buildings face each other across a highway.
144. No loss of privacy or outlook would occur to neighbouring properties as result of the proposed works to the chateau or block D extension given their central position within the site and set-back from the road. In relation to block AB, there are residential properties along Jarvis Road and Melbourne Grove which have windows facing out onto the site. The minimum separation distance would be 28m to the rear elevation of the house and 23m to 2 Jarvis Road which has two first floor windows facing the site. These separation distances would exceed the recommended 21m and would be sufficient to maintain a good level of privacy and outlook.
145. There would be a minimum separation distance of approximately 4.5m between block AB and the builder's merchants to the north of the site, and there would be windows in the northern elevation of the block looking out across this neighbouring site. The relationship would not be so close as to hinder the development potential of this site were it ever to come forward for redevelopment in the future. As such there is considered to be no conflict with saved policy 3.11 'Efficient use of land' of the Southwark Plan.
146. Block C would be located next to the boundary with 74 East Dulwich Grove and St Barnabas Close. These buildings are at 90 degrees to the boundary, with their flank elevations facing the site. 74 East Dulwich Grove contains three flats, the lowest of which also occupies part of the basement. The building has a first floor window in its flank elevation facing the site which is not shown on the approved plans for the conversion of the building into flats, and from a site inspection it appears to be obscure glazed. 8 St Barnabas Close is a 3-storey dwelling (two full storeys and a dormer) with no windows in its flank elevation.
147. Ground floor windows and doors in block C would be largely obscured from view by the existing boundary wall which ranges in height from 1.5m to 3m; they would be high level windows in any event. Windows at first floor level are to provide some animation to the façade and would either be obscure glazed or above eye level within the room they would serve; the windows would all be fixed shut and no loss of privacy would occur.

148. With regard to outlook, the existing nurses' accommodation comprises two separate buildings with views between them through to the hospital site, and this would be replaced by a single, larger building. The first of the nurse accommodation blocks closest to East Dulwich Grove is 2-storeys, measures a maximum of 10.2m high and is a minimum of 9m from the flank wall of number 74. The second building behind this is 3-storeys and measures a maximum of 12.8m high. It is 14m away from the flank wall of 8 St Barnabas Close, although this decreases to 11m right at the end of number 8's rear garden.
149. The two existing buildings would be replaced by a single block which would be a minimum of 5m from the flank wall of number 74. It would measure a minimum of 12.3m high next to this property, stepping up to a maximum of 14.3m in the centre of the block. There would be oblique views of block C from within the flats at number 74, with the building appearing in the right hand side of the view if people were looking out of their rear windows. It would also be visible from within the garden. However, given the perpendicular arrangement and the 5m set-back from the boundary it is not considered that it would be overly oppressive or result in any significant loss of outlook to this building or its garden.



150. There would be a minimum of 8m between the flank elevation of 8 St Barnabas Close and block C, which would increase to 10.5m towards the end of number 8's rear garden. There would be views of the block C from both the front and rear windows of this property, but again the perpendicular relationship and setback from the boundary are such that it is not considered that it would result in a significant loss of outlook to the house or its garden.
151. There would be no loss of privacy or outlook to the dwellings on the opposite side of East Dulwich Grove as a result of the proposal. The separation distance would be a minimum of approximately 27m, well in excess of the 12m recommended where properties face each other across a highway.

Secure by design

152. Concerns have been raised by neighbouring residents that the proposal would lead to increased levels of crime. However, given the dilapidated condition of some parts of the site at present with the nurses' accommodation and ward buildings boarded up, it is considered that comprehensive redevelopment of the site would improve this situation. The school would require good levels of security and access would be carefully controlled.
153. The application has been reviewed by the Metropolitan Police secure by design advisor who 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.

Lighting assessment

154. A lighting assessment has been submitted with the application, although it contains very limited information. It advises that the final lighting strategy would seek to optimise efficiency and reduce night time light pollution. A detailed lighting strategy should therefore be conditioned to prevent light pollution to neighbouring occupiers.

Noise and vibration

155. Noise impact assessment and vibration survey reports submitted with the application consider how external noise sources could impact upon the quality of accommodation within the school buildings. Windows in block AB closest to the railway line would need to be fixed shut and the rooms mechanically ventilated. With the exception of some openable windows to the dining hall, the remainder of this building would be mechanically ventilated and the windows fixed shut.
156. The noise report has been reviewed by EPT and the buildings would be constructed to a suitable standard to ensure that there would be no adverse impacts within the accommodation. The vibration survey report considers impacts arising from the adjacent railway line and concludes that no significant adverse impacts are predicted and no mitigation would be necessary. It does not consider vibration during demolition, but this could be addressed through a construction environmental management plan.

Planning obligations (s106 undertaking or agreement)

157. 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.
158. As stated, the council is the applicant in this instance therefore it is not possible to secure mitigation through a s106 agreement. In light of this it is recommended that mitigation which would usually be secured through a s106 agreement be secured through conditions. For the conditions to be enforceable in the albeit unlikely event

that the site were to change hands following the granting of permission, it would be necessary to make the permission personal to the council as applicant. As the council would be delivering the scheme in its capacity as project manager, it would be implementing any forthcoming permission in any event.

159. Conditions to secure the following would be required:

- Employment during construction provisions
- Highway/public realm improvements along East Dulwich Grove and Jarvis Road including upgrades to the existing crossing outside the chateau and a new pedestrian crossing on Jarvis Road
- A contribution of £3,200 for replacement tree planting in the vicinity of the site
- Community use of the school facilities
- Highway signage and road markings in the vicinity of the site
- Future proofing connection to a district heating scheme.

Mayoral community infrastructure levy

160. 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 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. Education floor-space is not CIL liable therefore no payment would be due in this instance.

Sustainable development implications

161. 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). An energy statement has been submitted in support of the application and in relation to the major's energy hierarchy, and the following is proposed.

Be lean (use less energy)

162. Measures proposed under this category would include good levels of insulation, high performance double glazing, and the orientation of the main teaching block to make use of solar gains to help heat the classrooms in the morning during the winter months.

Be clean (supply energy efficiently)

163. Measures proposed under this category include energy efficient lighting, automated lighting controls, energy efficient boilers and heat recovery from parts of the school

which would be mechanically ventilated. The submission advises that district heating has been considered and discounted because there would be no service route between blocks AB and C which means that block C would require its own heating plant. In addition, the submission advises that district heating would increase costs and if it were future-proofed, there would be disruptive works at the point of future connection. The GLA requested further justification for the lack of CHP and a revised energy statement has been submitted. It advises that even if combined with the proposed health centre it would be unlikely that the development would generate sufficient or a consistent enough demand for heating to allow for an efficient CHP system. This has been considered by officers, and a condition for future-proofing is nonetheless recommended.

Be green (use renewable energy)

164. PVs would be provided on the roof of the new buildings to provide electricity and the combination of the above measures would achieve the 35% reduction required by the London Plan. Members will be advised of the reductions under each of the individual categories in an addendum report. The chateau has not been included in the energy statement and the constraints associated with the conversion of an existing building are noted. The chateau has however been assessed under BREEAM, and this is considered further below.
165. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' requires developments to meet the highest possible environmental standards; those relevant to this application are set out below:
 - Community facilities should include at least BREEAM 'very good'
 - Major development must achieve a reduction in carbon dioxide of 20% from using onsite or local low and zero carbon sources of energy
 - Major developments must reduce surface water run-off by more than 50%.
166. A BREEAM pre-assessment report has been submitted with the application which advises that the proposed development could achieve a 'very good' rating which would be policy compliant. It is recommended that a condition be imposed upon any forthcoming permission to secure this. With regard to renewables, members will be advised in the addendum as to the percentage reduction that would be achieved through the PVs. The drainage strategy targets a 50% reduction in surface water run-off rates but there is not sufficient detail at this stage to confirm whether this would be achieved; a condition for further details is therefore recommended and this is considered further in the flood risk and drainage section below. 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.
167. A sustainability appraisal submitted with the application sets out the range of measures that would be incorporated into the scheme to reduce its environmental impacts. These would include good levels of insulation and photovoltaic panels to reduce carbon dioxide emissions. The school would have a local catchment and it is predicted that the vast majority of pupils would walk to school. Social impacts include the provision of modern and high quality secondary school which would offer

significant public benefits for generations of children to come and would help to meet the education needs of the local community. It would be designed to be accessible and a condition for a full access strategy is recommended. As set out elsewhere in the report it is not considered that there would be any significant adverse impacts upon the amenity of neighbouring occupiers or undue transport impacts. The proposal would result in job creation, including during construction, and pupils and staff would likely use shops in the vicinity, contributing to the local economy.

Ecology

168. 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.
169. Various ecology reports including bat surveys and a reptile survey covering the whole of the existing hospital site have been submitted with the application. The site is not located within any statutory or non-statutory designated nature conservation sites, although there are statutory and non-statutory designated sites within a 2km radius of the site including a site of importance for nature conservation (SINC) along the railway corridor. No significant adverse impacts on nearby SINC or other ecologically important areas are anticipated as a result of the proposal.
170. A preliminary ecological survey and bat survey carried out in May this year found the site to have limited habitat provision for bees, butterflies and other insects, habitat provision for nesting birds, reptiles and potential and actual bat roosts. The report recommends that clearance work be undertaken outside the bird nesting season (March to August), and that a reptile survey and further bat survey be undertaken. Mitigation measures recommended in the report include the provision of bat boxes/bricks within the development.
171. Following the recommendations of the preliminary report, a reptile survey and phase 2 bat survey (bat emergence survey) have been undertaken. No reptile species were found at the site, although the report recommends that all contractors working at the site be made aware of the legal protection afforded to reptiles under the Wildlife and Countryside Act (1980).
172. The phase 2 bat survey found a bat roost on the larger of the nurses' accommodation buildings next to St Barnabas Close, and a small number of bats were using dense ivy cover on the north-west corner of this building for roosting. There was no evidence of any bat roosts in the main hospital building, and although a bat was observed flying in the direction of it, the report advises that it could have emerged from a different location.
173. Bats are protected under both UK and European law and a licence would be required for removal of the roost, therefore an informative alerting the applicant to this is recommended. The bat survey report is only valid for a year, therefore it is recommended that a condition be imposed requiring a further bat survey to be undertaken if demolition and tree works do not commence within this period.
174. The ecology officer has reviewed the submission and is satisfied with the reports provided and Natural England has issued standing advice in relation to the

protected species on the site.

175. No green or brown roofs are proposed within the development. The applicant has advised that for block AB much of the roofspace would be taken up by skylights and air handling units, and that blocks C and D would be lightweight structures to which green roofs would add a significant load. In light of this and given that a large area of the site would be landscaped, officers raise no objections.

Contaminated land

176. A land contamination assessment has been submitted in support of the application. The site has a high risk of contamination and the report advises that some testing has already been carried out at the site, but recommends that further investigations be undertaken.
177. The report has been reviewed by EPT and the Environment Agency which both recommend conditions for further testing. EPT also recommends a condition for a pre-demolition asbestos survey and this forms part of the draft recommendation.
178. A UXO (unexploded ordnance) report has also been submitted which advises that the site has a high risk level in relation to the likelihood of unexploded devices being present. This is a result of the area sustaining a high level of bombing during WW2 including a direct hit. The report recommends mitigation measures to reduce this risk including a risk management plan, safety briefings and particular surveying methods to check for potential devices. The Health and Safety Executive has been consulted but does not consider that the application needs to be referred to them.

Air quality

179. Policy 7.14 of the London Plan sets out the Mayor's approach to improving air quality and requires developments to be at least air quality neutral.
180. The site is located in an air quality management area. An air quality assessment has been submitted which considers the impact of dust during demolition and construction, the suitability of site air quality for the proposed use as a school, and air quality impacts arising from traffic associated with the operation of the development. It advises that the development would be air quality neutral.
181. The report concludes that there could be some temporary impacts on air quality during construction, but these could be minimised with dust management measures secured through a construction management plan. A negligible impact on air quality is predicted as a result of traffic, and air quality at the site would be appropriate for the proposed use as a school; it advises that it is unlikely that the proposed school would be significantly impacted upon by dust from the adjacent builder's yard.
182. The report has been reviewed by EPT and is found to be inaccurate for a number of reasons, including that the number of vehicles that the development would attract at both the construction and operational phases of the development has not been considered, therefore dust and traffic impacts are not fully considered in the document. These can however, be considered through a construction management plan, for which a condition is recommended. EPT recommends that the applicant be alerted to these issues by way of an informative attached to any forthcoming permission.

Flood risk and drainage

183. Policy 5.12 of the London Plan sets out the Mayor's approach to flood risk management. A flood risk assessment (FRA) and drainage strategy have been submitted in support of the application.
184. The site is located in flood zone 1 which has a low risk of flooding. The NPPF provides guidance on flood risk and classifies schools as a 'more vulnerable' use; these types of uses are appropriate in flood zone 1 therefore there would be no objection in principle on flood risk grounds. The Environment Agency (EA) has reviewed the submission and has not raised any objections in relation to flood risk.
185. With regard to surface water flooding and drainage, the GLA raised concerns in its stage 1 report regarding how surface water flooding in the locality could affect the proposed school. In response the applicant has submitted an additional flood risk assessment which considers the potential for surface water from East Dulwich Grove to affect the school. It concludes that owing to the local topography, the site would be unlikely to be affected by surface water flooding and it would not result in any increased surface water flood risk to adjacent receptors. The council's flood and drainage team has reviewed the additional document and are satisfied with the details provided, and these would also be reviewed by the GLA post-committee.
186. Policy 5.13 of the London Plan advises that developments should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so; developments should seek to achieve greenfield run-off rates and manage surface water run-off as close to its source as possible.
187. The drainage strategy sets out measures proposed to reduce surface water run-off. This would include a gravity piped system and SUDS measures include porous paving and an underground attenuation tank. The GLA has advised that the SUDS measures proposed would be the minimum acceptable in relation to London Plan policy 5.13. Thames Water has been consulted on the application and recommends a number of conditions and informatives which form part of the draft recommendation.

Statement of community involvement

188. A statement of community involvement (SCI) submitted with the application sets out the consultation undertaken on the proposals by the applicant prior to the submission of this application; the consultation was undertaken jointly for both the school and health centre proposals. Some neighbouring residents have advised that they were not informed of pre-application consultation events.
189. Three public consultation events were held over four days, in October 2015 and March and June 2016 at the United Reform Church opposite the site; these were attended by 106 people in total. They were publicised by way of leaflets distributed to properties within a mile radius of the site, social media including Twitter and the East Dulwich Forum, and the South London Press. The SCI advises that direct contact was made with 1,871 people and organisations including community organisations, local primary schools and parent, teacher and friends associations. Meetings were held with Members, the Melbourne Grove Residents Association, the Dulwich Society and the Vale Resident Society. Feedback forms were provided at

the consultation events and an online feedback form provided.

190. The SCI summarises the responses received. This includes support for the provision of a new school on the site, concerns regarding transport impacts such as traffic generation, lack of parking and cyclist safety, the impact of construction works and temporary accommodation on pupils, and mixed views were expressed regarding the building retention/demolition proposals. The SCI notes that concerns were raised by residents of St Barnabas Close regarding the proximity of block C, noise, construction, access and traffic.
191. An informal members' briefing for planning committee members and ward councillors was held on 6 July 2016. This was for jointly for both the school and health centre proposals.

