

Item No. 5.1	Classification: Open	Date: 19 December 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/3818 for: Full Planning Permission Address: THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON SE16 7ND Proposal: Change of use from a Printworks (Sui Generis) to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.		
Ward(s) or groups affected:	Surrey Docks		
From:	Director of Planning		
Application Start Date 20/09/2016		Application Expiry Date 20/12/2016	
Earliest Decision Date 03/12/2016		PPA Date	

RECOMMENDATION

1. That planning permission is granted, subject to appropriate conditions for a limited period.

BACKGROUND INFORMATION

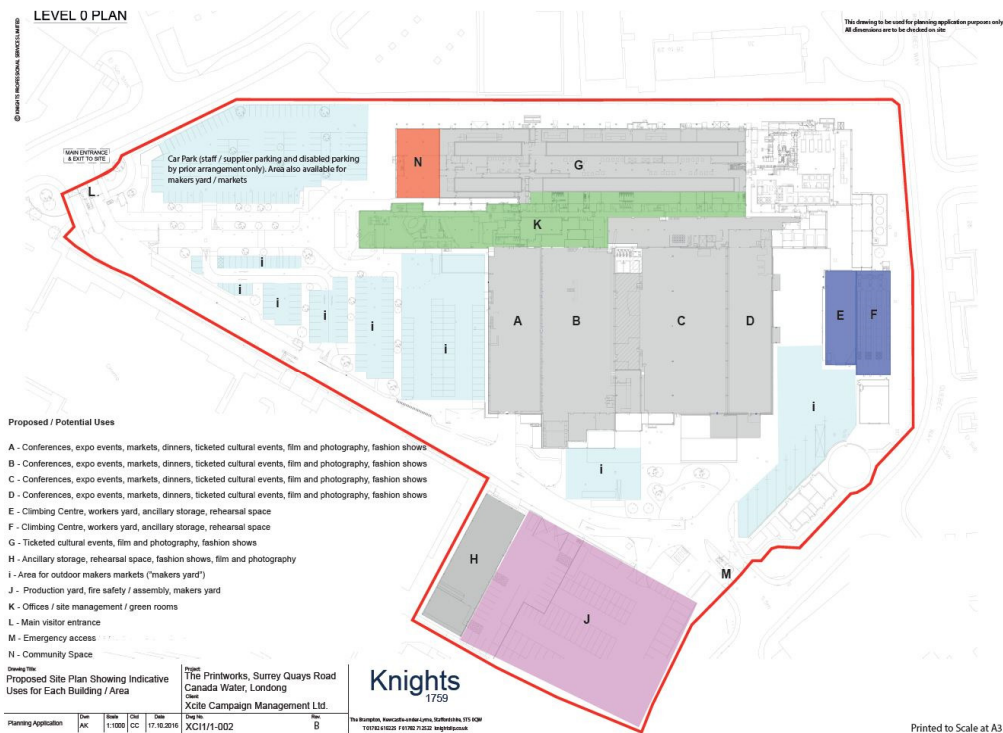
Site location and description

2. The site, measuring 5.3 hectares, is the former newspaper printing factory, known as Harmsworth Quays. The site printed the Evening Standard, the Metro and the Daily Mail's southern editions before it closed in 2013. The site comprises vacant warehouse buildings and hardstanding previously used for car parking and servicing. The interiors consist of large rooms with high ceilings, with mezzanine levels that used to hold the printing machinery.
3. The site is within the Canada Water Area Action Plan area (CWAAP) and identified as a proposals site (CW AAP 17) that has the potential to make a significant contribution to the town centre. Comprehensive redevelopment of the site is likely to accommodate a mix of business uses, retail uses, hotel uses, education, leisure, health and other community uses. It is highly accessible, the main access into the site being from Surrey Quays Road which is a five minute walk from Canada Water tube and Bus Station and Surrey Quays station.
4. The surrounding area is mixed in character. To the south and west of the site lies the Surrey Quays Leisure Park and Surrey Quays Shopping Centre respectively which are

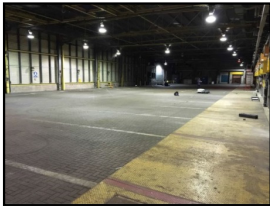
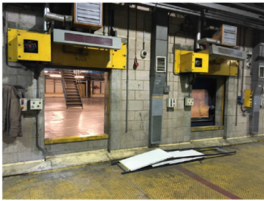
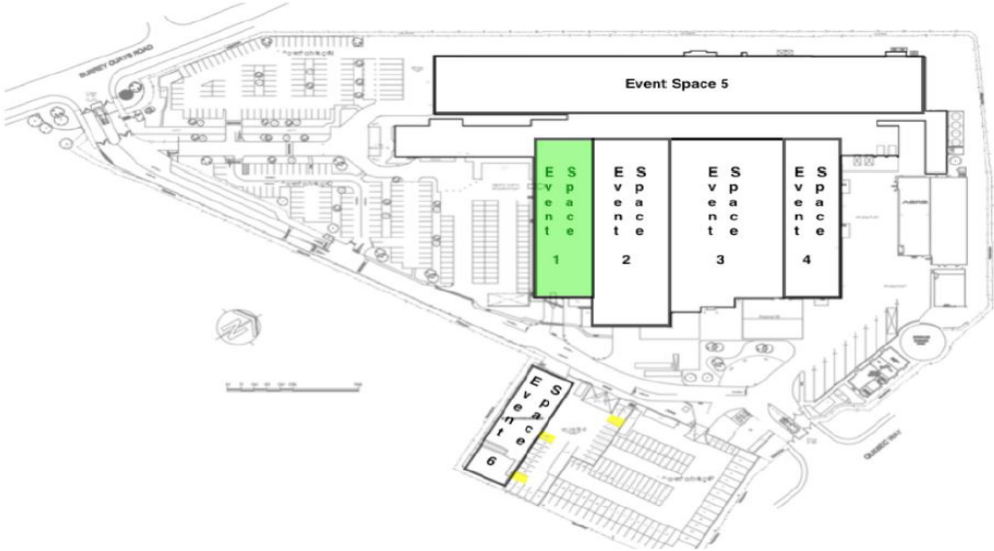
typical late 1980s and 1990s out-of-town leisure and retail buildings which sit within a large area of surface car parking. To the east the site is bounded by Quebec Way where there is housing development under construction on the site of former industrial units; the commercial building at 24-28 Quebec Way also has permission for redevelopment for a housing-led mixed use scheme. Alfred Salter School is located to the north-east. To the north west there is the Mulberry Business Park and Site E Canada Water, both of which have permission for redevelopment for general needs and student housing.

Details of proposal

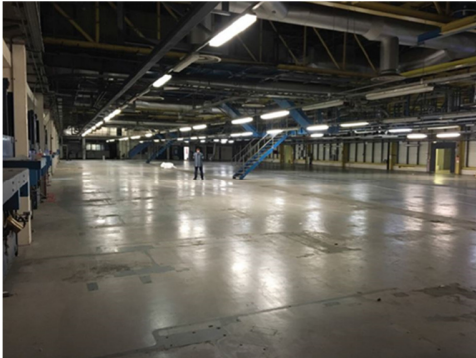
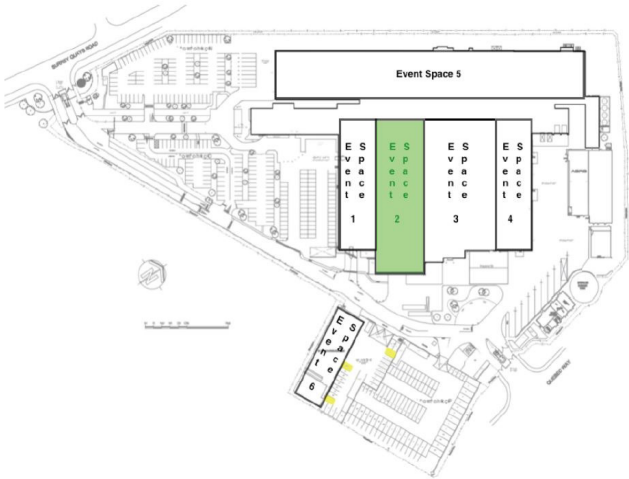
5. Temporary planning permission is sought to use the site as a cultural event space with ancillary food and drink for period of 5 years. The printworks will become a multi-purpose venue that will support a unique and broad spectrum of events across arts, culture, fashion, music, film, food, theatre and dance. The programme of events is anticipated to include a jazz season and classical musical programme alongside makers markets, vintage fairs, food festivals and Cartel, a new car show concept.
6. The vast building will be sub-divided internally to create six diverse event spaces, arranged over multiple levels with interconnecting corridors and rooms. Many of the printing factory's original features will be retained with modest interventions to the fabric, where appropriate, to make the building safe for operation. An overview of the events spaces, as proposed is set out below:



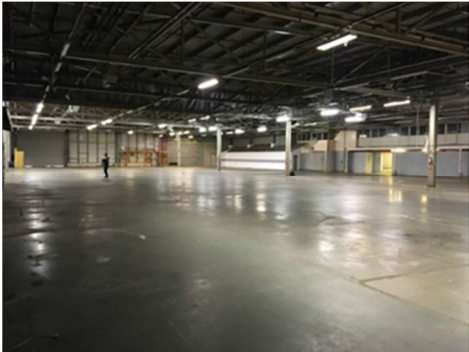
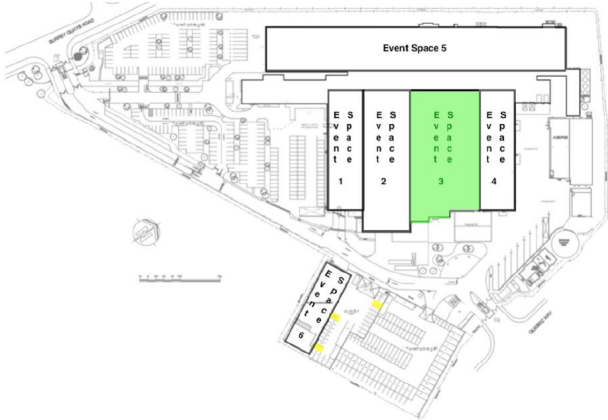
Event Space 1 – ‘The Vanway’



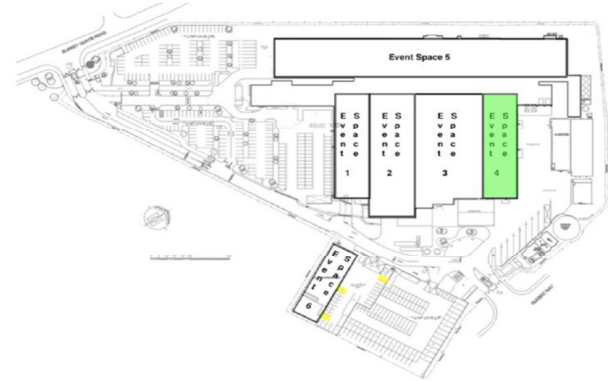
Event Space 2 - Formerly known as ‘Publishing’



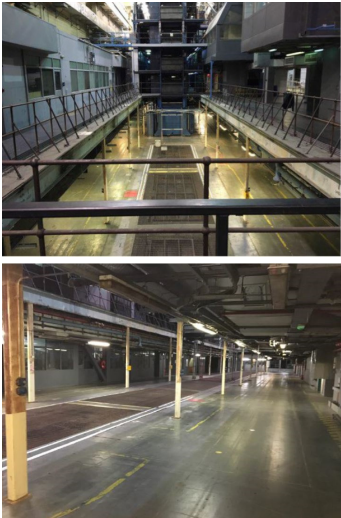
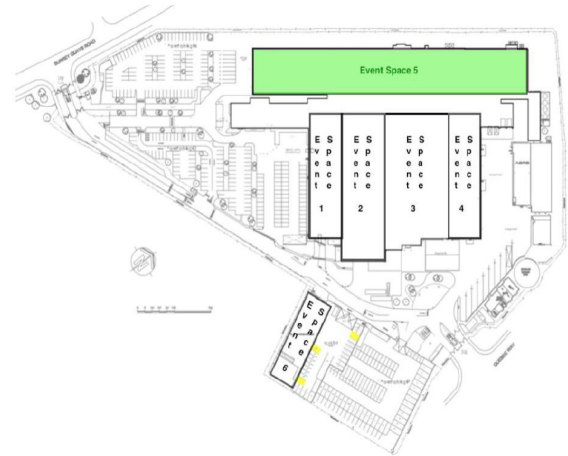
Event Space 3 - Formerly known as the 'High Speed Bagging Centre (HSBC)'



Event Space 4 - Formerly known as the 'Reel Storage'



Event Space 5 - Formerly known as the 'Print Hall'



Note: Event Space 6 is not connected to the main building and is a warehoused space.

7. The site will be operated by Xcite Campaign Management Limited who specialise in delivering bespoke events. They will curate events at the Printworks with their partners. Events will primarily be ticketed, however 'community rehearsal rooms' are proposed and applicant is in discussion with the council's culture department to discuss how this might be used.
8. The maximum capacity of the venue would be 6,000 thousand people and the opening times proposed at the site are 10:00 to 01:00 Monday to Thursday, Sunday and Bank Holiday and 10:00 to 02:00 on Fridays and Saturdays.

