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| Item No. 6.1 | Classification: Open | Date: 6 December 2016 | Meeting Name: Planning Committee |
| Report title: | Management planning application: Application 16/AP/2800 for: Approval of Reserved Matters Address: AYLESBURY PLOT 18 WITHIN LAND BOUNDED BY THURLOW STREET TO THE EAST, DAWES STREET TO WEST, INVILLE ROAD TO THE SOUTH AND PLOT 9 (A/B) OF THE AYLESBURY REGENERATION TO THE NORTH, LONDON SE17 Proposal: Reserved Matters pursuant to Condition 1 (access; layout; scale; appearance; and landscaping) to provide a mixed-use development at 'Plot 18' (Phase 2A) comprising 122 residential units (C3), retail (A1/A3/A4) and a community facility (library D1) in a part 15, part 7 and part 4/6 storey building (known as the North Block); a health centre (D1) and early years facility (D1) in a 4 storey (plus basement) building (known as the South Block); public realm; landscaping; cycle parking and car parking. | | |
| Ward(s) or groups affected: | Faraday | | |
| From: | Director of Planning | | |
| Application Start Date 12/07/2016 | | | |
| Earliest Decision Date 20/08/2016 | | | |

RECOMMENDATION

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

BACKGROUND INFORMATION

Introduction

2. In August 2015 the council granted outline planning permission (OPP) under application 14/AP/3844, for the comprehensive redevelopment of the Aylesbury Estate in line with the requirements of the development plan and the aspirations of the Aylesbury Area Action Plan

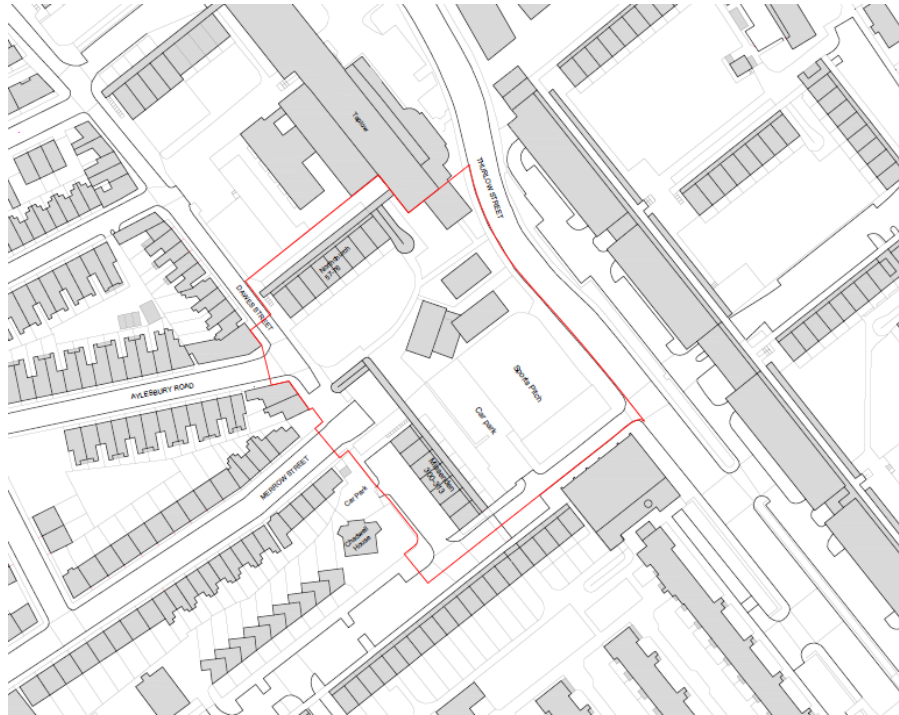
(AAP). The outline planning permission created the framework to transform the Aylesbury Estate through the demolition of the existing poor quality housing and redevelopment to provide high quality mixed tenure housing, public open spaces and new community/work spaces all clearly linked into the surrounding streets helping to create a sustainable and inclusive neighbourhood.

3. The OPP was approved alongside a detailed planning application to redevelop the site bounded by Portland Street, Albany Road, Westmoreland Road and Bradenham Close, known as the first development site (FDS). The FDS represents the first phase of the comprehensive regeneration of the Aylesbury Estate and will provide 830 new homes alongside an early years facility, extra care housing and housing for individuals with learning difficulties in buildings ranging in height from two to 20 storeys.
4. In addition to the 830 homes that will be delivered on the FDS, the OPP can deliver up to 2745 new homes, as well as employment, community, health and retail floorspace, all based on a network of new or improved streets. Given the outline nature of the planning permission and for the scheme to be delivered over an 18 year period, a certain degree of flexibility was built into the OPP to respond to changing circumstances and demands.
5. The OPP therefore included 'minimum' and 'maximum' scenarios for residential and non-residential floorspace as well as fixing the maximum building heights, areas of open space, extent of development parcels and defining development parcels and subplots. Details with regards to access, layout, scale, appearance and landscaping were reserved by condition and must be approved by reserved matters applications (RMA). This current application relates to the first RMA for the Aylesbury regeneration.

Site location and description

6. The application site refers to Plot 18 (otherwise known as Phase 2a) which forms part of the second phase of the Aylesbury regeneration.
7. Plot 18 is located within the central northern section of the Aylesbury Estate and is bounded to the east by the wide tree lined Thurlow Street which is an important artery through the estate and a major public transport route. To the north the site is bounded by the 13 storey flatted residential block known as Taplow House. Inville Road marks the southern boundary where the existing energy centre boiler house is located. Dawes Street forms the western boundary of Plot 18 and also marks the transition from the Aylesbury Estate to the more traditional housing of the Liverpool Grove Conservation Area.

Plot 18 site plan (existing)



8. Existing buildings on the Plot 18 site include the four and five storey housing blocks of Northchurch and Missenden respectively as well as a MUGA fronting Thurlow Street and a number of single storey huts currently used by local charity, the Creation Trust. A large area of hard standing, used as car parking associated with the MUGA, can be accessed from Inville Road.

Details of proposal

9. Under the terms of the OPP, the key aim of the Plot 18 site is to create a community and retail hub centred on a new civic space, to be known as Aylesbury Square. As well as providing new homes and the Aylesbury Square civic space, Plot 18 is also required to provide a significant amount of social infrastructure creating a cluster of community uses that will bolster the importance of the new public square. As well as general needs housing (both private and affordable), Plot 18 is also required to provide dedicated housing for the over 55's age group. The uses will include:
 - Housing
 - Health centre
 - Library
 - Early years facility
 - Retail.
10. Whilst the principle of land use, quantum of development, position of buildings, location and layout of new streets has already been established by the OPP, the current reserved

matters application (RMA) seeks approval of those matters that have been reserved by condition such as access, scale, appearance, layout and landscaping.

11. Plot 18 is made up of two development parcels (18a and 18b) as defined in the OPP. Development parcel 18a (known as the North Block) is proposed to provide 122 housing units, 225sqm of Class A1/A2/A3 floorspace which will include a pharmacy and a café, 889sqm of Class D1 use which will include a library, a stay and play facility, public meeting rooms, Creation Trust offices and an afterhours facility. This will be provided within a part 15, part 7, and part 4/6 storey building known respectively as Block 1 (private housing), Block 2 (affordable over 55's housing) and Block 3 (affordable housing).

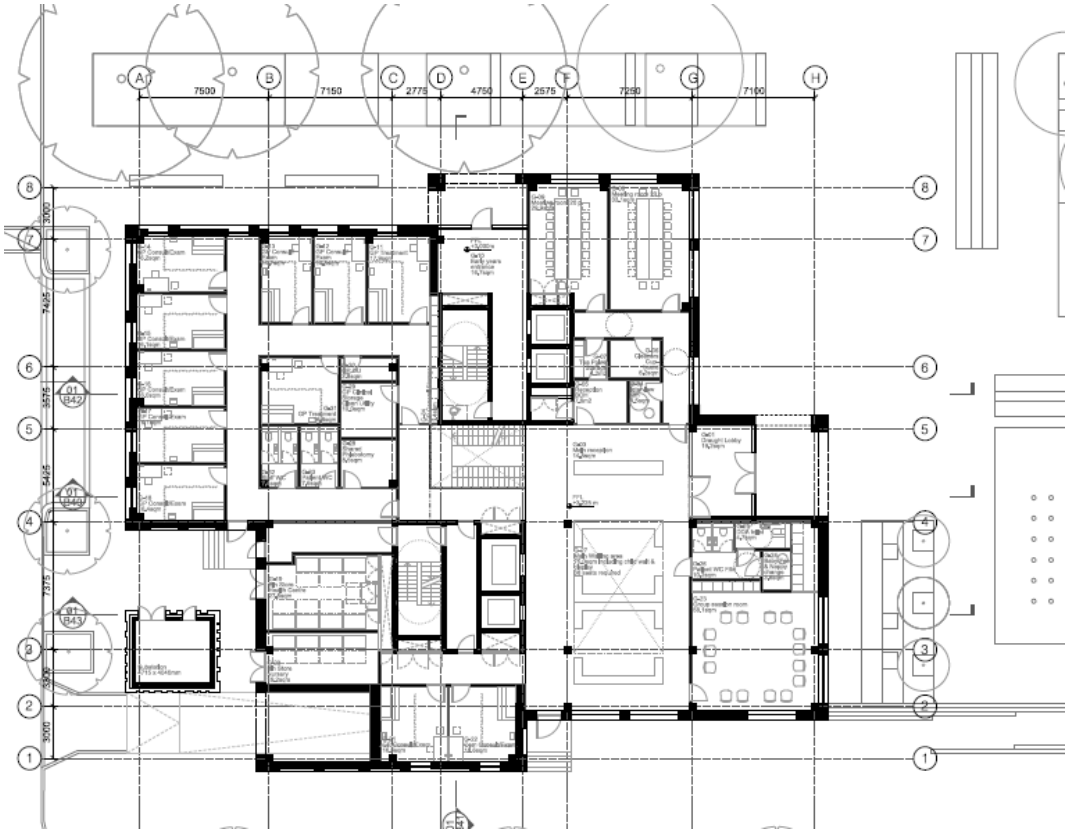
Plot 18 proposed layout



12. The new library, at 443sqm, will be more than three times the size of the current East Street library, with a larger stock, more study space, access to Wi-Fi and space for a broader range of activities for the whole community. The library will offer services to people of all ages but would have a particular focus on children, families and young people. This can include various programmes of activities including homework and study support sessions, reading groups, activities for under-fives and family learning sessions. A larger book stock would be available to underpin this and to encourage local children to read more widely and to read for pleasure.
13. The focus on children, young people and families will enable the new library to become a focal point for the community and provide the kind of facility that would help both sustain the existing community and attract people with young families to the area. There is a pressing need for additional study space for both adults and children and the new library would respond to this by providing dedicated study spaces. The provision of Wi-Fi would also allow more people to study including in some of the less formal spaces in the library.

- 14. The multi-use space adjacent to the library area will be managed directly by the Library. It is likely to be used for part of the day by a Stay and Play group and part of the day by the library itself for such activities as children’s craft or homework clubs. Similarly the meeting rooms will be managed by the library; these will be available for hire by the community and will also be used by the library itself. The office space is intended to be occupied by the Creation Trust.
- 15. Development parcel 18b (known as the South Block) will provide a 3,880sqm health centre and 947sqm early years facility in a four storey building with basement. The new health centre on Plot 18 will provide new premises for both the existing Aylesbury Medical Partnership (AMP), primary care general practice, and the existing Aylesbury Health Centre (Community Care, Guy’s and St Thomas’ (GSTT)); co-locating both facilities provides the required flexibility to respond to the changing demands on health care provision.
- 16. The Aylesbury Medical Centre’s (AMC) new premises, co-located with the GSTT Health Centre (Community Services) will address the increasing demand for services. The new AMC premises provides capacity for an 80 – 100% increase (to serve 18 – 20,000 patients), and will support 50 members of the GP practice team, including both clinical and non clinical staff.

South Block – Ground floor arrangement



- 17. The new Health Centre has been designed to allow for partial shut down of the building, to enable out-of-hours use within key spaces easily accessed from the main entrance door. These comprise: the Group session room, the main waiting area and the two meeting rooms. It is anticipated that these areas can be used for classes and training that contribute to health and well being. Out-of-hours uses are likely to operate from 8pm until 10 or 11pm.
- 18. The proposed early years facility is a replacement facility for the existing Aylesbury day nursery. It presents an increase in childcare places in premises to current standards for nursery buildings. It contributes towards the demand for such provision in the local area. The existing Aylesbury day nursery is registered with Ofsted for 36 childcare places (i.e. a maximum of 36 children under 5 on the premises at any one time).The current building is located behind Taplow, and accessed via Taplow underpass; its internal environment is deemed (by Children’s and Adults’ Services) to be uninspiring in relation to present day standards for teaching and learning.
- 19. The new facility would present a high quality environment for children to learn and play. The increase in size, at 72 childcare places for 0-5 year olds, contributes to the anticipated increase in demand due to projected population changes.
- 20. As well as these community facilities, Plot 18 will provide the following residential accommodation:

| | Private | Intermediate | Social rent | Total |
|-----------------|-------------|--------------|-------------|-------|
| 1 bed 2 person | 46 | 7 | 15 | 68 |
| 2 bed 3 person | 20 | 3 | 25 | 48 |
| 2 bed 4 person | 0 | 0 | 4 | 4 |
| 3 bed 5 person | 0 | 0 | 2 | 2 |
| Total units | 66 | 10 | 46 | 122 |
| Habitable rooms | 171 (48.7%) | 25 (7.1%) | 155 (44.2%) | 351 |

- 21. 12 of the units will be provided as wheelchair units which equates to 10% of the overall provision.
- 22. A large area of new public realm will be provided adjacent to Thurlow Street and will be come a new civic space with high quality landscaping, seating areas and a fountain.
- 23. As well as providing 23 car parking spaces within the basement of the South Block a further 14 car parking spaces will be provided on-street along Inville Road and Dawes Street. Two accessible parking spaces will be provided on Dawes Street and an ambulance drop off bay will be provided to the rear of the South Block to provide easy access to the health centre.
- 24. A total of 176 residential cycle parking spaces will be provided within the North Block. The South Block will accommodate 19 cycle parking spaces at basement level as well as 32 short stay spaces within the public realm. The library within the North Block will be served by a further 10 spaces within the public realm.
- 25. A cycle hire docking station with capacity for 30 cycles will be provided on Inville Road

adjacent to the new civic space.

26. Planning history

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| <p>14/AP/3844 Application type: Outline Planning Permission (OUT)</p> <p>Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.</p> <p>The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.</p> <p>Decision date 05/08/2015 Decision: Granted with Legal Agreement (GWLA)</p> |
| <p>15/AP/4387 Application type: Variation: non-material changes (VNMC)</p> <p>Non-material amendment to planning permission 14-AP-3844 for: 'Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works' consisting of: Increase in the maximum floorspace for Class D1 Use (Non Residential Institution / Community facilities) from 4750sqm to 6402sqm (GEA) across the outline development; and an increase in the maximum floorspace permitted for Class D1 (Non Residential Institution / Community facilities) on Development Parcel 18 from 4,100sqm to 5752 sqm (GEA)</p> <p>Decision date 02/12/2015 Decision: Agreed - for app types VLA & VNMC (AGR)</p> |
| <p>16/AP/3011 Application type: Screening Opinion (EIA) (SCR)</p> <p>Screening application - construction of a part four part six storey building</p> <p>Decision date 15/09/2016 Decision: Screening Opinion - EIA Regs (SCR)</p> |

Planning history of adjoining sites

27. Aylesbury proposal site 1B/1C – Land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 (Comprising 1 - 35 Chartridge, 36 - 68 Chartridge, 69 - 76 Chartridge, 77 - 105 Chartridge, 106 - 119 Chartridge, 120 - 149 Chartridge, Ellison House, 1 - 28 Arklow House, 42 - 256 Bradenham and 1 - 172 Chiltern) (known as the FDS).
28. 14/AP/3843 - Full planning permission granted for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m/2.2m AOD), providing 830 residential dwellings (Class C3), flexible community use, early years facility (Class D1) or gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, gas pressure reduction station, associated car and cycle parking and associated works.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
 - Principle of the proposed development in terms of land use and conformity with strategic policies
 - Conformity with the outline planning permission
 - Environmental impact assessment
 - Density and dwelling mix
 - Affordable housing
 - Quality of residential accommodation
 - Impact on the amenities of occupiers of adjoining properties as well as future occupiers of the proposed development
 - Impact of adjoining uses on future occupiers of the development
 - Design issues, including impact on heritage assets
 - Trees and landscaping and public realm
 - Transport and highway issues
 - Wind
 - Sustainable development implications
 - Planning obligations (S106 undertaking or agreement).

Planning policy

30. The statutory development plan for the borough comprises the London Plan 2016, the Core Strategy (2011) and saved policies from the Southwark Plan (2007). The Aylesbury Area Action Plan was adopted in January 2010 and represents the primary policy document for determining planning applications within the Aylesbury Action Area. The policies in the Aylesbury Area Action Plan (the AAAP) should be afforded significant weight as they comprise part of the statutory development plan and deal directly with the redevelopment of

the Aylesbury Estate. The National Planning Policy Framework 2012 provides national planning guidance.

31. The site is located within the:
 - Air quality management area
 - Urban density zone
 - Aylesbury Action Area Core.
32. It has a public transport accessibility level (PTAL) of 4 where 1 is the lowest level and 6b the highest.
33. The site is located adjacent to the Liverpool Grove Conservation Area.

