

To: Sampoh, Yvonne[Yvonne.Sampoh@southwark.gov.uk]
From: Simon Barry
Sent: Wed 07/02/2018 10:31:47 PM
Importance: Normal
Subject: 31-33 GROVE VALE, LONDON, SE22 8EQ 17/AP/4421

Dear Yvonne

Further to our conversations I can provide the additional information as requested.

Firstly, I can confirm that whilst the site is constrained a concerted effort has been undertaken to provide a total of 6 cycle spaces – as indicated on the attached drawing 17 012 210A – Proposed Floor Plans. This is in accordance with the London Local Plan Standards for the equivalent space for a C1 hotel use (we consider that this is the appropriate comparison). Furthermore, the cycle spaces are located to the rear of the property, accessed from the side lane entrance and prior to the entrance of the rear beer garden. The spaces are therefore accessible to the guests, separate to the functioning of the public house. It is also intended that these spaces are covered, as per that attached photograph – though this will be black.

In terms of the accessibility the site has a very good PTAL rating of 4 with a range of public transport links in the vicinity of the site. East Dulwich Station is within 100m of the site whilst Denmark Hill Station is within 1km. The site is also in very close proximity to a number of bus stops with regular services. The full extent of the public transport accessibility is reflected in the fact that the site is within 100m to both the east and west to areas with a PTAL rating of 6a and 6b which is the highest rating. The Pub is accessible by a range of modes of transport, including on foot, cycling and public transport. It is therefore envisaged that the vast majority of the tourists/guests will access the accommodation via public transport.

As previously noted guests will be able to Check in from 11am to 11pm (pub hrs), check out will be any time like all hotels, as guests will prepay on arrival. Guests, when booking accommodation, will be notified that there is no onsite parking available and will be made aware of the public transport and encourage to visit the property via those methods. Given the check-in/out times it is not considered that there will be a peak period, rather it could be staggered through the day and that the accommodation will mainly attract tourists, who wish to access central London, many will not utilise a car.

With regard to the management of the tourist accommodation it is important to note that Redcomb Pub Ltd own and operate 14 pubs within the Southeast of England, the majority within London. These pubs provide high quality eating and drinking venues in unique and characterful buildings. Of the 14 pubs, 7 already provide wide ranging bespoke and well-designed visitor accommodation.

The development seeks to provide an up market type tourist accommodation instead of the traditional hotel/B&B. Each room will have a number of individual bunk beds to create dormitories and there will be shared facilities including kitchen areas and showers and WCs. This type of accommodation is popular in many urban areas where visitors may come for shorter periods and is particularly linked to pubs, with numerous examples in and around London. This type of temporary and short stay accommodation will appeal to a wide range of visitors who are seeking high end, though affordable temporary visitor accommodation in highly sustainable locations with good public transport links to Central London. It is not intended that there will be any long term guests, nor will visitors be able to have any permanent residential accommodation.

The accommodation will be advertised in the same manner as the other properties, via the Redcomb website as well as online booking channels. Both of these methods will notify guests of the lack of onsite parking and direct guests to the public transport.

All bookings will be managed by the onsite General Manager, who will notify guests of the check in/out times. Arrivals and departures will be managed as in any other guest accommodation, with a member of staff greeting guests.

With regard to the maintenance of the accommodation, Redcomb will have a housekeeping team, just as we do at their other hotels, who will fully clean all areas every day.

I trust the information provided is sufficient, however should you wish to discuss then please do not hesitate to contact me.

Kind regards

Simon Barry

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Boyer



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Boyer's Annual CSR report

Read about our activities throughout 2017 on how we have positively contributed
to transforming lives, helping communities and protecting the environment.

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