Planning history

9. Since the original printworks closed the site has been used for Secret Cinema's production of Stars Wars and 28 Days Later editions and as a film set for Avengers Age of Ultron. A number of other events have been held on the site in 2016 including a Mulberry Fashion Week Show, and a Triumph (Motor vehicle) event.

<p>15/AP/1106 Application type: Full Planning Permission (FUL)</p> <p>Use of site as a temporary events and entertainment space (Use Class D2) with ancillary merchandising, food and drink from 25th May 2015 until 31st May 2016.</p> <p>Decision date 20/05/2015</p> <p>Decision: Granted for Limited Period (GFLP)</p>
<p>16/EQ/0230 Application type: Pre-Application Enquiry (ENQ)</p> <p>Change of Use of former printworks to an events and entertainment venue (Use Class D2)</p> <p>Decision date 07/10/2016</p> <p>Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

10. Many of the surrounding sites have planning permission for redevelopment. These include the Quebec Way housing development to the east (which is underway), Mulberry Business Park (for student accommodation) and Site E Canada Water (for commercial and residential uses) to the north west. An extension to the Surrey Quays shopping centre has also been granted permission but has not commenced. There is a temporary permission on the adjacent site which is known as Hawker House. Hawker House is a 'street food' operators and has permission to operate at the site until April 2018.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
 - a) the principle of the development in terms of land use and conformity with strategic policies, and impact on the long term aspirations of the CWAAP
 - b) impact on the amenity of adjoining occupiers and surrounding uses
 - c) Movement to and from the site including servicing and delivery
 - d) Planning obligations and CIL
 - e) All other relevant material planning considerations.

Planning policy

12. 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 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.

13. The London Plan 2016

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

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

14. Canada Water Area Action Plan

Proposals Site CW AAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park

Policy 1: Shopping in the town centre

Policy 2: Cafes and restaurants in the town centre
Policy 5: Markets
Policy 7: Public Transport
Policy 8: Vehicular Traffic
Policy 11: Leisure and entertainment
Policy 13: Arts culture and tourism
Policy 16: Town centre development
Policy 25: Jobs and business space
Policy 27: Community facilities.

15. 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 10 - Jobs and businesses
Strategic policy 12 - Design and conservation
Strategic policy 13 – High environmental standards.

Southwark Plan 2007 (July) - saved policies

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

Policy 1.4 - Employment sites outside the Preferred Office Locations and Preferred Industrial Locations
Saved policy 2.2 -Provision of new community facilities
Saved policy 2.5 -Planning obligations
Saved policy 3.1- Environmental effects
Saved policy 3.2 - Protection of amenity
Saved policy - 3.11 - Efficient use of land
Saved policy - 3.12 - Quality in design
Saved policy - 3.13 - Urban design
Saved policy 3.14 Designing out crime
Saved policy 5.2 Transport impacts
Saved policy 5.3 Walking and cycling
Saved policy 5.4 Public transport improvements
Saved policy 5.5 Transport Development Areas
Saved policy 5.6 Car parking
Saved policy 5.7 Parking standards for disabled and the mobility impaired .

17. Sustainable design and construction SPD (2009).

Principle of development

18. The Canada Water Area Action Plan (2015) establishes the principle that this site along with Mulberry Business Park and Surrey Quays Leisure Park will play an instrumental role in attracting inward investment, providing jobs and leisure opportunities as part of the wider regeneration of Canada Water. Required land uses across these sites include leisure and entertainment uses in recognition of the important role they will play in creating a thriving and vibrant town centre. The town centre currently offers little in the way of evening entertainment and long term policy aspirations have been framed to allow some flexibility for changing circumstances.
19. It is expected that the proposed meanwhile use will generate employment in the area and increase the number of visitors to the town centre, at all times of the day. The potential increase in footfall is significant which is likely to have benefits to support retail and other uses in the town centre. The development has the potential to raise the public profile of Canada Water and take advantage of the unique characteristics of the building such as soundproofing and foundations which can withstand machinery and heavy loads. It is likely to appeal to a wide range of ages and people by virtue of its heritage and unique arrangement and by virtue of its size at a highly accessible location. This interim use of the site would therefore support regeneration objectives for the site and the wider objective of making Canada Water a destination. For this reason it would comply with site specific policies in the Canada Water Area Action Plan (CW AAP 17), Strategic Policies 2 and 3 of the Core Strategy and the London Plan.

Environmental impact assessment

20. Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (‘the EIA regulations’) the proposal would fall within the description of development listed in Schedule 2 classified under item 10 (b) as ‘urban development projects’. It is considered to fall under this category as the development involves the change of use of a large site and building and is likely to have a different profile of impacts effects compared to the previous use of the site.
21. Schedule 2 development is required to be screened for likely significant effects where:
 - a) any part of that development is to be carried out in a sensitive area; or
 - b) any applicable threshold or criterion is exceeded or met in relation to that development.

Sensitive areas

22. ‘Sensitive areas’ are defined in the EIA regulations as Sites of Special Scientific Interest, National Parks, properties on the World Heritage Lists, scheduled monuments and Areas of Outstanding Natural Beauty and protected European sites. No part of the proposed development would be carried out on land that falls within or adjacent to a ‘sensitive area’ as defined by the EIA regulations

Applicable thresholds

23. Schedule 2 of the EIA regulations sets out criteria for each description of development the threshold for urban development projects is as follows:
 - a) The development includes more than 1 hectare of urban development which is not a dwellinghouse development; or
 - b) the development includes more than 150 dwellings; or
 - c) the overall area of the development exceeds 5 hectares.
24. The proposed development includes more than 5 hectares of land that would not involve dwelling house development and thus exceeds the 1 hectare threshold set out above. The overall development threshold would also be met by this proposal as the development would exceed the area threshold of 5 hectares. For this reason consideration must be given to whether the proposal is likely to give rise to significant environmental effects to the extent that an EIA may be required. Under the EIA regulations the criteria for making this assessment are set out in Schedule 3 of the regulations.

Likely significant effects

25. An assessment of the likely effects of the development has been carried out taking into account the criteria under criteria 3 of the regulations. It is concluded that the proposed development does not require an EIA as it is not likely to generate any significant environmental effects. The reasoning for this conclusion is attached as an appendix to this report.

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

26. Southwark Plan Saved policy 3.2 seeks to ensure new development would not have an adverse impact on neighbouring occupiers. Concerns have been raised by local residents that the scheme has the potential to create noise and disturbance to the detriment of residential amenity through the use of the space as an events venue. The key concern is that noise from people coming and going from the site late at night would be disruptive particularly as the proposal is seek opening hours that extend to 03:00 seven days a week. The concern is that these hours are excessive and that inadequate information has been submitted indicating how visitors will be managed to and from the site before and after major events to safeguard residential amenity.
27. Letters of support were also received from local residents explaining that the scheme would provide be a positive intervention at the site adding interest to the area. However those letters also indicated that for the scheme to be successful it would be necessary to manage the movement of visitors appropriately to minimise the potential for noise and disturbance and anti-social behaviour.

Operational noise

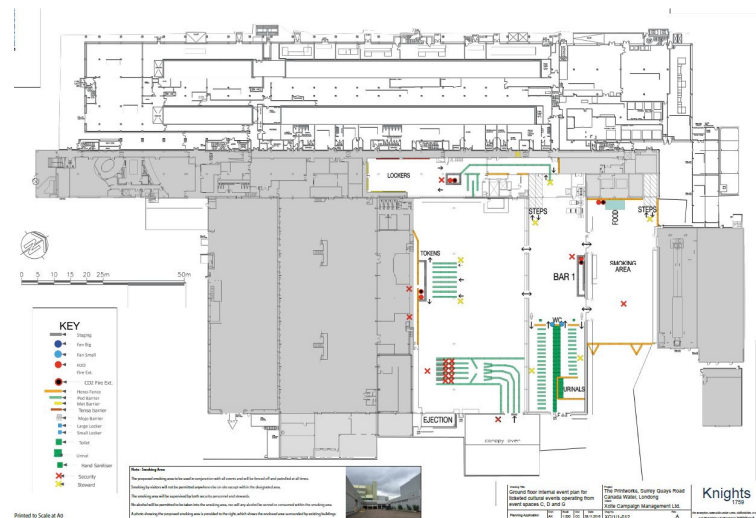
28. A variety of activities are likely to take place at different times of the day throughout the week that would appeal to a wide audience. The majority are expected to take place within the main building which is capable of hosting a variety of events at the same time.

Noise testing has been carried out within each of the various event spaces proposed to test their suitability for music and different types of event. Based on the testing carried out a noise management strategy plan for the venue has been submitted which has been reviewed by the council's environmental protection team. A summary of the main measures and conclusions of the assessment are set out below.

29. A series of restrictions would apply that would limit the use of outdoors areas, including for drinking and smoking at unsociable hours. Restrictions are also in place to manage the timing of deliveries, waste collections, bottle emptying, use of generators and external queuing. Noise limits have also been established for each of the event spaces. Specific staff training will be provided by the management company (Xcite) to ensure venue operators keep within acceptable noise parameters and a telephone complaints line will be made available during events so that it is permanently manned by a competent person responsible to investigate and respond to complaints. A log of complaints will also be maintained and kept by the venue operator that will be available to the Local Authority.
30. When Harmsworth Quays was in operation as a printing works, the site generated noise from the printing presses and a significant number of vehicles trips to and from the site during the night and early hours of the morning. Integral to the design of the building is a high specification print hall to attenuate noise generated to safeguard residential amenity. An assessment of the buildings capability has informed the noise limits in the noise management plan and established the parameters at which music noise or amplified speech from the site is unlikely to result in noise nuisance.
31. The council's environmental protection team are satisfied that the Noise Management Strategy and plan is acceptable, subject to periodic review of the management and a series of conditions which include:
 - Agreed noise thresholds that would prevent music noise from disturbing residential occupiers.
 - Additional noise monitoring locations and a monitoring programme.
 - Management of the internal areas within the site so that external areas are not used after 23:00, save for smoking, no drinks outside after 23:00 and no external queuing.
 - Community liaison arrangements – residents' letters/notifications being carried out as specified in the Noise Management Plan.
 - Revised bottle emptying and waste collection times so that they occur no earlier than 08:00 on weekends and bank holidays
 - Confirmation that on-site waste compactors would be housed internally and hours of use would be restricted so as not to cause a nuisance.
32. The profile of the sensitive receptors is dynamic in this area and likely to become more restrictive over time as development on Quebec Way and Surrey Quays is completed. The applicant accepts this and has accepted the recommendations made by the environmental protection team. On the basis that the above has been agreed and will be secured by condition, officers are satisfied that the noise strategy and management plan are acceptable and will be sufficiently robust to safeguard residential amenity for residential occupiers over the period of 5 years that the site will be used for events and entertainment.

Hours of operation

33. Concerns from local residents have been received regarding the operation of the site seven days a week up until 03:00. The main issue for the amenity of neighbours would be potential noise from the venue and from people entering and leaving the site. Particular consideration has been given to residential properties immediately adjacent to the site and along key routes to the site from both Canada Water Station and Surrey Quays Station. These properties are considered likely to be the most sensitive to the proposed development.
34. The applicant's noise management plan references the role that marshals will have in monitoring the behaviour of patrons as part of an effort to ensure the orderly arrival and departure of people to and from the site. A visitor routing strategy has also been provided as part of the travel plan which shows that marshals will be in place to direct people to and from Canada Water Station away from residential properties along Surrey Quays Road.
35. While there is no formal planning mechanism for controlling crowd noise the applicant has agreed to a queueing strategy that will require queues to be formed internally rather than externally of the main building, where practicable, after 21:00. Given the scale and layout of the building, it should be feasible to contain queuing within the body of the building. This approach is acceptable and so far as practicable would minimise the potential for noise and disturbance. Notwithstanding this, the critical point for consideration is late night dispersal of visitors and consideration has been given to appropriate mechanisms to stagger departures to minimise the impact of night time departures.



36. Taking into account the capacity of the venue, it is recommended that midnight would be an appropriate closing time taking into account the site's town centre location and the availability of public transport. The applicant had initially requested opening hours till 03:00 but is willing to accept 01:00 on Mondays through to Thursdays, Sundays and Bank Holidays which they have explained is preferable in order for them to remain competitive with similar venues. Officers consider that this slightly later time may be acceptable subject to an appropriate monitoring and management of the impact of the development. The later time of 01:00 is recommended for a trial period to enable an

assessment to take place of site in operation.