Aylesbury Area Action Plan 2010

34. The Aylesbury Area Action Plan (AAP) sits within the council's Local Development Framework, and is the key material consideration in the determination of all applications in its area. It provides locally-specific policies and guidance. It is consistent with the policies in the Core Strategy and saved Southwark Plan, adjusting some of the overarching borough-wide policies to reflect the issues as they specifically affect the estate. The AAP is also in general conformity with the London Plan, as confirmed by the GLA.
35. The AAP was adopted in January 2010 following revision to take into account comments made by the Inspector during the examination in public. The policies in the AAP are key material considerations and the AAP sets out expectations regarding the redevelopment of the estate which have now been carried forward by the OPP in order to secure the approved housing types, mix, density and affordable housing. Whilst the AAP set out clear parameters for development, there was always intended to be some flexibility in terms of the precise location/form of development and the precise numbers of units provided.
 - BH1 – Number of homes
 - BH2 – Density and distribution of home
 - BH3 – Tenure mi
 - BH4 – Size of homes
 - BH5 – Type of homes
 - BH6 – Energy
 - PL1 – Street layout
 - PL2 – Design principles
 - PL3 – Building block types and layout
 - PL4 – Building heights
 - PL5 – Public open space
 - PL6 – Children's play spaces
 - PL7 – Private amenity space
 - TP1 – Designing streets
 - TP2 – Public transport

- TP3 – Parking standards: Residential
- COM1 – Location of social and community facilities
- COM2 – Opportunities for new business
- COM3 – Health and social care
- COM4 – Education and learning
- COM5 – Community space and arts and culture
- COM6 – Shopping and retail
- D1 – Phasing
- D2 – Infrastructure funding.

36. National Planning Policy Framework (the Framework)

- Section 1: Building a strong, competitive economy
- Section 2: Ensuring the vitality of town centres
- Section 4: Promoting sustainable development
- Section 6: Delivering a wide choice of high quality homes
- Section 7: Requiring good design
- Section 8: Promoting healthy communities
- Section 10: Meeting the challenge of climate change, flooding and coastal change
- Section 11: Conserving and enhancing the natural environment
- Section 12: Conserving and enhancing the historic environment.

37. The London Plan 2016

- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.5 Sub-regions
- Policy 2.9 Inner London
- Policy 2.13 Opportunity areas and intensification areas
- Policy 2.18 Green infrastructure and the network of open and green spaces
- Policy 3.1 Ensuring equal life chances for all
- Policy 3.2 Health and addressing health inequalities
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.6 Children and young people's play and informal recreation facilities
- Policy 3.7 Large residential developments
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 3.14 Existing housing
- Policy 3.15 Coordination of housing development and investment
- Policy 3.16 Protection and enhancement of social infrastructure

- Policy 3.17 Health and social care facilities
- Policy 4.1 Developing London's economy
- Policy 4.2 Offices
- Policy 4.3 Mixed use development and offices
- Policy 4.6 Support for enhancement of arts, culture, sport and entertainment provision
- Policy 4.7 Retail and town centre development
- Policy 4.8 Supporting a successful and diverse retail sector
- Policy 4.9 Small shops
- Policy 4.10 New and emerging economic sectors
- Policy 4.11 Encouraging a connected economy
- Policy 4.12 Improving opportunities for all
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 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 waste water infrastructure
- Policy 5.15 Water use and supplies
- Policy 5.16 Waste self-sufficiency
- Policy 6.1 Strategic approach
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing London's transport connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.7 Better streets and surface transport
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 Road network capacity
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.7 Location and design of tall and large buildings
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

- Policy 7.11 London View Management Framework
- Policy 7.12 Implementing the London View Management Framework
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 7.18 Protecting local open space and addressing local deficiency
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands
- Policy 8.2 Planning obligations
- Policy 8.3 Community Infrastructure Levy.

38. Core Strategy 2011

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

Southwark Plan 2007 (July) - saved policies

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

- Policy 1.1 Access to employment opportunities
- Policy 1.7 Development within town and local centres
- Policy 2.2 Provision of new community facilities
- Policy 2.5 Planning obligations
- Policy 3.1 Environmental effects
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.4 Energy efficiency
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- Policy 3.9 Water

- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.14 Designing out crime
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 Archaeology
- Policy 3.20 Tall buildings
- Policy 3.22 Important local views
- Policy 3.28 Biodiversity
- Policy 4.1 Density of residential development
- Policy 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 4.4 Affordable housing
- Policy 4.5 Wheelchair affordable housing
- Policy 4.6 Loss of residential accommodation
- Policy 5.1 Locating developments
- Policy 5.2 Transport impacts
- Policy 5.3 Walking and cycling
- Policy 5.4 Public transport improvements
- Policy 5.6 Car parking
- Policy 5.7 Parking standards for disabled and the mobility impaired
- Policy 5.8 Other parking.

40. Regional Supplementary Planning Documents (SPDs) and guidance

- Providing for Children and Young People's Play and Informal Recreation (2012)
- Sustainable Design and Construction (2006)
- The Mayor's Energy Strategy (2010)
- The Mayor's Transport Strategy (2010)
- The Mayor's Economic Development Strategy (2010)
- Housing (2012)
- Planning for Equality & Diversity in London (2007)
- The Mayor's Climate Change Mitigation and Energy Strategy (2011).

41. Southwark Supplementary Planning Documents (SPDs)

- Sustainability Assessment (2009)
- Design and Access Statements (2007)
- Section 106 Planning Obligations (2015)
- Residential Design Standards (2011)
- Affordable Housing (2008)
- Sustainable Transport (2008)
- Sustainable Design and Construction (2009)
- Draft Affordable Housing (2011).

Principle of development

42. Outline Planning Permission (OPP) was granted in August 2015 for the complete regeneration of the Aylesbury Estate for:
 - Up to 2,745 new homes (Class C3)
 - Up to 2,500sqm of employment use (Class B1)
 - Up to 500sqm of retail space (Class A1)
 - 3,100 to 4,750sqm of community use
 - Medical centre and early years facility (Class D1)
 - Up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1)
 - New landscaping
 - Parks, public realm
 - Energy centre
 - Gas pressure reduction station
 - Up to 1,070 car parking spaces
 - Cycle parking
 - Landscaping and associated works.
43. The OPP was assessed against the relevant development plan policies at that time and significant weight was attached to the policies of the Aylesbury Area Action Plan (AAP). The key objective of the AAP is to create a vibrant new neighbourhood with mixed tenure housing, shops, meeting places, work places, recreation, green space and improved transport connections. The principle of a high density mixed use development on this site has therefore been established by the OPP.
44. The OPP was granted subject to various parameter plans, a development specification and a design strategy. Together, these three elements make up the OPP. The parameter plans provide detailed information in relation to the height of the proposed buildings, the general site layout, open space provision, land use, basement area, access/circulation and phasing.
45. The development specification both describes and defines the principal components of the OPP including the various land use quanta and the various standards that will be adhered to as described in the table below. The design strategy provides the principal design guidance and framework for the redevelopment of the Aylesbury Estate over the 20 year life of the project. This document sets out the design principles that will guide the future development of the estate including mandatory guidance with regards to height, massing, landscape, use, streets etc. in order to provide a degree of continuity.
46. The design strategy splits the Aylesbury regeneration into six character areas and this phase is identified as Aylesbury Square, which is envisaged as a central civic square and the location of mixed tenure housing, a new health facility, community uses and early years facility alongside the potential for new retail and commercial space. The relevant land use approvals and quanta established through the OPP for the entirety of phase 2 are detailed in the table below:

| | Maximum | Relevant Development Parcel(s) |
|--|---|---------------------------------------|
| Dwellings | 3944 Habitable rooms 1,047 units | 4, 5, 6, 7, 18 |
| Retail (A1/A3/A4) | 1,500 sq.m | 4, 6, 7, 18 |
| Employment/ Workspace (Class B1) | 1,500 sq.m | 4, 6, 7 |
| Health/community/early years (Class D1) | 4,100 sq.m | 4, 7, 18 |
| Basement | Phase 2a – 5,560 sq.m Phase 2b/2c – 5,745 sq.m | 4, 18 |
| Energy Centre | 2.5MWe Combined Heat and Power Energy Centre | 4 |

Housing

47. 122 new homes (351 habitable rooms) are proposed on the Plot 18 site and 56 of these homes would be affordable (180 habitable rooms). The number of new homes being provided on Plot 18 will make an important contribution towards delivering the quantum of housing (between 1700 and 2745 residential units) established by the OPP and is within the maximum range set for Phase 2.

Class D1 floorspace

48. The OPP established that Phase 2 could provide up to 4100sqm of Class D1 use across development parcels 4, 7 and 18. Under the current RMA, Development Parcel 18a would provide 889sqm of Class D1 floorspace in order to provide a library, Stay and Play facility, public meeting rooms, after hours facility and office space for the Creation Trust. Development parcel 18b would go further by providing a Class D1 health centre at 3,880sqm and an 852sqm early years facility, also within Class D1. This would bring the totality of Class D1 floorspace on Plot 18 to 5621sqm (GEA) which is in excess of the maximum D1 floorspace for the entirety of Phase 2 originally established by the OPP.
49. As detailed in the planning history section above, a non-material amendment (NMA) was agreed under reference 15/AP/4387 that agreed an increase in the maximum amount of D1 floorspace permitted on development parcels 18a and b from 4,100sqm (GEA) to 5,752sqm (GEA). This was required in order to meet NHS operational requirements for a health centre. The increase in floorspace can be accommodated within the physical parameters set by the OPP. The proposed change would allow a greater amount of D1 floorspace to be constructed on this specific part of the site than is currently permitted. It would not however

result in an increase in the amount of overall development permitted across the site. As such, the quantum of D1 Class floorspace being provided as part of this phase is within the range approved under the NMA.

Retail

50. 225sqm of retail (Class A1/A3/A4) including a pharmacy and a café have been proposed as part of this phase. Phase 2 as a whole can provide up to 1500sqm of retail (A1/A3/A4) under the OPP and the approved development specification permits retail use on development parcels 18a and 18b. The 225sqm being provided will make a positive contribution towards the 1500sqm envisaged for Phase 2 as a whole and will help to activate and enliven the new public realm around Aylesbury Square.
51. In summary, Plot 18 will contribute towards meeting the key objectives for the OPP as well as wider policy objectives for the Aylesbury Estate. To this extent the proposal is consistent with the principles established by the OPP in terms of the range of use classes and development quanta. The increase in Class D1 floorspace is fully supported as it will contribute to providing much needed social infrastructure such as the health centre, library and early years facility that will meet the needs of existing and future residents and will help secure Aylesbury Square as the community hub of the Aylesbury regeneration.

Conformity with outline planning permission (OPP)

52. Condition 1 of the OPP requires a reconciliation statement to be submitted with each reserved matters application demonstrating how the proposed development plot complies with the site wide development controls (i.e. parameter plans, development specification, and design code strategy) approved at the outline stage.
53. As noted in the planning history section of the report, the council has agreed the following non-material amendment to the OPP:
 - An increase in the maximum amount of D1 floorspace permitted on development parcels 18a and b from 4,100sqm (GEA) to 5,752sqm (GEA).
54. The applicant has submitted a reconciliation statement to demonstrate compliance with the OPP which fixed certain characteristics of the development through the parameter plans. The Plot 18 proposal has been assessed against the relevant parameter plans and each of them is taken in turn below.
55. The development specification approved as part of the OPP established standards in relation to highways, cycle parking, car parking, housing mix/tenure and amenity space. Compliance with the development specification will therefore be discussed in the relevant topic areas later in this report.
56. The design strategy set additional standards with regards to street layout, parking, internal layouts, building heights and development and will be discussed further in the relevant later sections of this report.

Parameter plans

57. Access – parameter plan 02: This parameter plan shows existing and proposed points of access and egress for vehicles throughout the Aylesbury Regeneration Area. In terms of Plot 18 it shows existing points of access/egress at Aylesbury Road and Merrow Street and these will be retained. The Plot 18 proposal is therefore compliant with this parameter.
58. Circulation – parameter plan 03: As part of the re-designed estate, several new streets were proposed as part of the OPP. This parameter plan seeks to secure these mandatory streets, linkages and circulation. Plot 18 has no mandatory streets although access points and streets around the borders of Plot 18 are as approved on the parameter plan and as such the proposal is compliant.
59. Development parcel extents – parameter plan 04: This plan seeks to define the location and extent (footprint) of each development parcel. Plot 18 is shown on this plan as development parcels 18a and 18b. The information provided within the design and access statement demonstrates that the two proposed buildings (North Block and South Block) are fully contained within the boundaries set by this parameter plan.
60. Publicly accessible open space – parameter plan 05: One of the key objectives of the OPP was to provide a civic space on Plot 18. Parameter Plan 05 (Publicly Accessible Open Space) requires a provision of 1500sqm of civic open space. The location and quantum of open space provided is fully compliant with the parameter plan.
61. Ground floor land uses – parameter plan 06: This parameter plan establishes the different land uses at ground floor. The range of uses being proposed, as well as their location within the North and South Blocks is fully compliant with the parameter plan.
62. Maximum building heights – parameter plan 07: The maximum building heights parameter plan establishes the following maximum heights.

Development Parcel 18a (North Block)

- 10 - 15 storeys (56.15m AOD)
- 6 - 8 storeys (34.10m AOD)

Development Parcel 18b (South Block)

- 3 - 4 storeys (22.55m AOD).

63. The proposed buildings are compliant with this parameter plan both in terms of the number of storeys and AOD building heights. It is noted that a temporary flue on the north block will exceed the maximum parameter height by approximately 0.9m however this would be considered as equipment/services rather than a part of the built structure, and will in any event be only a temporary requirement pending the provision of the site wide energy centre. As such, the Plot 18 proposals are considered to be fully compliant with this parameter plan.
64. Maximum basement area – parameter plan 08: The total extent of permissible basement

locations have been established by the Maximum Basement Area Parameter Plan. The parameter plan shows that basements can be provided under the full extent of both the North and South Blocks as well as beneath the new civic space. The Development Specification goes further to set the maximum GEA of basement floorspace at 5,560sqm. Only one basement is proposed and this is located beneath the South Block. This basement has an area of 1493sqm GEA. The location, extent and area of basement proposed on Plot 18 is fully compliant with the parameter plan.

65. Development phasing – parameter plan 09: This parameter plan sets the phasing strategy for the Aylesbury regeneration. Plot 18 is identified as development Phase 2A which is the first development stage of Phase 2. The proposal is therefore compliant.

Environmental impact assessment

66. An environmental statement (ES), including ES addendum, accompanied the outline planning application which assessed the likely significant environmental impacts arising from the entire Aylesbury Estate regeneration during demolition, construction and operational phases. Mitigation measures were identified in order to minimise adverse impacts as far as possible and these were secured either by conditions or S106 obligations as part of the OPP.
67. The council issued a formal screening opinion (ref. 16/AP/3011) pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, concluding that the Plot 18 development (Development Stage 2a) would not result in any new or previously unidentified impacts that would warrant an additional environmental impact assessment (EIA) to be undertaken. A supplemental ES is therefore not required for the Plot 18 RMA.

Affordable housing

68. The OPP required a minimum of 50% affordable housing (calculated on a habitable room basis) to be delivered across the Aylesbury regeneration area. As such it is anticipated that some development phases will provide in excess of this 50% minimum figure whilst others may slightly under-provide but the final figure will be at least 50% across the Aylesbury regeneration area. In addition, in order to ensure full replacement of existing habitable rooms of affordable housing, the OPP secured the delivery of 4790 habitable rooms of affordable housing, if this would equate to more than 50% of the total new provision.
69. This was secured within the legal agreement along with milestones that will be used to monitor the proportion of affordable housing and tenure mix as subsequent phases come forward.
70. The breakdown of the proposed housing at Plot 18 is set out in the table below:

| | Private | Intermediate | Social Rent | Total |
|----------------|---------|--------------|-------------|-------|
| 1 bed 2 person | 46 | 7 | 15 | 68 |
| 2 bed 3 person | 20 | 3 | 25 | 48 |
| 2 bed 4 person | 0 | 0 | 4 | 4 |

| | | | | |
|-----------------|-------------|-----------|-------------|-----|
| 3 bed 5 person | 0 | 0 | 2 | 2 |
| Total units | 66 | 10 | 46 | 122 |
| Habitable rooms | 171 (48.7%) | 25 (7.1%) | 155 (44.2%) | 351 |

71. The total affordable housing provision on Plot 18 works out at 51.3% by habitable room, which meets the OPP requirements and will contribute positively to the overall minimum requirement of 50% across the Aylesbury regeneration.

Density, dwelling type and mix

Density

72. AAAP Policy BH2: 'Density and distribution of homes' specifies the density ranges for development blocks.
73. The London Plan policy 3.4 recommends a residential density of 650-875 habitable rooms per hectare in this location. Core Strategy Strategic Policy 5 'Providing new homes' recommends a density of between 200 and 700 habitable rooms per hectare in the urban zone within which Plot 18 is located, however it acknowledges that higher densities may be acceptable within Action Area Cores.
74. The entirety of the residential accommodation on Plot 18 is provided in the North Block with private accommodation in the tower (Block 1). Over 55's affordable housing is provided in the lower mansion block set around an internal courtyard (Block 2) and the remainder of the affordable housing is contained within Block 3 fronting Dawes Street.
75. The design strategy set a density range for Aylesbury Square area of between 740-1100 habitable rooms per hectare and between 200 - 300 units. The RMA proposal secures a density of 552 habitable rooms per hectare and 122 units. Whilst this is below the 740 habitable room per hectare lower limit (and 200 - 300 range), it is considered an acceptable density level given the scale/massing of the buildings and the need to minimise amenity impacts on adjacent occupiers.

Dwelling type

76. The AAAP requires a range of dwelling types to be provided across the redeveloped estate. Policy BH5 (Type of homes) specifies that there should be a proportion of houses (23%), maisonettes (17%) and flats (60%) to meet the needs of the existing and future population.
77. The OPP commits to delivering a residential mix comprising at least 17% of units as maisonettes or duplex apartments and 19.7% as houses. All of the housing being provided on the Plot 18 site will be in the form of flats with no houses or maisonettes being provided. The issue of dwelling type was considered as an estate wide milestone on the OPP as opposed to being phase specific. In this respect, the remainder of Phase 2 and subsequent phases will be required to provide a significant proportion of houses and maisonettes in order to meet the targets established by the OPP.

78. The mix of dwelling types being provided on Plot 18 is considered acceptable as it is accepted that it would be difficult for this development parcel to provide houses and maisonettes due to the small plot size and the need for public uses such as the health centre and library to be prominently located at ground floor. The scope to provide houses, or maisonettes, which would normally be placed at ground and first floor, is minimal. Given the particular nature of this plot, the lack of houses and maisonettes is justified.
79. The issue of dwelling type was considered as an estate wide milestone on the OPP as opposed to being phase specific. The remainder of Phase 2 and subsequent phases include more conventional street layouts and building types and have more flexibility to provide houses and maisonettes.
80. The OPP sets delivery milestones to monitor the delivery of the different types of homes across the remaining phases. The mix will be secured as part of a site wide housing strategy that will set out how a range of dwellings types will be provided and this is secured under the OPP S106 agreement.