Conclusion on planning issues

192. The proposal would deliver a very high quality, spacious new secondary school on an important site in the borough. Much of the site has been vacant for some time now, and the existing buildings are becoming increasingly dilapidated. The proposal, together with the concurrent application for a new health centre on another part of the hospital site, represents an exciting opportunity to retain this site in public use, and to provide new facilities which would offer significant public benefits for generations to come. Policy 3.18 of the London Plan provides strong support for the provision of new schools, and there is a projected shortfall of secondary school places in the borough. The proposal would be consistent with the land use designations for the site, including the Dulwich SPD which specifically refers to the provision of a new school.
193. The proposal would be of a very high quality of design which would retain the most valuable building on the site which is the chateau. While there would be some loss of heritage value owing to the demolition of the ward blocks and access galleries, the retention of these structures has been explored and owing to their age and layout they do not lend themselves to conversion to school use. Moreover it would not be possible to retain these structures while delivering all of the open space requirements of the school, together with a replacement health centre. Given the substantial public benefits which would arise from the scheme, it is not considered that there would be any conflict with the NPPF arising from the demolition proposals. The landscaping of the site would be of a high quality and while there would some loss of protected trees, new tree planting would be secured.
194. It is recognised that there would be some increase in traffic and demand for parking as a result of the proposal, although it is not considered that either would be to a degree that would be so harmful that permission should be refused. Activity would be concentrated for relatively short periods of time at the start and end of the school day, and parking surveys indicate that there would be sufficient on-street parking available in the vicinity of the site. The vast majority of pupils would walk, cycle or use public transport to get to and from school, and it is recommended that a school travel plan be secured by condition to seek to reduce car use.
195. Views from within St Barnabas Close and from the rear gardens of 74 - 86 East Dulwich Grove would undoubtedly change as a result of the proposed sports hall, but these views would mainly be from an access road/parking area and rear gardens, with no windows directly facing the proposed structure. The earliest

delivery to block C would be at 8.30am and it is not considered that this start time would result in any significant loss of amenity to neighbouring occupiers. Refuse and recycling collections would be later during the day, and the site would generally be quiet during the evenings, weekends and school holidays.

196. The development is considered to be sustainable in terms of its social, economic and environmental impacts. The provision of a new school could improve the life chances and opportunities of children for generations to come, and would provide them with an opportunity to study near to where they live. New jobs would be created as a result of the proposal, both during construction and within the completed development, and the development would incorporate measures to reduce its carbon dioxide emissions.
197. The NPPF stresses the importance of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and requires planning authorities to give great weight to the need to create new schools. None of the impacts of this proposal would override the benefits of this new school, which is in itself of a high quality of design and would provide an excellent school environment. Officers therefore recommend that planning permission be granted subject to conditions.

Human rights and equalities implications and community impact statement

198. 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. This application has the legitimate aim of providing a new secondary school and associated facilities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.
199. 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.
200. 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.
201. 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.

202. Officers have had regard to the proposals and are satisfied that it would not result in any adverse equalities issues. The proposal would provide high quality education facilities for generations of children to come improving their long term life chances. The buildings have been designed with regard to achieving inclusive access. Accessible lifts would be provided within the buildings and level access provided across the site, which would also benefit the wider community who have access outside school hours. A condition for a detailed access strategy is recommended.

Consultations

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

Consultation replies

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

Summary of consultation responses

205. Representations have been received from 12 properties, plus a 42 signature petition **objecting** to the application on the following grounds:

- There are already over 20 schools in the area
- Demolition of existing buildings including 'onion' towers
- Sports hall too high and would dominate neighbouring buildings/should be located along railway line
- Canteen would result in cooking odours, grease fumes, vermin and pollution to St Barnabas Close
- Unacceptable refuse storage facilities for canteen close to St Barnabas Close
- Daylight and sunlight report commissioned after building designs completed
- Loss of light and overshadowing arising from sports and dining hall
- Sports hall elevations uninteresting, would be out of character with the area and of a lesser design quality than the buildings they would replace

- Noise from trolleys being pushed back and forth from canteen
- Traffic generation and consequent increased air pollution arising from school and health centre proposals
- Increased crime in the area
- School use not compatible with a health centre next door
- Noise and dust from demolition and use of school including access next to St Barnabas Close and hiring out of sports facilities
- Harm to highway safety including cyclists and lack of mitigation proposed from both the school and health centre proposals
- Increased demand for parking from both the school and health centre proposals
- Traffic calming, safety measures, a controlled parking zone no left/right turn at Grove Vale/Melbourne Grove or East Dulwich Grove junction are required
- Poor public transport in the area
- Shops and local businesses should be better informed and consulted on proposed changes
- Sports hall too small to accommodate the school
- Structural damage to neighbouring buildings (officer response – this is not a material planning consideration. It would be a private matter between the affected parties)
- Request for a party wall agreement has been disregarded (officer response – party wall agreements are a private property matter and cannot be taken into account)
- Unacceptable flue location for canteen
- Loss of trees and harm to trees to be retained
- Not all residents invited to the three public consultation events/proposal rushed through without proper consultation with key residents
- Retention of trees on eastern side of proposed sports hall given higher priority than minimising damage to neighbouring properties
- Design development focusses on availability of land parcels rather than best solution for neighbouring residents
- Block C would be constructed on an area of greenfield land
- The development would not be sustainable.

206. Representations have been received from 9 properties **supporting** the application on the following grounds:

- Excellent use of the land
- Good standard of design
- Retention of trees lining the site
- Proximity to bus and rail routes
- School places urgently needed
- Unfortunate that 'onion' turrets would be lost, chateau is bland and unappealing
- School much needed and would build stability for children in the community
- Most children would walk to school
- A travel plan would be implemented
- Site is currently dilapidated
- Retention of the chateau
- Significant benefits for local residents including from health centre
- Construction can be carried out to minimise impacts on neighbouring residents
- Any construction benefits should be weighed against the significant benefits of educating many local children
- Temporary accommodation on Southampton Way would provide a good base for the school for 2 years.

207. Representations have been received from 4 properties **commenting on** the application on the following grounds:

- Lack of regard for neighbours from location of catering facilities
- Increased demand for parking which a green travel plan would not address
- CPZ and traffic calming measures should be implemented.

Environmental protection team

208. Approval with conditions.

Highways development management

209. Approval subject to amendments, conditions and a s278 agreement.

Ecology officer

210. No further reptile surveys required. Detailed comments provided regarding bat and nesting bird issues.

Local economy team

211. Employment during construction targets provided, including financial contributions for any shortfalls.

Flood and drainage team

212. Details generally satisfactory; conditions recommended.

Greater London Authority

213. Stage 1 referral response. The application is generally acceptable in strategic planning terms, but that it does not comply with the London Plan for the following reasons:

- Further information on the heritage significance of the nurses' home and feasibility of retaining the domed end bays required
- Further information required on energy and flood risk required
- Further work on bus capacity, cycling, parking and pedestrian environment required.

Thames Water

214. Conditions and informatives recommended. No objection regarding sewerage infrastructure capacity and water infrastructure capacity.

Historic England

215. Not necessary to consult Historic England on this application.

Natural England

216. Initial comment: No comments; it is for the local planning authority to determine whether or not the application is consistent with national and local policies on the natural environment. Standing advice issued regarding protected species.
217. Follow-up comment: Further to the request that Natural England provides advice on European Protected Species: Natural England has published standing advice on protected species. As standing advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The standing advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted. Should apply our standing advice to

this application.

Environment Agency

218. Condition should only be granted subject to conditions.

Network Rail

219. The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future to ensure the safe operation of the railway and the protection of Network Rail's adjoining land. The development must ensure that any future maintenance can be conducted solely on the applicant's land – detailed guidance provided.

Transport for London

220. Transport for London (TfL) is notified of the above mentioned planning application. This application is for the development of a Charter School and there is a separate application for the erection of a health centre. By way of context; it is noted that the application site has direct frontage to the local road network. The site also benefits from a PTAL rating of 3, which is considered moderate. There are 6 bus services stopping nearby and the nearest rail station is East Dulwich. An additional bus service will stop in the vicinity of the subject site (route 42) in autumn of 2016.

221. To the rear of the site is East Dulwich station and the rail corridor which is managed by Network Rail. TfL advises that the applicant should consult with Network Rail to ensure there are no adverse impacts during construction.

222. 23 car parking spaces are proposed (including 3 blue badge spaces) for staff of the school. TfL would encourage a reduction in the level of car parking proposed to a car free or car capped development, although policy compliant blue badge parking should be proposed in addition to electric vehicle charge points. It is understood that drop off and pick up of students will occur on street and TfL is concerned with the level of uncontrolled parking on the surrounding streets. TfL would encourage the council to introduce controlled parking zone restrictions to prevent over spill parking

from the school, particularly staff (except for disabled parking). The council should also take a view in terms of how the drop off and collection of students, on street, will be appropriately managed. An on site drop off arrangement could be devised which would ultimately include the removal of car parking.

223. TfL requests that policy compliant cycle parking is proposed, and secured as part of the planning conditions. The developer should consult the London cycle design guidance as it sets out standards for cycle parking generally, including access to cycle parking. Cyclists changing facilities should also be provided, and secured by planning condition, for staff.
224. A robust travel plan for the school, should be required, to be agreed by the council prior to first occupation. The travel plan should be secured, enforced, monitored and reviewed as part of the s106 agreement. Given the catchment area of the school, students should be encouraged to either walk, cycle or take public transport to school. These measures should be funded through the s106 agreement.
225. It is noted that the application is referable to the Mayor. A separate, and more detailed, suite of correspondence will be provided to the Greater London Authority at Stage 1. In this correspondence, TfL may request (but not limited to) financial contributions to buses, or Legible London signage to address the impacts of this development. It is anticipated that any mitigation would be secured as part of the S106 agreement.

Metropolitan Police

226. Having reviewed the submitted plans, consider that should this application proceed, it should be able to achieve the security requirements of secured by design with the guidance of secured by design new schools 2014 and close liaison with the South East Designing Out Crime office. The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment. Request a condition that the development achieves secure by design certification.

Health and Safety Executive

227. 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2120-B Application file: 16/AP/2740 Southwark Local Development Framework and Development Plan documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		30 September 2016

APPENDIX 1

Consultation undertaken

Site notice date: 22/07/2016

Press notice date: 21/07/2016

Case officer site visit date: 4th May 2016, 6th September 2016.

Neighbour consultation letters sent: 19/07/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Greater London Authority
EDF Energy
Environment Agency
Historic England
London Fire & Emergency Planning Authority
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)
Health and Safety Executive

Neighbour and local groups consulted:

Living Accommodation St Olaves And St Saviours Sports Ground
SE22 8TX
86 East Dulwich Grove London SE22 8TW
20a East Dulwich Grove London SE22 8PP
20-22 Lordship Lane London SE22 8HN
76 East Dulwich Grove London SE22 8TW
82 East Dulwich Grove London SE22 8TW
61a East Dulwich Grove London SE22 8PR
Flat C 70 East Dulwich Grove SE22 8PS
Flat B 70 East Dulwich Grove SE22 8PS
129a East Dulwich Grove London SE22 8PU
Flat D 70 East Dulwich Grove SE22 8PS
61c East Dulwich Grove London SE22 8PR
61b East Dulwich Grove London SE22 8PR

7 St Barnabas Close London SE22 8UA
42 Abbotswood Road London SE22 8DL
40 Abbotswood Road London SE22 8DL
46 Abbotswood Road London SE22 8DL
44 Abbotswood Road London SE22 8DL
34 Abbotswood Road London SE22 8DL
32 Abbotswood Road London SE22 8DL
38 Abbotswood Road London SE22 8DL
36 Abbotswood Road London SE22 8DL
48 Abbotswood Road London SE22 8DL
60 Abbotswood Road London SE22 8DL
58 Abbotswood Road London SE22 8DL
64 Abbotswood Road London SE22 8DL

Flat A 70 East Dulwich Grove SE22 8PS
69 East Dulwich Grove London SE22 8PR
21b Ashbourne Grove London SE22 8RN
21a Ashbourne Grove London SE22 8RN
31b Ashbourne Grove London SE22 8RN
31a Ashbourne Grove London SE22 8RN
81a Melbourne Grove London SE22 8RJ
79b Melbourne Grove London SE22 8RJ
34b Ashbourne Grove London SE22 8RL
81b Melbourne Grove London SE22 8RJ
33a Ashbourne Grove London SE22 8RN
45a Ashbourne Grove London SE22 8RN
39b Ashbourne Grove London SE22 8RN
45b Ashbourne Grove London SE22 8RN
37a Ashbourne Grove London SE22 8RN
33b Ashbourne Grove London SE22 8RN
39a Ashbourne Grove London SE22 8RN
37b Ashbourne Grove London SE22 8RN
Flat 4 Upton Court SE22 8PS
Flat 3 Upton Court SE22 8PS
Flat 6 Upton Court SE22 8PS
Flat 5 Upton Court SE22 8PS
Flat C 67 East Dulwich Grove SE22 8PR
Flat B 67 East Dulwich Grove SE22 8PR
Flat 2 Upton Court SE22 8PS
Flat 1 Upton Court SE22 8PS
Flat 7 Upton Court SE22 8PS
2 Jarvis Road London SE22 8RB
1 Jarvis Road London SE22 8RB
74a Lordship Lane London SE22 8HF
East Dulwich Railway Station Grove Vale SE22 8EF
Flat 9 Upton Court SE22 8PS
Flat 8 Upton Court SE22 8PS
Flat 11 Upton Court SE22 8PS
Flat 10 Upton Court SE22 8PS
84a East Dulwich Grove London SE22 8TW
Flat 12 Upton Court SE22 8PS
Flat A 3 East Dulwich Grove SE22 8PW
34a Ashbourne Grove London SE22 8RL
12a Ashbourne Grove London SE22 8RL
Flat 2 65 East Dulwich Grove SE22 8PR
Flat 1 65 East Dulwich Grove SE22 8PR
Flat A 67 East Dulwich Grove SE22 8PR
Flat 3 65 East Dulwich Grove SE22 8PR
Flat 1 63 East Dulwich Grove SE22 8PR
2a Zenoria Street London SE22 8HP
Flat 3 63 East Dulwich Grove SE22 8PR
Flat 2 63 East Dulwich Grove SE22 8PR
79a Melbourne Grove London SE22 8RJ
25a Tarbert Road London SE22 8QB
24b Tarbert Road London SE22 8QB
27a Tarbert Road London SE22 8QB
25b Tarbert Road London SE22 8QB
22b Tarbert Road London SE22 8QB
22a Tarbert Road London SE22 8QB
24a Tarbert Road London SE22 8QB
23b Tarbert Road London SE22 8QB
32a Tarbert Road London SE22 8QB
31b Tarbert Road London SE22 8QB
36a Tarbert Road London SE22 8QB
32b Tarbert Road London SE22 8QB
3b Tarbert Road London SE22 8QB
3a Tarbert Road London SE22 8QB
31a Tarbert Road London SE22 8QB
3c Tarbert Road London SE22 8QB
83b Glengarry Road London SE22 8QA
83a Glengarry Road London SE22 8QA
85b Glengarry Road London SE22 8QA
85a Glengarry Road London SE22 8QA
77b Glengarry Road London SE22 8QA
77a Glengarry Road London SE22 8QA
79b Glengarry Road London SE22 8QA
79a Glengarry Road London SE22 8QA
62 Abbotswood Road London SE22 8DL
52 Abbotswood Road London SE22 8DL
50 Abbotswood Road London SE22 8DL
56 Abbotswood Road London SE22 8DL
54 Abbotswood Road London SE22 8DL
71 Abbotswood Road London SE22 8DJ
69 Abbotswood Road London SE22 8DJ
75 Abbotswood Road London SE22 8DJ
73 Abbotswood Road London SE22 8DJ
63 Abbotswood Road London SE22 8DJ
61 Abbotswood Road London SE22 8DJ
67 Abbotswood Road London SE22 8DJ
65 Abbotswood Road London SE22 8DJ
4 Abbotswood Road London SE22 8DL
26 Abbotswood Road London SE22 8DL
24 Abbotswood Road London SE22 8DL
30 Abbotswood Road London SE22 8DL
28 Abbotswood Road London SE22 8DL
18 Abbotswood Road London SE22 8DL
6 Abbotswood Road London SE22 8DL
22 Abbotswood Road London SE22 8DL
20 Abbotswood Road London SE22 8DL
51 St Francis Road London SE22 8DE
50 St Francis Road London SE22 8DE
53 St Francis Road London SE22 8DE
52 St Francis Road London SE22 8DE
56-60 Lordship Lane London SE22 8HJ
16 Talbot Road London SE22 8EH
49 St Francis Road London SE22 8DE
6 Lordship Lane London SE22 8HN
11b Thorncombe Road London SE22 8PX
4 St Barnabas Close London SE22 8UA
3 St Barnabas Close London SE22 8UA
6 St Barnabas Close London SE22 8UA
5 St Barnabas Close London SE22 8UA
100 Grove Vale London SE22 8DR
11c Thorncombe Road London SE22 8PX
2 St Barnabas Close London SE22 8UA
1 St Barnabas Close London SE22 8UA
76 Abbotswood Road London SE22 8DL
74 Abbotswood Road London SE22 8DL
6 Talbot Road London SE22 8EH
78 Abbotswood Road London SE22 8DL
68 Abbotswood Road London SE22 8DL
66 Abbotswood Road London SE22 8DL
72 Abbotswood Road London SE22 8DL
70 Abbotswood Road London SE22 8DL
7 Talbot Road London SE22 8EH
13 Talbot Road London SE22 8EH
12 Talbot Road London SE22 8EH
15 Talbot Road London SE22 8EH
14 Talbot Road London SE22 8EH
9 Talbot Road London SE22 8EH
8 Talbot Road London SE22 8EH
11 Talbot Road London SE22 8EH
10 Talbot Road London SE22 8EH
Flat A 64 Glengarry Road SE22 8QD
14b Melbourne Grove London SE22 8QZ
Flat C 64 Glengarry Road SE22 8QD
Flat B 64 Glengarry Road SE22 8QD
Flat 2 19 Derwent Grove SE22 8DZ
Flat 1 19 Derwent Grove SE22 8DZ
46 Glengarry Road London SE22 8QD
Flat 3 19 Derwent Grove SE22 8DZ
38d Hambledon Court Burrow Road SE22 8EJ
40a Lordship Lane London SE22 8HJ
Basement Flat 40 East Dulwich Grove SE22 8PP
37a Hambledon Court Burrow Road SE22 8EJ
Second Floor 6 Lordship Lane SE22 8HN
First Floor 6 Lordship Lane SE22 8HN
47 Derwent Grove London SE22 8DZ
17 Nimegan Way London SE22 8TL
28-30 Lordship Lane London SE22 8HJ