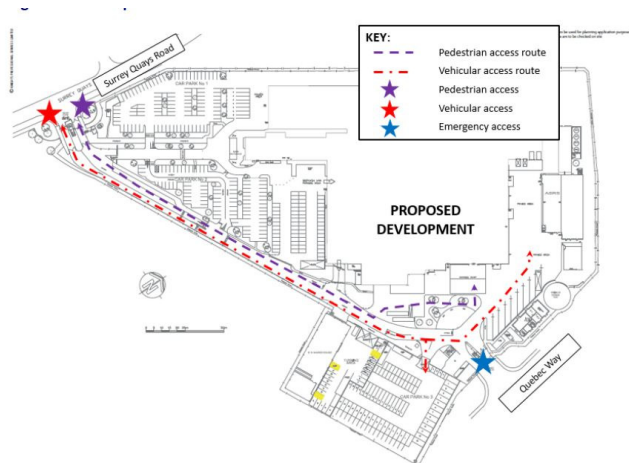
37. Night Tube services are now running on the Jubilee and Victoria lines, and most of the Central and Northern Lines. At the time of writing it was proposed that the Piccadilly line would follow on 16 December. The Night Tube offers a 24 hour service on Fridays and Saturdays and on the basis that this service continues to operate on the Jubilee Line it is considered that a later closing time of 02:00 would be appropriate on Friday's and Saturdays owing to the availability of public transport. This is on the basis that the applicant provides an appropriate marshalling presence to match the scale of events on these days and agrees to demonstrate this within event management plan that will require consultation with Transport for London and the liaison group on the programming of events. Further details are provided under the visitor management section of this report.

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

38. The surrounding area is a town centre with a mix of large scale commercial buildings and residential uses. It is not anticipated that existing uses nearby will conflict with the proposed use to the extent that the site could not operate as intended.

Transport issues

39. A transport assessment has been submitted which examines the likely the impact of the proposal and provides analysis of trip generation comparing the proposed development against the existing the lawful use of the site. The previous use of the site involved both the printing of newspapers and distribution which involved a fleet of around 150 vans and substantial heavy goods vehicles. It was a 24 hour operation with distribution activities taking place during the day and overnight.

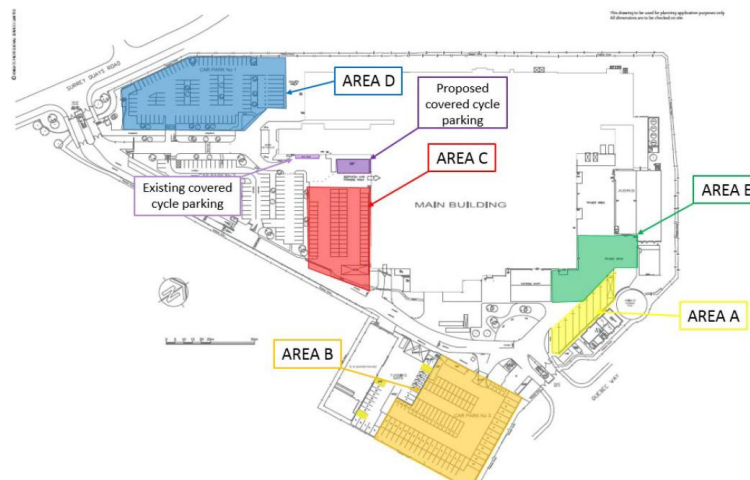


Servicing

40. The main access points and internal access routes within the site are set out in the diagram above. Surrey Quays Road would be the main access for visitors and for all modes of transport including servicing and maintenance vehicle movements. There is a secondary access point into the site on Quebec Way that is proposed to be retained for

the sole use of emergency vehicles.

41. There are approximately 270 car parking spaces on the site and the applicant has explained that these spaces will not be used by visitors. This will be communicated online through their website, through ticket purchases and social media. Notwithstanding this, the site will need to cater for vehicle movements such as service vehicles, taxis, coaches and parking for blue badge holders. Spaces for these vehicles which will be managed by on-site marshals and security staff the principle of which is acceptable. This will be secured by condition.
42. Outdoor events involving street markets and makers yards may take place at the site within the surface car park which may require bespoke servicing and delivery arrangements to take account the demands of events on the site. Officers are satisfied that these events could take place within the site as there is ample room for manoeuvre. It is expected that a bespoke delivery and servicing plan would be prepared for these events that would be based on the principles set out in the transport assessment. It is recommended that this is secured by condition.



Travel plan

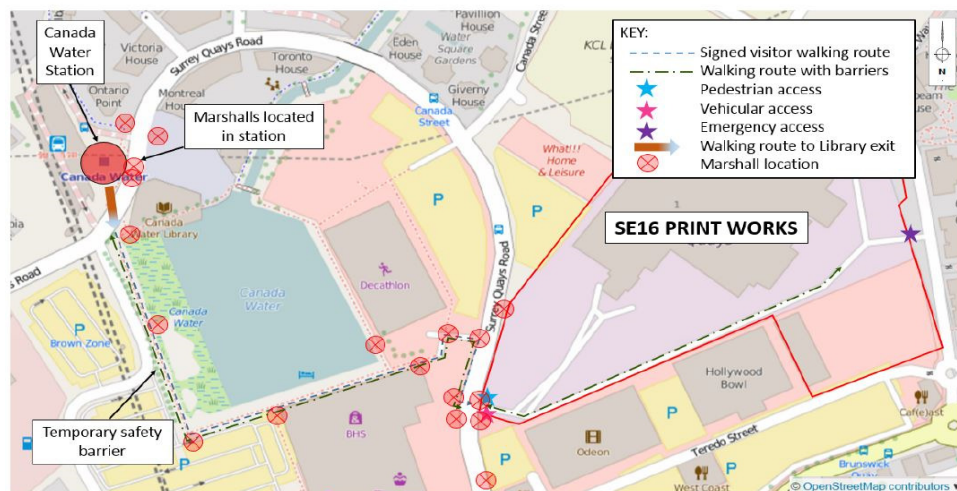
43. The site, having a PTAL of 6a, is within 5 minutes walk of the Jubilee Line (Canada Water) the London Overground (Surrey Quays) and local bus routes to and from Central London. The majority of trips by visitors are expected to be made using public transport as the site is highly accessible and because the applicant will not be providing visitor parking on the site. To encourage people to travel using public transport the applicant has prepared a travel plan which sets out a number of measures that would be implemented to maximise non-car based travel and minimise the impact of visitors coming to and from the site. As stated above, this includes communication of travel choices in advance of events on their website, on tickets for events, social media and event programmes where there are provided.

Visitor management

44. Visitors arriving by public transport will be instructed to alight at Canada Water Station and from there wayfinding information will be provided between the station and the venue. Directional signage will be provided within the station and marshals will be on

hand to direct visitors to the venue. Typically visitors will be routed away from residential properties, being directed via Canada Water Basin to minimise the potential for disturbance to residential occupiers.

45. As the arrival profile of events will differ according to the nature of the event the applicant has set out a range of scenarios indicating how they would manage the movement of people based on the size and type of event. Typically any combination of events that would generate 500 or more people will involve marshals directing visitors to and from Canada Water Station. A planned cultural event expecting to attract 2500 visitors would attract a more significant marshal presence in addition to temporary barriers.



46. The approach to visitor management is dynamic to reflect the nature of events on offer. Officers are satisfied that the measures proposed are acceptable in principle and appropriate for the scale and nature of events. Notwithstanding this, officers consider that it would be appropriate for the approach to be periodically reviewed and updated based on operation of the site, in the event members are minded to grant planning permission. Transport for London have indicated that the proposal is acceptable subject to the applicant agreeing to a management plan that will require the applicant to contact TfL operational managers (London Underground, London Overground and TfL Buses) in good time prior to an event where a significant number of people will be arriving and departing in a short space of time to make appropriate arrangements to manage the station area. Discussions are on-going about how to programme events so that it minimises the overloading of Underground and Overground services at peak times at both nearby stations.
47. Based on discussions with the applicant and Transport for London It is recommended that a dynamic event management plan is secured by condition that will amplify what has been submitted. The event management plan will set agreed travel plan targets, and formalise periodic monitoring to identify if the aims and objectives of the travel plan are being achieved and whether or not implementation has resulted in unforeseen problems. The applicant has agreed to undertake a periodic review of the travel plan with a liaison group that would comprise representatives from a variety of local stakeholders including, but not restricted to the London Borough of Southwark, Transport for London, ward councillors and the Metropolitan Police. The proposal is for the liaison group to meet

quarterly or as and when the liaison group consider if necessary.

48. Subject to a suitably worded condition it is considered unlikely that the development would have an adverse impact on public transport. The applicant has indicated that they are agreeable to a condition which (in consultation with TfL) would formalise a communication protocol, particularly with regard to the timing of large scale events.

Vehicle movements

49. No visitor car parking will be offered as part of this development. Notwithstanding this, concerns have been raised that the development may impact on local parking capacity, particularly at Brunswick Quay and nearby streets. The transport assessment has examined the potential impact of the development on the availability of car parking within the vicinity of the application site. To support the assessment the applicant has examined the availability of on-street parking spaces and, at the request of officers, the availability of spaces at the Mast Leisure Car Park.
50. The assessment shows that over the course of a day, there is expected to be a reduction of vehicular movements to and from the site as a consequence of the proposed development replacing traffic associated with the lawful use. Fewer journeys are expected to be made to and from the site indicating that it is unlikely to have a significant impact on the local highway network. Notwithstanding it is recognised that there is a risk that some visitors will seek to drive to the venue.
51. Given the variety of events which may occur at the site there is not considered to be a typical arrival profile. For example it may be expected that for a small scale fashion event, all the car drivers might arrive within the same hour. In contrast, for an all-day exhibition, it would be expected that car drivers would arrive over the course of the morning rather than in a single hour as visitors are not required to arrive at a specific time and so tend to drop-in over the course of a day.
52. The highest volume of car journeys anticipated in relation to a large music event is estimated to be up to 200 cars per hour. While this is a large number of journeys, it is not expected that a level of journeys of this scale would occur on a daily basis as would be expected if the application were to revert to the production and delivery of newspapers or some other industrial process.
53. The parking survey indicates that there were on average 151 on-street car parking spaces available during the survey period out of a total of 284 spaces (53%). Furthermore a minimum of 368 out of a total of 584 bays were observed to be available within the Surrey Quays Entertainment Car Park (63%). Based on the transport assessment it is likely that there would be sufficient parking capacity within the area around the application site even at peak times to accommodate traffic associated with car drivers. These projections, however, do not take into account mitigation measures and travel planning that would otherwise influence travel choices for future potential visitors.

Mitigation

54. Key to ensuring the potential impacts of the proposed development do not fall outside acceptable parameters the applicant has prepared a travel plan to manage the

movements associated with each of the event types proposed within the application site. The travel plan will be an important tool to effectively manage the travel choices people make travelling to and from the site which, in turn, will minimise the impact of the development on the existing public transport provision and local road network. The applicant has agreed to submit a dynamic management plan which will amplify the contents of the travel plan (in consultation with Transport for London) and agree objectives and communication strategies for various large scale events.

Taxis and mini cabs

55. The provision of on-site taxi drop-off/pick-up arrangements is supported and sufficient capacity exists within the site to accommodate a reasonable level of demand. The applicant proposes to discuss the need for and nature of on-street controls to prevent taxis queuing outside the site on an event by event basis with the liaison group. The Applicant will be required to implement any measures agreed with the group which could include, but not be limited to, temporary parking restrictions on the approach to the venue subject to agreement by the council's Highway Department. Notwithstanding this, officers are satisfied that within the site the applicant has demonstrated that measures will be in place to safely manage visitors leaving the venue including those seeking to leave by taxi.

Cycle parking

56. There are 13 existing Sheffield type cycle stands within the site accommodating up to 26 bicycles and a further 48 Sheffield-style stands are proposed that would provide space for up to 96 bicycles. This equates to a total of 122 cycle parking spaces which is considered an appropriate scale in the interim as it is not expected that the site will operate at capacity seven days a week. Additional cycle parking is proposed as the programme and scale of event is confirmed. It is recommended that a condition is imposed requiring details of the cycle parking roll out to be submitted and approved in writing by the council as part of the event management plan.
57. Based on information submitted with the proposal it is concluded that the proposed development would result in a reduction in hourly volume of traffic movements compared to the lawful use of the site. There is parking capacity in the surrounding area to accommodate car users on the occasions when large scale events may take place. On-site provision for taxis and mini-cabs is being made to accommodate pick-up and drop-off minimising the potential impact of private hire vehicles on roads immediately surrounding the site. For these reasons it is expected that there would be no worsening of highway capacity compared to the traffic associated with the previous printing works use. To this end, the potential impacts of scheme would be acceptable, subject to the imposition of appropriate conditions.

Design issues

58. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that new developments are of a high standard of architectural and urban design.
59. No alterations are proposed to the external envelope of the building; however the applicant has indicated that they are examining options to brand the building to provide signage at the entrance that will be subject of separate application.

Impact on character and setting of a listed building and/or conservation area

60. There are no conservation areas or listed building in the immediate vicinity which would be impacted by the proposals.