Dwelling mix

81. The AAAP required a mix of housing sizes to be provided on the redeveloped estate to help meet the re-housing needs of existing Aylesbury residents and to provide a mix that would meet the wider needs of residents in the borough (Policy BH4 'Size of homes').

| | | Two or more bedrooms | Three bedrooms | Four bedrooms | Five or more bedrooms | |
|--------------------------|------------------------|-----------------------------|-----------------------|----------------------|------------------------------|--------------|
| | Size target (%) | 70% (minimum) | 20% (minimum) | 7% (minimum) | 3% (minimum) | Total |
| Plot 18 Provision | <i>units</i> | 54 | 2 | | | 54 |
| | <i>%</i> | 44.2% | 1.6% | | | - |

82. When compared to the site wide targets, the dwelling mix proposed for Plot 18 shows an under provision of units with two or more bedrooms as well as a shortfall on three bedroom and larger units as detailed in the table above. Furthermore, at least 50% of the two bedroom units are required to be two bedroom/four person units which has not been achieved on Plot 18 for the reasons set out above and as a result of the over 55's accommodation.
83. As is the case with affordable housing and dwelling type, the provision of a dwelling mix compliant with the requirements of the OPP is a site wide milestone. The remainder of the Aylesbury regeneration will need to provide a significant uplift in two, three and four bedroom properties as well as a majority of the two bedroom units as two bedroom/four person units in order to meet the targets set out above.
84. The dwelling mix being provided can be supported given the particular characteristics of the site and its role in the overall masterplan. The site will satisfy a demand for over 55's

accommodation which is typically made up of smaller units, and cannot accommodate houses or maisonettes which would typically be used to provide larger family accommodation.

Wheelchair housing

85. 12 units will be provided as suitable for wheelchair users as detailed in the table below:

| Size | Social rent | Intermediate | Private | Totals |
|----------------|-------------|--------------|---------|--------|
| 1 bed 2 person | 2 | 1 | 5 | 8 |
| 2 bed 4 person | 4 | 0 | 0 | 4 |
| Total | 6 | 1 | 5 | 12 |

86. This equates to a 10% provision and is in line with both the requirements of the OPP and the development plan. Whilst the applicant has described these as adaptable units, they will need to be provided in line with the provisions of the OPP legal agreement which sets out in detail the wheelchair housing requirements on a tenure basis. This includes providing a fully fitted out 'show unit' for both social rented and shared ownership prospective tenants as well as details on required marketing strategies to ensure units are adapted to suit an individuals specific needs.

Quality of accommodation

Unit size

87. The internal design and layout of new dwellings was not known at the outline stage and the OPP relied on the design code and development specification to make the commitment for all new dwellings to meet the minimum space standards set out in the AAAP. Where relevant, minimum London Plan floorspace requirements will apply where these are larger than the AAAP minimum. For the purposes of Plot 18, the required unit sizes are set out in the table below:

| Internal Floor Area sqm | | | | | | |
|-------------------------|-----------|-----|----------------|---------------------|----------------------|----------------|
| Unit Size | Unit type | SPD | Private (AAAP) | Intermediate (AAAP) | Social rented (AAAP) | Range provided |
| Studio | Flat | 36 | 32.5 | N/A | N/A | N/A |
| 1 b/2p | Flat | 50 | 47.5 | 49.9 | 52.3 | 50.6-70.6 |
| 2b/3p | Flat | 61 | 60 | 63 | 66 | 66-70.6 |
| 2b/4p | Flat | 70 | 73.5 | 77.2 | 80.9 | 96 |
| 3b/5p | Flat | 86 | 82.5 | 86.6 | 90.8 | 96 |

88. All of the proposed units meet the relevant minimum standards for tenures as detailed in the above table. In many cases the unit sizes significantly exceed the minimum standards and this is welcomed as a positive aspect of the development.

Aspect

89. There is an expectation in the AAAP and carried forward by the OPP as part of the design strategy that a minimum of 75% of units will be dual aspect with cross ventilation. The Plot 18 development will achieve 64.6% of units as dual aspect which falls below the 75% expectation set out in the AAAP. This is recognised as one of the challenges of providing a dense single urban block development with no houses. Given that none of the single aspect units are north facing, the percentage of dual aspect units on Plot 18 is acceptable and the subsequent phases are expected to provide uplift in dual aspect accommodation.

Private amenity space

90. The AAAP appendix 6 requires at least 6sqm private amenity space for one and two bedroom flats with the remaining units being required to meet the minimum private amenity space standards set out in the SPD Residential Design Standards. The SPD requires that flats with three or more bedrooms have a minimum requirement of 10sqm. These standards were carried forward as part of the OPP through the development specification.
91. The Plot 18 proposals are generally policy compliant in terms of private amenity space with all of the social rented homes meeting or exceeding the minimum requirements and 79% of units overall meeting the minimum requirements. There is one intermediate and 25 private one bedroom flats that fall marginally below the 6sqm minimum standard by between 0.46sqm and 0.55sqm. All of these are located within Block 1. This would result in an overall shortfall of 13.22sqm that is comfortably accommodated within the large rooftop communal amenity space for Block 1 that measures 116.4sqm.

Communal amenity space

92. The AAAP makes no specific requirement in terms of the quantum of communal space, but sets out guidance about the design and layout of the spaces. The Residential Design Standards SPD states that each development should provide a minimum of 50sqm of communal space, in addition to any space required as a result of shortfalls in private amenity space. A total of 373.6sqm of communal amenity space will be provided across Blocks 1 and 2 (116.4sqm and 257.2sqm respectively). The quantum of communal amenity space on Block 1 is sufficient to re-provide the shortfall in private amenity space for the 26 units in Block 1 that fall marginally below the 6sqm standard as outlined above.
93. It is noted that no communal amenity space is being provided as part of Block 3 as a result of the gabled roofs which are seen as an important design feature to integrate the development within the immediate context of the adjacent Liverpool Grove Conservation Area. The lack of a communal amenity space on Block 3 is acceptable on balance given the site specific design requirements and the fact that the Plot 18 development will be centred on the new Aylesbury Square public realm.

Child play space

94. Policy 3.6 of the London Plan requires development proposals to make provision for play and informal recreation based on the expected child population generated by the scheme.

Further detail is provided in the Mayor's Play and Informal Recreation SPG (2012). Southwark's Residential Design Standards SPD states that a minimum of 10 sqm of play space per child bed space should be provided. This requirement is echoed in AAAP Policy PL6: 'Children's play space' and was carried forward by the OPP.

95. Excluding Block 2 from the play space requirements as this block will be over 55's accommodation, Plot 18 has a child play space requirement of 210 sqm broken down as follows:

| | Number of children | Play space required (sqm) |
|---------|--------------------|---------------------------|
| Under 5 | 13 | 130 |
| 5 to 11 | 5 | 50 |
| 12+ | 3 | 30 |
| Total | 21 | 210 |

96. With the exception of 20sqm of under 5's play space that will be provided on the roof of Block 1, the remaining under 5's play space will be provided in the public realm between the North Block and the South Block and will equate to 120sqm. This space will contain high quality play elements that offer good play value whilst respecting the public realm setting. This is considered to be a suitable solution that will help enliven the public realm.
97. In terms of the 5 - 11 age group, the proposed Aylesbury Square public realm and the water fountain offer additional play space and the proximity of the site to the MUGA's proposed as part of the wider Phase 2 works further south on Thurlow Street and Surrey Square Park offer play opportunities for the 12+ group. The S106 legal agreement signed as part of the OPP has a requirement for a site wide Children's Play Provision Strategy to ensure child play space is suitably provided for across the Aylesbury regeneration. This strategy has been submitted to the council and is currently under consideration.

Daylight and sunlight within Plot 18

98. An assessment of the likely significant impacts of the Aylesbury regeneration on daylight and sunlight to neighbouring properties as well as likely light levels within the completed development was included in the environmental statement which accompanied the outline application. Further assessment is required at the detailed design stage when the precise location and scale of individual buildings within the plots and the gaps between buildings are known. Accordingly, a daylight, sunlight and overshadowing report has been prepared which assesses the potential availability of daylight and sunlight within the proposed new residential accommodation. The assessment has been prepared in accordance with the BRE Guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011).'

Daylight

99. In terms of daylight levels, all habitable rooms have been assessed using Average Daylight Factor (ADF) and No Sky Line (NSL) methods of assessment.
100. The ADF is a detailed calculation used when the internal layout and room use is known and

assesses the quality and distribution of light within a room. The BRE advise the following minimum ADF values: 2% for kitchens, 1.5% for living rooms, and 1% for bedrooms.

101. The NSL test establishes where within a room the sky would be visible through the window. The BRE advises that to guarantee satisfactory daylight uniformity, the area of the room which doesn't receive direct skylight should not exceed 20% of the floor area. The ADF and NSL results for Plot 18 are given in the table below;

| | ADF and NSL Results | | | | |
|---------|---------------------|----------|-----------------|----------|-----------------|
| | No. of rooms tested | ADF pass | % of ADF passes | NSL pass | % of NSL passes |
| Block 1 | 162 | 156 | 96% | 156 | 96% |
| Block 2 | 82 | 71 | 87% | 70 | 85% |
| Block 3 | 80 | 70 | 88% | 65 | 81% |
| Total | 324 | 297 | 92% | 291 | 90% |

102. The daylight test results demonstrate that at least 90% of the new homes on Plot 18 will have BRE compliant daylight levels which are a good result and demonstrates a high level of compliance. There are some reported breaches from BRE targets but the recommendations are guidance only and should be applied flexibly particularly in dense urban locations and the levels achieved would not compromise the quality of the accommodation.

Sunlight

103. The BRE guidance advises that sunlight is most appreciated within living areas and so all living room windows within 90 degrees of due south have been assessed for sunlight availability. The Annual Probable Sunlight Hours (APSH) test requires that a window should receive 25% of annual probable sunlight hours during summer and at least 5% of sunlight hours during the winter.
104. The applicants report demonstrates that 100% of the relevant new homes on Plot 18 would meet the BRE sunlight standards. This is high level of compliance and is welcomed.

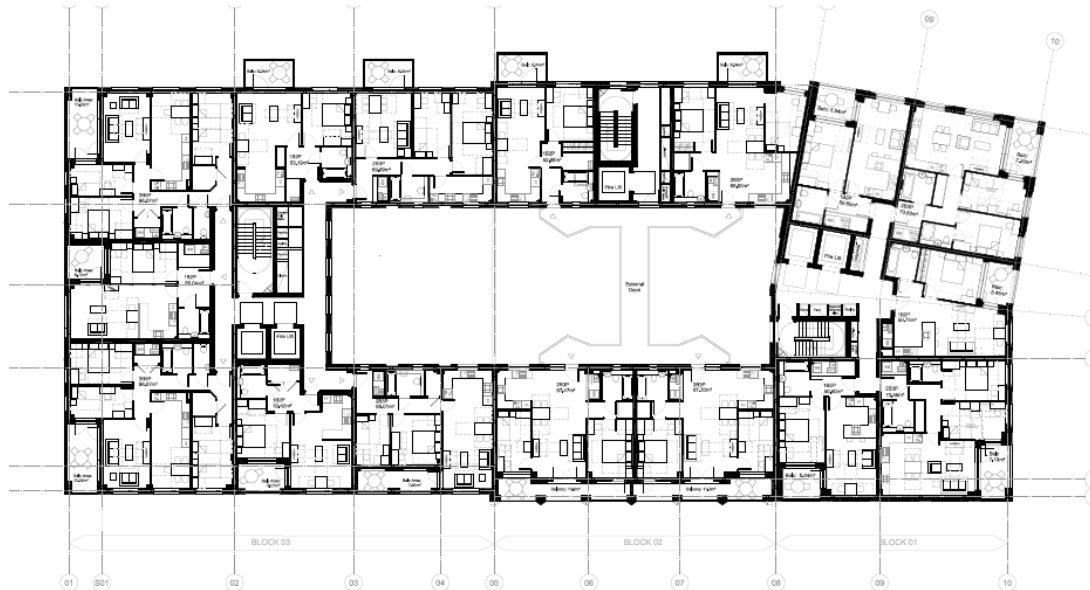
Overshadowing

105. The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.
106. The new Aylesbury Square civic space, roof garden on Block 1 and roof garden on Block 2 will all meet the BRE requirements. The first floor courtyard of Block 2 is more challenging in terms of compliance with the BRE guidelines and it is acknowledged that it will experience overshadowing however this is considered to be acceptable given the compliant roof garden on Block 2 and the nature of the first floor courtyard as a circulation and meeting space, where the design can respond to the lower sunshine levels.

Privacy and overlooking within the development

107. In order to prevent harmful overlooking between residential properties, the Residential Design SPD requires developments to achieve a separation distance of 12m at the front of a building and any elevation that fronts a highway and a minimum of 21m separation at the rear of buildings.

North Block – typical residential arrangement



108. It is noted that the north/south separation distance across the internal courtyard of Block 2 is 11m. The opposing faces of this courtyard accommodate individual flat entrances and a limited number of habitable room windows such as secondary windows to living room/kitchen/diners whereby the main window to the living area faces the street or square. In this instance, the intelligent design of the flats has avoided significant overlooking and the outcome is considered acceptable.

Conclusion on quality of accommodation

109. The Plot 18 proposals offer generously sized well lit homes that have good access to private amenity space and a high quality public realm. The proposed accommodation is considered to be compliant with the OPP and the aims and aspirations of the design strategy.

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

110. Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Strategic Policy 13 of the Core Strategy requires developments to avoid amenity and environmental

problems that affect how we enjoy the environment in which we live and work. The AAAP also seeks to minimise the impact of the Aylesbury regeneration on adjoining and nearby residents through the detailed design guidance contained within appendix 6.

Daylight

111. An assessment of daylight, sunlight and overshadowing was undertaken as part of the OPP. This established that a good level of daylight and sunlight could be achieved however further testing was recommended as part of each RMA in order to better quantify any impacts through the detailed design process. In relation to this RMA, a total of nine buildings (or groups of buildings) have been assessed;
 - Building 1- 1-8 Chadwell House, Dawes Street
 - Building 2- Houses, 296 & 298 Merrow Street
 - Building 3- Houses, 201 & 203 Merrow Street
 - Building 4- Houses, 128A-130 Dawes Street
 - Building 5- Flats (former old Queen Anne Pub), 63 Aylesbury Road
 - Building 6- Houses 121 & 122 Dawes Street
 - Building 7- 1-215 Taplow House, Thurlow Street
 - Building 8- Wendover House, Thurlow Street
 - Building 9- Missenden House, Inville Road.
112. The impacts on levels of daylight received by neighbouring properties have been assessed in line with BRE best practice guidance. The submitted daylight and sunlight report uses the Vertical Sky Component (VSC) test. The VSC test considers the angle of visible sky that falls on a window taking account of local obstructions. A target of 27% VSC indicates a good level of daylight. If a proposed development results in a reduction of more than 20% VSC this would be a noticeable impact. The VSC analysis only applies to habitable rooms.
113. In terms of daylight, several buildings around the site on Thurlow Street, Dawes Street and Inville Road have been tested. Of the nine buildings tested, four (buildings 4, 7, 8 and 9) contain flats where VSC results fall below the BRE guidelines.
114. In terms of the impact on residents that live outside the Aylesbury regeneration area, only Building 4 is affected. Building 4 is located on the corner of Dawes Street and Aylesbury Road. 15 windows were tested of which eight would experience a loss in excess of the BRE guidance with reductions in the range of 21.1% - 29.2% and retained VSC levels of between 22.25 VSC – 26.15 VSC. This impact would be considered as moderate, and the retained levels of VSC are considered to be acceptable within an urban area.
115. Buildings 7, 8 and 9 sit within the Aylesbury regeneration area and will be demolished in order to allow redevelopment to take place. All three buildings are affected by the Plot 18 proposal in terms of impact on daylight however the level of impact varies with Building 7 being worst affected with only 33% of rooms having compliant VSC levels, Building 8 with 76% of rooms with compliant VSC levels and Building 9 with 87% of rooms with compliant VSC levels.
116. The overall impact on Building 9 is considered to be moderate with the vast majority of

rooms retaining good access to daylight. The losses for Buildings 7 and 8 are more significant, particularly in the case of Building 7 where there are some individual rooms with significant losses of VSC. However, Buildings 7 and 8 will be coming forward for redevelopment through the regeneration project with Building 7 being located within Phase 3 which is expected to commence by May 2021 and Building 8 being located within Phase 2b/2c, an application for which is expected early in 2017.

117. Whilst it is acknowledged that the Plot 18 development will have an adverse impact on these buildings, the time between the Plot 18 building being completed and the works to demolish buildings 7 and 8 commencing is limited and as such these impacts are considered acceptable on balance. Impacts on buildings within the estate in the interim period between one phase being developed and another phase being designed in detail is one of the inevitable impacts of a large scale, phased regeneration project and is largely unavoidable if the development is to proceed on a phased basis.

Sunlight

118. In considering the impact of the completed development on sunlight, an assessment of Annual Probable Sunlight Hours (APSH) has been undertaken. This takes into account the amount of sun available across the year and during the winter months for each window that faces 90 degrees of due south. The guidance states that at least one window to a main living room should receive at least 25% of annual probable sunlight hours and at least 5% of sunlight hours during the winter. If a room has two windows on opposite walls the annual probable sunshine hours can be added together.
119. Buildings 1, 4, 6 and 9 were not tested as they do not have windows that face within 90 degrees of due south. The assessment demonstrates that Buildings 2, 3 and 5 will meet the BRE guidance on sunlight. The only buildings that will be adversely affected are Buildings 7 and 8 and as set out above will be demolished in due course to allow redevelopment to take place.

Overlooking/privacy

120. In order to prevent harmful overlooking, the Residential Design Standards SPD 2011 requires developments to achieve a distance of 12m at the front of the building and any elevation that fronts a highway and a minimum of 21m at the rear. This requirement is echoed within Appendix 6 of the AAAP. At the closest point, the west façade of Block 3 will be at least 17 metres from the nearest facade on the opposite side of Dawes Street and as such is compliant.