97a Glengarry Road London SE22 8QA
 19a Tarbert Road London SE22 8QB
 14b Tarbert Road London SE22 8QB
 21b Tarbert Road London SE22 8QB
 21a Tarbert Road London SE22 8QB
 99a Glengarry Road London SE22 8QA
 97b Glengarry Road London SE22 8QA
 14a Tarbert Road London SE22 8QB
 99b Glengarry Road London SE22 8QA
 82a Melbourne Grove London SE22 8QY
 98a Melbourne Grove London SE22 8QY
 96a Melbourne Grove London SE22 8QY
 48e Melbourne Grove London SE22 8QY
 48d Melbourne Grove London SE22 8QY
 62b Melbourne Grove London SE22 8QY
 62a Melbourne Grove London SE22 8QY
 98b Melbourne Grove London SE22 8QY
 49a Melbourne Grove London SE22 8RG
 43a Melbourne Grove London SE22 8RG
 77a Melbourne Grove London SE22 8RJ
 49b Melbourne Grove London SE22 8RG
 24b Melbourne Grove London SE22 8QZ
 24a Melbourne Grove London SE22 8QZ
 11a Melbourne Grove London SE22 8RG
 8a Melbourne Grove London SE22 8QZ
 6b Tarbert Road London SE22 8QB
 6a Tarbert Road London SE22 8QB
 8b Tarbert Road London SE22 8QB
 8a Tarbert Road London SE22 8QB
 4b Tarbert Road London SE22 8QB
 4a Tarbert Road London SE22 8QB
 40b Tarbert Road London SE22 8QB
 40a Tarbert Road London SE22 8QB
 38a Glengarry Road London SE22 8QD
 1a Hillsboro Road London SE22 8QE
 48b Glengarry Road London SE22 8QD

 48c Melbourne Grove London SE22 8QY
 1b Hillsboro Road London SE22 8QE
 40a Glengarry Road London SE22 8QD
 38b Glengarry Road London SE22 8QD
 48a Glengarry Road London SE22 8QD
 40b Glengarry Road London SE22 8QD
 92a Lordship Lane London SE22 8HF
 29 Tell Grove London SE22 8RH
 28 Elsie Road London SE22 8DX
 3 Abbotswood Road London SE22 8DJ
 1 Abbotswood Road London SE22 8DJ
 4 Lordship Lane London SE22 8HN
 92 Lordship Lane London SE22 8HF
 42 Lordship Lane London SE22 8HJ
 38 Grove Vale London SE22 8DY
 5 Abbotswood Road London SE22 8DJ
 17 Abbotswood Road London SE22 8DJ
 15 Abbotswood Road London SE22 8DJ
 8 Abbotswood Road London SE22 8DL
 19 Abbotswood Road London SE22 8DJ
 9 Abbotswood Road London SE22 8DJ
 7 Abbotswood Road London SE22 8DJ
 13 Abbotswood Road London SE22 8DJ
 11 Abbotswood Road London SE22 8DJ
 18-22 Grove Vale London SE22 8EF
 14 Lordship Lane London SE22 8HN
 13-15 Melbourne Grove London SE22 8RG
 2 Lordship Lane London SE22 8HN
 4 Melbourne Grove London SE22 8QZ
 33 East Dulwich Grove London SE22 8PW
 46 Lordship Lane London SE22 8HJ
 42 Grove Vale London SE22 8DY
 96 Grove Vale London SE22 8DT

 9 Melbourne Grove London SE22 8RG
 100 Melbourne Grove London SE22 8QY

 Flat B 73 Melbourne Grove SE22 8RJ
 Flat A 73 Melbourne Grove SE22 8RJ
 16 Nimegan Way London SE22 8TL
 Flat C 73 Melbourne Grove SE22 8RJ
 Flat B 30 Lordship Lane SE22 8HJ
 76d East Dulwich Grove London SE22 8TW
 76c East Dulwich Grove London SE22 8TW
 7a Melbourne Grove London SE22 8RG
 44b Derwent Grove London SE22 8EA
 Flat B 26 Lordship Lane SE22 8HJ
 Flat B 28-30 Lordship Lane SE22 8HJ
 76b East Dulwich Grove London SE22 8TW
 76a East Dulwich Grove London SE22 8TW
 1 Zenoria Street London SE22 8HP
 34b Hambledon Court Burrow Road SE22 8EJ
 34a Hambledon Court Burrow Road SE22 8EJ
 34d Hambledon Court Burrow Road SE22 8EJ
 34c Hambledon Court Burrow Road SE22 8EJ
 2a Jarvis Road London SE22 8RB
 Apartment 5 37 Elsie Road SE22 8DX
 2c Jarvis Road London SE22 8RB
 2b Jarvis Road London SE22 8RB
 Apartment 2 37 Elsie Road SE22 8DX
 Apartment 1 37 Elsie Road SE22 8DX
 Apartment 4 37 Elsie Road SE22 8DX
 Apartment 3 37 Elsie Road SE22 8DX
 Flat 1 11a Melbourne Grove SE22 8RG
 9a Melbourne Grove London SE22 8RG
 11a Hambledon Court Burrow Road SE22 8DE
 Flat 1 52 Lordship Lane SE22 8HJ
 73a East Dulwich Grove London SE22 8PR
 14 Melbourne Grove London SE22 8QZ
 Flat 2 11a Melbourne Grove SE22 8RG
 3b Melbourne Terrace Melbourne Grove SE22 8RE
 3a Melbourne Terrace Melbourne Grove SE22 8RE
 Maisonette First Floor And Second Floor 5 East Dulwich Grove SE22 8PW
 4 Jarvis Road London SE22 8RB
 Ground Floor Flat 5 East Dulwich Grove SE22 8PW
 Flat 2 38 East Dulwich Grove SE22 8PP
 Flat 1 38 East Dulwich Grove SE22 8PP
 Flat 3 38 East Dulwich Grove SE22 8PP
 First Floor Flat 94 Lordship Lane SE22 8HF
 76 Lordship Lane London SE22 8HH
 28 Grove Vale London SE22 8EF
 18 Melbourne Grove London SE22 8RA
 68 Lordship Lane London SE22 8HQ
 2 Abbotswood Road London SE22 8DL
 3 Jarvis Road London SE22 8RB
 98 Grove Vale London SE22 8DS
 103c East Dulwich Grove London SE22 8PU
 102 Grove Vale London SE22 8DR
 62 Grove Vale London SE22 8DT
 66 Grove Vale London SE22 8DT
 106 Grove Vale London SE22 8DR
 104 Grove Vale London SE22 8DR
 58 Grove Vale London SE22 8DT
 56 Grove Vale London SE22 8DT
 Flat 3 74 East Dulwich Grove SE22 8TW
 Flat 2 74 East Dulwich Grove SE22 8TW
 Flat 2 1 East Dulwich Grove SE22 8PW
 Flat 1 1 East Dulwich Grove SE22 8PW
 Flat 1 107 East Dulwich Grove SE22 8PU
 Flat 2 52 Lordship Lane SE22 8HJ
 Flat 1 74 East Dulwich Grove SE22 8TW
 Flat 2 107 East Dulwich Grove SE22 8PU
 Flat 3 1 East Dulwich Grove SE22 8PW
 31 East Dulwich Grove London SE22 8PW
 Flat B 16 Melbourne Grove SE22 8QZ
 Goose Green Primary School Tintagel Crescent SE22 8HG
 Jags Sports Club Red Post Hill SE24 9JN
 Flat Above 46 Grove Vale SE22 8DY

72 Lordship Lane London SE22 8HF
94 Lordship Lane London SE22 8HF
12 Lordship Lane London SE22 8HN

50 Lordship Lane London SE22 8HJ
52 Grove Vale London SE22 8DY
29a Tarbert Road London SE22 8QB
26 Burrow Road London SE22 8DW
24 Burrow Road London SE22 8DW
30 Burrow Road London SE22 8DW
28 Burrow Road London SE22 8DW
18 Burrow Road London SE22 8DW
16 Burrow Road London SE22 8DW
22 Burrow Road London SE22 8DW
20 Burrow Road London SE22 8DW
29 Abbotswood Road London SE22 8DJ
27 Abbotswood Road London SE22 8DJ
2 Buxted Road London SE22 8DQ

1 Buxted Road London SE22 8DQ
21 Abbotswood Road London SE22 8DJ
1 Melbourne Grove London SE22 8RG
25 Abbotswood Road London SE22 8DJ

23 Abbotswood Road London SE22 8DJ
3 Burrow Road London SE22 8DU
1 Burrow Road London SE22 8DU
7 Burrow Road London SE22 8DU
5 Burrow Road London SE22 8DU
12 Abbotswood Road London SE22 8DL
10 Abbotswood Road London SE22 8DL
16 Abbotswood Road London SE22 8DL
14 Abbotswood Road London SE22 8DL
9 Burrow Road London SE22 8DU
12 Burrow Road London SE22 8DW
10 Burrow Road London SE22 8DW
14 Burrow Road London SE22 8DW
14a Melbourne Grove London SE22 8QZ
4 Burrow Road London SE22 8DW
2 Burrow Road London SE22 8DW
8 Burrow Road London SE22 8DW
6 Burrow Road London SE22 8DW
92 Melbourne Grove London SE22 8QY
11 St Francis Road London SE22 8DE
10 St Francis Road London SE22 8DE
13 St Francis Road London SE22 8DE
12 St Francis Road London SE22 8DE
7 St Francis Road London SE22 8DE
6 St Francis Road London SE22 8DE
9 St Francis Road London SE22 8DE
8 St Francis Road London SE22 8DE

14 St Francis Road London SE22 8DE
20 St Francis Road London SE22 8DE
19 St Francis Road London SE22 8DE
22 St Francis Road London SE22 8DE
21 St Francis Road London SE22 8DE
16 St Francis Road London SE22 8DE
15 St Francis Road London SE22 8DE
18 St Francis Road London SE22 8DE

17 St Francis Road London SE22 8DE
Flat 3 40 East Dulwich Grove SE22 8PP
Flat 2 40 East Dulwich Grove SE22 8PP
Flat 5 40 East Dulwich Grove SE22 8PP
Flat 4 40 East Dulwich Grove SE22 8PP
Flat B 18 Lordship Lane SE22 8HN
Flat 1 46 Lordship Lane SE22 8HJ
Flat 1 40 East Dulwich Grove SE22 8PP
24 Lordship Lane London SE22 8HN
32b Glengarry Road London SE22 8QD
3 St Francis Road London SE22 8DE
2 St Francis Road London SE22 8DE