Impact on trees

61. None of the existing trees on the site would be removed in order to implement this scheme.

Planning obligations (section 106 undertaking or agreement)

62. It is not anticipated that a section 106 agreement would be required for this scheme as there are no obligations that would be generated by this scheme. It would not create new floorspace but rather bring into productive use vacant buildings.
63. No Southwark or Mayoral CIL would be due in this instance, because CIL is not payable on temporary permissions and the building has been in lawful use for 6 months within the last 3 years and no additional floorspace is being created.

Sustainable development implications

64. The proposed development would make temporary use of an underused building in a highly sustainable town centre location. Although large in floorspace, the proposal does not constitute a 'major' development for monitoring purposes (because it proposes a change of use rather than new floorspace) and as such there is no requirement for an energy strategy or sustainability assessment to be provided. The re-use of an existing building is considered sustainable and taking account the wider area would represent a cultural offer that is significant in scale and has the potential to contribute positively to the identity of Canada Water. For these reasons the proposed scheme is considered to be a sustainable form of development.

Flood risk

65. The Environment Agency have not objected to the principle of a proposal and the proposed uses at ground floor would be no more vulnerable than the existing lawful use of the site. Taking account of the temporary nature of the planning permission the proposed use of the site is acceptable and is not expected to increase the vulnerability of the site, or people visiting the site, to flood risk.

Other matters

66. There are none.

Conclusion on planning issues

67. The NPPF places a presumption in favour of sustainable development encouraging the reuse of land that has been previously developed and states that permission should be granted for proposals unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole.

68. The proposed development would bring a vacant site back into productive use in a highly accessible location and provide a platform for music, arts and cultural activities in a town centre. The unique characteristics of the building, being highly sound insulated and with large internal spaces that can withstand significant loads, make the building ideal for large scale public events. This scheme has the potential to make Canada Water a destination and a hub of cultural innovation while providing jobs and opportunities and vibrancy to the area during the day and supporting the evening and night-time economy. It would provide a focus for the area during the longer term regeneration programme, without hindering or prejudicing the earlier phases of redevelopment. Impacts on the amenity of neighbours could be appropriately managed by way of condition and restrictions imposed under the planning regime to the extent that adverse operational, noise, or odour impacts are not anticipated to arise. Overall the proposal is considered to be an exciting and innovative proposal that will have positive impacts on the Canada Water Town Centre and for these reason it is recommended that planning permission is granted, subject to conditions that require regular monitoring and review.

Community impact statement

69. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

72. Nine letters were received objecting to the proposal on the following grounds.
73. **Objection:** Noise and disturbance from people coming and going, particularly as the route between the site and the station contains dense residential buildings. Residents are already negatively affected by Hawker House and the night tube.

Response: The applicant is committed to marshalling people to and from Canada Water using routes that avoid residential properties on Surrey Quays Road. Details of visitor management including the routes proposed are set out in the travel plan under visitor management. Taxi pick-up and drop-off would take place within the site which is supported. A noise management plan will be secured by condition that will limit the potential for noise nuisance from the site. Revised hours of opening have been recommended that would be also expected to limit the potential for disturbance.

74. **Objection:** The scheme will generate litter and anti-social behaviour around the site.

Response: The applicant has committed to a litter patrol service that will take place before, during and after any event, both on site and on streets surrounding the venue. The area of coverage covers the key routes which are likely to be used by visitors to the site. These details are considered to be acceptable and will be secured by condition.

75. **Objection:** Proposed opening hours at 03:00 seven days a week are excessive.

Response: Revised hours of opening are recommended scaling back the hours of opening. The recommended hours are considered reasonable, given the town centre location of the site and subject to an appropriate event management plan being secured by the applicant the revised hours would limit the potential for disturbance to residential occupiers. The hours of opening will be secured by condition.

76. **Objection:** Not clear how the community will benefit from the proposal.

Response: The applicant intends to provide community events as part of the overall cultural offer for the site which may take the form of a dedicated community space. At the time of writing the applicant explained that they are considering a range of events and are liaising with the council and the community to see what could take place at the site during the life of the permission.

77. Six letters have been received stating support for the proposal citing the following reasons:

- It would retain the building and introduce an entertainment offer rather than bring in a faceless chain of cafes
- Create a unique social event and entertainment space
- Economic benefits to the area
- Attract people to the area, promoting the wider locality and improving safety
- Positive for community involvement.

78. Two letters making comments on the application have been received. These comments are generally supportive but raise points for consideration.

79. **Comment:** Concern that the proposal will impact on car parking in the area impacting on local parking capacity, particularly at Brunswick Quay and nearby streets.

Response: The transport assessment shows that there is parking capacity within the areas surrounding the site to accommodate car users on the occasions when large scale events may take place. The applicant has also made provisions for taxis and mini-cabs to pick-up and drop-off visitors within the site minimising the potential impact of these vehicles on roads immediately surrounding the site. Publicity for events will encourage the use of public transport.

80. **Comment:** There needs to be appropriate stewarding and management of the area particularly after events.

Response: A visitor management plan has been prepared detailing how the applicant will manage visitors travelling to the venue from Canada Water Station, before and after events. The approach includes signage, marshalling and temporary barriers for very large events. Details of a litter patrol team have also been submitted indicating the catchment that would be managed by stewards. Officers are satisfied that these measures will support successful management of visitors to the area and will secure implementation of these measures by condition.

81. **Comment:** Lack of consultation with residents further afield (Brunswick Quay).

Response: Letters were sent to approximately 1500 properties including properties on Brunswick Quay. A list of the properties sent a letter is appended at the end of this report. Site notices were also erected on Surrey Quays Road and Quebec Way.

82. **Comment:** Rather than free tickets to events the applicant should provide discounted tickets to all events to ensure a constant stream of local residents.

Response: The applicant has explained that 50 free tickets to be available for each ticketed event for members of the local community. Allocated space is proposed within buildings on the site for community uses and they are in discussions with the events and arts manager at the council about the use of the space. The applicant is understood to have held discussions London Bubble Theatre Space about managing the space.

Greater London Authority (Support with comments) Stage 1 response

83. **Land use principle:** the proposal to make efficient temporary use of this vacant former industrial site for events and entertainment space is strongly supported and the proposal would not compromise the future redevelopment of the site as part of the Canada Water Opportunity Area.

84. **Transport:** subject to conditions or section 106 obligations restricting the start time and maximum size of events and car parking, as well as securing a dynamic event management plan incorporating a travel plan, the proposal is unlikely to have an adverse impact on the transport network.

85. **Recommendation:** That Southwark council be advised that the application is strongly supported and complies with the London Plan and does not need to be referred back to the Mayor.

Transport for London (Support with comments)

86. Subject to the restrictions below being imposed, and given the maximum size of the events planned (6,000), it is unlikely there would be an adverse impact on TfL services; however conditions should be imposed either through planning/licensing such that events do not start during evening peak hours (around 17:00 to 19:00), as the Jubilee and Overground services and buses from Central London are extremely crowded at this time, which means guests will find it difficult to travel reliably and furthermore they will further overload the services.

87. It is also recommended that a dynamic event management plan is required as a condition of any subsequent planning and/or licensing approval, which in turn requires the venue management to contact TfL operational managers (LU, LO and TfL Buses) in good time prior to an event where a significant number of people will be arriving and departing in a short space of time to make appropriate arrangements to manage the station area. We Welcome that the applicant has already spoken to the LU area manager in this respect.

Local Employment Team (Support with comments)

88. The proposals are supported by the London Plan, which specifically encourages the use of vacant buildings for temporary performance and creative events. Any change of use should be subject to proposed operational hours, strategies for transport and movement of people, crowd management and noise on site and the provision of a dedicated contact on site for residents. It is important that Xcite use the local recruitment model detailed in their plan including:
- a) maximising the opportunity for local residents to access additional employment created, all preferred staff suppliers will be obliged to send details of roles being recruited for to Southwark Works and other appropriate local organisations.
 - b) Holding a jobs fair to advertise for a range of different roles including grounds maintenance, stewarding, waiters/catering and crewing.
 - c) Taking on an intern in summer 2017 from the local area; and
 - d) Should a supplier require a significant level of recruitment e.g. for a longer term use then the option of hosting a small recruitment drive via on-site training and/or a stall at Surrey Quays would be explored.

London Underground Infrastructure Protection (No objection)

89. No comment to make on this planning application.

Network Rail (No objection)

90. No comment to make on this planning application.

London Fire and Emergency Planning Authority (None)

91. No comments received.

Metropolitan Police

92. No comments received.

Environment Agency (No objection)

93. A temporary events and entertainment space, within the 'assembly and leisure' (D2) use class – would be classified as 'less vulnerable' by the 'flood risk and coastal change'

section of the national PPG. Advise that flood resistant and resilient measures where necessary and where practical considerations allow.

Natural England (No comment)

94. No comments to make on this application.

Historic England

95. No comments to make on this application.

Health and Safety Executive (HSE) (No comment)

96. No comments to make on this application.

Thames Water

97. No comments received.

Flood and Drainage Team

98. No comments to make on this application.

Highway Development Management

99. No comments received.

Waste Management

100. No comments received.

Human rights implications

101. 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.

102. This application has the legitimate aim of providing an events and entertainment space with ancillary food and drink for a temporary period of 5 years. 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/403-15 Application file: 16/AP/3818 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5461 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Daniel Davies, Planning Officer	
Version	Final	
Dated	7 December 2016	
Key Decision ?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and corporate services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 December 2016

APPENDIX 1

Consultation undertaken

Site notice date: 10/11/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 02/11/2016

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
Health & Safety Executive
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:

Copenhagen Court London	Flat 24 Toronto House SE16 7AJ
Flat 7 Winnipeg House SE16 7DZ	Flat 25 Toronto House SE16 7AJ
Flat 8 Winnipeg House SE16 7DZ	Flat 20 Toronto House SE16 7AJ
Flat 9 Winnipeg House SE16 7DZ	Flat 21 Toronto House SE16 7AJ
Flat 4 Winnipeg House SE16 7DZ	Flat 22 Toronto House SE16 7AJ
Flat 5 Winnipeg House SE16 7DZ	Flat 3 Toronto House SE16 7AJ
Flat 6 Winnipeg House SE16 7DZ	Flat 4 Toronto House SE16 7AJ
Flat 10 Winnipeg House SE16 7DZ	Flat 5 Toronto House SE16 7AJ
Flat 14 Winnipeg House SE16 7DZ	Unit C Toronto House SE16 7AJ
Flat 15 Winnipeg House SE16 7DZ	Flat 1 Toronto House SE16 7AJ
Flat 16 Winnipeg House SE16 7DZ	Flat 2 Toronto House SE16 7AJ
Flat 11 Winnipeg House SE16 7DZ	Flat 6 Toronto House SE16 7AJ

Flat 12 Winnipeg House SE16 7DZ
Flat 13 Winnipeg House SE16 7DZ
Flat 15 Sherbrooke House SE16 7EA
Flat 16 Sherbrooke House SE16 7EA
Flat 17 Sherbrooke House SE16 7EA
Flat 12 Sherbrooke House SE16 7EA
Flat 13 Sherbrooke House SE16 7EA
Flat 14 Sherbrooke House SE16 7EA
Flat 18 Sherbrooke House SE16 7EA
Flat 1 Winnipeg House SE16 7DZ
Flat 2 Winnipeg House SE16 7DZ
Flat 3 Winnipeg House SE16 7DZ
Flat 19 Sherbrooke House SE16 7EA
Flat 20 Sherbrooke House SE16 7EA
Flat 17 Winnipeg House SE16 7DZ
Flat 14 Victoria House SE16 7DX
Flat 15 Victoria House SE16 7DX
Flat 16 Victoria House SE16 7DX
Flat 11 Victoria House SE16 7DX
Flat 12 Victoria House SE16 7DX
Flat 13 Victoria House SE16 7DX
Flat 17 Victoria House SE16 7DX
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Flat 1 Victoria House SE16 7DX
Flat 2 Victoria House SE16 7DX
Flat 3 Victoria House SE16 7DX
Flat 18 Winnipeg House SE16 7DZ
Flat 19 Winnipeg House SE16 7DZ
Flat 4 Victoria House SE16 7DX
Flat 8 Victoria House SE16 7DX
Flat 9 Victoria House SE16 7DX
Flat 10 Victoria House SE16 7DX
Flat 5 Victoria House SE16 7DX
Flat 6 Victoria House SE16 7DX
Flat 7 Victoria House SE16 7DX
Flat 11 Sherbrooke House SE16 7EA
Flat 19 Brampton House SE16 7EB
Flat 20 Brampton House SE16 7EB
Flat 21 Brampton House SE16 7EB
Flat 16 Brampton House SE16 7EB
Flat 17 Brampton House SE16 7EB
Flat 18 Brampton House SE16 7EB
Flat 22 Brampton House SE16 7EB
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Flat 3 Brampton House SE16 7EB
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Flat 15 Brampton House SE16 7EB
Flat 10 Brampton House SE16 7EB
Flat 11 Brampton House SE16 7EB
Flat 12 Brampton House SE16 7EB

Flat 29 Brampton House SE16 7EB
Flat 1 Sherbrooke House SE16 7EA
Flat 2 Sherbrooke House SE16 7EA