Outlook

121. Whilst properties along Aylesbury Road and Merrow Street will attain oblique views of the Plot 18 development, it is the properties located on Dawes Street at the apex of Aylesbury Road/Merrow Street that will face directly onto the redeveloped site. Undoubtedly this will change the outlook as there will be a substantial building where there is currently open space. However, the scale and massing of the proposed building is considered acceptable and this was established by the OPP. Additionally, the separation distance that will be

achieved is in excess of the minimum requirement required by the AAAP as detailed above. Officers are therefore of the view that whilst there will be an impact on outlook it would not be harmful and is in line with the OPP.

Impacts during construction

122. The OPP accepted that large scale developments have the potential to have an impact on the amenities and quality of life of occupiers both within and adjoining the Aylesbury Regeneration Area. The OPP acknowledged that the Aylesbury Regeneration Area is located within an Air Quality Management Area and suffers from high levels of ambient noise, with particular reference to Walworth Road, Thurlow Street, Albany Road and Old Kent Road.
123. The original ES submitted with the OPP assessed the impacts of demolition and construction activities on sensitive receptors taking into account their proximity to the boundaries of each of the proposed phases and the type of construction activity likely to occur at each stage of the project (i.e. demolition, substructure, construction, fit out). The key impacts identified related to noise, vibration, traffic and air quality. The applicant modelled a 'worst case' scenario in addition to a typical scenario to provide a snap shot of the potential effects of construction activities without mitigation.
124. The potential for major to moderate negative noise effects was identified in connection with demolition and construction as well as plant and machinery operating on site. Effects of minor significance were estimated to take place when works are closest to nearby vibration sensitive receptors. Effects of negligible significance were anticipated in terms of noise from construction traffic.
125. The OPP accepted that this could be diminished if the mitigation measures set out in the ES were implemented. As such a Construction Method Statement and Environmental Management Plan is required by condition as part of the OPP. No specific additional conditions would be required as part of the RMA since construction of the buildings would be subject to discharge of the conditions which exist on the OPP.

Wind

126. The wind impacts of the development were assessed as part of the ES on the OPP through testing of the maximum parameters. Given that the potential for wind impacts can be greatly affected by detailed design of a building, including the choice of materials used, it was considered appropriate to revisit wind impacts as part of the RMA given that the detailed design of the taller buildings would be known. The wind analysis demonstrates that no areas within or surrounding the Plot 18 site would become uncomfortable for pedestrian comfort. There are two areas where there is the potential for some minor impacts for cyclists and frail people on Thurlow Street and to the south of the north block. This area is very small and the impacts are predicted for less than 4 hours per year. This is considered to be a negligible impact overall.

Design and heritage issues

Site context

127. The proposal is located at the centre of the Aylesbury regeneration area on Thurlow Street, at the confluence of Aylesbury Road, Merrow Street and Inville Road. To the south and west is the Liverpool Grove Conservation Area which extends to Walworth Road. There are no listed buildings within the immediate vicinity of the site. The nearest listed buildings are numbers 20 - 54 Surrey Square and the pavement in front of these properties as well as numbers 1, 1A and 3 – 11, numbers 13 - 23 and Aycliffe House on Portland Street. Both groups of listed buildings are located over 200m away from the Plot 18 site.

Site layout

128. The reserved matters application for Plot 18 is bound by the development specification, design codes and maximum/minimum parameters established by the OPP.
129. The plot is arranged in three parts; the predominantly residential North Block, the South Block which includes the health centre and early years centre, and the public square. The main influencing factors of the proposed design have been the historic residential character of the Liverpool Grove Conservation Area to the west, the emerging civic role of Thurlow Street to the east and the established mature trees both on and around the site.
130. In terms of site layout, the current Plot 18 proposals are in compliance with the parameters and standards established by the OPP.
131. The agreed outline illustrative masterplan preserved a line of mature trees on the alignment of Merrow Street and established this as the main route to the new Square from the west. These trees and their potential role in the new space was considered to be of more significance than the trees currently on the site of the north block, which would need to be removed and replaced as part of this and subsequent phases of the masterplan. This will be discussed in more detail in the tree section later in this report.

Scale and massing

132. The applicant's design and access statement includes a detailed summary of how the proposed design complies with the key parameters and codes established by the OPP. The proposal, in terms of its height, scale, massing and arrangement, does comply with the agreed parameters and as such is in accordance with the OPP. Indeed, in many respects the proposed design stays well within the agreed parameters

The North Block

133. In the OPP, the North Block was envisaged in two parts, a local landmark tower on Thurlow Street and the Square and a large mid-rise block to the west. The design code takes its cue from the Aylesbury AAP and requires architects to break up their designs further splitting long blocks vertically, into a series of buildings that introduce variety and an urban grain to the street scene. This proposal introduces variety successfully and proposes a narrow

articulated tower on Thurlow Street and the new Square.

134. The tower is designed as a cranked block that adjusts to the bend in Thurlow Street. This gives the tower a slender and dynamic profile which will vary when viewed from different angles. It is designed with a clearly defined and generous base which accommodates a café, the temporary energy centre and the main residential lobby. The main body of the tower and the top are expressed as a double-order brick grid with inset balconies at the corners which gives it its slender proportions and articulate profile. The combination of the cranked plan and the slender proportions combine successfully to give this tower its character as a local landmark, fulfilling the requirements of the council's tall buildings policy (3.20) and the objectives of the AAAP.
135. The mid-rise block to the west of the tower is broken down into three parts characterised by a step in the profile of the building and a change in the cladding material. This deliberate articulation of the block introduces an urban grain in a successful way with a larger, more civic order onto the new square and a finer, more residential order to the west. In the western-most part the scale is dropped further, down to four storeys with a gabled roof profile in order to reflect the residential and historic character of Aylesbury Road and Merrow Street in a modern reinterpretation and a layered manner.

The North Block - South east elevation



136. This layered approach is demonstrated in the townscape visualisations submitted with the application which show that in the views from Aylesbury Road and Merrow Street the most immediately visible part of the development is the four storey gabled block at the end of the street. This gives an appropriate sense of enclosure to the street and echoes the gabled profile of the terraced properties in the conservation area. Beyond that and rising away to the east are, firstly stepped blocks and then the proposed landmark tower. This layered

arrangement, crowned by the local landmark signals the new civic square and the presence of important local facilities at the new Square and introduces a level of legibility and a point of orientation that this location requires.

137. In these views the North Block will appear in the context of the larger scale developments of the Aylesbury masterplan and the buildings on Thurlow Street which is consistent with the principles of the consented masterplan. Where the North Block is immediately adjacent to the Liverpool Grove Conservation Area the stepped design seeks respond to the smaller scale of the terraced cottages on Aylesbury Road and Merrow Street and mediates the transition in scale successfully. The angle of Aylesbury Road brings the development more fully into the view from the Liverpool Grove Conservation Area. Here, the deliberate drop in scale reduced to four storeys with a recessive and highly articulated roofline where it will form the immediate setting of the conservation area ensures that the new development remains complementary with the conservation area and respects the prevailing scale of Aylesbury Road and Merrow Street. Therefore whilst views out of both Conservation Areas will change, this is not considered to be harmful. Officers are satisfied that new development will conserve and enhance of the Liverpool Grove Conservation Area and its setting.

South Block and North Block – View of Aylesbury Square and Dawes Street facades



138. The detailed design of the North Block is expressed as a brick building which is highlighted by elements of reconstituted stone. In particular, features like main entrances from the street both to blocks and even residential units are highlighted with stone canopies or surrounds. The most distinctive feature of the mid-rise block is the reconstituted stone façade to the block that includes the library at its base. This design of this block reflects the importance of this location onto the square and the architects have chosen to express this in the choice of materials and the more articulated character of the façade. In this way each facade has been deliberately embellished to adjust to its particular context. For example, the gable design of the west block is ghosted onto the parapet of the next block and the back tower beyond that it gently canted to appear like a gable too. Whilst it is noted that there is no 'break' between the taller element of Block 1 and the mansion blocks of Block 2 and 3 as required by the design strategy, this is considered to be a minor deviation, justified by the final design intent which is accomplished by the set back in the façade. The detailed design is engaging and highly articulated with activated frontages for the library, retail and after-hours facility that will engage with and enliven the open space. The buildings have been designed with a complex mix of materials and details which are appropriate and demonstrate that the principles of the design code have been complied with to the full in this proposal.

The South Block

139. The South Block will accommodate the health centre and early years facility and was identified in the agreed masterplan as a 'special' building to highlight its civic and community importance.
140. This building has been designed as an object building made up of four stepped cubes. Its location on the square means that in many respects this building has four front facades. The main entrance to the health centre is located on the east side facing onto the new square where the building is tallest (22.5m). The early years facility is entered on the north side at the tree-lined extension to Merrow Street. The west and south facades are equally important and face onto the main residential approaches from the wider area. The intention has been to respond to the residential character of these areas and the building steps down to its lowest level (17.95m) at the southwest corner to accommodate the elevated roof-top play area of the early years facility.
141. The detailed design is crisp and ordered and proposed to be expressed as four stepped and gridded blocks in a coloured and textured reconstituted stone. Onto the primary organising grid the various functional requirements have been over-laid to create primary windows at important public spaces and smaller more intimate openings for private consultation spaces or meeting rooms. This complex layering of function and form have resulted in a highly articulated cubic form that expresses its internal function on the exterior of the building in a subtle and appropriate manner. The intelligent design of the windows, which are opaque only where required to protect private consultations, is intended to avoid the need for extensive blinds or curtains, but also creates variety and interest on the facades.
142. The choice of materials and the detailed design have all been deployed in a well mannered, calm and ordered way and the result is a highly engaging and high quality civic building.

Officers are satisfied that the proposal complies entirely with the parameters set out in the OPP and the design code.

Public realm

143. The public square has been designed as a civic space and divided into zones of activities intended to complement the functions arranged around the site. The main space on Thurlow Street is divided into three areas; a calm seating area and ramped approach to the health centre, an active forecourt to the library, and a small wooded area adjacent to the café. In the space between the health centre and the North Block the existing mature trees will be complemented with additional planting and incorporated into a new open play area for residents of the North Block. The new trees and soft landscaping will contribute to a high quality public space that will be focused on the informal play area and water feature fronting onto Thurlow Street. The design of the public space will also allow small scale events to take place that will further enhance its role as the community hub. This strategy is considered appropriate to enliven the space and give it stature as well as opportunities for engagement with users of the space. This is considered to meet the aspirations of the AAAP and the OPP.

Design Review Panel

144. The DRP review this proposal on two occasions (most recently in August 2015) at the pre-application stage. In terms of the public realm the panel endorsed the design approach to the site and raised a number of detailed comments. They encouraged the designers to break down the public realm into a series of spaces which officer's consider to have been achieved by the different zones that have been created within the public realm.
145. In respect of the North Block, the panel raised questions about the detailed design of the separate parts – principally the design of the tower and the detailed design of the 'library block'. When they considered the western edge of the site, the panel endorsed the proposed scale and stated that this "...elevation has potential to complement the Liverpool Grove Conservation Area but needs to accept it is of a different scale and should not mimic its roof forms so directly. At the moment this elevation lacks finesse and could benefit from a clearer rationale, added depth and vertical articulation." This comment has been addressed by the final design which includes inset balconies and a more vertical proportion to the windows.
146. In respect of the health centre and early years facility the panel endorsed the design. At the time, a number of strategies for the cladding were being considered, all of which displayed a high degree of depth in the facade. In concluding, they challenged the designers to deliver this depth of façade treatment in the final design and asked them to submit 1:20 scale bay studies with the application demonstrating the expected quality of design.

Flood risk

147. A number of conditions were attached to the OPP concerning flood risk, surface water infiltration and submission of a surface water drainage scheme. The Environment Agency has raised no objections to the Plot 18 RMA and the applicant will need to fulfil the requirements of the conditions imposed at the outline stage. A number of these conditions

have been fulfilled as part of this application and are discussed further below.

Trees and landscaping

148. The submitted Arboricultural Impact Assessment describes which trees are proposed for removal, together with protection and supervision measures for any retained or affected by damage that could result during construction.
149. The site has a number of fair to good quality mature trees that provide valuable amenity and contribute to canopy cover which is of special relevance within the estate.
150. In order to facilitate development 16 trees will be removed. Three large plane trees which offer some of the greatest individual contribution to amenity given their visibility and contribution to the streetscape are to be retained along Thurlow Street and in the public realm to the south of the North Block at the Dawes Street end of the site. Tree removals include five category B category trees, seven category C trees and an additional four trees which are not considered a constraint to development due to their poor condition and limited retention value. A total of 1162cm stem girth is removed which can adequately be replaced via new planting so that there is no net loss of canopy cover.
151. The landscape plan sets out key features of the new civic square which is the largest formal open space proposed within the Aylesbury development. Overall, it seeks to provide a suitably flexible and robust design centred around a water feature raised on a terrace accessed by steps and a ramp, and framed by new and retained trees.
152. The landscape plan includes a planting strategy for 33 new trees on streets and in open spaces. These define the boundaries of the public square and enhance new green infrastructure links along adjacent streets, the most important being the mature avenue on Thurlow Street. The design of surrounding hard landscape and integrated tree pits is well considered especially where technical details comply with Southwark's street design guidance. However, amendments to the tree palette are required to provide more suitable species, whilst greater detail is also needed of planting proposed directly above the fountain plant room.
153. The fountain itself is a focal point of the new public space which combined with extensive up-lighting will provide interest and activation throughout the day whilst also allowing temporary events to take place. An amended species palette will also enhance and reflect seasonal changes. High quality granite surfaces are proposed which provide a coherent theme connecting and designating key spaces. Elsewhere, bespoke seating and other furniture caters for cafe space and incorporates car park venting.
154. Additional soft landscaping is provided by strips of shade tolerant undergrowth and hedging. Together with the proposed surfacing and other equipment, careful consideration needs to be given to level changes and how these features are installed especially where used in conjunction with play space which is located directly beneath the canopies of retained trees. Relevant conditions have been imposed in order to resolve the issues outlined above.

Transport issues

155. Strategic Policy 2 of the Core Strategy sets out that through development, the council will encourage walking, cycling and the use of public transport. The application site is located in PTAL 2 (Transport for London Public Transport Accessibility Level) area and there are therefore opportunities to improve access to public transport. A transport assessment was submitted as part of the OPP which assessed the likely transport impacts of the Aylesbury regeneration and mitigation measures were secured either by condition or legal agreement.

Access, layout and circulation

156. In order to overcome the key connectivity issues of the existing estate the OPP established a legible, well connected network of streets that will make it easier to move around the area. The intention is to integrate the new streets into the surrounding road network, to avoid re-creating the segregation of the current estate roads.
157. Access to and circulation within Plot 18 and the wider Aylesbury regeneration will be secured through the creation of new routes that respond to the surrounding context. In this respect Dawes Street, marking the western boundary of Plot 18, will provide the vehicular access points with Aylesbury Road and Merrow Street thereby improving connectivity and knitting into the existing street pattern. Alongside the provision of mandatory streets (as specified in the design strategy) around the Plot 18 perimeter, the access, layout and circulation aims of the OPP will be achieved in full.

Pedestrian movement

158. In line with the aspirations of the design strategy approved as part of the OPP, a key east/west route through Plot 18 and Aylesbury Square has been secured. This will connect Merrow Street with a new pedestrian crossing at Thurlow Street which will be provided as part of the Aylesbury regeneration key infrastructure works.

Cycles

159. In terms of residential cycle parking, a total of 176 cycle parking spaces have been provided within the blocks themselves and a further 4 short stay spaces will be provided in the public realm for visitors. This is compliant with the development plan and the aspirations of the OPP. Cycle parking for the non residential uses is detailed in the table below;

| Proposed Use | Development Specification Requirements | Proposed Cycle Parking |
|----------------------------------|---|---|
| Community Facility (North Block) | One long stay space per eight members of staff and one short stay space per 100sqm of floorspace. | Two long stay and eight short stay spaces. |
| Retail (North Block) | One long stay space per 250sqm of floorspace and one short stay space per 150sqm of floorspace. | One long stay space and one short stay space. |

| | | |
|------------------------------------|--|---|
| Health Centre (South Block) | One long stay space per five members of staff and one short stay space per three members of staff. | 19 long stay spaces within the basement of the South Block and 32 short stay spaces within the public realm. |
| Early Years Facility (South Block) | One long stay space per eight members of staff, one long stay space per eight students and one short stay space per five members of staff. | Three long stay spaces within the South Block basement and one short stay space within the public realm. Given that this facility will cater to very young children it is agreed that the ratio of cycle parking to pupils is not directly relevant in this instance. |

160. The level of cycle parking provided for the non- residential uses is considered to be compliant with the OPP and meets the requirements set out in the development specification. The type of cycle parking, layout and final location is secured by way of a planning condition on the OPP and will be discharged at a later date.

Cycle hire

161. A cycle hire docking station with capacity for 30 cycles will be provided on the south side of Inville Road. This is compliant with the OPP and the development specification.

Cycle route

162. The OPP had the intention of providing a segregated north/south cycle route along Thurlow Street (Southwark Spine). The Plot 18 proposals will not impact upon this delivery which is currently still being developed between the council and the applicant. This will meet one of the strategic objectives of the OPP by delivering a safe north/south cycle route through the estate connecting the north of the borough to Peckham and beyond and will make a significant positive contribution to the council's strategic objective of promoting sustainable forms of transport. The scheme is therefore considered acceptable on this point. This cycle route will be delivered as part of the later phases of development.

Car parking

163. Car parking for existing Aylesbury residents is currently provided as a mix of on street parallel parking bays, and off street garages and parking courts. Most of the off-street parking is managed by the housing department under the estate parking permit regime and garage leases.
164. The proposed scheme provides car parking in a mix of on site spaces in basements (for use by the health centre) and on-street spaces (16 spaces not including disabled bays) which

would be unallocated and available under a permit regime with the exception of the disabled bays, drop off bay and ambulance bay. Since it is assumed that all trafficked streets would be adopted and managed by the council as highways authority, the council would be responsible for managing the on-street parking.