Flat A 16 Melbourne Grove SE22 8QZ
2a Melbourne Grove London SE22 8PL
Cluster Flat 112 To117 Block B 72 Grove Vale SE22 8DT
Ground Floor Front 123 East Dulwich Grove SE22 8PU
Second Floor Flat 123 East Dulwich Grove SE22 8PU
First Floor Front 123 East Dulwich Grove SE22 8PU
Ground Floor Rear 123 East Dulwich Grove SE22 8PU
Flat 8 36 East Dulwich Grove SE22 8PP
Flat 7 36 East Dulwich Grove SE22 8PP
Flat 56 Grove Vale SE22 8DT
1-3 Melbourne Terrace Melbourne Grove SE22 8RE
First Floor Rear 123 East Dulwich Grove SE22 8PU
Mezzanine Unit 6 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 5 1 Zenoria Street SE22 8HP
14c Melbourne Grove London SE22 8QZ
Flat A 6 Ashbourne Grove SE22 8RL
Ground Floor Trading Hall Unit 2 1 Zenoria Street SE22 8HP
Ground Floor Front Unit 1 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 4 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 3 1 Zenoria Street SE22 8HP
Living Accommodation 33 East Dulwich Grove SE22 8PW
First Floor Flat 75 East Dulwich Grove SE22 8PR
Flat 4 36 East Dulwich Grove SE22 8PP
Flat 3 36 East Dulwich Grove SE22 8PP
Flat 6 36 East Dulwich Grove SE22 8PP
Flat 5 36 East Dulwich Grove SE22 8PP
44b Lordship Lane London SE22 8HJ
Second Floor Flat 75 East Dulwich Grove SE22 8PR
Flat 2 36 East Dulwich Grove SE22 8PP
Flat 1 36 East Dulwich Grove SE22 8PP
Flat 12 Block A 72 Grove Vale SE22 8DT
Flat 119 Block C 72 Grove Vale SE22 8AU
Flat 120 Block C 72 Grove Vale SE22 8AU
Cluster Flat 12 Block C Grove Vale SE22 8DT
Flat 110 Block C 72 Grove Vale SE22 8AU
Cluster Flat 11 Block C Grove Vale SE22 8DT
Flat 118 Block C 72 Grove Vale SE22 8AU
Flat 111 Block C 72 Grove Vale SE22 8AU
Flat 123 Block C 72 Grove Vale SE22 8AU
Flat 129 Block C 72 Grove Vale SE22 8AU
Flat 128 Block C 72 Grove Vale SE22 8AU
Flat 130 Block C 72 Grove Vale SE22 8AU
Flat 13 Block A 72 Grove Vale SE22 8DT
Flat 125 Block C 72 Grove Vale SE22 8AU
Flat 124 Block C 72 Grove Vale SE22 8AU
Flat 127 Block C 72 Grove Vale SE22 8AU
Flat 126 Block C 72 Grove Vale SE22 8AU
Ground Floor And First Floor Flat 42 Derwent Grove SE22 8EA
Ground Floor Flat 40 Derwent Grove SE22 8EA
Mezzanine Flat 3 East Dulwich Grove SE22 8PW
3c East Dulwich Grove London SE22 8PW
Ground Floor Flat 88 Melbourne Grove SE22 8QY
Ground Floor Flat 38 St Francis Road SE22 8DE
Ground Floor Flat 61 Glengarry Road SE22 8QA
Ground Floor Flat 52 Glengarry Road SE22 8QD
Ground And Part First To Second Floor 64 Grove Vale SE22 8DT
Flat 103 Block C 72 Grove Vale SE22 8AU
Flat 102 Block C 72 Grove Vale SE22 8AU
Flat 11 Block A 72 Grove Vale SE22 8DT
Flat 104 Block C 72 Grove Vale SE22 8AU
Cluster Flat 1 Block B Grove Vale SE22 8DT
Flat 1 Block A 72 Grove Vale SE22 8DT
Cluster Flat 10 Block C Grove Vale SE22 8DT
Flat 10 Block A 72 Grove Vale SE22 8DT
Flat 39 Block B 72 Grove Vale SE22 8DT
Flat 38 Block B 72 Grove Vale SE22 8DT
Cluster Flat 4 Block B Grove Vale SE22 8DT
Flat 4 Block A 72 Grove Vale SE22 8DT

5 St Francis Road London SE22 8DE
4 St Francis Road London SE22 8DE
47b Derwent Grove London SE22 8DZ
47a Derwent Grove London SE22 8DZ
1 St Francis Road London SE22 8DE
21a Derwent Grove London SE22 8DZ
102 Dog Kennel Hill London SE22 8BE
47 St Francis Road London SE22 8DE
54 Ashbourne Grove London SE22 8RL
42 St Francis Road London SE22 8DE
41 St Francis Road London SE22 8DE
45 St Francis Road London SE22 8DE
40 Trossachs Road London SE22 8PY
United Reformed Church Tell Grove SE22 8RH
7 Melbourne Grove London SE22 8RG
Flat B 70 Lordship Lane SE22 8HF
Flat A 70 Lordship Lane SE22 8HF
Flat A 48 Melbourne Grove SE22 8QY
84-90 Lordship Lane London SE22 8HF
104-106 Dog Kennel Hill London SE22 8BE
Flat B 48 Melbourne Grove SE22 8QY
28 St Francis Road London SE22 8DE
27 St Francis Road London SE22 8DE
30 St Francis Road London SE22 8DE
29 St Francis Road London SE22 8DE
24 St Francis Road London SE22 8DE
23 St Francis Road London SE22 8DE
26 St Francis Road London SE22 8DE
25 St Francis Road London SE22 8DE
31 St Francis Road London SE22 8DE
36 St Francis Road London SE22 8DE

40 St Francis Road London SE22 8DE
39 St Francis Road London SE22 8DE
33 St Francis Road London SE22 8DE
32 St Francis Road London SE22 8DE
35 St Francis Road London SE22 8DE
34 St Francis Road London SE22 8DE
75b Glengarry Road London SE22 8QA
45b Derwent Grove London SE22 8DZ
45a Derwent Grove London SE22 8DZ
20b Derwent Grove London SE22 8EA
20a Derwent Grove London SE22 8EA
25a Derwent Grove London SE22 8DZ
1b Derwent Grove London SE22 8DZ
43 Derwent Grove London SE22 8DZ
25b Derwent Grove London SE22 8DZ
80a Lordship Lane London SE22 8HF
7a Oxonian Street London SE22 8HR
24b Lordship Lane London SE22 8HN
1a Tintagel Crescent London SE22 8HT
7b Oxonian Street London SE22 8HR
Flat A 28-30 Lordship Lane SE22 8HJ
Flat A 26 Lordship Lane SE22 8HJ
24a Lordship Lane London SE22 8HN
Flat A 30 Lordship Lane SE22 8HJ
School House Grove Vale SE22 8DT
98a Grove Vale London SE22 8DR
29a Elsie Road London SE22 8DX
60a Grove Vale London SE22 8DT
9 Kempis Way London SE22 8TU
8 Kempis Way London SE22 8TU
106b Grove Vale London SE22 8DR
106a Grove Vale London SE22 8DR
29b Elsie Road London SE22 8DX
4b Elsie Road London SE22 8DX

4a Elsie Road London SE22 8DX
1a Derwent Grove London SE22 8DZ
40 Elsie Road London SE22 8DX
2b Elsie Road London SE22 8DX
2a Elsie Road London SE22 8DX
36b Elsie Road London SE22 8DX

Cluster Flat 3 Block B Grove Vale SE22 8DT
Flat 3 Block A 72 Grove Vale SE22 8DT
Flat 37 Block B 72 Grove Vale SE22 8DT
Flat 36 Block B 72 Grove Vale SE22 8DT
Flat 45 Block B 72 Grove Vale SE22 8DT
Flat 55 Block B 72 Grove Vale SE22 8DT
Flat 54 Block B 72 Grove Vale SE22 8DT
Flat 6 Block A 72 Grove Vale SE22 8DT
Flat 56 Block B 72 Grove Vale SE22 8DT
Flat 5 Block A 72 Grove Vale SE22 8DT
Flat 46 Block B 72 Grove Vale SE22 8DT
Flat 53 Block B 72 Grove Vale SE22 8DT
Cluster Flat 5 Block B Grove Vale SE22 8DT
Flat 17 Block A 72 Grove Vale SE22 8DT
Flat 16 Block A 72 Grove Vale SE22 8DT
Flat 19 Block A 72 Grove Vale SE22 8DT
Flat 18 Block A 72 Grove Vale SE22 8DT
Flat 132 Block C 72 Grove Vale SE22 8AU
Flat 131 Block C 72 Grove Vale SE22 8AU
Flat 15 Block A 72 Grove Vale SE22 8DT
Flat 14 Block A 72 Grove Vale SE22 8DT
Flat 2 Block A 72 Grove Vale SE22 8DT
Flat 24 Block A 72 Grove Vale SE22 8DT
Flat 23 Block A 72 Grove Vale SE22 8DT
Flat 29 Block B 72 Grove Vale SE22 8DT
Flat 28 Block B 72 Grove Vale SE22 8DT
Flat 20 Block A 72 Grove Vale SE22 8DT
Cluster Flat 2 Block B Grove Vale SE22 8DT
Flat 22 Block A 72 Grove Vale SE22 8DT
Flat 21 Block A 72 Grove Vale SE22 8DT
Ground Floor And First Floor Flat 30 Derwent Grove SE22 8EA
11 Nimegan Way London SE22 8TL
9 Nimegan Way London SE22 8TL
15 Nimegan Way London SE22 8TL
13 Nimegan Way London SE22 8TL
6 Nimegan Way London SE22 8TL
5 Nimegan Way London SE22 8TL
8 Nimegan Way London SE22 8TL
7 Nimegan Way London SE22 8TL
Flat 2 43 St Francis Road SE22 8DE
Flat 2 39c Glengarry Road SE22 8QA
Flat 2 95 Glengarry Road SE22 8QA
Flat 2 96 Grove Vale SE22 8DT
36b Tarbert Road London SE22 8QB
16a Lordship Lane London SE22 8HN
44c Derwent Grove London SE22 8EA
25a Melbourne Grove London SE22 8RG
Second Floor Flat 13 Glengarry Road SE22 8PZ
Warehouse Railway Rise SE22 8WW
Upper Flat 37 Derwent Grove SE22 8DZ
Lower Flat 37 Derwent Grove SE22 8DZ
121b East Dulwich Grove London SE22 8PU
Ground Floor Flat 78 East Dulwich Grove SE22 8TW
28a Hambledon Court Burrow Road SE22 8EJ
2 Nimegan Way London SE22 8TL
1 Nimegan Way London SE22 8TL
4 Nimegan Way London SE22 8TL
3 Nimegan Way London SE22 8TL
28c Hambledon Court Burrow Road SE22 8EJ
28b Hambledon Court Burrow Road SE22 8EJ
35c Hambledon Court Burrow Road SE22 8EJ
28d Hambledon Court Burrow Road SE22 8EJ
106c Grove Vale London SE22 8DR
78a Lordship Lane London SE22 8HF
First Floor And Second Floor Flat 11 East Dulwich Grove SE22 8PW
Flat Ground Floor 11 East Dulwich Grove SE22 8PW
129c East Dulwich Grove London SE22 8PU
129b East Dulwich Grove London SE22 8PU
Top Flat 102 Grove Vale SE22 8DR
Top Flat 9 Melbourne Grove SE22 8RG
Ground Floor And First Floor Flat 50 Derwent Grove

36a Elsie Road London SE22 8DX
27a Matham Grove London SE22 8PN
22b Matham Grove London SE22 8PN
39a Matham Grove London SE22 8PN
27b Matham Grove London SE22 8PN
14b Matham Grove London SE22 8PN
14a Matham Grove London SE22 8PN
22a Matham Grove London SE22 8PN
15 Matham Grove London SE22 8PN
39b Matham Grove London SE22 8PN
18 East Dulwich Grove London SE22 8PP

24 East Dulwich Grove London SE22 8PP
22 East Dulwich Grove London SE22 8PP
12 East Dulwich Grove London SE22 8PP
10 East Dulwich Grove London SE22 8PP
16 East Dulwich Grove London SE22 8PP
14 East Dulwich Grove London SE22 8PP
2a Tintagel Crescent London SE22 8HT
19a Tintagel Crescent London SE22 8HT
23a Tintagel Crescent London SE22 8HT
21a Tintagel Crescent London SE22 8HT
13a Tintagel Crescent London SE22 8HT
11a Tintagel Crescent London SE22 8HT
17a Tintagel Crescent London SE22 8HT
15a Tintagel Crescent London SE22 8HT
23 Tintagel Crescent London SE22 8HT
9a Tintagel Crescent London SE22 8HT
7a Tintagel Crescent London SE22 8HT
11b Matham Grove London SE22 8PN
11a Matham Grove London SE22 8PN
3a Tintagel Crescent London SE22 8HT
25a Tintagel Crescent London SE22 8HT
6a Tintagel Crescent London SE22 8HT
5a Tintagel Crescent London SE22 8HT
7 Kempis Way London SE22 8TU
9 Velde Way London SE22 8TP
7 Velde Way London SE22 8TP
2 Terborch Way London SE22 8TQ
1 Terborch Way London SE22 8TQ
3 Velde Way London SE22 8TP
2 Velde Way London SE22 8TP
5 Velde Way London SE22 8TP
4 Velde Way London SE22 8TP
3 Terborch Way London SE22 8TQ
2 Delft Way London SE22 8TR
1 Delft Way London SE22 8TR
4 Delft Way London SE22 8TR
3 Delft Way London SE22 8TR
5 Terborch Way London SE22 8TQ
4 Terborch Way London SE22 8TQ
8 Terborch Way London SE22 8TQ
6 Terborch Way London SE22 8TQ
20 Hilversum Crescent London SE22 8TN
2 Hilversum Crescent London SE22 8TN
24 Hilversum Crescent London SE22 8TN
22 Hilversum Crescent London SE22 8TN
14 Hilversum Crescent London SE22 8TN
13 Hilversum Crescent London SE22 8TN
18 Hilversum Crescent London SE22 8TN
16 Hilversum Crescent London SE22 8TN
26 Hilversum Crescent London SE22 8TN
8 Hilversum Crescent London SE22 8TN
7 Hilversum Crescent London SE22 8TN
1 Velde Way London SE22 8TP
9 Hilversum Crescent London SE22 8TN
4 Hilversum Crescent London SE22 8TN
3 Hilversum Crescent London SE22 8TN
6 Hilversum Crescent London SE22 8TN
5 Hilversum Crescent London SE22 8TN
5 Isel Way London SE22 8TT
4 Isel Way London SE22 8TT

SE22 8EA
Flat 1 95 Glengarry Road SE22 8QA
Flat 1 39c Glengarry Road SE22 8QA
11a Zenoria Street London SE22 8HP
46a St Francis Road London SE22 8DE
Flat 1 43 St Francis Road SE22 8DE
46b St Francis Road London SE22 8DE
Flat 1 39a Glengarry Road SE22 8QA
32 Glengarry Road London SE22 8QD
Flat 1 96 Grove Vale SE22 8DT
First To Second Floor 29b Trossachs Road SE22 8PY
First Floor And Second Floor 28 Tarbert Road SE22 8QB
81b East Dulwich Grove London SE22 8PU
81a East Dulwich Grove London SE22 8PU
Flat 3 95 Glengarry Road SE22 8QA
Flat 2 39a Glengarry Road SE22 8QA
121a East Dulwich Grove London SE22 8PU
Flat 2 38 Grove Vale SE22 8DY
Cluster Flat 6 Block B Grove Vale SE22 8DT
Flat 109 Block C 72 Grove Vale SE22 8AU
Flat 108 Block C 72 Grove Vale SE22 8AU
Flat 113 Block C 72 Grove Vale SE22 8AU
Flat 112 Block C 72 Grove Vale SE22 8AU
Flat 105 Block C 72 Grove Vale SE22 8AU
Flat 101 Block C 72 Grove Vale SE22 8AU
Flat 107 Block C 72 Grove Vale SE22 8AU
Flat 106 Block C 72 Grove Vale SE22 8AU
Flat 114 Block C 72 Grove Vale SE22 8AU
Flat 122 Block C 72 Grove Vale SE22 8AU
Flat 116 Block C 72 Grove Vale SE22 8AU
Flat 115 Block C 72 Grove Vale SE22 8AU
Flat 121 Block C 72 Grove Vale SE22 8AU
Flat 117 Block C 72 Grove Vale SE22 8AU
Flat 84 Block C 72 Grove Vale SE22 8AU
Flat 83 Block C 72 Grove Vale SE22 8AU
Flat 89 Block C 72 Grove Vale SE22 8AU
Flat 85 Block C 72 Grove Vale SE22 8AU
Flat 80 Block C 72 Grove Vale SE22 8AU
Flat 78 Block C 72 Grove Vale SE22 8AU
Flat 82 Block C 72 Grove Vale SE22 8AU
Flat 81 Block C 72 Grove Vale SE22 8AU
Flat 90 Block C 72 Grove Vale SE22 8AU
Flat 98 Block C 72 Grove Vale SE22 8AU
Flat 97 Block C 72 Grove Vale SE22 8AU
Flat 100 Block C 72 Grove Vale SE22 8AU
Flat 99 Block C 72 Grove Vale SE22 8AU
Flat 92 Block C 72 Grove Vale SE22 8AU
Flat 91 Block C 72 Grove Vale SE22 8AU
Flat 96 Block C 72 Grove Vale SE22 8AU
Flat 93 Block C 72 Grove Vale SE22 8AU
Flat 2 8 East Dulwich Grove SE22 8PP
Flat B 4 Melbourne Grove SE22 8QZ
Flat 4 8 East Dulwich Grove SE22 8PP
Flat 3 8 East Dulwich Grove SE22 8PP
Flat C 80 East Dulwich Grove SE22 8TW
Flat B 80 East Dulwich Grove SE22 8TW
Flat A 4 Melbourne Grove SE22 8QZ
Flat D 80 East Dulwich Grove SE22 8TW
Flat 1 56-62 Lordship Lane SE22 8HJ
First Floor Flat 38 Lordship Lane SE22 8HJ
Flat 9 56-62 Lordship Lane SE22 8HJ
1 Glengarry Road London SE22 8PZ
Second Floor Flat 38 Lordship Lane SE22 8HJ
Flat 3 56-62 Lordship Lane SE22 8HJ
Flat 10 56-62 Lordship Lane SE22 8HJ
Flat 8 56-62 Lordship Lane SE22 8HJ
Flat 7 56-62 Lordship Lane SE22 8HJ
27a Derwent Grove London SE22 8DZ
Basement Flat 23 Derwent Grove SE22 8DZ
Flat 2 8-10 Lordship Lane SE22 8HN
Flat 1 8-10 Lordship Lane SE22 8HN
20a Hambledon Court Burrow Road SE22 8EJ