Flat 10 Toronto House SE16 7AJ
Flat 11 Toronto House SE16 7AJ
Flat 12 Toronto House SE16 7AJ
Flat 7 Toronto House SE16 7AJ
Flat 8 Toronto House SE16 7AJ
Flat 9 Toronto House SE16 7AJ
Flat 26 Toronto House SE16 7AJ
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Flat 40 Toronto House SE16 7AJ
Flat 41 Toronto House SE16 7AJ
Flat 42 Toronto House SE16 7AJ
Flat 46 Toronto House SE16 7AJ
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Flat 51 Toronto House SE16 7AJ
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Flat 48 Toronto House SE16 7AJ
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Flat 31 Toronto House SE16 7AJ
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Flat 33 Toronto House SE16 7AJ
Flat 37 Toronto House SE16 7AJ
Flat 38 Toronto House SE16 7AJ
Flat 39 Toronto House SE16 7AJ
Flat 34 Toronto House SE16 7AJ
Flat 35 Toronto House SE16 7AJ
Flat 36 Toronto House SE16 7AJ
Unit B Toronto House SE16 7AJ
503 Giverny House Water Gardens Square SE16 6RL
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573 Giverny House Water Gardens Square SE16 6RL
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521 Giverny House Water Gardens Square SE16 6RL
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451 Heligan House Water Gardens Square SE16 6RJ
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501 Giverny House Water Gardens Square SE16 6RL
561 Giverny House Water Gardens Square SE16 6RL
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551 Giverny House Water Gardens Square SE16 6RL
544 Giverny House Water Gardens Square SE16 6RL
545 Giverny House Water Gardens Square SE16 6RL
546 Giverny House Water Gardens Square SE16 6RL
Ground And First Floor Unit 9 And First Mulberry Business
Centre SE16 7LB
556 Giverny House Water Gardens Square SE16 6RL
Unit A2 Toronto House SE16 7AJ
Car Wash At Car Park Surrey Quays Shopping Centre SE16

Flat 9 Monkton House SE16 6SS
Flat 2 Gorham House SE16 6SP
Flat 3 Gorham House SE16 6SP
Flat 4 Gorham House SE16 6SP
Flat 10 Monkton House SE16 6SS
Flat 11 Monkton House SE16 6SS
Flat 1 Gorham House SE16 6SP
8 Wolfe Crescent London SE16 6SF
Flat 40 Victoria House SE16 7DX
Flat 41 Victoria House SE16 7DX
Flat 42 Victoria House SE16 7DX
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Flat 33 Victoria House SE16 7DX
Flat 50 Victoria House SE16 7DX
30-32 Surrey Quays Road London SE16 7ED
Unit A3 Toronto House SE16 7AJ
100 Channel House Water Gardens Square SE16 6RH
Unit D1 Surrey Quays Shopping Centre SE16 7LL
Canada Water Bus Station Surrey Quays Road SE16 2XU
4 Wolfe Crescent London SE16 6SF
5 Wolfe Crescent London SE16 6SF
6 Wolfe Crescent London SE16 6SF
1 Wolfe Crescent London SE16 6SF
2 Wolfe Crescent London SE16 6SF
3 Wolfe Crescent London SE16 6SF
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34 Surrey Quays Road London SE16 7DX
Cafe Canada Water Library SE16 7AR
National Halal Centre Surrey Quays Shopping Centre SE16 7LL
Unit A1 Toronto House SE16 7AJ
36 Surrey Quays Road London SE16 7DX
40 Surrey Quays Road London SE16 7DX
Site Office Surrey Quays Road SE16 1PJ
Flat 2 Brampton House SE16 7EB
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558 Giverny House Water Gardens Square SE16 6RL
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7 Montreal House Surrey Quays Road SE16 7AN
Flat 56 Toronto House SE16 7AJ
Flat 57 Toronto House SE16 7AJ
Flat 58 Toronto House SE16 7AJ
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445 Heligan House Water Gardens Square SE16 6RJ
121 Channel House Water Gardens Square SE16 6RF
136 Channel House Water Gardens Square SE16 6RF
151 Channel House Water Gardens Square SE16 6RF
673 Pavillion House Water Gardens Square SE16 6RN
101 Channel House Water Gardens Square SE16 6RF
152 Channel House Water Gardens Square SE16 6RF
162 Channel House Water Gardens Square SE16 6RF
102 Channel House Water Gardens Square SE16 6RF
103a Channel House Water Gardens Square SE16 6RF
153 Channel House Water Gardens Square SE16 6RF
154 Channel House Water Gardens Square SE16 6RF
161 Channel House Water Gardens Square SE16 6RF
652 Pavillion House Water Gardens Square SE16 6RN
653 Pavillion House Water Gardens Square SE16 6RN
654 Pavillion House Water Gardens Square SE16 6RN
643 Pavillion House Water Gardens Square SE16 6RN
645 Pavillion House Water Gardens Square SE16 6RN
651 Pavillion House Water Gardens Square SE16 6RN
655 Pavillion House Water Gardens Square SE16 6RN
664 Pavillion House Water Gardens Square SE16 6RN
671 Pavillion House Water Gardens Square SE16 6RN

Flat 10 Ontario Point SE16 7EE
 Flat 11 Ontario Point SE16 7EE
 Flat 50 Vancouver House SE16 7BU
 Flat 51 Vancouver House SE16 7BU
 Flat 52 Vancouver House SE16 7BU
 Flat 47 Vancouver House SE16 7BU
 Flat 48 Vancouver House SE16 7BU
 Flat 49 Vancouver House SE16 7BU
 Flat 53 Vancouver House SE16 7BU
 Unit A Vancouver House SE16 7BU
 Flat 1 Ontario Point SE16 7EE
 Flat 54 Vancouver House SE16 7BU
 Flat 55 Vancouver House SE16 7BU
 Flat 56 Vancouver House SE16 7BU
 Flat 15 Ontario Point SE16 7EE
 Flat 32 Ontario Point SE16 7EE
 Flat 33 Ontario Point SE16 7EE
 Flat 34 Ontario Point SE16 7EE
 Flat 29 Ontario Point SE16 7EE
 Flat 30 Ontario Point SE16 7EE
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 Flat 35 Ontario Point SE16 7EE
 Flat 39 Ontario Point SE16 7EE
 Flat 40 Ontario Point SE16 7EE
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 Flat 36 Ontario Point SE16 7EE
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 Flat 26 Ontario Point SE16 7EE
 Flat 27 Ontario Point SE16 7EE
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 Flat 23 Ontario Point SE16 7EE
 Flat 24 Ontario Point SE16 7EE
 Flat 25 Ontario Point SE16 7EE
 Flat 46 Vancouver House SE16 7BU
 Flat 9 Vancouver House SE16 7BU
 Flat 10 Vancouver House SE16 7BU

 Flat 11 Vancouver House SE16 7BU

 Flat 6 Vancouver House SE16 7BU
 Flat 7 Vancouver House SE16 7BU
 Flat 8 Vancouver House SE16 7BU
 Flat 12 Vancouver House SE16 7BU

 Flat 16 Vancouver House SE16 7BU
 Flat 17 Vancouver House SE16 7BU
 Flat 18 Vancouver House SE16 7BU

 Flat 13 Vancouver House SE16 7BU
 Flat 14 Vancouver House SE16 7BU
 Flat 15 Vancouver House SE16 7BU
 Flat 115 Vancouver House SE16 7BW
 Flat 116 Vancouver House SE16 7BW
 Flat 117 Vancouver House SE16 7BW
 Flat 112 Vancouver House SE16 7BW
 Flat 113 Vancouver House SE16 7BW
 Flat 114 Vancouver House SE16 7BW
 Unit B Vancouver House SE16 7BW
 Flat 3 Vancouver House SE16 7BU
 Flat 4 Vancouver House SE16 7BU
 Flat 5 Vancouver House SE16 7BU
 Flat 1 Vancouver House SE16 7BU
 Flat 2 Vancouver House SE16 7BU

 672 Pavillion House Water Gardens Square SE16 6RN
 661 Pavillion House Water Gardens Square SE16 6RN
 662 Pavillion House Water Gardens Square SE16 6RN
 663 Pavillion House Water Gardens Square SE16 6RN
 104 Channel House Water Gardens Square SE16 6RF
 135 Channel House Water Gardens Square SE16 6RF
 141 Channel House Water Gardens Square SE16 6RF
 142 Channel House Water Gardens Square SE16 6RF
 132 Channel House Water Gardens Square SE16 6RF
 133 Channel House Water Gardens Square SE16 6RF
 134 Channel House Water Gardens Square SE16 6RF
 143 Channel House Water Gardens Square SE16 6RF
 201 Dovecote House Water Gardens Square SE16 6RG
 221 Dovecote House Water Gardens Square SE16 6RG
 144 Channel House Water Gardens Square SE16 6RF
 145 Channel House Water Gardens Square SE16 6RF
 146 Channel House Water Gardens Square SE16 6RF
 113 Channel House Water Gardens Square SE16 6RF
 114 Channel House Water Gardens Square SE16 6RF
 115 Channel House Water Gardens Square SE16 6RF
 105 Channel House Water Gardens Square SE16 6RF
 111 Channel House Water Gardens Square SE16 6RF
 112 Channel House Water Gardens Square SE16 6RF
 116 Channel House Water Gardens Square SE16 6RF
 125 Channel House Water Gardens Square SE16 6RF
 126 Channel House Water Gardens Square SE16 6RF
 131 Channel House Water Gardens Square SE16 6RF
 122 Channel House Water Gardens Square SE16 6RF
 123 Channel House Water Gardens Square SE16 6RF
 124 Channel House Water Gardens Square SE16 6RF
 642 Pavillion House Water Gardens Square SE16 6RN
 Fattie Arbuckles The Mast Leisure Park SE16 7LL
 Hollywood Bowl The Mast Leisure Park SE16 7LL
 Quinceys The Mast Leisure Park SE16 7LL
 Unit 24 Mulberry Business Centre SE16 7LD
 Uci Cinema The Mast Leisure Park SE16 7LW
 552 Giverny House Water Gardens Square SE16 6RL
 563 Giverny House Water Gardens Square SE16 6RL
 564 Giverny House Water Gardens Square SE16 6RL
 553 Giverny House Water Gardens Square SE16 6RL
 554 Giverny House Water Gardens Square SE16 6RL
 562 Giverny House Water Gardens Square SE16 6RL
 First Floor 63 Surrey Quays Shopping Centre SE16 7LL
 South And West Warehouses Canada Water Retail Park SE16 2XU
 Security Lodge Abbey National Atm Surrey Quays Leisure Park SE16 7LL
 First Floor 57 Surrey Quays Shopping Centre SE16 7LL
 First Floor 59 Surrey Quays Shopping Centre SE16 7LL
 First Floor 61 Surrey Quays Shopping Centre SE16 7LL
 Security Lodge Santander Atm Surrey Quays Leisure Park SE16 7LL
 Gala Bingo The Mast Leisure Park SE16 1LL
 Units 14 To 18 First Floor Mulberry Business Centre SE16 7LB
 Units 14 To 18 Ground Floor Mulberry Business Centre SE16 7LB
 Unit 4 Canada Water Retail Park SE16 2XU
 The Mast Leisure Park Teredo Street SE16 7LW
 601 Pavillion House Water Gardens Square SE16 6RN
 621 Pavillion House Water Gardens Square SE16 6RN
 622 Pavillion House Water Gardens Square SE16 6RN
 624 Pavillion House Water Gardens Square SE16 6RN
 613 Pavillion House Water Gardens Square SE16 6RN
 614 Pavillion House Water Gardens Square SE16 6RN
 615 Pavillion House Water Gardens Square SE16 6RN
 625 Pavillion House Water Gardens Square SE16 6RN
 634 Pavillion House Water Gardens Square SE16 6RN
 635 Pavillion House Water Gardens Square SE16 6RN
 641 Pavillion House Water Gardens Square SE16 6RN
 631 Pavillion House Water Gardens Square SE16 6RN
 632 Pavillion House Water Gardens Square SE16 6RN