165. The OPP, based on the maximum development scenario, established a maximum parking ratio of 0.4 spaces per unit in total, which is in accordance with AAAP Policy TP3. This policy notes that, within the overall aim of keeping car use down, the amount of parking must take into account public transport accessibility, transport for families, and any negative impacts from overspill parking. The proposed parking ration on the Plot 18 site, only taking into account residential parking is 0.14 spaces per dwelling.
166. In line with the approach established by the OPP and to manage the impact of overspill parking on adjoining residential streets it is proposed that a new controlled parking zone (CPZ) will be created that covers the entire outline application site and the FDS. This would ensure that all on-street parking generated as a result of these developments is contained within the new streets and within the existing estate boundaries. This would give reassurance to surrounding residents that their ability to park a reasonable distance from their own homes will not be adversely affected by any parking from these new developments. This is secured as part of the OPP S106 agreement.
167. The 16 spaces referred to could be used by any resident with the relevant parking permit. The permit allocations for new residents on the estate would need to be in line with the parking delivery plan secured in the S106 on the OPP. The level of car parking being provided on plot 18 is below the maximum figure established by the OPP and as such is compliant.

Accessible car parking

168. The OPP development specification sets out a commitment to provide one accessible car parking space per disabled home. The Plot 18 proposal provides two on-street accessible car parking bays. These bays will not be allocated to a specific unit and can be used by any eligible blue badge holder. The provision of two unassigned disabled bays falls below the target set out in the development specification.
169. Overall, the delivery of accessible off-street parking has been difficult to achieve owing to the limited availability of off-street area at ground floor level and the challenging objectives associated with delivering a mix of uses with specific end-user requirements. One of the key objectives of the Plot 18 proposal is to deliver a high quantum of social infrastructure early on in the Aylesbury regeneration. This also requires non residential ground floor land uses and active frontages to animate the new Aylesbury Square civic space. This has had a significant impact on the ability of the development to provide off-street accessible car parking. Furthermore, the scheme's ability to deliver off-street accessible parking bays has also been challenged by the need to deliver a temporary energy centre on site within the North Block.
170. This issue was subject to continued investigation during the pre-application process including an option for accessible parking bays within the ground floor of Block 3 which

would have resulted in the loss of active frontages and other amenity/design constraints. Given the council's on-going commitment to encouraging sustainable forms of transport as well as the close proximity of Plot 18 to the transport corridor of Thurlow Street which has accessible bus routes to central London and south to Peckham the proposed accessible car parking for Plot 18 is considered acceptable.

Travel plans

171. In line with the requirements of the OPP, the applicant has submitted three travel plans, one each for the health centre, early years facility and the community facility. The council's transport team have reviewed the travel plans and consider them to be acceptable in terms of scope and purpose.

Planning obligations (S106 undertaking or agreement)

172. Section 106 planning obligations, including affordable housing, financial contributions and on-site/in-lieu works, have already been secured on the OPP. As detailed above, officers consider that the proposed Plot 18 development accords with the parameters and principles established by the OPP and that there are no new issues arising from the proposal that warrant the imposition of further S106 planning obligations over and above those already secured. The legal agreement secures the submission of additional information with each RMA as well as other requirements that need to be approved prior to implementation.

Community infrastructure levy

173. The Plot 18 development is liable for both Mayoral CIL and Southwark CIL contributions. Based on the CIL Information Form provided by the applicant, the MCIL estimate is £328,829 and SCIL estimate is £332,219 prior the grant of CIL social housing relief.

Sustainable development implications

174. The National Planning Policy Framework (NPPF) sets out that planning has a key role to play in meeting the challenge of climate change, through securing radical reductions in greenhouse emissions, through providing resilience to climate change and by supporting the delivery of renewable and low carbon energy.
175. London Plan Policy 5.2 stipulates that in order to make the fullest contribution to minimising carbon dioxide emissions, developments should employ the following energy hierarchy: be lean (use less energy), be clean (supply energy efficiently), be green (use renewable energy). From October 2013, the policy has set a minimum target for reduction in carbon dioxide emissions of 35% on 2013 building regulations. Policy 5.7 states that for major developments, this should incorporate the use of on-site renewable energy generation, where feasible.
176. The OPP and subsequent site-wide energy strategy commit the developer to achieving this level of carbon reduction. Whilst subscribing to the energy hierarchy, the energy strategy relies on the provision of a temporary energy centre on Plot 18 that will later be replaced by the permanent energy centres and district heating network on the FDS and Phase 2. The

temporary energy centre will contain highly efficient gas-fired combined heat and power (CHP) boilers that will provide heat to all of Plot 18 in advance of the completion of the district heating network that will serve the completed Aylesbury regeneration area.

Be Lean

177. A number of efficiency measures have been incorporated into the design of Plot 18 including:

- High performance building fabric
- Improved air tightness
- 100% low energy LED lighting
- Efficient fans and pump controls.

Be Clean

178. As part of the intention to improve CO² emissions, the Plot 18 development will be connected to the Aylesbury district heating network that will be served by two energy centres one of these will be located on the FDS and the other will be located on Phase 2b. In the interim period, a temporary energy centre located within the ground floor of the North Block.

Be Green

179. Several renewable energy technologies were investigated for the Plot 18 development, the most viable of which is solar photovoltaic panels (PV). Three PV arrays will be located on the north Block, one on the roof of Block 1 and two on the roof of Block 2.

Conclusion

180. Through the installation of a site wide CHP heating network (that will connect to the district heat network), use of PV panels and implementation of the Be Lean/Green/Clean hierarchy, Plot 18 will achieve a 36% reduction over the 2013 building regulations which is compliant with the development plan and the objectives of the AAAP and OPP.

Conclusion on planning issues

181. The Plot 18 application seeks approval of reserved matters pursuant to the OPP granted for the redevelopment of the Aylesbury Estate. The proposal is considered to be in accordance with the parameters and principal design controls established by the OPP and does not compromise the overall delivery of site-wide objectives secured for the Aylesbury regeneration.

182. The Plot 18 proposal would deliver a significant amount of housing towards the wider Phase 2 targets and will deliver affordable housing levels that are in excess of the minimum target secured on the OPP. This is a real benefit of the Plot 18 proposals and will make a positive contribution to providing a significant number of homes for people on low incomes which is a strategic objective for the council.

183. Social infrastructure is a key element of the Plot 18 proposals and the provision of a new health centre, early years facility, library (including after hours facility) and retail is a significant benefit of the proposal. Delivering key infrastructure at the outset of the Aylesbury regeneration that will serve existing and future residents. The proposed land uses and respective quanta are in line with the OPP and are fully supported by officers.
184. The scheme maximises the amount of active frontages at ground floor level that will help to create a successful, enlivened and dynamic civic open space at Aylesbury Square. The aim of Aylesbury Square is to provide a community hub that will serve as the heart of the redeveloped Aylesbury Estate and takes full advantage of the central location of the Plot 18 site. The new public square will become a focal point for the existing and new communities throughout the regeneration process, with links to public transport and services as well as a high quality, landscaped public space that can be enjoyed by all.
185. The impact on local residential amenities, in particular daylight and sunlight impacts to existing and future neighbouring properties has been carefully considered. Whilst it is recognised that there will be some significant impacts to blocks that are located within the Aylesbury regeneration area, these are considered to be acceptable on balance given that the affected blocks will in turn be redeveloped in future phases. Impacts to residents adjoining the Aylesbury regeneration area are considered to be moderate and will have no detrimental impact on amenity. Furthermore, no impacts have been identified that are over and above those already identified at the outline stage.
186. An extremely high quality architectural design with highly articulate urban form would be created which has regard to and compliments the adjacent conservation area. Through the delivery of the new civic space at Aylesbury Square, the development will significantly improve the public realm and connectivity through the site, with new tree lined streets and spaces. No issues are raised in terms of transport matters, and the final servicing strategy will be secured through conditions attached to the outline consent. The scheme is considered acceptable in terms of delivering a highly sustainable urban development.

Community impact statement

187. 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.
188. A statement of community involvement was submitted which details the consultation carried out by the application. A series of community engagement events have taken place to inform members of the community about the development proposals. This commenced in March 2015 and lasted until April 2016.

Consultations

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

Consultation replies

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

Summary of consultation responses

191. Following neighbour consultation, 19 letters of objection have been received, as well as one letter seeking clarifications on the proposed development. The main points of objection have been summarised and addressed below.

192. Objection: The opening of a new road providing access from Thurlow Street to Dawes Street, Merrow Street and Aylesbury Road will lead to increased traffic, disturbance, air pollution and loss of quality of life for existing residents.

Response: The modelling undertaken by the applicant as part of the OPP and the Plot 18 proposals demonstrate that there will be no significant increase in traffic around the surrounding roads. The main east/west route will continue to be Albany Road. One of the main objectives was to overcome the inaccessibility and segregation of the existing estate layout and the proposal is successful in this regard through knitting into the existing street network.

193. Objection: The transport assessment submitted with the application claims that there will be no appreciable increase in traffic - identified current at 15 vehicles per hour in the morning and 30 per hour in the evening as a result of the new road layout, however there is nothing to substantiate why this will be the case.

Response: The applicants, as demonstrated through the transport assessment on the OPP, have undertaken modelling to review potential trip generation using the TRAVL database. This was included as part of the OPP which established the acceptability of the proposed new streets.

194. Objection: The creation of new roads will make the area unsafe, lead to rat-running and are not environmentally friendly. Connectivity can be provided by cycle and pedestrian ways with bollard access for emergency vehicles.

Response: The new north/south cycle route that will be provided on Thurlow Street later in the programme will promote sustainable forms of transport. The intention of knitting into the existing street network and providing a new route is to improve connectivity and legibility and overcome the closed nature of the existing estate layout. The improved street layout is not considered to be a threat to safety.

195. Objection: There has been precious little, if any, consultation specifically about the road layout and traffic calming measures for the scheme.

Response: The proposal was consulted on extensively as part of the OPP. A further programme of consultation was undertaken between March 2015 and April 2016 by the applicants and this is detailed in the statement of community involvement. Additionally, the

council undertook its own statutory consultation as part of the current application. Officers therefore consider that a robust and extensive consultation exercise has been undertaken.

196. Objection: Creating, a new road connecting Thurlow Street to Aylesbury Road would mean a significant change of character to an area that should be conserved as it is given that it is a conservation area.

Response: The addition of a new road connecting the existing estate to the surrounding area and improving legibility and connectivity is not considered to be a threat to the Conservation Area.

197. Objection: The proposed development is excessive in its scale and density. It will dwarf the conservation area and residents will be severely affected by loss of light and views.

Response: The scale and massing of the buildings was approved and established through the OPP. The Plot 18 proposals are well within the approved parameters and as such are considered acceptable. The buildings have been designed to successfully manage the transition from high rise on Thurlow Street to the lower scale nature of the adjacent conservation area.

198. Objection: The noise and disturbance resulting from the sheer numbers of people living in a development of this size means that this quiet residential area will be lost. The repositioning of these amenities (health centre and library) into this area will mean a detrimental effect on the neighbourhood community.

Response: Noise and disturbance was assessed in full as part of the OPP which established the framework through which the Plot 18 proposals will be delivered. Whilst it is accepted that there will be some disturbance during demolition and construction, no significant disturbance is anticipated as a result of the completed development.

199. Objection: Residents will experience a loss of privacy and outlook as well as views of existing well established trees and open green areas.

Response: New trees and open spaces will be provided as part of the Plot 18 proposals. The location of the proposed buildings was established through the OPP. The position of the buildings and their separation distance from adjacent dwellings will ensure there would be no adverse impacts on outlook or privacy.

200. Objection: The physical infrastructure of the area, for waste water and sewage is already under significant pressure.

Response: Details of drainage and water infrastructure are secured by condition on the OPP.

201. Objection: The loss of the open space between Dawes Street and Thurlow street will deprive residents of a precious bit of green space and require the destruction of several mature trees. The paved and soulless environment of the public square will be no replacement.

Response: The quantum of open space being provided on Plot 18 is far in excess of the existing. The significant uplift in open space is considered one of the key benefits of the scheme.

202. Objection: The imposition of tall buildings at the end of Aylesbury Road will negatively affect the outlook from the street and cast a shadow, literally and figuratively, over the conservation area that will threaten its charm and character.

Response: The daylight and sunlight assessment demonstrates that there would be no significant impact on adjacent residents. The form of the proposed buildings, including the stepping down in height from east to west will ensure a successful transition in scale towards the conservation area. Whilst the height and massing of the buildings has already been established by the OPP, the plot 18 proposal demonstrate further how the detailed design will successfully manage this transition in scale and character.

203. Objection: Significantly more housing could fit on the site if it was planned properly, planned with the urban grain, not against the urban grain.

Response: The site, whilst well within the established parameters, is considered to be developed to its full potential, particularly given the amount of high quality social infrastructure being delivered on the site.

204. Objection: The proposal will result in adverse impacts and changes to the conservation area as the plans will fail to preserve or enhance the character and appearance of the area. There has been zero consultation of the residents here regarding the proposed development, including the new road layout.

Response: The character and setting of the conservation area would not be threatened by the proposed development and officers consider that a robust consultation exercise has been undertaken.

205. Objection: The well-being of the residents of the streets in question here has not been taken into account and a full consultation of all residents needs to be carried out.

Response: As detailed above, a full and robust consultation exercise has been undertaken not just on the Plot 18 proposals but also on the OPP which set out the framework for the development of the plot 18 site.

206. Objection: The proposal is fundamentally at odds with the partnership that the council have built up over many decades with the residents of the Liverpool Grove Conservation Area to promote and preserve the unique nature of these streets by conserving their look and appearance. The proposals for Plot 18 do not seem to consider any of these principles by introducing a modern high rise, that is not at all sympathetic to its surroundings, literal on top of a late Victorian conservation area of red brick houses, cutting down the only trees that residents of Aylesbury Road can see and introducing a through road, that will only increase traffic and noise to these narrow and quiet streets.

Response: The OPP accepted the principle of a tall block on the plot 18 site, stepping down

in height towards the west and the adjacent Liverpool Grove Conservation Area. The Plot 18 proposals comply with the standards set out in the OPP in terms of scale, massing and location of buildings. In design terms, the character of the North Block changes dramatically from the tower on Thurlow Street, to the over 55's block and then a further step down in height to the brick built, gable fronted block fronting Dawes Street and adjacent to the conservation area. This is considered to be a successful and suitable response to the surrounding context and conservation area. Whilst some trees are being removed the level of replanting and the retained trees are considered to contribute to a pleasant public realm and streetscape.

207. Objection: There will be more traffic due to the resident's cars in the high rise, relocated library, medical centre and nursery. Aylesbury Road already suffers from a high level of damage to cars parked there, which despite many requests to the council to address this problem, they have failed to solve and more traffic will only result in more damage. There are a number of schools within the vicinity that will be at risk from the inflated traffic flow resulting from the new road layout.

Response: The new facilities will replace many of those that are located nearby and the Transport Assessment undertaken as part of the OPP demonstrated that there would be no adverse impact in terms of traffic generation.

208. Objection: Objection to the removal of the trees as required in this proposal. In addition to the environmental benefit of the mature trees, they also add character and visual benefit to the area, which will be lost forever if they are felled.

Response: In order to facilitate development 16 trees will be removed. Three large planes which offer some of the greatest individual contribution to amenity given their visibility and contribution to the streetscape are to be retained along Thurlow Street and in the public realm to the south of the North Block at the Dawes Street end of the site. Tree removals include five category B category trees, seven category C trees and an additional four trees which are not considered a constraint to development due to their poor condition and limited retention value. A total of 1162cm stem girth is removed which can adequately be replaced via new planting so that there is no net loss of canopy cover.

209. Objection: The plans imply that private car use in the new development will be kept to a minimum, but the roads seem designed to make private car use as easy as possible. If the goal is to create permeable streets, "filtered permeability" should be used instead, whereby through-access is created or retained for pedestrians and cyclists, but blocked for motor traffic. The western end of Merrow Street already achieves this. Furthermore, the council should take the opportunity to install "blended footways" at all junctions in the plan to emphasise pedestrian priority over turning vehicles.

Response: The council's transport team have reviewed the proposal as part of the OPP and again as part of the current Plot 18 RMA. Taking into account the findings of the OPP transport assessment and the subsequent Plot 18 submission, the creation of a new street is not considered to be a threat to the existing area in terms of traffic generation, parking or pedestrian safety. The objective of the layout is to enhance connectivity. Limiting this to pedestrians/cyclists would not overcome the existing barriers that the current estate has in

terms of layout.

210. The following comments have been received from external statutory consultees:
211. Historic England: This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
212. Natural England: No comment.
213. London Underground: No comment.
214. Transport for London: The application contains a proposal regarding TfL's cycle hire scheme. Note that a proposed comprehensive improvement to Thurlow Street will not be included in the application. One of the comments TfL had when the Aylesbury masterplan was considered by the Mayor was the approach to cycling in Thurlow Street. It is also noted that there is the proposal to potentially re-locate bus stops, which will require agreement with TfL Buses. As such, Transport for London seek a subsequent opportunity to comment on the proposals for Thurlow Street when it is consulted upon as part of a later development phase.
215. Thames Water: Thames Water have reviewed the documentation provided and agree to discharge condition 5 and 7 in respect to Plot 18 only.

Response: The applicant has applied to discharge several conditions as part of this application. These will now be dealt with by a separate application however Thames Water have confirmed that they are satisfied that conditions 5 and 7 can be discharged with respect to Plot 18.

216. Environment Agency: Recommend the partial discharge of condition 5 (surface water and drainage strategy) and condition 10 (site contamination) of planning decision 14/AP/3844 for Plot 18 only.

Response: The applicant has applied to discharge several conditions as part of this application. These will now be dealt with by a separate application however the Environment Agency have confirmed that they are satisfied that conditions 5 and 10 can be discharged with respect to Plot 18.

Human rights implications

217. 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. In this respect officers have had due regard to the protected characteristics outlined in Section 4 of the act and detailed below:
- Age
 - Disability
 - Gender reassignment

- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation.