7 Isel Way London SE22 8TT
6 Isel Way London SE22 8TT
11 Isel Way London SE22 8TT
10 Isel Way London SE22 8TT
3 Isel Way London SE22 8TT
2 Isel Way London SE22 8TT
8 Isel Way London SE22 8TT
4 Kempis Way London SE22 8TU
3 Kempis Way London SE22 8TU
6 Kempis Way London SE22 8TU
5 Kempis Way London SE22 8TU
1 Kempis Way London SE22 8TU
9 Isel Way London SE22 8TT
2 Kempis Way London SE22 8TU
11 Kempis Way London SE22 8TU
1 Arnhem Way London SE22 8TS
9 Delft Way London SE22 8TR

11 Arnhem Way London SE22 8TS
10 Arnhem Way London SE22 8TS
6 Delft Way London SE22 8TR
5 Delft Way London SE22 8TR
8 Delft Way London SE22 8TR
7 Delft Way London SE22 8TR
2 Arnhem Way London SE22 8TS
8 Arnhem Way London SE22 8TS
7 Arnhem Way London SE22 8TS
1 Isel Way London SE22 8TT
9 Arnhem Way London SE22 8TS
4 Arnhem Way London SE22 8TS
3 Arnhem Way London SE22 8TS
6 Arnhem Way London SE22 8TS
5 Arnhem Way London SE22 8TS
26 East Dulwich Grove London SE22 8PP
12a Trossachs Road London SE22 8PY
27a Trossachs Road London SE22 8PY
16a Trossachs Road London SE22 8PY
9b Thorncombe Road London SE22 8PX
9a Thorncombe Road London SE22 8PX
1b Trossachs Road London SE22 8PY
1a Trossachs Road London SE22 8PY
15a Glengarry Road London SE22 8PZ
14b Glengarry Road London SE22 8PZ
22a Glengarry Road London SE22 8PZ
15b Glengarry Road London SE22 8PZ
5a Trossachs Road London SE22 8PY
29a Trossachs Road London SE22 8PY
14a Glengarry Road London SE22 8PZ
43a East Dulwich Grove London SE22 8PW
29 East Dulwich Grove London SE22 8PW
43c East Dulwich Grove London SE22 8PW
43b East Dulwich Grove London SE22 8PW
23 East Dulwich Grove London SE22 8PW
21 East Dulwich Grove London SE22 8PW
27 East Dulwich Grove London SE22 8PW
25 East Dulwich Grove London SE22 8PW
45a East Dulwich Grove London SE22 8PW
9b East Dulwich Grove London SE22 8PW
9a East Dulwich Grove London SE22 8PW
7b Thorncombe Road London SE22 8PX
7a Thorncombe Road London SE22 8PX
45c East Dulwich Grove London SE22 8PW
45b East Dulwich Grove London SE22 8PW
7 East Dulwich Grove London SE22 8PW
55b Glengarry Road London SE22 8QA
55a Glengarry Road London SE22 8QA
57b Glengarry Road London SE22 8QA
57a Glengarry Road London SE22 8QA
39b Glengarry Road London SE22 8QA
53b Glengarry Road London SE22 8QA
53a Glengarry Road London SE22 8QA
63a Glengarry Road London SE22 8QA
69a Glengarry Road London SE22 8QA

Flat 3 8-10 Lordship Lane SE22 8HN
Flat 4 56-62 Lordship Lane SE22 8HJ
Flat 6 56-62 Lordship Lane SE22 8HJ
Flat A 80 East Dulwich Grove SE22 8TW
Flat 5 56-62 Lordship Lane SE22 8HJ
First Floor Flat 50 Lordship Lane SE22 8HJ
Second Floor Flat 50 Lordship Lane SE22 8HJ
First Floor Flat 104 Dog Kennel Hill SE22 8BE
Flat 2 56-62 Lordship Lane SE22 8HJ
Flat 77 Block C 72 Grove Vale SE22 8AU
5-6 Melbourne Terrace Melbourne Grove SE22 8RE
Flat B 79 East Dulwich Grove SE22 8PR
22b Melbourne Grove London SE22 8QZ
Flat 95 Block C 72 Grove Vale SE22 8AU
Flat A 79 East Dulwich Grove SE22 8PR
Flat 1 48 East Dulwich Grove SE22 8PP
Part Ground And Part First Floor 64 Grove Vale SE22 8DT
Ground Floor Flat 3 Zenoria Street SE22 8HP
Ground Floor Flat 42 Melbourne Grove SE22 8QZ
First Floor Flat 42 Melbourne Grove SE22 8QZ
Flat 4 48 East Dulwich Grove SE22 8PP
Flat 3 48 East Dulwich Grove SE22 8PP
First Floor Flat 3 Zenoria Street SE22 8HP
Flat 2 48 East Dulwich Grove SE22 8PP
Flat 71 Block B 72 Grove Vale SE22 8DT
Flat 70 Block B 72 Grove Vale SE22 8DT
Flat 73 Block B 72 Grove Vale SE22 8DT
Flat 72 Block B 72 Grove Vale SE22 8DT
Flat 63 Block B 72 Grove Vale SE22 8DT
Flat 62 Block B 72 Grove Vale SE22 8DT
Cluster Flat 7 Block C Grove Vale SE22 8DT
Flat 7 Block A 72 Grove Vale SE22 8DT
Flat 79 Block C 72 Grove Vale SE22 8AU
Flat 9 Block A 72 Grove Vale SE22 8DT
Flat 88 Block C 72 Grove Vale SE22 8AU
Flat 94 Block C 72 Grove Vale SE22 8AU
Cluster Flat 9 Block C Grove Vale SE22 8DT
Cluster Flat 8 Block C Grove Vale SE22 8DT
Flat 8 Block A 72 Grove Vale SE22 8DT
Flat 87 Block C 72 Grove Vale SE22 8AU
Flat 86 Block C 72 Grove Vale SE22 8AU
Flat 59 Block B 72 Grove Vale SE22 8DT
Flat 58 Block B 72 Grove Vale SE22 8DT
Flat 61 Block B 72 Grove Vale SE22 8DT
Flat 60 Block B 72 Grove Vale SE22 8DT
Flat 51 Block B 72 Grove Vale SE22 8DT
Flat 50 Block B 72 Grove Vale SE22 8DT
Flat 57 Block B 72 Grove Vale SE22 8DT
Flat 52 Block B 72 Grove Vale SE22 8DT
Flat 64 Block B 72 Grove Vale SE22 8DT
Flat 74 Block B 72 Grove Vale SE22 8DT
Flat 69 Block B 72 Grove Vale SE22 8DT
Flat 76 Block C 72 Grove Vale SE22 8AU
Flat 75 Block B 72 Grove Vale SE22 8AU
Flat 66 Block B 72 Grove Vale SE22 8DT
Flat 65 Block B 72 Grove Vale SE22 8DT
Flat 68 Block B 72 Grove Vale SE22 8DT
Flat 67 Block B 72 Grove Vale SE22 8DT
Flat 32 Block B 72 Grove Vale SE22 8DT
Flat 31 Block B 72 Grove Vale SE22 8DT
Flat 34 Block B 72 Grove Vale SE22 8DT
Flat 33 Block B 72 Grove Vale SE22 8DT
Flat 26 Block B 72 Grove Vale SE22 8DT
Flat 25 Block A 72 Grove Vale SE22 8DT
Flat 30 Block B 72 Grove Vale SE22 8DT
Flat 27 Block B 72 Grove Vale SE22 8DT
Flat 35 Block B 72 Grove Vale SE22 8DT
Flat 47 Block B 72 Grove Vale SE22 8DT
Flat 44 Block B 72 Grove Vale SE22 8DT
Flat 49 Block B 72 Grove Vale SE22 8DT
Flat 48 Block B 72 Grove Vale SE22 8DT
Flat 41 Block B 72 Grove Vale SE22 8DT

67b Glengarry Road London SE22 8QA
75a Glengarry Road London SE22 8QA
69b Glengarry Road London SE22 8QA
65a Glengarry Road London SE22 8QA
63b Glengarry Road London SE22 8QA
67a Glengarry Road London SE22 8QA
65b Glengarry Road London SE22 8QA
27a Glengarry Road London SE22 8PZ
25b Glengarry Road London SE22 8PZ
5a Glengarry Road London SE22 8PZ
27b Glengarry Road London SE22 8PZ
23a Glengarry Road London SE22 8PZ
22b Glengarry Road London SE22 8PZ
25a Glengarry Road London SE22 8PZ
23b Glengarry Road London SE22 8PZ
5b Glengarry Road London SE22 8PZ
49b Glengarry Road London SE22 8QA
49a Glengarry Road London SE22 8QA
101 Glengarry Road London SE22 8QA
7b Glengarry Road London SE22 8PZ
7a Glengarry Road London SE22 8PZ
8b Glengarry Road London SE22 8PZ
8a Glengarry Road London SE22 8PZ
19 East Dulwich Grove London SE22 8PW
55a East Dulwich Grove London SE22 8PR
53 East Dulwich Grove London SE22 8PR
57a East Dulwich Grove London SE22 8PR
55 East Dulwich Grove London SE22 8PR
51a East Dulwich Grove London SE22 8PR
49 East Dulwich Grove London SE22 8PR
53a East Dulwich Grove London SE22 8PR
51 East Dulwich Grove London SE22 8PR
57 East Dulwich Grove London SE22 8PR
66 East Dulwich Grove London SE22 8PS
73 East Dulwich Grove London SE22 8PR
71a East Dulwich Grove London SE22 8PR
77 East Dulwich Grove London SE22 8PR
75 East Dulwich Grove London SE22 8PR
40 East Dulwich Grove London SE22 8PP
4 East Dulwich Grove London SE22 8PP
28b East Dulwich Grove London SE22 8PP
28a East Dulwich Grove London SE22 8PP
32 East Dulwich Grove London SE22 8PP
30 East Dulwich Grove London SE22 8PP
47a East Dulwich Grove London SE22 8PR
49a East Dulwich Grove London SE22 8PR
47 East Dulwich Grove London SE22 8PR
6 East Dulwich Grove London SE22 8PP
93 East Dulwich Grove London SE22 8PU
13 East Dulwich Grove London SE22 8PW
17 East Dulwich Grove London SE22 8PW
15 East Dulwich Grove London SE22 8PW
97 East Dulwich Grove London SE22 8PU
95 East Dulwich Grove London SE22 8PU
103b East Dulwich Grove London SE22 8PU
111 East Dulwich Grove London SE22 8PU
109 East Dulwich Grove London SE22 8PU
103a East Dulwich Grove London SE22 8PU
113a East Dulwich Grove London SE22 8PU
119 East Dulwich Grove London SE22 8PU
119a East Dulwich Grove London SE22 8PU
115 East Dulwich Grove London SE22 8PU
113b East Dulwich Grove London SE22 8PU
117 East Dulwich Grove London SE22 8PU
117a East Dulwich Grove London SE22 8PU
3 Buxted Road London SE22 8DQ
82a Lordship Lane London SE22 8HF
First Floor Flat 64-66 Lordship Lane SE22 8HJ
First Floor Flat 36 Derwent Grove SE22 8EA
First Floor Flat 4 Derwent Grove SE22 8EA
First Floor Flat 37 St Francis Road SE22 8DE
First Floor Flat 44 St Francis Road SE22 8DE
First Floor Flat 38 St Francis Road SE22 8DE

Flat 40 Block B 72 Grove Vale SE22 8DT
Flat 43 Block B 72 Grove Vale SE22 8DT
Flat 42 Block B 72 Grove Vale SE22 8DT
68 Grove Vale London SE22 8DT
32 Melbourne Grove London SE22 8QZ
30 Melbourne Grove London SE22 8QZ
38 Melbourne Grove London SE22 8QZ
36 Melbourne Grove London SE22 8QZ
20 Melbourne Grove London SE22 8QZ
26 Melbourne Grove London SE22 8QZ
40 Melbourne Grove London SE22 8QZ
19 Melbourne Grove London SE22 8RG
17 Melbourne Grove London SE22 8RG
21 Melbourne Grove London SE22 8RG
46 Melbourne Grove London SE22 8QZ
8 Melbourne Grove London SE22 8QZ
6 Melbourne Grove London SE22 8QZ
76 Melbourne Grove London SE22 8QY
74 Melbourne Grove London SE22 8QY
80 Melbourne Grove London SE22 8QY
78 Melbourne Grove London SE22 8QY
68 Melbourne Grove London SE22 8QY
66 Melbourne Grove London SE22 8QY
72 Melbourne Grove London SE22 8QY
70 Melbourne Grove London SE22 8QY
82 Melbourne Grove London SE22 8QY
10 Melbourne Grove London SE22 8QZ
16 Melbourne Grove London SE22 8QZ
86 Melbourne Grove London SE22 8QY
84 Melbourne Grove London SE22 8QY
94 Melbourne Grove London SE22 8QY
90 Melbourne Grove London SE22 8QY
12 Tell Grove London SE22 8RH
11 Tell Grove London SE22 8RH
13 Tell Grove London SE22 8RH
59 Melbourne Grove London SE22 8RG
10 Tell Grove London SE22 8RH
1 Tell Grove London SE22 8RH
17 Tell Grove London SE22 8RH
27 Tell Grove London SE22 8RH
25 Tell Grove London SE22 8RH
4 Tell Grove London SE22 8RH
3 Tell Grove London SE22 8RH
2 Tell Grove London SE22 8RH
19 Tell Grove London SE22 8RH
23 Tell Grove London SE22 8RH
21 Tell Grove London SE22 8RH
35 Melbourne Grove London SE22 8RG
33 Melbourne Grove London SE22 8RG
39 Melbourne Grove London SE22 8RG
37 Melbourne Grove London SE22 8RG
27 Melbourne Grove London SE22 8RG
31 Melbourne Grove London SE22 8RG
41 Melbourne Grove London SE22 8RG
53 Melbourne Grove London SE22 8RG
51 Melbourne Grove London SE22 8RG
57 Melbourne Grove London SE22 8RG
55 Melbourne Grove London SE22 8RG
45 Melbourne Grove London SE22 8RG
47 Melbourne Grove London SE22 8RG
64 Melbourne Grove London SE22 8QY
72 Glengarry Road London SE22 8QD
70 Glengarry Road London SE22 8QD
60 Glengarry Road London SE22 8QD
58 Glengarry Road London SE22 8QD
64 Glengarry Road London SE22 8QD
62 Glengarry Road London SE22 8QD
17 Hillsboro Road London SE22 8QE
15 Hillsboro Road London SE22 8QE
21 Hillsboro Road London SE22 8QE
19 Hillsboro Road London SE22 8QE
78 Glengarry Road London SE22 8QD
76 Glengarry Road London SE22 8QD