198 Brunswick Quay London SE16 7PT
200 Brunswick Quay London SE16 7PT
190 Brunswick Quay London SE16 7PT
192 Brunswick Quay London SE16 7PT
194 Brunswick Quay London SE16 7PT
156 Brunswick Quay London SE16 7PT
158 Brunswick Quay London SE16 7PT
160 Brunswick Quay London SE16 7PT
150 Brunswick Quay London SE16 7PT
152 Brunswick Quay London SE16 7PT
154 Brunswick Quay London SE16 7PT
162 Brunswick Quay London SE16 7PT
170 Brunswick Quay London SE16 7PT
172 Brunswick Quay London SE16 7PT
174 Brunswick Quay London SE16 7PT
164 Brunswick Quay London SE16 7PT
166 Brunswick Quay London SE16 7PT
168 Brunswick Quay London SE16 7PT
202 Brunswick Quay London SE16 7PT
1 Brunswick House Redriff Road SE16 7PP
2 Brunswick House Redriff Road SE16 7PP
3 Brunswick House Redriff Road SE16 7PP
Christian Pentecostal Mission International Unit 1 Mulberry
Business Centre SE16 7LB
1 Atlanta House Redriff Road SE16 7PN
2 Atlanta House Redriff Road SE16 7PN
4 Brunswick House Redriff Road SE16 7PP
2 Canada House Redriff Road SE16 7PH
8 Surrey Quays Shopping Centre Redriff Road SE16 7LL
1 Surrey Quays Shopping Centre Redriff Road SE16 7LL
5 Brunswick House Redriff Road SE16 7PP
6 Brunswick House Redriff Road SE16 7PP
1 Canada House Redriff Road SE16 7PH
210 Brunswick Quay London SE16 7PT
212 Brunswick Quay London SE16 7PT
214 Brunswick Quay London SE16 7PT
204 Brunswick Quay London SE16 7PT
206 Brunswick Quay London SE16 7PT
208 Brunswick Quay London SE16 7PT
216 Brunswick Quay London SE16 7PT
224 Brunswick Quay London SE16 7PT
226 Brunswick Quay London SE16 7PT
228 Brunswick Quay London SE16 7PT
218 Brunswick Quay London SE16 7PT
220 Brunswick Quay London SE16 7PT
222 Brunswick Quay London SE16 7PT
148 Brunswick Quay London SE16 7PT
102 Brunswick Quay London SE16 7PZ
104 Brunswick Quay London SE16 7PZ
106 Brunswick Quay London SE16 7PZ
70 Brunswick Quay London SE16 7PY
8 Brunswick Quay London SE16 7PY
100 Brunswick Quay London SE16 7PZ
108 Brunswick Quay London SE16 7PZ
116 Brunswick Quay London SE16 7PZ
118 Brunswick Quay London SE16 7PZ
120 Brunswick Quay London SE16 7PZ
110 Brunswick Quay London SE16 7PZ
112 Brunswick Quay London SE16 7PZ
114 Brunswick Quay London SE16 7PZ
52 Brunswick Quay London SE16 7PY
54 Brunswick Quay London SE16 7PY
56 Brunswick Quay London SE16 7PY
46 Brunswick Quay London SE16 7PY
48 Brunswick Quay London SE16 7PY
50 Brunswick Quay London SE16 7PY
58 Brunswick Quay London SE16 7PY
64 Brunswick Quay London SE16 7PY
66 Brunswick Quay London SE16 7PY
68 Brunswick Quay London SE16 7PY
6 Brunswick Quay London SE16 7PY

Flat 13 Oakville House SE16 7BX
Flat 8 Oakville House SE16 7BX
Flat 9 Oakville House SE16 7BX
Flat 10 Oakville House SE16 7BX
Flat 27 Oakville House SE16 7BX
Flat 7 Ottawa House SE16 7BY
Flat 8 Ottawa House SE16 7BY
Flat 9 Ottawa House SE16 7BY
Flat 4 Ottawa House SE16 7BY
Flat 5 Ottawa House SE16 7BY
Flat 6 Ottawa House SE16 7BY
Flat 10 Ottawa House SE16 7BY
Flat 14 Ottawa House SE16 7BY
Flat 15 Ottawa House SE16 7BY
Flat 16 Ottawa House SE16 7BY
Flat 11 Ottawa House SE16 7BY
Flat 12 Ottawa House SE16 7BY
Flat 13 Ottawa House SE16 7BY
Flat 31 Oakville House SE16 7BX
Flat 32 Oakville House SE16 7BX
Flat 33 Oakville House SE16 7BX
Flat 28 Oakville House SE16 7BX
Flat 29 Oakville House SE16 7BX

Flat 30 Oakville House SE16 7BX
Flat 34 Oakville House SE16 7BX
Flat 1 Ottawa House SE16 7BY
Flat 2 Ottawa House SE16 7BY
Flat 3 Ottawa House SE16 7BY
Flat 35 Oakville House SE16 7BX
Flat 36 Oakville House SE16 7BX
Flat 112 Fairmont House SE16 7BT
Flat 113 Fairmont House SE16 7BT
Flat 114 Fairmont House SE16 7BT
Flat 109 Fairmont House SE16 7BT
Flat 110 Fairmont House SE16 7BT
Flat 111 Fairmont House SE16 7BT
Flat 115 Fairmont House SE16 7BT
Flat 119 Fairmont House SE16 7BT
Flat 120 Fairmont House SE16 7BT
Flat 121 Fairmont House SE16 7BT
Flat 116 Fairmont House SE16 7BT
Flat 117 Fairmont House SE16 7BT
Flat 118 Fairmont House SE16 7BT
Flat 99 Fairmont House SE16 7BT
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Flat 96 Fairmont House SE16 7BT
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Flat 102 Fairmont House SE16 7BT
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Flat 107 Fairmont House SE16 7BT
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Flat 104 Fairmont House SE16 7BT
Flat 105 Fairmont House SE16 7BT
Flat 122 Fairmont House SE16 7BT
Flat 139 Fairmont House SE16 7BT
Flat 140 Fairmont House SE16 7BT
Flat 141 Fairmont House SE16 7BT
Flat 136 Fairmont House SE16 7BT
Flat 137 Fairmont House SE16 7BT
Flat 138 Fairmont House SE16 7BT
Flat 142 Fairmont House SE16 7BT
Flat 146 Fairmont House SE16 7BT
Flat 143 Fairmont House SE16 7BT
Flat 144 Fairmont House SE16 7BT
Flat 145 Fairmont House SE16 7BT
Flat 126 Fairmont House SE16 7BT
Flat 127 Fairmont House SE16 7BT

60 Brunswick Quay London SE16 7PY
 62 Brunswick Quay London SE16 7PY
 122 Brunswick Quay London SE16 7PZ
 84 Brunswick Quay London SE16 7PZ
 86 Brunswick Quay London SE16 7PZ
 88 Brunswick Quay London SE16 7PZ
 78 Brunswick Quay London SE16 7PZ
 80 Brunswick Quay London SE16 7PZ
 82 Brunswick Quay London SE16 7PZ
 90 Brunswick Quay London SE16 7PZ
 98 Brunswick Quay London SE16 7PZ
 144 Brunswick Quay London SE16 7PT
 146 Brunswick Quay London SE16 7PT
 92 Brunswick Quay London SE16 7PZ
 94 Brunswick Quay London SE16 7PZ
 96 Brunswick Quay London SE16 7PZ
 130 Brunswick Quay London SE16 7PZ
 132 Brunswick Quay London SE16 7PZ
 134 Brunswick Quay London SE16 7PZ
 124 Brunswick Quay London SE16 7PZ
 126 Brunswick Quay London SE16 7PZ
 128 Brunswick Quay London SE16 7PZ
 136 Brunswick Quay London SE16 7PZ
 72 Brunswick Quay London SE16 7PZ
 74 Brunswick Quay London SE16 7PZ
 76 Brunswick Quay London SE16 7PZ
 138 Brunswick Quay London SE16 7PZ
 140 Brunswick Quay London SE16 7PZ
 142 Brunswick Quay London SE16 7PZ
 46-50 Surrey Quays Shopping Centre Redriff Road SE16 1LL
 Management Suite Surrey Quays Shopping Centre SE16 1LL
 27 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1 Teredo Street London SE16 7LW
 3 Teredo Street London SE16 7LW
 26 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 27 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 100 Redriff Road London SE16 7LH
 35 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 28 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 Units 16 To 18 Ground Floor And First Floor Mulberry Business
 Centre SE16 1LB
 Units 24 To 27 Mulberry Business Centre SE16 1LB
 37 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 1a Brunswick Quay London SE16 7PU
 2a Brunswick Quay London SE16 7PY
 East Warehouse Canada Water Retail Park SE16 2XU
 Pizza Hut The Mast Leisure Park SE16 1LL
 Surrey Quays Shopping Centre Redriff Road SE16 7LR
 Surrey Quays Leisure Park Surrey Quays Road SE16 1LL
 The Mast Leisure Park Surrey Quays Road SE16 1LL
 Daily Mail Building Surrey Quays Road SE16 1PQ
 25 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
 49-51 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 6 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 28 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 43 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 45 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 47 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 53-55 Surrey Quays Shopping Centre Redriff Road SE16 7NB
 44 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 20 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 7-9 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 36 Surrey Quays Shopping Centre Redriff Road SE16 7NA
 31 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 15 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 16 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 17 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 10-12 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 11-13 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 14 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 2-4 Surrey Quays Shopping Centre Redriff Road SE16 7LL
 Flat 128 Fairmont House SE16 7BT
 Flat 123 Fairmont House SE16 7BT
 Flat 124 Fairmont House SE16 7BT
 Flat 125 Fairmont House SE16 7BT
 Flat 129 Fairmont House SE16 7BT
 Flat 133 Fairmont House SE16 7BT
 Flat 134 Fairmont House SE16 7BT
 Flat 135 Fairmont House SE16 7BT
 Flat 130 Fairmont House SE16 7BT
 Flat 131 Fairmont House SE16 7BT
 Flat 132 Fairmont House SE16 7BT
 Flat 74 Vancouver House SE16 7BW
 Flat 75 Vancouver House SE16 7BW
 Flat 76 Vancouver House SE16 7BW
 Flat 71 Vancouver House SE16 7BW
 Flat 72 Vancouver House SE16 7BW
 Flat 73 Vancouver House SE16 7BW
 Flat 77 Vancouver House SE16 7BW
 Flat 81 Vancouver House SE16 7BW
 Flat 82 Vancouver House SE16 7BW
 Flat 83 Vancouver House SE16 7BW
 Flat 78 Vancouver House SE16 7BW
 Flat 79 Vancouver House SE16 7BW
 Flat 80 Vancouver House SE16 7BW
 Flat 61 Vancouver House SE16 7BW
 Flat 62 Vancouver House SE16 7BW
 Flat 63 Vancouver House SE16 7BW
 Flat 58 Vancouver House SE16 7BW
 Flat 59 Vancouver House SE16 7BW
 Flat 60 Vancouver House SE16 7BW
 Flat 64 Vancouver House SE16 7BW
 Flat 68 Vancouver House SE16 7BW
 Flat 69 Vancouver House SE16 7BW
 Flat 70 Vancouver House SE16 7BW
 Flat 65 Vancouver House SE16 7BW
 Flat 66 Vancouver House SE16 7BW
 Flat 67 Vancouver House SE16 7BW
 Flat 84 Vancouver House SE16 7BW
 Flat 101 Vancouver House SE16 7BW
 Flat 102 Vancouver House SE16 7BW
 Flat 103 Vancouver House SE16 7BW
 Flat 98 Vancouver House SE16 7BW
 Flat 99 Vancouver House SE16 7BW
 Flat 100 Vancouver House SE16 7BW
 Flat 104 Vancouver House SE16 7BW
 Flat 108 Vancouver House SE16 7BW
 Flat 109 Vancouver House SE16 7BW
 Flat 110 Vancouver House SE16 7BW
 Flat 105 Vancouver House SE16 7BW
 Flat 106 Vancouver House SE16 7BW
 Flat 107 Vancouver House SE16 7BW
 Flat 88 Vancouver House SE16 7BW
 Flat 89 Vancouver House SE16 7BW
 Flat 90 Vancouver House SE16 7BW
 Flat 85 Vancouver House SE16 7BW
 Flat 86 Vancouver House SE16 7BW
 Flat 87 Vancouver House SE16 7BW
 Flat 91 Vancouver House SE16 7BW
 Flat 95 Vancouver House SE16 7BW
 Flat 96 Vancouver House SE16 7BW
 Flat 97 Vancouver House SE16 7BW
 Flat 92 Vancouver House SE16 7BW
 Flat 93 Vancouver House SE16 7BW
 Flat 94 Vancouver House SE16 7BW
 Flat 57 Vancouver House SE16 7BW
 Flat 33 Ottawa House SE16 7BY
 Flat 34 Ottawa House SE16 7BY
 Flat 35 Ottawa House SE16 7BY
 Flat 30 Ottawa House SE16 7BY
 Flat 31 Ottawa House SE16 7BY