218. This application has the legitimate aim of providing new high quality homes, affordable housing, community uses, commercial and retail uses, new streets and open spaces as part of the Aylesbury Estate regeneration. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|--|---|
| Site history file: TP/H1059 Application file: 16/AP/2800 Southwark Local Development Framework and Development Plan Documents | Chief executive's department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5365 Council website: www.southwark.gov.uk |

APPENDICES

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

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Terence McLellan, Team Leader | |
| Version | Final | |
| Dated | 25 November 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 | | 25 November 2016 |

APPENDIX 1

Consultation undertaken

Site notice date: 20/07/2016

Press notice date: 28/07/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 22/07/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
Greater London Authority
Historic England
London Fire & Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Network Rail (Planning)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

293 Missenden Inville Road SE17 2HY
294 Missenden Inville Road SE17 2HY
295 Missenden Inville Road SE17 2HY
292 Missenden Inville Road SE17 2HY
289 Missenden Inville Road SE17 2HY
290 Missenden Inville Road SE17 2HY
291 Missenden Inville Road SE17 2HY
296 Missenden Inville Road SE17 2HY

111 Merrow Street London SE17 2NX
105 Merrow Street London SE17 2NX
107 Merrow Street London SE17 2NX
109 Merrow Street London SE17 2NX
102 Portland Street London SE17 2NU
104 Portland Street London SE17 2NU
106 Portland Street London SE17 2NU
100 Portland Street London SE17 2NU

301 Missenden Inville Road SE17 2JA
302 Missenden Inville Road SE17 2JA
303 Missenden Inville Road SE17 2JA
300 Missenden Inville Road SE17 2JA
297 Missenden Inville Road SE17 2HY
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304 Missenden Inville Road SE17 2JA
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306 Missenden Inville Road SE17 2JA
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309 Missenden Inville Road SE17 2JA
School House Trafalgar Street SE17 2TP
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Flat 5 Marsh Court SE17 2FT
Flat 6 Marsh Court SE17 2FT
Flat 3 Marsh Court SE17 2FT
Flat 1 Marsh Court SE17 2FT
Flat 2 Marsh Court SE17 2FT
Flat 7 Marsh Court SE17 2FT
Flat 12 Marsh Court SE17 2FT
Flat 13 Marsh Court SE17 2FT
Flat 14 Marsh Court SE17 2FT
Flat 11 Marsh Court SE17 2FT
Flat 8 Marsh Court SE17 2FT
Flat 9 Marsh Court SE17 2FT
Flat 10 Marsh Court SE17 2FT
6a Taplow Thurlow Street SE17 2UQ
7a Taplow Thurlow Street SE17 2UQ
8a Taplow Thurlow Street SE17 2UQ
Flat 5 137 Trafalgar Street SE17 2TP
Flat 6 137 Trafalgar Street SE17 2TP
9a Taplow Thurlow Street SE17 2UQ
University Academy Of Engineering South
Bank Trafalgar Street SE17 2TP
Flat A 1 Surrey Grove SE17 2RF
Flat B 1 Surrey Grove SE17 2RF
13a Taplow Thurlow Street SE17 2UQ
10a Taplow Thurlow Street SE17 2UQ
11a Taplow Thurlow Street SE17 2UQ
12a Taplow Thurlow Street SE17 2UQ
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Flat 38 Marsh Court SE17 2FT
Surrey Square Primary School Surrey Square
SE17 2JY

7 Missenden Roland Way SE17 2HS
43 Missenden Roland Way SE17 2HS

5 Missenden Roland Way SE17 2HS
6 Missenden Roland Way SE17 2HS
60 Missenden Inville Road SE17 2HT
104 Missenden Inville Road SE17 2HU
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100 Dawes Street London SE17 2EB
Artist Studio Company The Chaplin Centre
Taplow SE17 2DG
Flat 39 Marsh Court SE17 2FT
172 Trafalgar Street London SE17 2TP
174 Trafalgar Street London SE17 2TP
Flat 20 Marsh Court SE17 2FT
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Flat 22 Marsh Court SE17 2FT
Flat 19 Marsh Court SE17 2FT
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Flat 30 Marsh Court SE17 2FT
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Flat 24 Marsh Court SE17 2FT
Flat 25 Marsh Court SE17 2FT
Flat 26 Marsh Court SE17 2FT
144 Wolverton Sedan Way SE17 2AD
147 Wolverton Sedan Way SE17 2AD
Hall Under 241-471 Wendover SE17 2AE
135 Wolverton Sedan Way SE17 2AD
120 Dawes Street London SE17 2EG
127 Wolverton Sedan Way SE17 2AD
Aylesbury Childminding Centre Unit 1
Beaconsfield Road SE17 2EN
Adjacent To 58 Portland Street SE17 2PB
Aylesbury Access Centre Taplow SE17 2UN
Unit 8 Taplow SE17 2UZ
Living Accommodation 131 Beaconsfield Road
SE17 2BX
Toy Library Taplow SE17 2UN
96a Dawes Street London SE17 2EB
96b Dawes Street London SE17 2EB
Flat 2 137 Trafalgar Street SE17 2TP
Flat 3 137 Trafalgar Street SE17 2TP
Flat 4 137 Trafalgar Street SE17 2TP
Flat 1 137 Trafalgar Street SE17 2TP
Unit 6 Tykes Corner Taplow SE17 2UZ
The Blue Hut Thurlow Street SE17 2UZ
Unit 8 The Blue Hut SE17 2UZ
Unit 7 Tykes Corner Taplow SE17 2UN
St Peters Vicarage 12 Villa Street SE17 2EJ
98b Dawes Street London SE17 2EB
The Villa Street Medical Centre 47-47a Villa
Street SE17 2EL
Missenden Play Area Beaconsfield Road SE17
2EW
98a Dawes Street London SE17 2EB
69d Wooler Street London SE17 2ED
100a Dawes Street London SE17 2EB
152a Wolverton Alvey Street SE17 2AH
69c Wooler Street London SE17 2ED
Sacred Heart Catholic Secondary School
Trafalgar Street SE17 2TP
Ground Floor Flat 106 Dawes Street SE17
2EG
First Floor Flat 106 Dawes Street SE17 2EG
124 Dawes Street London SE17 2EG
128 Dawes Street London SE17 2EG
10 Aylesbury Road London SE17 2EH
122 Dawes Street London SE17 2EG
112 Dawes Street London SE17 2EG

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34 Missenden Roland Way SE17 2HS
35 Missenden Roland Way SE17 2HS
32 Missenden Roland Way SE17 2HS
3 Missenden Roland Way SE17 2HS
30 Missenden Roland Way SE17 2HS
31 Missenden Roland Way SE17 2HS
12 Missenden Roland Way SE17 2HS
13 Missenden Roland Way SE17 2HS
14 Missenden Roland Way SE17 2HS
11 Missenden Roland Way SE17 2HS
9 Latimer Beaconsfield Road SE17 2EN
1 Missenden Roland Way SE17 2HS
10 Missenden Roland Way SE17 2HS
15 Missenden Roland Way SE17 2HS
2 Missenden Roland Way SE17 2HS
20 Missenden Roland Way SE17 2HS
21 Missenden Roland Way SE17 2HS
19 Missenden Roland Way SE17 2HS
16 Missenden Roland Way SE17 2HS
17 Missenden Roland Way SE17 2HS
18 Missenden Roland Way SE17 2HS
171 Missenden Inville Road SE17 2HX
172 Missenden Inville Road SE17 2HX
173 Missenden Inville Road SE17 2HX
170 Missenden Inville Road SE17 2HX
167 Missenden Inville Road SE17 2HX
168 Missenden Inville Road SE17 2HX
169 Missenden Inville Road SE17 2HX
174 Missenden Inville Road SE17 2HX
179 Missenden Inville Road SE17 2HX
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178 Missenden Inville Road SE17 2HX
175 Missenden Inville Road SE17 2HX
176 Missenden Inville Road SE17 2HX
177 Missenden Inville Road SE17 2HX
90 Missenden Inville Road SE17 2HU
91 Missenden Inville Road SE17 2HU
92 Missenden Inville Road SE17 2HU
89 Missenden Inville Road SE17 2HU
86 Missenden Inville Road SE17 2HU
87 Missenden Inville Road SE17 2HU
88 Missenden Inville Road SE17 2HU
93 Missenden Inville Road SE17 2HU
98 Missenden Inville Road SE17 2HU
99 Missenden Inville Road SE17 2HU
166 Missenden Inville Road SE17 2HX
97 Missenden Inville Road SE17 2HU
94 Missenden Inville Road SE17 2HU
95 Missenden Inville Road SE17 2HU

114 Dawes Street London SE17 2EG
116 Dawes Street London SE17 2EG
12 Aylesbury Road London SE17 2EH
34 Aylesbury Road London SE17 2EH
36 Aylesbury Road London SE17 2EH
38 Aylesbury Road London SE17 2EH
32 Aylesbury Road London SE17 2EH
14 Aylesbury Road London SE17 2EH
16 Aylesbury Road London SE17 2EH
2 Aylesbury Road London SE17 2EH
72 Wooler Street London SE17 2EF
74 Wooler Street London SE17 2EF
76 Wooler Street London SE17 2EF
70 Wooler Street London SE17 2EF
64 Wooler Street London SE17 2EF
66 Wooler Street London SE17 2EF
68 Wooler Street London SE17 2EF
78 Wooler Street London SE17 2EF
106 Dawes Street London SE17 2EG
108 Dawes Street London SE17 2EG
110 Dawes Street London SE17 2EG
86 Wooler Street London SE17 2EF
80 Wooler Street London SE17 2EF
82 Wooler Street London SE17 2EF
84 Wooler Street London SE17 2EF
4 Aylesbury Road London SE17 2EH
8 Aylesbury Road London SE17 2EH
1 Villa Street London SE17 2EJ
3 Villa Street London SE17 2EJ
74 Aylesbury Road London SE17 2EH
68 Aylesbury Road London SE17 2EH
70 Aylesbury Road London SE17 2EH
72 Aylesbury Road London SE17 2EH
31 Villa Street London SE17 2EJ
41 Villa Street London SE17 2EJ
43 Villa Street London SE17 2EJ
45 Villa Street London SE17 2EJ
39 Villa Street London SE17 2EJ
33 Villa Street London SE17 2EJ
35 Villa Street London SE17 2EJ
37 Villa Street London SE17 2EJ
48 Aylesbury Road London SE17 2EH
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56 Aylesbury Road London SE17 2EH
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6 Aylesbury Road London SE17 2EH
45 Wooler Street London SE17 2ED
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49 Wooler Street London SE17 2ED
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37 Wooler Street London SE17 2ED
39 Wooler Street London SE17 2ED
41 Wooler Street London SE17 2ED
5 Wooler Street London SE17 2ED
59 Wooler Street London SE17 2ED
61 Wooler Street London SE17 2ED

164 Missenden Inville Road SE17 2HU
161 Missenden Inville Road SE17 2HU
162 Missenden Inville Road SE17 2HU
163 Missenden Inville Road SE17 2HU
78 Missenden Inville Road SE17 2HU
83 Missenden Inville Road SE17 2HU
84 Missenden Inville Road SE17 2HU
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82 Missenden Inville Road SE17 2HU
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153 Missenden Inville Road SE17 2HU
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160 Missenden Inville Road SE17 2HU
157 Missenden Inville Road SE17 2HU
154 Missenden Inville Road SE17 2HU
155 Missenden Inville Road SE17 2HU
156 Missenden Inville Road SE17 2HU
203 Wendover Thurlow Street SE17 2UF
37 Taplow Thurlow Street SE17 2UQ
38 Taplow Thurlow Street SE17 2UQ
39 Taplow Thurlow Street SE17 2UQ
36 Taplow Thurlow Street SE17 2UQ
33 Taplow Thurlow Street SE17 2UQ
34 Taplow Thurlow Street SE17 2UQ
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32 Taplow Thurlow Street SE17 2UQ
29 Taplow Thurlow Street SE17 2UQ
26 Taplow Thurlow Street SE17 2UQ
27 Taplow Thurlow Street SE17 2UQ
28 Taplow Thurlow Street SE17 2UQ
48 Taplow Thurlow Street SE17 2UQ
Flat 4 135 Trafalgar Street SE17 2TP
Flat 5 135 Trafalgar Street SE17 2TP
Flat 6 135 Trafalgar Street SE17 2TP
Flat 3 135 Trafalgar Street SE17 2TP

1 Taplow Thurlow Street SE17 2UQ

137 Wolverton Alvey Street SE17 2AG
116 Wolverton Alvey Street SE17 2AF
117 Wolverton Alvey Street SE17 2AF
118 Wolverton Alvey Street SE17 2AF
115 Wolverton Alvey Street SE17 2AF
112 Wolverton Alvey Street SE17 2AF
113 Wolverton Alvey Street SE17 2AF
114 Wolverton Alvey Street SE17 2AF
119 Wolverton Alvey Street SE17 2AF
124 Wolverton Alvey Street SE17 2AF
125 Wolverton Alvey Street SE17 2AF
126 Wolverton Alvey Street SE17 2AG
123 Wolverton Alvey Street SE17 2AF
120 Wolverton Alvey Street SE17 2AF
121 Wolverton Alvey Street SE17 2AF
122 Wolverton Alvey Street SE17 2AF
142 Wolverton Alvey Street SE17 2AG
162 Wolverton Alvey Street SE17 2AH
163 Wolverton Alvey Street SE17 2AH
164 Wolverton Alvey Street SE17 2AH
161 Wolverton Alvey Street SE17 2AH
158 Wolverton Alvey Street SE17 2AH
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160 Wolverton Alvey Street SE17 2AH
165 Wolverton Alvey Street SE17 2AH
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171 Wolverton Alvey Street SE17 2AH
172 Wolverton Alvey Street SE17 2AH
169 Wolverton Alvey Street SE17 2AH
166 Wolverton Alvey Street SE17 2AH
167 Wolverton Alvey Street SE17 2AH
168 Wolverton Alvey Street SE17 2AH
147 Wolverton Alvey Street SE17 2AG
148 Wolverton Alvey Street SE17 2AG
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143 Wolverton Alvey Street SE17 2AG
144 Wolverton Alvey Street SE17 2AG
145 Wolverton Alvey Street SE17 2AG
150 Wolverton Alvey Street SE17 2AG
155 Wolverton Alvey Street SE17 2AH
156 Wolverton Alvey Street SE17 2AH
157 Wolverton Alvey Street SE17 2AH
154 Wolverton Alvey Street SE17 2AH
151 Wolverton Alvey Street SE17 2AG
152 Wolverton Alvey Street SE17 2AH
153 Wolverton Alvey Street SE17 2AH
70 Wolverton Sedan Way SE17 2AD
71 Wolverton Sedan Way SE17 2AD
72 Wolverton Sedan Way SE17 2AD
69 Wolverton Sedan Way SE17 2AD
66 Wolverton Sedan Way SE17 2AD
67 Wolverton Sedan Way SE17 2AD
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78 Wolverton Sedan Way SE17 2AD
79 Wolverton Sedan Way SE17 2AD
80 Wolverton Sedan Way SE17 2AD
77 Wolverton Sedan Way SE17 2AD
74 Wolverton Sedan Way SE17 2AD
75 Wolverton Sedan Way SE17 2AD
76 Wolverton Sedan Way SE17 2AD
Flat 95 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 96 Michael Faraday House Aylesbury Estate SE17 2TU

Flat 1 135 Trafalgar Street SE17 2TP
Flat 2 135 Trafalgar Street SE17 2TP
Flat 7 135 Trafalgar Street SE17 2TP
Flat 2 Old Queen Anne House SE17 2EQ
Flat 3 Old Queen Anne House SE17 2EQ
Flat 4 Old Queen Anne House SE17 2EQ
Flat 1 Old Queen Anne House SE17 2EQ
Flat 8 135 Trafalgar Street SE17 2TP
Flat 2 66 Surrey Square SE17 2JX
Flat 3 66 Surrey Square SE17 2JX
Flat 1 27-31 Alvey Street SE17 2LN
Flat 2 27-31 Alvey Street SE17 2LN
Flat 3 27-31 Alvey Street SE17 2LN
Unit 1 Northchurch SE17 2AQ
49 Taplow Thurlow Street SE17 2UQ
50 Taplow Thurlow Street SE17 2UQ
Unit 4 Taplow SE17 2UQ
Flat 4 27-31 Alvey Street SE17 2LN
4 Taplow Thurlow Street SE17 2UQ
135 Merrow Street London SE17 2NX
Unit 2 Northchurch SE17 2AQ
1 Northchurch Dawes Street SE17 2AQ
Flat 5 27-31 Alvey Street SE17 2LN
Flat 6 27-31 Alvey Street SE17 2LN
98 Dawes Street London SE17 2EB
189 Taplow Thurlow Street SE17 2UL
190 Taplow Thurlow Street SE17 2UL
191 Taplow Thurlow Street SE17 2UL
188 Taplow Thurlow Street SE17 2UL
185 Taplow Thurlow Street SE17 2UL
186 Taplow Thurlow Street SE17 2UL
187 Taplow Thurlow Street SE17 2UL
192 Taplow Thurlow Street SE17 2UL
197 Taplow Thurlow Street SE17 2UL
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196 Taplow Thurlow Street SE17 2UL
193 Taplow Thurlow Street SE17 2UL
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174 Taplow Thurlow Street SE17 2UL
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182 Taplow Thurlow Street SE17 2UL
183 Taplow Thurlow Street SE17 2UL
184 Taplow Thurlow Street SE17 2UL
181 Taplow Thurlow Street SE17 2UL
178 Taplow Thurlow Street SE17 2UL
179 Taplow Thurlow Street SE17 2UL
180 Taplow Thurlow Street SE17 2UL
200 Taplow Thurlow Street SE17 2UL
7 Taplow Thurlow Street SE17 2UQ
8 Taplow Thurlow Street SE17 2UQ
9 Taplow Thurlow Street SE17 2UQ