First Floor Flat 38 Derwent Grove SE22 8EA
First Floor Flat 63 Melbourne Grove SE22 8RJ
First Floor Flat 61 Melbourne Grove SE22 8RG
First Floor Flat 52 Glengarry Road SE22 8QD
First Floor Flat 88 Melbourne Grove SE22 8QY
First Floor Flat 23 Melbourne Grove SE22 8RG
Second Floor Flat 46 Derwent Grove SE22 8EA
43b Melbourne Grove London SE22 8RG
Top Floor 29 Melbourne Grove SE22 8RG
First Floor And Second Floor Flat 59 East Dulwich Grove SE22 8PR
First Floor And Second Floor Flat 10 Tarbert Road SE22 8QB
First Floor And Second Floor Flat 78 East Dulwich Grove SE22 8TW
First Floor And Second Floor Flat 72 East Dulwich Grove SE22 8PS
Upper Flat 28 Melbourne Grove SE22 8QZ
First Floor And Second Floor Flat 6 Melbourne Grove SE22 8QZ
First Floor And Second Floor Flat 61 Glengarry Road SE22 8QA
First Floor And Second Floor Flat 28 Glengarry Road SE22 8QD
First Floor And Second Floor Flat 77 East Dulwich Grove SE22 8PR
First Floor And Second Floor Flat 5 Trossachs Road SE22 8PY
First Floor And Second Floor 37 Tarbert Road SE22 8QB
First Floor And Second Floor 27 Trossachs Road SE22 8PY
First Floor And Second Floor 12 Trossachs Road SE22 8PY
First Floor And Second Floor Flat 84 East Dulwich Grove SE22 8TW
First Floor And Second Floor Flat 101 East Dulwich Grove SE22 8PU
First Floor And Second Floor 27 Tarbert Road SE22 8QB
26b Tarbert Road London SE22 8QB
Flat 2 32 Grove Vale SE22 8DY
Flat 2 79a East Dulwich Grove SE22 8PR
Flat 3 32 Grove Vale SE22 8DY
Flat 2 100 Grove Vale SE22 8DR
Flat 1 100 Grove Vale SE22 8DR
Flat 1 32 Grove Vale SE22 8DY
Flat 1 105 East Dulwich Grove SE22 8PU
107a East Dulwich Grove London SE22 8PU
Flat 3 100 Grove Vale SE22 8DR
Flat A 66 Glengarry Road SE22 8QD
Flat A 13 Derwent Grove SE22 8DZ
17a Derwent Grove London SE22 8DZ
Flat A 42 East Dulwich Grove SE22 8PP
Flat 4 100 Grove Vale SE22 8DR
Flat 3 105 East Dulwich Grove SE22 8PU
Flat 5 100 Grove Vale SE22 8DR
Flat 4 105 East Dulwich Grove SE22 8PU
First Floor Flat 83 East Dulwich Grove SE22 8PU
First Floor Flat 62 East Dulwich Grove SE22 8PS
25b Melbourne Grove London SE22 8RG
First Floor Flat 41 East Dulwich Grove SE22 8PW
First Floor Flat 37 East Dulwich Grove SE22 8PW
First Floor Flat 35 East Dulwich Grove SE22 8PW
First Floor Flat 60 East Dulwich Grove SE22 8PS
First Floor Flat 39 East Dulwich Grove SE22 8PW
40a Grove Vale London SE22 8DY
First Floor Flat 41 Melbourne Grove SE22 8RG
First Floor Flat 64 East Dulwich Grove SE22 8PS
First Floor Flat 38 Grove Vale SE22 8DY
First Floor Flat 18 Elsie Road SE22 8DX
First Floor Flat 5 Melbourne Grove SE22 8RG
3b Matham Grove London SE22 8PN
First Floor Flat 40 Derwent Grove SE22 8EA
First Floor Flat 27 Ashbourne Grove SE22 8RN
First Floor And Second Floor Flat 50 Grove Vale SE22 8DY
Flat 1 8 Ashbourne Grove SE22 8RL
Flat 3 71 Melbourne Grove SE22 8RJ
Flat 1 57 Ashbourne Grove SE22 8RN
Flat 2 8 Ashbourne Grove SE22 8RL
Flat 2 84a Melbourne Grove SE22 8QY
Flat 1 84a Melbourne Grove SE22 8QY
Flat 2 71 Melbourne Grove SE22 8RJ
Flat 1 71 Melbourne Grove SE22 8RJ
Flat 2 57 Ashbourne Grove SE22 8RN
82a East Dulwich Grove London SE22 8TW
Flat 2 29 Ashbourne Grove SE22 8RN
The Charter School Red Post Hill SE24 9JH
13 Hillsboro Road London SE22 8QE
11 Hillsboro Road London SE22 8QE
9 Tarbert Road London SE22 8QB
7 Tarbert Road London SE22 8QB
26 Glengarry Road London SE22 8QD
24 Glengarry Road London SE22 8QD
35 Tarbert Road London SE22 8QB
34 Tarbert Road London SE22 8QB
5 Tarbert Road London SE22 8QB
38 Tarbert Road London SE22 8QB
50 Glengarry Road London SE22 8QD
54 Glengarry Road London SE22 8QD
34 Glengarry Road London SE22 8QD
30 Glengarry Road London SE22 8QD
42 Glengarry Road London SE22 8QD
36 Glengarry Road London SE22 8QD
20 Lytcott Grove London SE22 8QX
2 Lytcott Grove London SE22 8QX
24 Lytcott Grove London SE22 8QX
22 Lytcott Grove London SE22 8QX
14 Lytcott Grove London SE22 8QX
12 Lytcott Grove London SE22 8QX
18 Lytcott Grove London SE22 8QX
16 Lytcott Grove London SE22 8QX
4 Lytcott Grove London SE22 8QX
56 Melbourne Grove London SE22 8QY
54 Melbourne Grove London SE22 8QY
60 Melbourne Grove London SE22 8QY
58 Melbourne Grove London SE22 8QY
8 Lytcott Grove London SE22 8QX
6 Lytcott Grove London SE22 8QX
52 Melbourne Grove London SE22 8QY
50 Melbourne Grove London SE22 8QY
31 Hillsboro Road London SE22 8QE
3 Hillsboro Road London SE22 8QE
35 Hillsboro Road London SE22 8QE
33 Hillsboro Road London SE22 8QE
25 Hillsboro Road London SE22 8QE
23 Hillsboro Road London SE22 8QE
29 Hillsboro Road London SE22 8QE
27 Hillsboro Road London SE22 8QE
37 Hillsboro Road London SE22 8QE
7 Hillsboro Road London SE22 8QE
5 Hillsboro Road London SE22 8QE
10 Lytcott Grove London SE22 8QX
9 Hillsboro Road London SE22 8QE
39 Hillsboro Road London SE22 8QE
38 Hillsboro Road London SE22 8QE
41 Hillsboro Road London SE22 8QE
40 Hillsboro Road London SE22 8QE
5 Tell Grove London SE22 8RH
2 Steen Way London SE22 8TH
14 Steen Way London SE22 8TH
4 Steen Way London SE22 8TH
3 Steen Way London SE22 8TH
11 Steen Way London SE22 8TH
10 Steen Way London SE22 8TH
13 Steen Way London SE22 8TH
12 Steen Way London SE22 8TH
5 Steen Way London SE22 8TH
10 Deventer Crescent London SE22 8TJ
1 Deventer Crescent London SE22 8TJ
12 Deventer Crescent London SE22 8TJ
11 Deventer Crescent London SE22 8TJ
7 Steen Way London SE22 8TH
6 Steen Way London SE22 8TH
9 Steen Way London SE22 8TH
8 Steen Way London SE22 8TH
37 Chesterfield Grove London SE22 8RP
35 Chesterfield Grove London SE22 8RP
41 Chesterfield Grove London SE22 8RP
39 Chesterfield Grove London SE22 8RP
3 Chesterfield Grove London SE22 8RP

Ground Floor Flat 23 Ashbourne Grove SE22 8RN
Flat 3 57 Ashbourne Grove SE22 8RN
Flat 1 29 Ashbourne Grove SE22 8RN
First Floor Flat 23 Ashbourne Grove SE22 8RN
12b Tarbert Road London SE22 8QB
12a Tarbert Road London SE22 8QB
68b Glengarry Road London SE22 8QD
68a Glengarry Road London SE22 8QD
33b Tarbert Road London SE22 8QB
33a Tarbert Road London SE22 8QB
37a Tarbert Road London SE22 8QB
74a Glengarry Road London SE22 8QD
44b Glengarry Road London SE22 8QD
44a Glengarry Road London SE22 8QD
15b Tell Grove London SE22 8RH
15a Tell Grove London SE22 8RH
74c Glengarry Road London SE22 8QD
74b Glengarry Road London SE22 8QD
56b Glengarry Road London SE22 8QD
56a Glengarry Road London SE22 8QD
10b Melbourne Grove London SE22 8QZ
14 Elsie Road London SE22 8DX
12b Melbourne Grove London SE22 8QZ
10a Melbourne Grove London SE22 8QZ
Roberts House Dulwich Hospital SE22 8PT
18b Derwent Grove London SE22 8EA
3 Oxonian Street London SE22 8HR
44 Melbourne Grove London SE22 8QZ
12c Melbourne Grove London SE22 8QZ
First Floor And Second Floor Flat 3 Derwent Grove SE22 8DZ
First Floor And Second Floor Flat 14 Lordship Lane SE22 8HN
First Floor And Second Floor Flat 36 Grove Vale SE22 8DY
First Floor And Second Floor Flat 9 Derwent Grove SE22 8DZ
12a Melbourne Grove London SE22 8QZ
4a Lordship Lane London SE22 8HN
34a Lordship Lane London SE22 8HJ
First Floor And Second Floor Flat 24 Ashbourne Grove SE22 8RL
29b Tarbert Road London SE22 8QB
23a Tarbert Road London SE22 8QB
14a Zenoria Street London SE22 8HP
91 Glengarry Road London SE22 8QA
34 Melbourne Grove London SE22 8QZ
22a Melbourne Grove London SE22 8QZ
19b Tarbert Road London SE22 8QB
96b Melbourne Grove London SE22 8QY
14b Zenoria Street London SE22 8HP
Dulwich Hospital East Dulwich Grove SE22 8PT
18 Lordship Lane London SE22 8HN
18a Derwent Grove London SE22 8EA
34b Lordship Lane London SE22 8HJ
20b East Dulwich Grove London SE22 8PP
60a East Dulwich Grove London SE22 8PS
71 East Dulwich Grove London SE22 8PR
Second Floor Flat A 84-90 Lordship Lane SE22 8HF
Rear Of 96-100 Melbourne Grove SE22 8QY
Rear Of 94 Lordship Lane SE22 8HF
First Floor And Part Second Floor 84-90 Lordship Lane SE22 8HF
1b-1c Melbourne Grove London SE22 8RG
Second Floor Flat 63 Melbourne Grove SE22 8RJ
Top Flat 5 Melbourne Grove SE22 8RG
Upper Ground Floor Flat 64 East Dulwich Grove SE22 8PS
Upper Flat 93 East Dulwich Grove SE22 8PU
Second Floor Flat 39 East Dulwich Grove SE22 8PW
Second Floor Flat 37 East Dulwich Grove SE22 8PW
Second Floor Flat 83 East Dulwich Grove SE22 8PU
Second Floor Flat 41 East Dulwich Grove SE22 8PW
64-66 Lordship Lane London SE22 8HL
Ground Floor 79 East Dulwich Grove SE22 8PR
St Olaves And St Saviours Sports Ground Green Dale SE22 8TX
Flat E 34 Grove Vale SE22 8DY
Flat D 34 Grove Vale SE22 8DY
44a Lordship Lane London SE22 8HJ
Flat A 34 Grove Vale SE22 8DY
29 Chesterfield Grove London SE22 8RP
33 Chesterfield Grove London SE22 8RP
31 Chesterfield Grove London SE22 8RP
43 Chesterfield Grove London SE22 8RP
7 Chesterfield Grove London SE22 8RP
51 Chesterfield Grove London SE22 8RP
1 Steen Way London SE22 8TH
9 Chesterfield Grove London SE22 8RP
47 Chesterfield Grove London SE22 8RP
45 Chesterfield Grove London SE22 8RP
5 Chesterfield Grove London SE22 8RP
49 Chesterfield Grove London SE22 8RP
38 Deventer Crescent London SE22 8TJ
36 Deventer Crescent London SE22 8TJ
40 Deventer Crescent London SE22 8TJ
4 Deventer Crescent London SE22 8TJ
30 Deventer Crescent London SE22 8TJ
3 Deventer Crescent London SE22 8TJ
34 Deventer Crescent London SE22 8TJ
32 Deventer Crescent London SE22 8TJ
5 Deventer Crescent London SE22 8TJ
10 Hilversum Crescent London SE22 8TN
1 Hilversum Crescent London SE22 8TN
12 Hilversum Crescent London SE22 8TN
11 Hilversum Crescent London SE22 8TN
7 Deventer Crescent London SE22 8TJ
6 Deventer Crescent London SE22 8TJ
9 Deventer Crescent London SE22 8TJ
8 Deventer Crescent London SE22 8TJ
18 Deventer Crescent London SE22 8TJ
17 Deventer Crescent London SE22 8TJ
2 Deventer Crescent London SE22 8TJ
19 Deventer Crescent London SE22 8TJ
14 Deventer Crescent London SE22 8TJ
13 Deventer Crescent London SE22 8TJ
16 Deventer Crescent London SE22 8TJ
15 Deventer Crescent London SE22 8TJ
20 Deventer Crescent London SE22 8TJ
26 Deventer Crescent London SE22 8TJ
25 Deventer Crescent London SE22 8TJ
28 Deventer Crescent London SE22 8TJ
27 Deventer Crescent London SE22 8TJ
22 Deventer Crescent London SE22 8TJ
21 Deventer Crescent London SE22 8TJ
24 Deventer Crescent London SE22 8TJ
23 Deventer Crescent London SE22 8TJ
27 Chesterfield Grove London SE22 8RP
30 Ashbourne Grove London SE22 8RL
28 Ashbourne Grove London SE22 8RL
36 Ashbourne Grove London SE22 8RL
32 Ashbourne Grove London SE22 8RL
20 Ashbourne Grove London SE22 8RL
2 Ashbourne Grove London SE22 8RL
26 Ashbourne Grove London SE22 8RL
38 Ashbourne Grove London SE22 8RL
48 Ashbourne Grove London SE22 8RL
46 Ashbourne Grove London SE22 8RL
52 Ashbourne Grove London SE22 8RL
50 Ashbourne Grove London SE22 8RL
40 Ashbourne Grove London SE22 8RL
4 Ashbourne Grove London SE22 8RL
44 Ashbourne Grove London SE22 8RL
42 Ashbourne Grove London SE22 8RL
65 Melbourne Grove London SE22 8RJ
Flat A 69 Melbourne Grove SE22 8RJ
67 Melbourne Grove London SE22 8RJ
7 Tell Grove London SE22 8RH
6 Tell Grove London SE22 8RH
9 Tell Grove London SE22 8RH
8 Tell Grove London SE22 8RH
14 Ashbourne Grove London SE22 8RL
12b Ashbourne Grove London SE22 8RL
18 Ashbourne Grove London SE22 8RL