33 Surrey Quays Shopping Centre Redriff Road SE16 7LL
38-40 Surrey Quays Shopping Centre Redriff Road SE16 7LL
39-41 Surrey Quays Shopping Centre Redriff Road SE16 7LL
21-23 Surrey Quays Shopping Centre Redriff Road SE16 7LL
24-26 Surrey Quays Shopping Centre Redriff Road SE16 7LL
30-34 Surrey Quays Shopping Centre Redriff Road SE16 7LL
15 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
16 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
17 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
12 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
13 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
14 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
18 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
22 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
23 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
24 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
19 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
20 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
21 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
2 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
3 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
4 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
Alfred Salter Primary School Quebec Way SE16 7LP
22 Surrey Quays Shopping Centre Redriff Road SE16 7LL
1 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
5 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
9 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
10 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
11 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
6 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
7 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
8 Lock Keepers Heights 117 Brunswick Quay SE16 7PW
44 Brunswick Quay London SE16 7PY
3 Cypress House 5 Woodland Crescent SE16 6YQ
4 Cypress House 5 Woodland Crescent SE16 6YQ
5 Cypress House 5 Woodland Crescent SE16 6YQ
10 Woodland Crescent London SE16 6YN
1 Cypress House 5 Woodland Crescent SE16 6YQ
2 Cypress House 5 Woodland Crescent SE16 6YQ
6 Cypress House 5 Woodland Crescent SE16 6YQ
1 Poplar House 11 Woodland Crescent SE16 6YJ
2 Poplar House 11 Woodland Crescent SE16 6YJ
3 Poplar House 11 Woodland Crescent SE16 6YJ
7 Cypress House 5 Woodland Crescent SE16 6YQ
8 Cypress House 5 Woodland Crescent SE16 6YQ
9 Cypress House 5 Woodland Crescent SE16 6YQ
13 Spruce House 4 Woodland Crescent SE16 6YG
14 Spruce House 4 Woodland Crescent SE16 6YG
15 Spruce House 4 Woodland Crescent SE16 6YG
10 Spruce House 4 Woodland Crescent SE16 6YG
11 Spruce House 4 Woodland Crescent SE16 6YG
12 Spruce House 4 Woodland Crescent SE16 6YG
16 Spruce House 4 Woodland Crescent SE16 6YG
7 Woodland Crescent London SE16 6YN
8 Woodland Crescent London SE16 6YN
9 Woodland Crescent London SE16 6YN
17 Spruce House 4 Woodland Crescent SE16 6YG
18 Spruce House 4 Woodland Crescent SE16 6YG
6 Woodland Crescent London SE16 6YN
4 Poplar House 11 Woodland Crescent SE16 6YJ
17 Woodland Crescent London SE16 6YP
18 Woodland Crescent London SE16 6YP
19 Woodland Crescent London SE16 6YP
14 Woodland Crescent London SE16 6YP
15 Woodland Crescent London SE16 6YP
16 Woodland Crescent London SE16 6YP
20 Woodland Crescent London SE16 6YP
3 Sycamore House 22 Woodland Crescent SE16 6YR
4 Sycamore House 22 Woodland Crescent SE16 6YR
5 Sycamore House 22 Woodland Crescent SE16 6YR
21 Woodland Crescent London SE16 6YP
Flat 32 Ottawa House SE16 7BY
Flat 36 Ottawa House SE16 7BY
Flat 40 Ottawa House SE16 7BY
Flat 41 Ottawa House SE16 7BY
Flat 42 Ottawa House SE16 7BY
Flat 37 Ottawa House SE16 7BY
Flat 38 Ottawa House SE16 7BY
Flat 39 Ottawa House SE16 7BY
Flat 20 Ottawa House SE16 7BY
Flat 21 Ottawa House SE16 7BY
Flat 22 Ottawa House SE16 7BY
Flat 17 Ottawa House SE16 7BY
Flat 18 Ottawa House SE16 7BY
Flat 19 Ottawa House SE16 7BY
Flat 23 Ottawa House SE16 7BY
Flat 27 Ottawa House SE16 7BY
Flat 28 Ottawa House SE16 7BY
Flat 29 Ottawa House SE16 7BY
Flat 24 Ottawa House SE16 7BY
Flat 25 Ottawa House SE16 7BY
Flat 26 Ottawa House SE16 7BY
Flat 43 Ottawa House SE16 7BY
Flat 16 Burlington House SE16 7BZ
Flat 17 Burlington House SE16 7BZ
Flat 18 Burlington House SE16 7BZ
Flat 13 Burlington House SE16 7BZ
Flat 14 Burlington House SE16 7BZ
Flat 15 Burlington House SE16 7BZ
Flat 19 Burlington House SE16 7BZ
Flat 23 Burlington House SE16 7BZ
Flat 24 Burlington House SE16 7BZ
Flat 20 Burlington House SE16 7BZ
Flat 21 Burlington House SE16 7BZ
Flat 22 Burlington House SE16 7BZ
Flat 3 Burlington House SE16 7BZ
Flat 4 Burlington House SE16 7BZ
Flat 5 Burlington House SE16 7BZ
Flat 1 Burlington House SE16 7BZ
Flat 2 Burlington House SE16 7BZ
Flat 6 Burlington House SE16 7BZ
Flat 10 Burlington House SE16 7BZ
Flat 11 Burlington House SE16 7BZ
Flat 12 Burlington House SE16 7BZ
Flat 7 Burlington House SE16 7BZ
Flat 8 Burlington House SE16 7BZ
Flat 9 Burlington House SE16 7BZ
Flat 95 Fairmont House SE16 7BT
163 Montreal House Surrey Quays Road SE16 7AQ
164 Montreal House Surrey Quays Road SE16 7AQ
165 Montreal House Surrey Quays Road SE16 7AQ
160 Montreal House Surrey Quays Road SE16 7AQ
161 Montreal House Surrey Quays Road SE16 7AQ
162 Montreal House Surrey Quays Road SE16 7AQ
166 Montreal House Surrey Quays Road SE16 7AQ
Unit A Montreal House SE16 7AQ
Unit B Montreal House SE16 7AQ
Unit C Montreal House SE16 7AQ
167 Montreal House Surrey Quays Road SE16 7AQ
168 Montreal House Surrey Quays Road SE16 7AQ
169 Montreal House Surrey Quays Road SE16 7AQ
150 Montreal House Surrey Quays Road SE16 7AQ
151 Montreal House Surrey Quays Road SE16 7AQ
152 Montreal House Surrey Quays Road SE16 7AQ
147 Montreal House Surrey Quays Road SE16 7AQ
148 Montreal House Surrey Quays Road SE16 7AQ
149 Montreal House Surrey Quays Road SE16 7AQ
153 Montreal House Surrey Quays Road SE16 7AQ
157 Montreal House Surrey Quays Road SE16 7AQ
158 Montreal House Surrey Quays Road SE16 7AQ
159 Montreal House Surrey Quays Road SE16 7AQ
154 Montreal House Surrey Quays Road SE16 7AQ

1 Sycamore House 22 Woodland Crescent SE16 6YR
2 Sycamore House 22 Woodland Crescent SE16 6YR
8 Poplar House 11 Woodland Crescent SE16 6YJ
9 Poplar House 11 Woodland Crescent SE16 6YJ
10 Poplar House 11 Woodland Crescent SE16 6YJ
5 Poplar House 11 Woodland Crescent SE16 6YJ
6 Poplar House 11 Woodland Crescent SE16 6YJ
7 Poplar House 11 Woodland Crescent SE16 6YJ
11 Poplar House 11 Woodland Crescent SE16 6YJ
15 Poplar House 11 Woodland Crescent SE16 6YJ
12 Woodland Crescent London SE16 6YP
13 Woodland Crescent London SE16 6YP
12 Poplar House 11 Woodland Crescent SE16 6YJ
13 Poplar House 11 Woodland Crescent SE16 6YJ
14 Poplar House 11 Woodland Crescent SE16 6YJ
9 Spruce House 4 Woodland Crescent SE16 6YG
6 Cedar House 1 Woodland Crescent SE16 6YL
7 Cedar House 1 Woodland Crescent SE16 6YL
8 Cedar House 1 Woodland Crescent SE16 6YL
3 Cedar House 1 Woodland Crescent SE16 6YL
4 Cedar House 1 Woodland Crescent SE16 6YL
5 Cedar House 1 Woodland Crescent SE16 6YL
9 Cedar House 1 Woodland Crescent SE16 6YL
13 Cedar House 1 Woodland Crescent SE16 6YL
14 Cedar House 1 Woodland Crescent SE16 6YL
15 Cedar House 1 Woodland Crescent SE16 6YL
10 Cedar House 1 Woodland Crescent SE16 6YL
11 Cedar House 1 Woodland Crescent SE16 6YL
12 Cedar House 1 Woodland Crescent SE16 6YL
Flat 9 James House SE16 6SR
Flat 10 James House SE16 6SR
Flat 1 Carleton House SE16 6SL
Flat 6 James House SE16 6SR
Flat 7 James House SE16 6SR
Flat 8 James House SE16 6SR
Flat 2 Carleton House SE16 6SL
Flat 11 James House SE16 6SR
1 Cedar House 1 Woodland Crescent SE16 6YL
2 Cedar House 1 Woodland Crescent SE16 6YL
Flat 3 Carleton House SE16 6SL
Flat 4 Carleton House SE16 6SL
7 Wolfe Crescent London SE16 6SF
16 Cedar House 1 Woodland Crescent SE16 6YL
8 Rowan House 3 Woodland Crescent SE16 6YF
9 Rowan House 3 Woodland Crescent SE16 6YF
1 Spruce House 4 Woodland Crescent SE16 6YG
5 Rowan House 3 Woodland Crescent SE16 6YF
6 Rowan House 3 Woodland Crescent SE16 6YF
7 Rowan House 3 Woodland Crescent SE16 6YF
2 Spruce House 4 Woodland Crescent SE16 6YG
6 Spruce House 4 Woodland Crescent SE16 6YG
7 Spruce House 4 Woodland Crescent SE16 6YG
8 Spruce House 4 Woodland Crescent SE16 6YG
3 Spruce House 4 Woodland Crescent SE16 6YG
4 Spruce House 4 Woodland Crescent SE16 6YG
5 Spruce House 4 Woodland Crescent SE16 6YG
Flat 4 Yew House SE16 6YH
Flat 5 Yew House SE16 6YH
Flat 6 Yew House SE16 6YH
Flat 1 Yew House SE16 6YH
Flat 2 Yew House SE16 6YH
Flat 3 Yew House SE16 6YH
Flat 7 Yew House SE16 6YH
2 Rowan House 3 Woodland Crescent SE16 6YF
3 Rowan House 3 Woodland Crescent SE16 6YF
4 Rowan House 3 Woodland Crescent SE16 6YF
Flat 8 Yew House SE16 6YH
Flat 9 Yew House SE16 6YH
1 Rowan House 3 Woodland Crescent SE16 6YF
65 Brunswick Quay London SE16 7PX
67 Brunswick Quay London SE16 7PX
155 Montreal House Surrey Quays Road SE16 7AQ
156 Montreal House Surrey Quays Road SE16 7AQ
5 Surrey Quays Shopping Centre Redriff Road SE16 7LL
Flat 1 Hanover House SE16 7AS
Flat 2 Hanover House SE16 7AS
Flat 6 Hanover House SE16 7AS
Flat 7 Hanover House SE16 7AS
Flat 8 Hanover House SE16 7AS
Flat 3 Hanover House SE16 7AS
Flat 4 Hanover House SE16 7AS
Flat 5 Hanover House SE16 7AS
555 Giverny House Water Gardens Square SE16 6RL
103b Channel House Water Gardens Square SE16 6RF
Flat 1 1 Teredo Street SE16 7LW
Flat 2 1 Teredo Street SE16 7LW
Canada Water Library 21 Surrey Quays Road SE16 7AR
Unit 300 Eden House SE16 6RH
146 Montreal House Surrey Quays Road SE16 7AQ
109 Montreal House Surrey Quays Road SE16 7AQ
110 Montreal House Surrey Quays Road SE16 7AQ
111 Montreal House Surrey Quays Road SE16 7AQ
106 Montreal House Surrey Quays Road SE16 7AQ
107 Montreal House Surrey Quays Road SE16 7AQ
108 Montreal House Surrey Quays Road SE16 7AQ
112 Montreal House Surrey Quays Road SE16 7AQ
116 Montreal House Surrey Quays Road SE16 7AQ
117 Montreal House Surrey Quays Road SE16 7AQ
118 Montreal House Surrey Quays Road SE16 7AQ
113 Montreal House Surrey Quays Road SE16 7AQ
114 Montreal House Surrey Quays Road SE16 7AQ
115 Montreal House Surrey Quays Road SE16 7AQ
96 Montreal House Surrey Quays Road SE16 7AP
97 Montreal House Surrey Quays Road SE16 7AP
98 Montreal House Surrey Quays Road SE16 7AP
93 Montreal House Surrey Quays Road SE16 7AP
94 Montreal House Surrey Quays Road SE16 7AP
95 Montreal House Surrey Quays Road SE16 7AP
99 Montreal House Surrey Quays Road SE16 7AP
103 Montreal House Surrey Quays Road SE16 7AQ
104 Montreal House Surrey Quays Road SE16 7AQ
105 Montreal House Surrey Quays Road SE16 7AQ
100 Montreal House Surrey Quays Road SE16 7AP
101 Montreal House Surrey Quays Road SE16 7AQ
102 Montreal House Surrey Quays Road SE16 7AQ
119 Montreal House Surrey Quays Road SE16 7AQ
136 Montreal House Surrey Quays Road SE16 7AQ
137 Montreal House Surrey Quays Road SE16 7AQ
138 Montreal House Surrey Quays Road SE16 7AQ
133 Montreal House Surrey Quays Road SE16 7AQ
134 Montreal House Surrey Quays Road SE16 7AQ
135 Montreal House Surrey Quays Road SE16 7AQ
139 Montreal House Surrey Quays Road SE16 7AQ
143 Montreal House Surrey Quays Road SE16 7AQ
144 Montreal House Surrey Quays Road SE16 7AQ
145 Montreal House Surrey Quays Road SE16 7AQ
140 Montreal House Surrey Quays Road SE16 7AQ
141 Montreal House Surrey Quays Road SE16 7AQ
142 Montreal House Surrey Quays Road SE16 7AQ
123 Montreal House Surrey Quays Road SE16 7AQ
124 Montreal House Surrey Quays Road SE16 7AQ
125 Montreal House Surrey Quays Road SE16 7AQ
120 Montreal House Surrey Quays Road SE16 7AQ
121 Montreal House Surrey Quays Road SE16 7AQ
122 Montreal House Surrey Quays Road SE16 7AQ
126 Montreal House Surrey Quays Road SE16 7AQ
130 Montreal House Surrey Quays Road SE16 7AQ
131 Montreal House Surrey Quays Road SE16 7AQ
132 Montreal House Surrey Quays Road SE16 7AQ
127 Montreal House Surrey Quays Road SE16 7AQ
128 Montreal House Surrey Quays Road SE16 7AQ
129 Montreal House Surrey Quays Road SE16 7AQ