Flat 97 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 94 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 91 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 92 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 93 Michael Faraday House Aylesbury Estate SE17 2TU
Flat 98 Michael Faraday House Aylesbury Estate SE17 2TU
63 Wolverton Sedan Way SE17 2AD
64 Wolverton Sedan Way SE17 2AD
65 Wolverton Sedan Way SE17 2AD
62 Wolverton Sedan Way SE17 2AD
Flat 99 Michael Faraday House Aylesbury Estate SE17 2TU
60 Wolverton Sedan Way SE17 2AD
61 Wolverton Sedan Way SE17 2AD
81 Wolverton Sedan Way SE17 2AD
96 Wolverton Alvey Street SE17 2AE
97 Wolverton Alvey Street SE17 2AE
98 Wolverton Alvey Street SE17 2AE
95 Wolverton Alvey Street SE17 2AE
92 Wolverton Alvey Street SE17 2AE
93 Wolverton Alvey Street SE17 2AE
94 Wolverton Alvey Street SE17 2AE
99 Wolverton Alvey Street SE17 2AE
109 Wolverton Alvey Street SE17 2AF
110 Wolverton Alvey Street SE17 2AF
111 Wolverton Alvey Street SE17 2AF
108 Wolverton Alvey Street SE17 2AF
105 Wolverton Alvey Street SE17 2AF
106 Wolverton Alvey Street SE17 2AF
107 Wolverton Alvey Street SE17 2AF
101 Wolverton Alvey Street SE17 2AE
102 Wolverton Alvey Street SE17 2AE
103 Wolverton Alvey Street SE17 2AE
100 Wolverton Alvey Street SE17 2AE
82 Wolverton Sedan Way SE17 2AD
83 Wolverton Sedan Way SE17 2AD
84 Wolverton Sedan Way SE17 2AD
104 Wolverton Alvey Street SE17 2AE
89 Wolverton Alvey Street SE17 2AE
90 Wolverton Alvey Street SE17 2AE
91 Wolverton Alvey Street SE17 2AE
88 Wolverton Alvey Street SE17 2AE
85 Wolverton Alvey Street SE17 2AE
86 Wolverton Alvey Street SE17 2AE
87 Wolverton Alvey Street SE17 2AE
180 Wolverton Alvey Street SE17 2AZ
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182 Wolverton Alvey Street SE17 2AZ
179 Wolverton Alvey Street SE17 2AZ
176 Wolverton Alvey Street SE17 2AZ
177 Wolverton Alvey Street SE17 2AZ
178 Wolverton Alvey Street SE17 2AZ
183 Wolverton Alvey Street SE17 2AZ
188 Wolverton Alvey Street SE17 2AZ
189 Wolverton Alvey Street SE17 2AZ
190 Wolverton Alvey Street SE17 2AZ
187 Wolverton Alvey Street SE17 2AZ
184 Wolverton Alvey Street SE17 2AZ
185 Wolverton Alvey Street SE17 2AZ
186 Wolverton Alvey Street SE17 2AZ

6 Taplow Thurlow Street SE17 2UQ
2 Taplow Thurlow Street SE17 2UQ
3 Taplow Thurlow Street SE17 2UQ
5 Taplow Thurlow Street SE17 2UQ
10 Taplow Thurlow Street SE17 2UQ
15 Taplow Thurlow Street SE17 2UQ
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17 Taplow Thurlow Street SE17 2UQ
14 Taplow Thurlow Street SE17 2UQ
11 Taplow Thurlow Street SE17 2UQ
12 Taplow Thurlow Street SE17 2UQ
13 Taplow Thurlow Street SE17 2UQ
205 Taplow Thurlow Street SE17 2UQ
206 Taplow Thurlow Street SE17 2UL
207 Taplow Thurlow Street SE17 2UL
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203 Taplow Thurlow Street SE17 2UL
208 Taplow Thurlow Street SE17 2UL
213 Taplow Thurlow Street SE17 2UL
214 Taplow Thurlow Street SE17 2UL
215 Taplow Thurlow Street SE17 2UL
212 Taplow Thurlow Street SE17 2UL
209 Taplow Thurlow Street SE17 2UL
210 Taplow Thurlow Street SE17 2UL
211 Taplow Thurlow Street SE17 2UL
60a Surrey Square London SE17 2JX
Unit 5 Ground Floor Taplow SE17 2UN
The Chaplin Centre Taplow SE17 2UN
1a Wendover Thurlow Street SE17 2UD
Cadcam Centre Wendover SE17 2UE
Playroom Taplow SE17 2UN
5-6 Taplow Thurlow Street SE17 2UN
Aylesbury Health Centre Taplow SE17 2UN
Day Centre Taplow SE17 2UN
Flat 19 Tenterden House Kinglake Estate SE17 2LL
Flat 2 Tenterden House Kinglake Estate SE17 2LL
Flat 20 Tenterden House Kinglake Estate SE17 2LL
Flat 18 Tenterden House Kinglake Estate SE17 2LL
Flat 15 Tenterden House Kinglake Estate SE17 2LL
Flat 16 Tenterden House Kinglake Estate SE17 2LL
Flat 17 Tenterden House Kinglake Estate SE17 2LL
Flat 3 Tenterden House Kinglake Estate SE17 2LL
Flat 8 Tenterden House Kinglake Estate SE17 2LL
Flat 9 Tenterden House Kinglake Estate SE17 2LL
Flat 7 Tenterden House Kinglake Estate SE17 2LL
Flat 4 Tenterden House Kinglake Estate SE17 2LL
Flat 5 Tenterden House Kinglake Estate SE17 2LL
Flat 6 Tenterden House Kinglake Estate SE17 2LL
69a Wooler Street London SE17 2ED
Flat 12 Tenterden House Kinglake Estate SE17 2LL
Flat 13 Tenterden House Kinglake Estate SE17 2LL
Flat 14 Tenterden House Kinglake Estate SE17 2LL
Flat 11 Tenterden House Kinglake Estate SE17 2LL
Flat 1 Tenterden House Kinglake Estate SE17 2LL
Flat 10 Tenterden House Kinglake Estate SE17 2LL
31 Burton Grove London SE17 2NT
32 Burton Grove London SE17 2NT
35 Burton Grove London SE17 2NT
30 Burton Grove London SE17 2NT
28 Burton Grove London SE17 2NT
29 Burton Grove London SE17 2NT
3 Burton Grove London SE17 2NT
36 Burton Grove London SE17 2NT
42 Burton Grove London SE17 2NT

69 Northchurch Dawes Street SE17 2AQ
7 Northchurch Dawes Street SE17 2AQ
70 Northchurch Dawes Street SE17 2AQ
68 Northchurch Dawes Street SE17 2AQ
65 Northchurch Dawes Street SE17 2AQ
66 Northchurch Dawes Street SE17 2AQ
67 Northchurch Dawes Street SE17 2AQ
71 Northchurch Dawes Street SE17 2AQ
76 Northchurch Dawes Street SE17 2AQ
8 Northchurch Dawes Street SE17 2AQ
9 Northchurch Dawes Street SE17 2AQ
75 Northchurch Dawes Street SE17 2AQ
72 Northchurch Dawes Street SE17 2AQ
73 Northchurch Dawes Street SE17 2AQ
74 Northchurch Dawes Street SE17 2AQ
191 Wolverton Alvey Street SE17 2AZ
26 Latimer Beaconsfield Road SE17 2EN
27 Latimer Beaconsfield Road SE17 2EN
28 Latimer Beaconsfield Road SE17 2EN
25 Latimer Beaconsfield Road SE17 2EN
22 Latimer Beaconsfield Road SE17 2EN
23 Latimer Beaconsfield Road SE17 2EN
24 Latimer Beaconsfield Road SE17 2EN
29 Latimer Beaconsfield Road SE17 2EN
33 Latimer Beaconsfield Road SE17 2EN
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32 Latimer Beaconsfield Road SE17 2EN
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12 Latimer Beaconsfield Road SE17 2EN
13 Latimer Beaconsfield Road SE17 2EN
14 Latimer Beaconsfield Road SE17 2EN
11 Latimer Beaconsfield Road SE17 2EN
192 Wolverton Alvey Street SE17 2AZ
1 Latimer Beaconsfield Road SE17 2EN
10 Latimer Beaconsfield Road SE17 2EN
15 Latimer Beaconsfield Road SE17 2EN
2 Latimer Beaconsfield Road SE17 2EN
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19 Latimer Beaconsfield Road SE17 2EN
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18 Latimer Beaconsfield Road SE17 2EN
25 Northchurch Dawes Street SE17 2AQ
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21 Northchurch Dawes Street SE17 2AQ
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30 Northchurch Dawes Street SE17 2AQ
11 Northchurch Dawes Street SE17 2AQ
12 Northchurch Dawes Street SE17 2AQ
13 Northchurch Dawes Street SE17 2AQ
10 Northchurch Dawes Street SE17 2AQ
173 Wolverton Alvey Street SE17 2AH

44 Burton Grove London SE17 2NT
48 Burton Grove London SE17 2NT
40 Burton Grove London SE17 2NT
37 Burton Grove London SE17 2NT
38 Burton Grove London SE17 2NT
4 Burton Grove London SE17 2NT
15 Burton Grove London SE17 2NT
16 Burton Grove London SE17 2NT
17 Burton Grove London SE17 2NT
14 Burton Grove London SE17 2NT
Unit 6 Taplow SE17 2XE
10 Burton Grove London SE17 2NT
11 Burton Grove London SE17 2NT
18 Burton Grove London SE17 2NT
23 Burton Grove London SE17 2NT
26 Burton Grove London SE17 2NT
27 Burton Grove London SE17 2NT
22 Burton Grove London SE17 2NT
19 Burton Grove London SE17 2NT
20 Burton Grove London SE17 2NT
21 Burton Grove London SE17 2NT
5 Burton Grove London SE17 2NT
9 Burton Grove London SE17 2NT
66 Surrey Square London SE17 2JX
150 Portland Street London SE17 2NS
8 Burton Grove London SE17 2NT
50 Burton Grove London SE17 2NT
6 Burton Grove London SE17 2NT
7 Burton Grove London SE17 2NT
Club Room Michael Faraday House Aylesbury Estate SE17 2TR
Barrow Store 2 Northchurch SE17 2AQ
Flat C 130 Dawes Street SE17 2EG
69b Wooler Street London SE17 2EB
Flat A 130 Dawes Street SE17 2EG
Flat B 130 Dawes Street SE17 2EG
58 Wendover Thurlow Street SE17 2UG
59 Wendover Thurlow Street SE17 2UG
60 Wendover Thurlow Street SE17 2UG
57 Wendover Thurlow Street SE17 2UG
240 Wendover Thurlow Street SE17 2UG
55 Wendover Thurlow Street SE17 2UG
56 Wendover Thurlow Street SE17 2UG
61 Wendover Thurlow Street SE17 2UG
66 Wendover Thurlow Street SE17 2UG
67 Wendover Thurlow Street SE17 2UG
68 Wendover Thurlow Street SE17 2UG
65 Wendover Thurlow Street SE17 2UG
62 Wendover Thurlow Street SE17 2UG
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226 Wendover Thurlow Street SE17 2UG
227 Wendover Thurlow Street SE17 2UG
232 Wendover Thurlow Street SE17 2UG
237 Wendover Thurlow Street SE17 2UG
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236 Wendover Thurlow Street SE17 2UG
233 Wendover Thurlow Street SE17 2UG
234 Wendover Thurlow Street SE17 2UG
235 Wendover Thurlow Street SE17 2UG
69 Wendover Thurlow Street SE17 2UG

174 Wolverton Alvey Street SE17 2AH
175 Wolverton Alvey Street SE17 2AH
14 Northchurch Dawes Street SE17 2AQ
19 Northchurch Dawes Street SE17 2AQ
2 Northchurch Dawes Street SE17 2AQ
20 Northchurch Dawes Street SE17 2AQ
18 Northchurch Dawes Street SE17 2AQ
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50 Northchurch Dawes Street SE17 2AQ
48 Northchurch Dawes Street SE17 2AQ
44 Northchurch Dawes Street SE17 2AQ
46 Northchurch Dawes Street SE17 2AQ
47 Northchurch Dawes Street SE17 2AQ
Flat 31 Soane House Inville Estate SE17 2JF
Flat 32 Soane House Inville Estate SE17 2JF
Flat 33 Soane House Inville Estate SE17 2JF
Flat 30 Soane House Inville Estate SE17 2JF
Flat 28 Soane House Inville Estate SE17 2JF
Flat 29 Soane House Inville Estate SE17 2JF
Flat 3 Soane House Inville Estate SE17 2JF
Flat 34 Soane House Inville Estate SE17 2JF
Flat 7 Soane House Inville Estate SE17 2JF
Flat 8 Soane House Inville Estate SE17 2JF
Flat 9 Soane House Inville Estate SE17 2JF
Flat 6 Soane House Inville Estate SE17 2JF
Flat 35 Soane House Inville Estate SE17 2JF
Flat 4 Soane House Inville Estate SE17 2JF
Flat 5 Soane House Inville Estate SE17 2JF
Flat 18 Soane House Inville Estate SE17 2JF
Flat 19 Soane House Inville Estate SE17 2JF
Flat 2 Soane House Inville Estate SE17 2JF
Flat 17 Soane House Inville Estate SE17 2JF
Flat 14 Soane House Inville Estate SE17 2JF
Flat 15 Soane House Inville Estate SE17 2JF
Flat 16 Soane House Inville Estate SE17 2JF
Flat 20 Soane House Inville Estate SE17 2JF
Flat 25 Soane House Inville Estate SE17 2JF
Flat 26 Soane House Inville Estate SE17 2JF

Flat D 6 Villa Street SE17 2EJ
2a Villa Street London SE17 2EJ
2b Villa Street London SE17 2EJ
Flat D 10 Villa Street SE17 2EJ
Flat C 4 Villa Street SE17 2EJ
Flat C 6 Villa Street SE17 2EJ
Flat C 8 Villa Street SE17 2EJ
2c Villa Street London SE17 2EJ
41a Northchurch Dawes Street SE17 2AQ
42a Northchurch Dawes Street SE17 2AQ
42b Northchurch Dawes Street SE17 2AQ
Flat 8a Brockley House SE17 2LW
131 Beaconsfield Road London SE17 2BX
Taplow Housing Office The Chaplin Centre Taplow SE17 2UL
Amersham Community Centre Inville Road SE17 2HY
101 Taplow Thurlow Street SE17 2UJ
151 Taplow Thurlow Street SE17 2UL
Flat A 10 Villa Street SE17 2EJ
51 Taplow Thurlow Street SE17 2UH
70 Wendover Thurlow Street SE17 2UG
71 Wendover Thurlow Street SE17 2UG
72 Wendover Thurlow Street SE17 2UG
Flat A 4 Villa Street SE17 2EJ
Flat B 6 Villa Street SE17 2EJ
Flat B 8 Villa Street SE17 2EJ
Flat C 10 Villa Street SE17 2EJ
Flat B 4 Villa Street SE17 2EJ
Flat A 6 Villa Street SE17 2EJ
Flat A 8 Villa Street SE17 2EJ
Flat B 10 Villa Street SE17 2EJ
41 Wendover Thurlow Street SE17 2UF
42 Wendover Thurlow Street SE17 2UF
43 Wendover Thurlow Street SE17 2UF
40 Wendover Thurlow Street SE17 2UF
37 Wendover Thurlow Street SE17 2UF
38 Wendover Thurlow Street SE17 2UF
39 Wendover Thurlow Street SE17 2UF
44 Wendover Thurlow Street SE17 2UF
49 Wendover Thurlow Street SE17 2UF
50 Wendover Thurlow Street SE17 2UF
51 Wendover Thurlow Street SE17 2UF
48 Wendover Thurlow Street SE17 2UF
45 Wendover Thurlow Street SE17 2UF
46 Wendover Thurlow Street SE17 2UF
47 Wendover Thurlow Street SE17 2UF
208 Wendover Thurlow Street SE17 2UF
209 Wendover Thurlow Street SE17 2UF
210 Wendover Thurlow Street SE17 2UF
207 Wendover Thurlow Street SE17 2UF
204 Wendover Thurlow Street SE17 2UF
205 Wendover Thurlow Street SE17 2UF
206 Wendover Thurlow Street SE17 2UF
211 Wendover Thurlow Street SE17 2UF
216 Wendover Thurlow Street SE17 2UF
217 Wendover Thurlow Street SE17 2UF
218 Wendover Thurlow Street SE17 2UF
215 Wendover Thurlow Street SE17 2UF
212 Wendover Thurlow Street SE17 2UF
213 Wendover Thurlow Street SE17 2UF
214 Wendover Thurlow Street SE17 2UF
52 Wendover Thurlow Street SE17 2UF
152 Wendover Thurlow Street SE17 2UG
153 Wendover Thurlow Street SE17 2UG
154 Wendover Thurlow Street SE17 2UG
151 Wendover Thurlow Street SE17 2UG
148 Wendover Thurlow Street SE17 2UG

Flat 27 Soane House Inville Estate SE17 2JF
Flat 24 Soane House Inville Estate SE17 2JF
Flat 21 Soane House Inville Estate SE17 2JF
Flat 22 Soane House Inville Estate SE17 2JF
Flat 23 Soane House Inville Estate SE17 2JF
Flat 1 Brockley House SE17 2LW
152a Portland Street London SE17 2NS
152b Portland Street London SE17 2NS
154a Portland Street London SE17 2NS
146b Portland Street London SE17 2NS
144a Portland Street London SE17 2NS
144b Portland Street London SE17 2NS
146a Portland Street London SE17 2NS
154b Portland Street London SE17 2NS
166c Portland Street London SE17 2NS
166d Portland Street London SE17 2NS
168a Portland Street London SE17 2NS
166b Portland Street London SE17 2NS
156a Portland Street London SE17 2NS
156b Portland Street London SE17 2NS
166a Portland Street London SE17 2NS
Flat 14 Brockley House SE17 2LW
Flat 2 Brockley House SE17 2LW
Flat 3 Brockley House SE17 2LW
Flat 13 Brockley House SE17 2LW
Flat 10 Brockley House SE17 2LW
Flat 11 Brockley House SE17 2LW
Flat 12 Brockley House SE17 2LW
Flat 4 Brockley House SE17 2LW
Flat 9 Brockley House SE17 2LW
142a Portland Street London SE17 2NS
142b Portland Street London SE17 2NS
Flat 8 Brockley House SE17 2LW
Flat 5 Brockley House SE17 2LW
Flat 6 Brockley House SE17 2LW
Flat 7 Brockley House SE17 2LW
70a Wooler Street London SE17 2EF
72a Wooler Street London SE17 2EF
74a Wooler Street London SE17 2EF
68a Wooler Street London SE17 2EF
62a Wooler Street London SE17 2EF
64a Wooler Street London SE17 2EF
66a Wooler Street London SE17 2EF
76a Wooler Street London SE17 2EF
120b Dawes Street London SE17 2EG
Flat 1 Chadwell House Inville Estate SE17 2HZ
Flat 2 Chadwell House Inville Estate SE17 2HZ
120a Dawes Street London SE17 2EG
78a Wooler Street London SE17 2EF
118a Dawes Street London SE17 2EG
118b Dawes Street London SE17 2EG
1a Wooler Street London SE17 2ED
11a Wooler Street London SE17 2ED
3a Wooler Street London SE17 2ED
94b Dawes Street London SE17 2EB
92a Dawes Street London SE17 2EB
92b Dawes Street London SE17 2EB
94a Dawes Street London SE17 2EB
37a Wooler Street London SE17 2ED
56a Wooler Street London SE17 2EF
58a Wooler Street London SE17 2EF
60a Wooler Street London SE17 2EF
9a Wooler Street London SE17 2ED
39a Wooler Street London SE17 2ED
5a Wooler Street London SE17 2ED
7a Wooler Street London SE17 2ED