Flat C 34 Grove Vale SE22 8DY
Flat B 34 Grove Vale SE22 8DY
121 East Dulwich Grove London SE22 8PU
Second Floor Flat 35 East Dulwich Grove SE22 8PW
Ground Floor And First Floor Flat 32 Derwent Grove SE22 8EA
2a Trossachs Road London SE22 8PY
Ground Floor Flat 44 St Francis Road SE22 8DE
Ground Floor Flat 37 St Francis Road SE22 8DE
First Floor And Second Floor Flat 44 Grove Vale SE22 8DY
10b Derwent Grove London SE22 8EA
First Floor And Second Floor Flat 48 East Dulwich Grove SE22 8PP
First Floor And Second Floor Flat 2a Glengarry Road SE22 8PZ
Ground Floor Flat 3 Derwent Grove SE22 8DZ
Ground Floor Flat 23 Melbourne Grove SE22 8RG
44a Derwent Grove London SE22 8EA
Ground Flat 29 Melbourne Grove SE22 8RG
28a Melbourne Grove London SE22 8QZ
Ground Floor Flat 9 Derwent Grove SE22 8DZ
Ground Floor Flat 4 Derwent Grove SE22 8EA
Ground Floor Flat 38 Derwent Grove SE22 8EA
Ground Floor Flat 36 Derwent Grove SE22 8EA
Basement Flat 30 Derwent Grove SE22 8EA
Second Floor Flat B 84-90 Lordship Lane SE22 8HF
Basement Flat 36 Derwent Grove SE22 8EA
Basement Flat 32 Derwent Grove SE22 8EA
Flat B 66 Glengarry Road SE22 8QD
Flat B 13 Derwent Grove SE22 8DZ
17b Derwent Grove London SE22 8DZ
Flat B 42 East Dulwich Grove SE22 8PP
Basement Flat 38 Derwent Grove SE22 8EA
Flat C 42 East Dulwich Grove SE22 8PP
Flat C 66 Glengarry Road SE22 8QD
Flat F 70 East Dulwich Grove SE22 8PS
Flat D 42 East Dulwich Grove SE22 8PP
Basement Flat 62 East Dulwich Grove SE22 8PS
Basement Flat 50 Derwent Grove SE22 8EA
Basement And Ground Floor Flat 42 Derwent Grove SE22 8EA
Basement Flat 40 Derwent Grove SE22 8EA
3a Matham Grove London SE22 8PN
Ground Floor Flat 27 Ashbourne Grove SE22 8RN
Ground Floor Flat 8 East Dulwich Grove SE22 8PP
Ground Floor Flat 5 Melbourne Grove SE22 8RG
Ground Floor Flat 101 East Dulwich Grove SE22 8PU
Ground Floor Flat 24 Ashbourne Grove SE22 8RL
Ground Floor Flat 127 East Dulwich Grove SE22 8PU
10a Derwent Grove London SE22 8EA
Flat 94 Grove Vale SE22 8DT
Lower Ground Floor Flat 64 East Dulwich Grove SE22 8PS
Second Floor Flat 52 Glengarry Road SE22 8QD
2b Trossachs Road London SE22 8PY
Ground Floor Flat 41 Melbourne Grove SE22 8RG
Ground Floor Flat 2a Glengarry Road SE22 8PZ
Ground Floor Flat 48 East Dulwich Grove SE22 8PP
Ground Floor Flat 18 Elsie Road SE22 8DX
Ground Floor Flat 28 Tarbert Road SE22 8QB
26a Tarbert Road London SE22 8QB
Ground Floor Flat 37 East Dulwich Grove SE22 8PW
Ground Floor Flat 35 East Dulwich Grove SE22 8PW
Ground Floor Flat 63 Melbourne Grove SE22 8RJ
Ground Floor Flat 61 Melbourne Grove SE22 8RG
Ground Floor Flat 10 Tarbert Road SE22 8QB
Ground Floor Flat 28 Glengarry Road SE22 8QD
Ground Floor Flat 39 East Dulwich Grove SE22 8PW
Flat 1 79a East Dulwich Grove SE22 8PR
Ground Floor Flat 72 East Dulwich Grove SE22 8PS
Ground Floor Flat 99 East Dulwich Grove SE22 8PU
Ground Floor Flat 83 East Dulwich Grove SE22 8PU
Ground Floor Flat 59 East Dulwich Grove SE22 8PR
Ground Floor Flat 41 East Dulwich Grove SE22 8PW
Ground Floor Flat 62 East Dulwich Grove SE22 8PS
60b East Dulwich Grove London SE22 8PS
81a Glengarry Road London SE22 8QA
35 Abbotswood Road London SE22 8DJ
16 Ashbourne Grove London SE22 8RL
77 Melbourne Grove London SE22 8RJ
75 Melbourne Grove London SE22 8RJ
10 Ashbourne Grove London SE22 8RL
83 Melbourne Grove London SE22 8RJ
55 Ashbourne Grove London SE22 8RN
9 Ashbourne Grove London SE22 8RN
7 Ashbourne Grove London SE22 8RN
5 Ashbourne Grove London SE22 8RN
Flat A 49 Ashbourne Grove SE22 8RN
53 Ashbourne Grove London SE22 8RN
51 Ashbourne Grove London SE22 8RN
1 Chesterfield Grove London SE22 8RP
21 Chesterfield Grove London SE22 8RP
19 Chesterfield Grove London SE22 8RP
25 Chesterfield Grove London SE22 8RP
23 Chesterfield Grove London SE22 8RP
13 Chesterfield Grove London SE22 8RP
11 Chesterfield Grove London SE22 8RP
17 Chesterfield Grove London SE22 8RP
15 Chesterfield Grove London SE22 8RP
15 Ashbourne Grove London SE22 8RN
13 Ashbourne Grove London SE22 8RN
19 Ashbourne Grove London SE22 8RN
17 Ashbourne Grove London SE22 8RN
6 Ashbourne Grove London SE22 8RL
11 Ashbourne Grove London SE22 8RN
1 Ashbourne Grove London SE22 8RN
41 Ashbourne Grove London SE22 8RN
35 Ashbourne Grove London SE22 8RN
47 Ashbourne Grove London SE22 8RN
43 Ashbourne Grove London SE22 8RN
25 Ashbourne Grove London SE22 8RN
3 Ashbourne Grove London SE22 8RN
82 Lordship Lane London SE22 8HF
78 Lordship Lane London SE22 8HF
32 Lordship Lane London SE22 8HJ
26 Lordship Lane London SE22 8HJ
6 Grove Vale London SE22 8EF
4 Grove Vale London SE22 8EF
74 Lordship Lane London SE22 8HF
8-16 Grove Vale London SE22 8EF
34 Lordship Lane London SE22 8HJ
52 Lordship Lane London SE22 8HJ
48 Lordship Lane London SE22 8HJ
16 Lordship Lane London SE22 8HN
54 Lordship Lane London SE22 8HJ
36-38 Lordship Lane London SE22 8HJ
36a Lordship Lane London SE22 8HJ
44 Lordship Lane London SE22 8HJ
40 Lordship Lane London SE22 8HJ
48 Derwent Grove London SE22 8EA
46 Derwent Grove London SE22 8EA
34 Derwent Grove London SE22 8EA
52 Derwent Grove London SE22 8EA
2 Grove Vale London SE22 8EF
3 Railway Rise London SE22 8EE
26 Grove Vale London SE22 8EF
24 Grove Vale London SE22 8EF
8 Derwent Grove London SE22 8EA
6 Derwent Grove London SE22 8EA
2 Railway Rise London SE22 8EE
1 Railway Rise London SE22 8EE
11 Oxonian Street London SE22 8HR
1 Oxonian Street London SE22 8HR
15 Oxonian Street London SE22 8HR
13 Oxonian Street London SE22 8HR
9 Zenoria Street London SE22 8HP
8 Zenoria Street London SE22 8HP
17 Oxonian Street London SE22 8HR
4 Tintagel Gardens London SE22 8HS
3 Tintagel Gardens London SE22 8HS
11 Tintagel Crescent London SE22 8HT

33 Abbotswood Road London SE22 8DJ
39 Abbotswood Road London SE22 8DJ
37 Abbotswood Road London SE22 8DJ
39 Hambledon Court Burrow Road SE22 8EJ
38 Hambledon Court Burrow Road SE22 8EJ
31 Abbotswood Road London SE22 8DJ
40 Hambledon Court Burrow Road SE22 8EJ
41 Abbotswood Road London SE22 8DJ
53 Abbotswood Road London SE22 8DJ
51 Abbotswood Road London SE22 8DJ
60b Grove Vale London SE22 8DT
55 Abbotswood Road London SE22 8DJ
45 Abbotswood Road London SE22 8DJ
43 Abbotswood Road London SE22 8DJ
49 Abbotswood Road London SE22 8DJ
47 Abbotswood Road London SE22 8DJ
26 Hambledon Court Burrow Road SE22 8EJ
25 Hambledon Court Burrow Road SE22 8EJ
28 Hambledon Court Burrow Road SE22 8EJ
27 Hambledon Court Burrow Road SE22 8EJ
22 Hambledon Court Burrow Road SE22 8EJ
21 Hambledon Court Burrow Road SE22 8EJ
24 Hambledon Court Burrow Road SE22 8EJ
23 Hambledon Court Burrow Road SE22 8EJ
29 Hambledon Court Burrow Road SE22 8EJ
35 Hambledon Court Burrow Road SE22 8EJ
34 Hambledon Court Burrow Road SE22 8EJ
37 Hambledon Court Burrow Road SE22 8EJ
36 Hambledon Court Burrow Road SE22 8EJ
31 Hambledon Court Burrow Road SE22 8EJ
30 Hambledon Court Burrow Road SE22 8EJ
33 Hambledon Court Burrow Road SE22 8EJ
32 Hambledon Court Burrow Road SE22 8EJ
8 Shaw Road London SE22 8DP
7 Shaw Road London SE22 8DP
10 Shaw Road London SE22 8DP
9 Shaw Road London SE22 8DP
4 Shaw Road London SE22 8DP
3 Shaw Road London SE22 8DP
6 Shaw Road London SE22 8DP
5 Shaw Road London SE22 8DP
11 Shaw Road London SE22 8DP
17 Shaw Road London SE22 8DP
16 Shaw Road London SE22 8DP
57 Abbotswood Road London SE22 8DJ
18 Shaw Road London SE22 8DP
13 Shaw Road London SE22 8DP
12 Shaw Road London SE22 8DP
15 Shaw Road London SE22 8DP
14 Shaw Road London SE22 8DP
83 Abbotswood Road London SE22 8DN
82 Abbotswood Road London SE22 8DN
85 Abbotswood Road London SE22 8DN
84 Abbotswood Road London SE22 8DN
12b Lordship Lane London SE22 8HN
12a Lordship Lane London SE22 8HN
81 Abbotswood Road London SE22 8DN
80 Abbotswood Road London SE22 8DN
86 Abbotswood Road London SE22 8DN
92 Abbotswood Road London SE22 8DN
91 Abbotswood Road London SE22 8DN
2 Shaw Road London SE22 8DP
1 Shaw Road London SE22 8DP
88 Abbotswood Road London SE22 8DN
87 Abbotswood Road London SE22 8DN
90 Abbotswood Road London SE22 8DN
89 Abbotswood Road London SE22 8DN
20 Hambledon Court Burrow Road SE22 8EJ
15 Burrow Road London SE22 8DU
13 Burrow Road London SE22 8DU
19 Burrow Road London SE22 8DU
17 Burrow Road London SE22 8DU
4 Melbourne Terrace Melbourne Grove SE22 8RE

1 Tintagel Crescent London SE22 8HT
9 Oxonian Street London SE22 8HR
5 Oxonian Street London SE22 8HR
2 Tintagel Gardens London SE22 8HS
1 Tintagel Gardens London SE22 8HS
13 Zenoria Street London SE22 8HP
12 Zenoria Street London SE22 8HP
16 Zenoria Street London SE22 8HP
15 Zenoria Street London SE22 8HP
8-10 Lordship Lane London SE22 8HN
Flat A 18 Lordship Lane SE22 8HN
10 Zenoria Street London SE22 8HP
22 Zenoria Street London SE22 8HP
5 Zenoria Street London SE22 8HP
4 Zenoria Street London SE22 8HP
18 Zenoria Street London SE22 8HP
20 Zenoria Street London SE22 8HP
2 Zenoria Street London SE22 8HP
28 Derwent Grove London SE22 8EA
32 Elsie Road London SE22 8DX
31 Elsie Road London SE22 8DX
34 Elsie Road London SE22 8DX
33 Elsie Road London SE22 8DX
27 Elsie Road London SE22 8DX
26 Elsie Road London SE22 8DX
30 Elsie Road London SE22 8DX
3 Elsie Road London SE22 8DX
35 Elsie Road London SE22 8DX
30 Grove Vale London SE22 8DY
8 Elsie Road London SE22 8DX
34 Grove Vale London SE22 8DY
5 Elsie Road London SE22 8DX
38 Elsie Road London SE22 8DX
7 Elsie Road London SE22 8DX
6 Elsie Road London SE22 8DX
13 Elsie Road London SE22 8DX
12 Elsie Road London SE22 8DX
16 Elsie Road London SE22 8DX
15 Elsie Road London SE22 8DX
94 Grove Vale London SE22 8DT
10 Elsie Road London SE22 8DX
1 Elsie Road London SE22 8DX
17 Elsie Road London SE22 8DX
23 Elsie Road London SE22 8DX
22 Elsie Road London SE22 8DX
25 Elsie Road London SE22 8DX
24 Elsie Road London SE22 8DX
19 Elsie Road London SE22 8DX
21 Elsie Road London SE22 8DX
20 Elsie Road London SE22 8DX
5 Derwent Grove London SE22 8DZ
41 Derwent Grove London SE22 8DZ
7 Derwent Grove London SE22 8DZ
35 Derwent Grove London SE22 8DZ
33 Derwent Grove London SE22 8DZ
39 Derwent Grove London SE22 8DZ
22 Derwent Grove London SE22 8EA
2 Derwent Grove London SE22 8EA
26 Derwent Grove London SE22 8EA
24 Derwent Grove London SE22 8EA
14 Derwent Grove London SE22 8EA
12 Derwent Grove London SE22 8EA
16 Derwent Grove London SE22 8EA
50 Grove Vale London SE22 8DY
48 Grove Vale London SE22 8DY
11 Derwent Grove London SE22 8DZ
54 Grove Vale London SE22 8DY
40 Grove Vale London SE22 8DY
36 Grove Vale London SE22 8DY
46 Grove Vale London SE22 8DY
44 Grove Vale London SE22 8DY
29 Derwent Grove London SE22 8DZ
27 Derwent Grove London SE22 8DZ