69 Brunswick Quay London SE16 7PX
59 Brunswick Quay London SE16 7PX
61 Brunswick Quay London SE16 7PX
63 Brunswick Quay London SE16 7PX
71 Brunswick Quay London SE16 7PX
79 Brunswick Quay London SE16 7PX
81 Brunswick Quay London SE16 7PX
83 Brunswick Quay London SE16 7PX
73 Brunswick Quay London SE16 7PX
75 Brunswick Quay London SE16 7PX
77 Brunswick Quay London SE16 7PX
9 Brunswick Quay London SE16 7PU
101 Brunswick Quay London SE16 7PX
103 Brunswick Quay London SE16 7PX
53 Brunswick Quay London SE16 7PU
55 Brunswick Quay London SE16 7PU
7 Brunswick Quay London SE16 7PU
105 Brunswick Quay London SE16 7PX
113 Brunswick Quay London SE16 7PX
115 Brunswick Quay London SE16 7PX
57 Brunswick Quay London SE16 7PX
107 Brunswick Quay London SE16 7PX
109 Brunswick Quay London SE16 7PX
111 Brunswick Quay London SE16 7PX
85 Brunswick Quay London SE16 7PX
26 Brunswick Quay London SE16 7PY
28 Brunswick Quay London SE16 7PY
30 Brunswick Quay London SE16 7PY
20 Brunswick Quay London SE16 7PY
22 Brunswick Quay London SE16 7PY
24 Brunswick Quay London SE16 7PY
32 Brunswick Quay London SE16 7PY
4 Brunswick Quay London SE16 7PY
40 Brunswick Quay London SE16 7PY
42 Brunswick Quay London SE16 7PY
34 Brunswick Quay London SE16 7PY
36 Brunswick Quay London SE16 7PY
38 Brunswick Quay London SE16 7PY
93 Brunswick Quay London SE16 7PX
95 Brunswick Quay London SE16 7PX
97 Brunswick Quay London SE16 7PX
87 Brunswick Quay London SE16 7PX
89 Brunswick Quay London SE16 7PX
91 Brunswick Quay London SE16 7PX
99 Brunswick Quay London SE16 7PX
16 Brunswick Quay London SE16 7PY
18 Brunswick Quay London SE16 7PY
2 Brunswick Quay London SE16 7PY
10 Brunswick Quay London SE16 7PY
12 Brunswick Quay London SE16 7PY
14 Brunswick Quay London SE16 7PY
51 Brunswick Quay London SE16 7PU
105 Redriff Road London SE16 7PS
107 Redriff Road London SE16 7PS
109 Redriff Road London SE16 7PS
25 Surrey Quays Shopping Centre Redriff Road SE16 7LL
101 Redriff Road London SE16 7PS
103 Redriff Road London SE16 7PS
111 Redriff Road London SE16 7PS
119 Redriff Road London SE16 7PS
121 Redriff Road London SE16 7PS
123 Redriff Road London SE16 7PS
113 Redriff Road London SE16 7PS
115 Redriff Road London SE16 7PS
117 Redriff Road London SE16 7PS
9 Sycamore House 22 Woodland Crescent SE16 6YR
10 Sycamore House 22 Woodland Crescent SE16 6YR
11 Sycamore House 22 Woodland Crescent SE16 6YR
6 Sycamore House 22 Woodland Crescent SE16 6YR
7 Sycamore House 22 Woodland Crescent SE16 6YR
8 Sycamore House 22 Woodland Crescent SE16 6YR
Flat 59 Fairmont House SE16 7AW
Flat 60 Fairmont House SE16 7AW
Flat 61 Fairmont House SE16 7AW
Flat 56 Fairmont House SE16 7AW
Flat 57 Fairmont House SE16 7AW
Flat 58 Fairmont House SE16 7AW
Flat 62 Fairmont House SE16 7AW
Flat 66 Fairmont House SE16 7AW
Flat 67 Fairmont House SE16 7AW
Flat 68 Fairmont House SE16 7AW
Flat 63 Fairmont House SE16 7AW
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Flat 65 Fairmont House SE16 7AW
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Flat 43 Fairmont House SE16 7AW
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Flat 53 Fairmont House SE16 7AW
Flat 54 Fairmont House SE16 7AW
Flat 55 Fairmont House SE16 7AW
Flat 50 Fairmont House SE16 7AW
Flat 51 Fairmont House SE16 7AW
Flat 52 Fairmont House SE16 7AW
Flat 69 Fairmont House SE16 7AW
Flat 85 Fairmont House SE16 7BT
Flat 86 Fairmont House SE16 7BT
Flat 87 Fairmont House SE16 7BT
Flat 82 Fairmont House SE16 7BT
Flat 83 Fairmont House SE16 7BT
Flat 84 Fairmont House SE16 7BT
Flat 88 Fairmont House SE16 7BT
Flat 92 Fairmont House SE16 7BT
Flat 93 Fairmont House SE16 7BT
Flat 94 Fairmont House SE16 7BT
Flat 89 Fairmont House SE16 7BT
Flat 90 Fairmont House SE16 7BT
Flat 91 Fairmont House SE16 7BT
Flat 73 Fairmont House SE16 7AW
Flat 74 Fairmont House SE16 7AW
Flat 75 Fairmont House SE16 7AW
Flat 70 Fairmont House SE16 7AW
Flat 71 Fairmont House SE16 7AW
Flat 72 Fairmont House SE16 7AW
Flat 76 Fairmont House SE16 7AW
Flat 79 Fairmont House SE16 7BT
Flat 80 Fairmont House SE16 7BT
Flat 81 Fairmont House SE16 7BT
Flat 77 Fairmont House SE16 7AW
Flat 78 Fairmont House SE16 7BT
Flat 42 Fairmont House SE16 7AW
Flat 5 Fairmont House SE16 7AW
Flat 6 Fairmont House SE16 7AW
Flat 7 Fairmont House SE16 7AW
Flat 2 Fairmont House SE16 7AW
Flat 3 Fairmont House SE16 7AW
Flat 4 Fairmont House SE16 7AW
Flat 8 Fairmont House SE16 7AW
Flat 12 Fairmont House SE16 7AW
Flat 13 Fairmont House SE16 7AW
Flat 14 Fairmont House SE16 7AW
Flat 9 Fairmont House SE16 7AW
Flat 10 Fairmont House SE16 7AW
Flat 11 Fairmont House SE16 7AW
Flat 12 Hanover House SE16 7AS
Flat 13 Hanover House SE16 7AS
Flat 14 Hanover House SE16 7AS
Flat 9 Hanover House SE16 7AS
Flat 10 Hanover House SE16 7AS

12 Sycamore House 22 Woodland Crescent SE16 6YR	Flat 11 Hanover House SE16 7AS
19 Surrey Quays Shopping Centre Redriff Road SE16 7LL	Flat 15 Hanover House SE16 7AS
42 Surrey Quays Shopping Centre Redriff Road SE16 7LL	Flat 19 Hanover House SE16 7AS
3 Surrey Quays Shopping Centre Redriff Road SE16 7LL	Flat 1 Fairmont House SE16 7AW
13 Sycamore House 22 Woodland Crescent SE16 6YR	Flat 16 Hanover House SE16 7AS
29 Surrey Quays Shopping Centre Redriff Road SE16 7LL	Flat 17 Hanover House SE16 7AS
18 Surrey Quays Shopping Centre Redriff Road SE16 7LL	Flat 18 Hanover House SE16 7AS
125 Redriff Road London SE16 7PS	Flat 15 Fairmont House SE16 7AW
33 Brunswick Quay London SE16 7PU	Flat 32 Fairmont House SE16 7AW
35 Brunswick Quay London SE16 7PU	Flat 33 Fairmont House SE16 7AW
37 Brunswick Quay London SE16 7PU	Flat 34 Fairmont House SE16 7AW
29 Brunswick Quay London SE16 7PU	Flat 29 Fairmont House SE16 7AW
3 Brunswick Quay London SE16 7PU	Flat 30 Fairmont House SE16 7AW
31 Brunswick Quay London SE16 7PU	Flat 31 Fairmont House SE16 7AW
39 Brunswick Quay London SE16 7PU	Flat 35 Fairmont House SE16 7AW
47 Brunswick Quay London SE16 7PU	Flat 39 Fairmont House SE16 7AW
49 Brunswick Quay London SE16 7PU	Flat 40 Fairmont House SE16 7AW
5 Brunswick Quay London SE16 7PU	Flat 41 Fairmont House SE16 7AW
41 Brunswick Quay London SE16 7PU	Flat 36 Fairmont House SE16 7AW
43 Brunswick Quay London SE16 7PU	Flat 37 Fairmont House SE16 7AW
45 Brunswick Quay London SE16 7PU	Flat 38 Fairmont House SE16 7AW
1 Brunswick Quay London SE16 7PU	Flat 19 Fairmont House SE16 7AW
11 Brunswick Quay London SE16 7PU	Flat 20 Fairmont House SE16 7AW
13 Brunswick Quay London SE16 7PU	Flat 21 Fairmont House SE16 7AW
127 Redriff Road London SE16 7PS	Flat 16 Fairmont House SE16 7AW
97 Redriff Road London SE16 7PS	Flat 17 Fairmont House SE16 7AW
99 Redriff Road London SE16 7PS	Flat 18 Fairmont House SE16 7AW
15 Brunswick Quay London SE16 7PU	Flat 22 Fairmont House SE16 7AW
23 Brunswick Quay London SE16 7PU	Flat 26 Fairmont House SE16 7AW
25 Brunswick Quay London SE16 7PU	Flat 27 Fairmont House SE16 7AW
27 Brunswick Quay London SE16 7PU	Flat 28 Fairmont House SE16 7AW
17 Brunswick Quay London SE16 7PU	Flat 23 Fairmont House SE16 7AW
19 Brunswick Quay London SE16 7PU	Flat 24 Fairmont House SE16 7AW
21 Brunswick Quay London SE16 7PU	Flat 25 Fairmont House SE16 7AW
Flat 111 Vancouver House SE16 7BW	Cedar House Woodland Crescent SE16 6YL
Flat 16 Toronto House SE16 7AJ	35 Brunswick Quay London SE16 7PU
Flat 17 Toronto House SE16 7AJ	Flat 9 London SE16 6YH
Flat 18 Toronto House SE16 7AJ	33 Greenland Quay London SE16 7RW
Flat 13 Toronto House SE16 7AJ	129a Lower Rd London SE16 2XL
Flat 14 Toronto House SE16 7AJ	27 Aland Court Finland Street SE16 7LA
Flat 15 Toronto House SE16 7AJ	25 Champion House, 6 Blondin Way London SE16 6BA
Flat 19 Toronto House SE16 7AJ	Hazelwood House London
Flat 23 Toronto House SE16 7AJ	Pavillion House London SE16 6RN
	3 Carlisle Place Flat D SW1P 1NP

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
 Health & Safety Executive
 Historic England
 London Underground Limited

Network Rail (Planning)

Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Cedar House Woodland Crescent SE16 6YL

Copenhagen Court London

Flat 106 Fairmont House SE16 7BT

Flat 8 Ottawa House SE16 7BY

Flat 9 London SE16 6YH

Hazelwood House London

Pavillion House London SE16 6RN

129a Lower Rd London Se162XL

17 Wolfe Crescent London SE16 6SF

17 Woodland Crescent London SE16 6YP

17 Woodland Crescent London SE16 6YP

17 Woodland Crescent London SE16 6YP

25 Champion House, 6 Blondin Way London SE16 6BA

27 Aland Court Finland Street SE16 7LA

3 Carlisle Place Flat D SW1P 1NP

3 Sycamore House 22 Woodland Crescent SE16 6YR

33 Greenland Quay London SE16 7RW

35 Brunswick Quay London SE16 7PU

536 Giverny House Water Gardens Square SE16 6RL

8 Wolfe Crescent London SE16 6SF