149 Wendover Thurlow Street SE17 2UG
150 Wendover Thurlow Street SE17 2UG
155 Wendover Thurlow Street SE17 2UG
222 Wendover Thurlow Street SE17 2UG
223 Wendover Thurlow Street SE17 2UG
224 Wendover Thurlow Street SE17 2UG
221 Wendover Thurlow Street SE17 2UG
156 Wendover Thurlow Street SE17 2UG
219 Wendover Thurlow Street SE17 2UG
220 Wendover Thurlow Street SE17 2UG
137 Wendover Thurlow Street SE17 2UG
138 Wendover Thurlow Street SE17 2UG
139 Wendover Thurlow Street SE17 2UG
136 Wendover Thurlow Street SE17 2UG
53 Wendover Thurlow Street SE17 2UF
54 Wendover Thurlow Street SE17 2UF
135 Wendover Thurlow Street SE17 2UG
140 Wendover Thurlow Street SE17 2UG

145 Wendover Thurlow Street SE17 2UG

146 Wendover Thurlow Street SE17 2UG
147 Wendover Thurlow Street SE17 2UG
144 Wendover Thurlow Street SE17 2UG
141 Wendover Thurlow Street SE17 2UG
142 Wendover Thurlow Street SE17 2UG

143 Wendover Thurlow Street SE17 2UG

127 Taplow Thurlow Street SE17 2UJ
128 Taplow Thurlow Street SE17 2UJ
129 Taplow Thurlow Street SE17 2UJ

126 Taplow Thurlow Street SE17 2UJ

123 Taplow Thurlow Street SE17 2UJ

124 Taplow Thurlow Street SE17 2UJ

125 Taplow Thurlow Street SE17 2UJ

130 Taplow Thurlow Street SE17 2UJ

135 Taplow Thurlow Street SE17 2UJ

136 Taplow Thurlow Street SE17 2UJ

137 Taplow Thurlow Street SE17 2UJ

134 Taplow Thurlow Street SE17 2UJ

131 Taplow Thurlow Street SE17 2UJ

132 Taplow Thurlow Street SE17 2UJ

133 Taplow Thurlow Street SE17 2UJ

112 Taplow Thurlow Street SE17 2UJ

113 Taplow Thurlow Street SE17 2UJ

114 Taplow Thurlow Street SE17 2UJ

111 Taplow Thurlow Street SE17 2UJ

108 Taplow Thurlow Street SE17 2UJ

Flat 3 Chadwell House Inville Estate SE17 2HZ
Flat 4 Lees House Inville Estate SE17 2JE
Flat 5 Lees House Inville Estate SE17 2JE
Flat 6 Lees House Inville Estate SE17 2JE
Flat 3 Lees House Inville Estate SE17 2JE
Flat 11 Lees House Inville Estate SE17 2JE
Flat 12 Lees House Inville Estate SE17 2JE
Flat 2 Lees House Inville Estate SE17 2JE
Flat 7 Lees House Inville Estate SE17 2JE
Flat 11 Soane House Inville Estate SE17 2JF
Flat 12 Soane House Inville Estate SE17 2JF
Flat 13 Soane House Inville Estate SE17 2JF
Flat 10 Soane House Inville Estate SE17 2JF
Flat 8 Lees House Inville Estate SE17 2JE
Flat 9 Lees House Inville Estate SE17 2JE
Flat 1 Soane House Inville Estate SE17 2JF
Flat 8 Chadwell House Inville Estate SE17 2HZ
1 Darvell House Inville Estate Inville Road SE17 2JD
2 Darvell House Inville Estate Inville Road SE17 2JD
Flat 7 Chadwell House Inville Estate SE17 2HZ
Flat 4 Chadwell House Inville Estate SE17 2HZ
Flat 5 Chadwell House Inville Estate SE17 2HZ
Flat 6 Chadwell House Inville Estate SE17 2HZ
3 Darvell House Inville Estate Inville Road SE17 2JD
8 Darvell House Inville Estate Inville Road SE17 2JD
Flat 1 Lees House Inville Estate SE17 2JE
Flat 10 Lees House Inville Estate SE17 2JE
7 Darvell House Inville Estate Inville Road SE17 2JD
4 Darvell House Inville Estate Inville Road SE17 2JD
5 Darvell House Inville Estate Inville Road SE17 2JD
6 Darvell House Inville Estate Inville Road SE17 2JD
Flat 55 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 56 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 57 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 54 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 51 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 52 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 53 Michael Faraday House Aylesbury Estate SE17 2TS
Flat 58 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 63 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 64 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 65 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 62 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 59 Michael Faraday House Aylesbury Estate SE17 2TT
Flat 60 Michael Faraday House Aylesbury

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| 109 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TT Flat 61 Michael Faraday House Aylesbury |
| 110 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TT Flat 40 Michael Faraday House Aylesbury |
| 115 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 41 Michael Faraday House Aylesbury |
| 120 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 42 Michael Faraday House Aylesbury |
| 121 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 39 Michael Faraday House Aylesbury |
| 122 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 9 Michael Faraday House Aylesbury |
| 119 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TR Flat 37 Michael Faraday House Aylesbury |
| 116 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 38 Michael Faraday House Aylesbury |
| 117 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 43 Michael Faraday House Aylesbury |
| 118 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 48 Michael Faraday House Aylesbury |
| 138 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TS Flat 49 Michael Faraday House Aylesbury |
| 159 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 50 Michael Faraday House Aylesbury |
| 160 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 47 Michael Faraday House Aylesbury |
| 161 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 44 Michael Faraday House Aylesbury |
| 158 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 45 Michael Faraday House Aylesbury |
| 155 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 46 Michael Faraday House Aylesbury |
| 156 Taplow Thurlow Street SE17 2UL | Estate SE17 2TS Flat 66 Michael Faraday House Aylesbury |
| 157 Taplow Thurlow Street SE17 2UL | Estate SE17 2TT Flat 80 Michael Faraday House Aylesbury |
| 162 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 81 Michael Faraday House Aylesbury |
| 167 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 82 Michael Faraday House Aylesbury |
| 168 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 79 Michael Faraday House Aylesbury |
| 169 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 105 Michael Faraday House Aylesbury |
| 166 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 77 Michael Faraday House Aylesbury |
| 163 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 78 Michael Faraday House Aylesbury |
| 164 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 83 Michael Faraday House Aylesbury |
| 165 Taplow Thurlow Street SE17 2UL | Estate SE17 2TU Flat 88 Michael Faraday House Aylesbury |
| 143 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 89 Michael Faraday House Aylesbury |
| 144 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 90 Michael Faraday House Aylesbury |
| 145 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 87 Michael Faraday House Aylesbury |
| 142 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 84 Michael Faraday House Aylesbury |
| 139 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 85 Michael Faraday House Aylesbury |
| 140 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 86 Michael Faraday House Aylesbury |
| 141 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TU Flat 71 Michael Faraday House Aylesbury |

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| 146 Taplow Thurlow Street SE17 2UJ | Estate SE17 2TT |
| 152 Taplow Thurlow Street SE17 2UL | Flat 72 Michael Faraday House Aylesbury Estate SE17 2TT |
| 153 Taplow Thurlow Street SE17 2UL | Flat 73 Michael Faraday House Aylesbury Estate SE17 2TT |
| 154 Taplow Thurlow Street SE17 2UL | Flat 70 Michael Faraday House Aylesbury Estate SE17 2TT |
| 150 Taplow Thurlow Street SE17 2UJ | Flat 67 Michael Faraday House Aylesbury Estate SE17 2TT |
| 147 Taplow Thurlow Street SE17 2UJ | Flat 68 Michael Faraday House Aylesbury Estate SE17 2TT |
| 148 Taplow Thurlow Street SE17 2UJ | Flat 69 Michael Faraday House Aylesbury Estate SE17 2TT |
| 149 Taplow Thurlow Street SE17 2UJ | Flat 74 Michael Faraday House Aylesbury Estate SE17 2TT |
| 65 Taplow Thurlow Street SE17 2UH | Flat 102 Michael Faraday House Aylesbury Estate SE17 2TU |
| 66 Taplow Thurlow Street SE17 2UH | Flat 103 Michael Faraday House Aylesbury Estate SE17 2TU |
| 67 Taplow Thurlow Street SE17 2UH | Flat 104 Michael Faraday House Aylesbury Estate SE17 2TU |
| 64 Taplow Thurlow Street SE17 2UH | Flat 101 Michael Faraday House Aylesbury Estate SE17 2TU |
| 61 Taplow Thurlow Street SE17 2UH | Flat 75 Michael Faraday House Aylesbury Estate SE17 2TT |
| 62 Taplow Thurlow Street SE17 2UH | Flat 76 Michael Faraday House Aylesbury Estate SE17 2TT |
| 63 Taplow Thurlow Street SE17 2UH | Flat 100 Michael Faraday House Aylesbury Estate SE17 2TU |
| 68 Taplow Thurlow Street SE17 2UH | 148b Trafalgar Street London SE17 2TP |
| 73 Taplow Thurlow Street SE17 2UH | 150a Trafalgar Street London SE17 2TP |
| 74 Taplow Thurlow Street SE17 2UH | 150b Trafalgar Street London SE17 2TP |
| 75 Taplow Thurlow Street SE17 2UH | 148a Trafalgar Street London SE17 2TP |
| 72 Taplow Thurlow Street SE17 2UH | 144a Trafalgar Street London SE17 2TP |
| 69 Taplow Thurlow Street SE17 2UH | 146a Trafalgar Street London SE17 2TP |
| 70 Taplow Thurlow Street SE17 2UH | 146b Trafalgar Street London SE17 2TP |
| 71 Taplow Thurlow Street SE17 2UH | 166a Trafalgar Street London SE17 2TP |
| 46a Northchurch Dawes Street SE17 2AQ | Flat 10 Michael Faraday House Aylesbury Estate SE17 2TR |
| 137 Trafalgar Street London SE17 2TP | Flat 11 Michael Faraday House Aylesbury Estate SE17 2TR |
| 52 Taplow Thurlow Street SE17 2UH | Flat 12 Michael Faraday House Aylesbury Estate SE17 2TR |
| 44a Northchurch Dawes Street SE17 2AQ | Flat 1 Michael Faraday House Aylesbury Estate SE17 2TR |
| 42c Northchurch Dawes Street SE17 2AQ | 166b Trafalgar Street London SE17 2TP |
| 42d Northchurch Dawes Street SE17 2AQ | 190a Trafalgar Street London SE17 2TP |
| 43a Northchurch Dawes Street SE17 2AQ | 190b Trafalgar Street London SE17 2TP |
| 53 Taplow Thurlow Street SE17 2UH | 168f Portland Street London SE17 2NS |
| 58 Taplow Thurlow Street SE17 2UH | Flat A 218 East Street SE17 2SL |
| 59 Taplow Thurlow Street SE17 2UH | Flat B 218 East Street SE17 2SL |
| 60 Taplow Thurlow Street SE17 2UH | 168e Portland Street London SE17 2NS |
| 57 Taplow Thurlow Street SE17 2UH | 168b Portland Street London SE17 2NS |
| 54 Taplow Thurlow Street SE17 2UH | 168c Portland Street London SE17 2NS |
| 55 Taplow Thurlow Street SE17 2UH | 168d Portland Street London SE17 2NS |
| 56 Taplow Thurlow Street SE17 2UH | Flat C 218 East Street SE17 2SL |
| 76 Taplow Thurlow Street SE17 2UH | 130b Trafalgar Street London SE17 2TP |
| 96 Taplow Thurlow Street SE17 2UH | 138a Trafalgar Street London SE17 2TP |
| 97 Taplow Thurlow Street SE17 2UH | 138b Trafalgar Street London SE17 2TP |
| 98 Taplow Thurlow Street SE17 2UH | 130a Trafalgar Street London SE17 2TP |
| 95 Taplow Thurlow Street SE17 2UH | Flat D 218 East Street SE17 2SL |
| 92 Taplow Thurlow Street SE17 2UH | Flat E 218 East Street SE17 2SL |
| 93 Taplow Thurlow Street SE17 2UH | Flat F 218 East Street SE17 2SL |
| 94 Taplow Thurlow Street SE17 2UH | Flat 13 Michael Faraday House Aylesbury Estate SE17 2TR |
| | Flat 31 Michael Faraday House Aylesbury |

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| 99 Taplow Thurlow Street SE17 2UH | Estate SE17 2TR |
| 105 Taplow Thurlow Street SE17 2UJ | Flat 32 Michael Faraday House Aylesbury Estate SE17 2TR |
| 106 Taplow Thurlow Street SE17 2UJ | Flat 33 Michael Faraday House Aylesbury Estate SE17 2TR |
| 107 Taplow Thurlow Street SE17 2UJ | Flat 30 Michael Faraday House Aylesbury Estate SE17 2TR |
| 104 Taplow Thurlow Street SE17 2UJ | Flat 28 Michael Faraday House Aylesbury Estate SE17 2TR |
| 100 Taplow Thurlow Street SE17 2UH | Flat 29 Michael Faraday House Aylesbury Estate SE17 2TR |
| 102 Taplow Thurlow Street SE17 2UJ | Flat 3 Michael Faraday House Aylesbury Estate SE17 2TR |
| 103 Taplow Thurlow Street SE17 2UJ | Flat 34 Michael Faraday House Aylesbury Estate SE17 2TR |
| 81 Taplow Thurlow Street SE17 2UH | Flat 6 Michael Faraday House Aylesbury Estate SE17 2TR |
| 82 Taplow Thurlow Street SE17 2UH | Flat 7 Michael Faraday House Aylesbury Estate SE17 2TR |
| 83 Taplow Thurlow Street SE17 2UH | Flat 8 Michael Faraday House Aylesbury Estate SE17 2TR |
| 80 Taplow Thurlow Street SE17 2UH | Flat 5 Michael Faraday House Aylesbury Estate SE17 2TR |
| 77 Taplow Thurlow Street SE17 2UH | Flat 35 Michael Faraday House Aylesbury Estate SE17 2TR |
| 78 Taplow Thurlow Street SE17 2UH | Flat 36 Michael Faraday House Aylesbury Estate SE17 2TR |
| 79 Taplow Thurlow Street SE17 2UH | Flat 4 Michael Faraday House Aylesbury Estate SE17 2TR |
| 84 Taplow Thurlow Street SE17 2UH | Flat 18 Michael Faraday House Aylesbury Estate SE17 2TR |
| 89 Taplow Thurlow Street SE17 2UH | Flat 19 Michael Faraday House Aylesbury Estate SE17 2TR |
| 90 Taplow Thurlow Street SE17 2UH | Flat 2 Michael Faraday House Aylesbury Estate SE17 2TR |
| 91 Taplow Thurlow Street SE17 2UH | Flat 17 Michael Faraday House Aylesbury Estate SE17 2TR |
| 88 Taplow Thurlow Street SE17 2UH | Flat 14 Michael Faraday House Aylesbury Estate SE17 2TR |
| 85 Taplow Thurlow Street SE17 2UH | Flat 15 Michael Faraday House Aylesbury Estate SE17 2TR |
| 86 Taplow Thurlow Street SE17 2UH | Flat 16 Michael Faraday House Aylesbury Estate SE17 2TR |
| 87 Taplow Thurlow Street SE17 2UH | Flat 20 Michael Faraday House Aylesbury Estate SE17 2TR |
| 96 Portland Street London SE17 2NU | Flat 25 Michael Faraday House Aylesbury Estate SE17 2TR |
| 98 Portland Street London SE17 2NU | Flat 26 Michael Faraday House Aylesbury Estate SE17 2TR |
| 101 Merrow Street London SE17 2NX | Flat 27 Michael Faraday House Aylesbury Estate SE17 2TR |
| 94 Portland Street London SE17 2NU | Flat 24 Michael Faraday House Aylesbury Estate SE17 2TR |
| 88 Portland Street London SE17 2NU | Flat 21 Michael Faraday House Aylesbury Estate SE17 2TR |
| 90 Portland Street London SE17 2NU | Flat 22 Michael Faraday House Aylesbury Estate SE17 2TR |
| 92 Portland Street London SE17 2NU | Flat 23 Michael Faraday House Aylesbury Estate SE17 2TR |
| 103 Merrow Street London SE17 2NX | Flat 3 63 Aylesbury Road SE17 2EQ |
| 113 Merrow Street London SE17 2NX | 276 Merrow St London SE17 2PA |
| 115 Merrow Street London SE17 2NX | 94 Stanswood Gardens London SE5 7SR |
| 117 Merrow Street London SE17 2NX | 258 Merrow Street London SE17 2PA |
| | 15 Aylesbury Road London SE17 2EQ |

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
Historic England
London Underground Limited
Natural England - London Region & South East Region
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Flat 3 Old Queen Anne House SE17 2EQ
Flat 3 63 Aylesbury Road SE17 2EQ
11 Brettell Street London SE17 2NZ
118 Taplow Thurlow Street SE17 2UJ
15 Aylesbury Road London SE17 2EQ
15 Aylesbury Road London SE17 2EQ
17 Aylesbury Road London SE17 2EQ
171 Merrow Street London SE17 2NY
175 Merrow Street London SE17 2NY
184 Missenden Inville Road SE17 2HX
240 Merrow Street London SE17 2PA
258 Merrow Street London SE17 2PA
258 Merrow Street London SE17 2PA
260 Merrow Street London SE17 2PA
276 Merrow St London SE17 2PA
276 Merrow Street London SE17 2PA
29 Wooler Street London SE17 2ED
47 Aylesbury Road London SE17 2EQ
57 Aylesbury Road London SE17 2EQ
70 Aylesbury Road London SE17 2EH
94 Stanswood Gardens London SE5 7SR
94a Dawes Street London SE17 2EB