The Melbourne Grove Medical Practice Melbourne Grove SE22 8QN
11 Burrow Road London SE22 8DU
3b Glengarry Road London SE22 8PZ
21 Burrow Road London SE22 8DU
33 Burrow Road London SE22 8DU
31 Burrow Road London SE22 8DU
37 Burrow Road London SE22 8DU
35 Burrow Road London SE22 8DU
25 Burrow Road London SE22 8DU
23 Burrow Road London SE22 8DU
29 Burrow Road London SE22 8DU
27 Burrow Road London SE22 8DU
9 Buxted Road London SE22 8DQ
8 Buxted Road London SE22 8DQ
11 Buxted Road London SE22 8DQ
10 Buxted Road London SE22 8DQ
5 Buxted Road London SE22 8DQ
4 Buxted Road London SE22 8DQ
7 Buxted Road London SE22 8DQ
6 Buxted Road London SE22 8DQ
12 Buxted Road London SE22 8DQ
3 Talbot Road London SE22 8EH
2 Talbot Road London SE22 8EH
5 Talbot Road London SE22 8EH
4 Talbot Road London SE22 8EH
11b Zenoria Street London SE22 8HP
13 Buxted Road London SE22 8DQ
1 Talbot Road London SE22 8EH
2 Melbourne Grove London SE22 8QZ
8 Hambledon Court Burrow Road SE22 8EJ
7 Hambledon Court Burrow Road SE22 8EJ
10 Hambledon Court Burrow Road SE22 8EJ
9 Hambledon Court Burrow Road SE22 8EJ
4 Hambledon Court Burrow Road SE22 8EJ
3 Hambledon Court Burrow Road SE22 8EJ
6 Hambledon Court Burrow Road SE22 8EJ
5 Hambledon Court Burrow Road SE22 8EJ
11 Hambledon Court Burrow Road SE22 8EJ
17 Hambledon Court Burrow Road SE22 8EJ
16 Hambledon Court Burrow Road SE22 8EJ
19 Hambledon Court Burrow Road SE22 8EJ
18 Hambledon Court Burrow Road SE22 8EJ
13 Hambledon Court Burrow Road SE22 8EJ
12 Hambledon Court Burrow Road SE22 8EJ
15 Hambledon Court Burrow Road SE22 8EJ
14 Hambledon Court Burrow Road SE22 8EJ
49 Burrow Road London SE22 8DU
47 Burrow Road London SE22 8DU
53 Burrow Road London SE22 8DU
51 Burrow Road London SE22 8DU
41 Burrow Road London SE22 8DU
39 Burrow Road London SE22 8DU
45 Burrow Road London SE22 8DU
43 Burrow Road London SE22 8DU
55 Burrow Road London SE22 8DU
21b Derwent Grove London SE22 8DZ
Flat B 49 Ashbourne Grove SE22 8RN
2 Hambledon Court Burrow Road SE22 8EJ
1 Hambledon Court Burrow Road SE22 8EJ
Flat B 69 Melbourne Grove SE22 8RJ
57 Burrow Road London SE22 8DU
22 Ashbourne Grove London SE22 8RL
Flat C 69 Melbourne Grove SE22 8RJ
59 Abbotswood Road London SE22 8DJ
44b East Dulwich Grove London SE22 8PP
44a East Dulwich Grove London SE22 8PP
46a East Dulwich Grove London SE22 8PP
44c East Dulwich Grove London SE22 8PP
20b Matham Grove London SE22 8PN
20a Matham Grove London SE22 8PN
19b Matham Grove London SE22 8PN
19a Matham Grove London SE22 8PN
46b East Dulwich Grove London SE22 8PP
31 Derwent Grove London SE22 8DZ
15 Derwent Grove London SE22 8DZ
23 Derwent Grove London SE22 8DZ
13 Tintagel Crescent London SE22 8HT
16 Glengarry Road London SE22 8PZ
18 Glengarry Road London SE22 8PZ
17 Glengarry Road London SE22 8PZ
10 Glengarry Road London SE22 8PZ
9 Trossachs Road London SE22 8PY
12 Glengarry Road London SE22 8PZ
11 Glengarry Road London SE22 8PZ
3a Glengarry Road London SE22 8PZ
33 Glengarry Road London SE22 8PZ
20 Glengarry Road London SE22 8PZ
2 Glengarry Road London SE22 8PZ
21 Glengarry Road London SE22 8PZ
30 Trossachs Road London SE22 8PY
3 Trossachs Road London SE22 8PY
32 Trossachs Road London SE22 8PY
31 Trossachs Road London SE22 8PY
25 Trossachs Road London SE22 8PY
24 Trossachs Road London SE22 8PY
28 Trossachs Road London SE22 8PY
26 Trossachs Road London SE22 8PY
33 Trossachs Road London SE22 8PY
6 Trossachs Road London SE22 8PY
4 Trossachs Road London SE22 8PY
8 Trossachs Road London SE22 8PY
7 Trossachs Road London SE22 8PY
35 Trossachs Road London SE22 8PY
34 Trossachs Road London SE22 8PY
38 Trossachs Road London SE22 8PY
36 Trossachs Road London SE22 8PY
15 Tarbert Road London SE22 8QB
13 Tarbert Road London SE22 8QB
17 Tarbert Road London SE22 8QB
16 Tarbert Road London SE22 8QB
1 Tarbert Road London SE22 8QB
11 Tarbert Road London SE22 8QB
18 Tarbert Road London SE22 8QB
30 Tarbert Road London SE22 8QB
2 Tarbert Road London SE22 8QB
20 Tarbert Road London SE22 8QB
41 Glengarry Road London SE22 8QA
39 Glengarry Road London SE22 8QA
45 Glengarry Road London SE22 8QA
43 Glengarry Road London SE22 8QA
6 Glengarry Road London SE22 8PZ
4 Glengarry Road London SE22 8PZ
37 Glengarry Road London SE22 8QA
9 Glengarry Road London SE22 8PZ
47 Glengarry Road London SE22 8QA
87 Glengarry Road London SE22 8QA
93 Glengarry Road London SE22 8QA
59 Glengarry Road London SE22 8QA
51 Glengarry Road London SE22 8QA
73 Glengarry Road London SE22 8QA
23 Trossachs Road London SE22 8PY
18 Matham Grove London SE22 8PN
13 Matham Grove London SE22 8PN
17 Matham Grove London SE22 8PN
16 Matham Grove London SE22 8PN
21 Matham Grove London SE22 8PN
29 Matham Grove London SE22 8PN
28 Matham Grove London SE22 8PN
30 Matham Grove London SE22 8PN
24 Matham Grove London SE22 8PN
23 Matham Grove London SE22 8PN
26 Matham Grove London SE22 8PN
25 Matham Grove London SE22 8PN
25 Tintagel Crescent London SE22 8HT
21 Tintagel Crescent London SE22 8HT
29 Tintagel Crescent London SE22 8HT

68c East Dulwich Grove London SE22 8PS
 68b East Dulwich Grove London SE22 8PS
 68e East Dulwich Grove London SE22 8PS
 68d East Dulwich Grove London SE22 8PS
 58a East Dulwich Grove London SE22 8PS
 46c East Dulwich Grove London SE22 8PP
 68a East Dulwich Grove London SE22 8PS
 58b East Dulwich Grove London SE22 8PS
 Ground Floor Flat 7 Zenoria Street SE22 8HP
 Top Floor 6 Zenoria Street SE22 8HP
 17a Zenoria Street London SE22 8HP
 First Floor And Second Floor Flat 7 Zenoria Street SE22 8HP
 80 Lordship Lane London SE22 8HF
 8 St Barnabas Close London SE22 8UA
 Ground Floor Flat 6 Zenoria Street SE22 8HP
 Flat E 70 East Dulwich Grove SE22 8PS
 17b Zenoria Street London SE22 8HP
 2b Matham Grove London SE22 8PN
 2a Matham Grove London SE22 8PN
 12b Matham Grove London SE22 8PN
 12a Matham Grove London SE22 8PN
 19b Zenoria Street London SE22 8HP
 19a Zenoria Street London SE22 8HP
 29b Glengarry Road London SE22 8PZ
 54a Grove Vale London SE22 8DY
 31a Glengarry Road London SE22 8PZ
 35b Glengarry Road London SE22 8PZ
 19a Glengarry Road London SE22 8PZ
 31b Glengarry Road London SE22 8PZ
 26b Trossachs Road London SE22 8PY
 26a Trossachs Road London SE22 8PY
 35a Glengarry Road London SE22 8PZ
 29a Glengarry Road London SE22 8PZ
 19b Glengarry Road London SE22 8PZ
 89b Glengarry Road London SE22 8QA
 89a Glengarry Road London SE22 8QA
 59a Glengarry Road London SE22 8QA
 89c Glengarry Road London SE22 8QA
 13b Glengarry Road London SE22 8PZ
 13a Glengarry Road London SE22 8PZ
 71b Glengarry Road London SE22 8QA
 71a Glengarry Road London SE22 8QA
 125c East Dulwich Grove London SE22 8PU
 125b East Dulwich Grove London SE22 8PU
 99b East Dulwich Grove London SE22 8PU
 Flat 2 105 East Dulwich Grove SE22 8PU
 85b East Dulwich Grove London SE22 8PU
 85a East Dulwich Grove London SE22 8PU
 125a East Dulwich Grove London SE22 8PU
 85c East Dulwich Grove London SE22 8PU
 93a East Dulwich Grove London SE22 8PU
 127b East Dulwich Grove London SE22 8PU
 87c East Dulwich Grove London SE22 8PU
 17a Trossachs Road London SE22 8PY
 127c East Dulwich Grove London SE22 8PU
 89b East Dulwich Grove London SE22 8PU
 89a East Dulwich Grove London SE22 8PU
 87b East Dulwich Grove London SE22 8PU
 87a East Dulwich Grove London SE22 8PU
 The Dulwich Society, 25 Kingsthorpe Road
 27 Tintagel Crescent London SE22 8HT
 17 Tintagel Crescent London SE22 8HT
 15 Tintagel Crescent London SE22 8HT
 2 Tintagel Crescent London SE22 8HT
 19 Tintagel Crescent London SE22 8HT
 3 Tintagel Crescent London SE22 8HT
 9 Tintagel Crescent London SE22 8HT
 8 Tintagel Crescent London SE22 8HT
 10 Matham Grove London SE22 8PN
 1 Matham Grove London SE22 8PN
 5 Tintagel Crescent London SE22 8HT
 4 Tintagel Crescent London SE22 8HT
 7 Tintagel Crescent London SE22 8HT
 6 Tintagel Crescent London SE22 8HT
 11 Trossachs Road London SE22 8PY
 10 Trossachs Road London SE22 8PY
 14 Trossachs Road London SE22 8PY
 13 Trossachs Road London SE22 8PY
 25a Thorncombe Road London SE22 8PX
 23 Thorncombe Road London SE22 8PX
 5 Thorncombe Road London SE22 8PX
 3 Thorncombe Road London SE22 8PX
 15 Trossachs Road London SE22 8PY
 20 Trossachs Road London SE22 8PY
 22 Trossachs Road London SE22 8PY
 21 Trossachs Road London SE22 8PY
 17 Trossachs Road London SE22 8PY
 16 Trossachs Road London SE22 8PY
 19 Trossachs Road London SE22 8PY
 18 Trossachs Road London SE22 8PY
 5 Matham Grove London SE22 8PN
 4 Matham Grove London SE22 8PN
 7 Matham Grove London SE22 8PN
 6 Matham Grove London SE22 8PN
 33 Matham Grove London SE22 8PN
 31 Matham Grove London SE22 8PN
 37 Matham Grove London SE22 8PN
 35 Matham Grove London SE22 8PN
 8 Matham Grove London SE22 8PN
 17 Thorncombe Road London SE22 8PX
 15 Thorncombe Road London SE22 8PX
 21 Thorncombe Road London SE22 8PX
 19 Thorncombe Road London SE22 8PX
 1 Thorncombe Road London SE22 8PX
 9 Matham Grove London SE22 8PN
 13 Thorncombe Road London SE22 8PX
 11a Thorncombe Road London SE22 8PX
 59 Edg London SE22 8PR
 125 Melbourne Grove London SE22 8RR
 12 Muschamp Road London SE15 4EF
 304 Crystal Palace Road London SE22 9JJ
 7 Ondine Road London SE15 4ED
 158 Woodwarde Road London SE22 8UR
 123 Underhill Road London
 10 Shawbury Road East Dulwich SE22 9DH
 10 Shawbury Road London se229dh
 7 Landcroft Road London SE22 9LQ
 7 Ondine Road London SE15 4ED
 23 Pellatt Road London SE22 9JA

Re-consultation: n/a

Consultation responses received

Internal services

These are set out in the summary of consultation responses.

Statutory and non-statutory organisations

Environment Agency

Historic England

Metropolitan Police Service (Designing out Crime)

Natural England - London Region & South East Region

Network Rail (Planning)

Thames Water - Development Planning

Neighbours and local groups

8 ST BARNABAS CLOSE LONDON SE22 8UA
7 ST BARNABAS CLOSE LONDON SE22 8UA
7 ST BARNABAS CLOSE LONDON SE22 8UA
6 ST BARNABAS CLOSE LONDON SE22 8UA
6 ST BARNABAS CLOSE LONDON SE22 8UA
6 ST BARNABAS CLOSE LONDON SE22 8UA
5 ST BARNABAS CLOSE LONDON SE22 8UA
2 ST BARNABAS CLOSE LONDON SE22 8UA
FLAT 3 74 EAST DULWICH GROVE LONDON SE22 8TW
FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
FLAT 1 74 EAST DULWICH GROVE LONDON SE22 8TW
FLAT 1 74 EAST DULWICH GROVE LONDON SE22 8TW
30 MELBOURNE GROVE LONDON SE22 8QZ
9 TARBERT ROAD LONDON SE22 8QB
26 DERWENT GROVE LONDON SE22 8EA
11 TARBERT ROAD LONDON SE22 8QB
59 EDG London SE22 8PR
125 Melbourne Grove London SE22 8RR
12 Muschamp Road London SE15 4EF
304 Crystal Palace Road London SE229JJ
7 Ondine Road London SE15 4ED
158 Woodwarde Road London SE22 8UR
123 Underhill Road London
10 Shawbury Road East Dulwich London SE22 9DH
10 shawbury road london se229dh
7 Landcroft Road London SE22 9LQ
7 Ondine Road London SE15 4ED
23 Pellatt Road London SE22 9JA
St barnabas close London SE228UA
By email XXXXX
6 St BARNABAS Close London SE22 8UA
Flat 3 Dulwich Court 2 Underhill London SE220AJ
50 Glengarry Road, East Dulwich SE22