

# Planning Committee

Monday 19 December 2022

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 1

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Webpage: <http://www.southwark.gov.uk>

Date: 19 December 2022

<b>Item No:</b> 7.1 & 7.2	<b>Classification:</b> Open	<b>Date:</b> 19 December 2022	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations and further information	
<b>Wards or groups affected:</b>		Faraday & Old Kent Road	
<b>From:</b>		Director of Planning and Growth	

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the clarifications.

## FACTORS FOR CONSIDERATION

The following information should be taken into account on both items.

**Items 7.1 and 7.2 (Item 7.1: 22/AP/1063 - Aylesbury Estate FDS, Land Bounded By Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17 & Item 7.2: 21/AP/1667- 310-330 St James's Road, London, SE1 5JX)**

## Fire Safety Issues and recent statements by the NFCC

3. At present there is no requirement for two fire escape stair cores on tall residential buildings. It seems likely that new Building Regulations will in due course require that, but at present there is no timetable for introducing that change or details about technical matters such as how high does a building need to be to be considered tall.
4. All schemes being reported to planning committee require a Fire Strategy to be submitted as part of their application to meet the requirements of Policy D12 of the London Plan.
5. The two schemes have met that policy requirement and the detail of that is set out in:

Paragraphs 183-188 of the main report (item 7.1, ref 22/AP/1603)

Paragraphs 268 to 271 of the main report (7.2, ref 21/AP/1667).

6. Last week the National Fire Chiefs Council (NFCC) made a statement to the effect that they would support the requirement of two stair cores in buildings over a certain height. NFCC believe, that 18 metres or has at least 7 storeys must become the threshold at which more than one staircase should be required in new residential buildings, and that this threshold should be kept under review alongside other situations addressing these issues, including evacuation management and lifts.
7. Subsequently the Mayor of London and the Commissioner of the London Fire Brigade made a similar statement.
8. These two schemes are both referable to the Mayor of London. What is not clear at present is how the Mayor of London will consider Stage 2 schemes with tall residential accommodation that only has a single stair core, and if his approach may vary depending the relative age of the planning applications under consideration.
9. If planning committee were to agree Officers recommendations we would propose discussing this issue further with the GLA prior to submitting the Stage 2 referral, given that GLA have been unable to confirm what their proposed way of dealing with schemes like this is. This would mean 2 options might subsequently arise should committee agree Officers' recommendations.
  - a) It may be that given that this scheme was submitted for planning permission some time ago (11<sup>th</sup> April 2022 for item 7.1 and 14<sup>th</sup> May 2021 in respect of Item 7.2) the GLA will allow such schemes to proceed to the grant of planning permission and will not require a second stair core to be designed in.
  - b) If that is not the case and GLA consider that all schemes currently without planning permission need to have 2 stair cores then the scheme would need to be amended. Officers would most likely need to re-consult on the scheme, due to the physical changes likely to be required and impact on overall housing layout and numbers. Having re-consulted we would then need to bring the scheme back to committee for further consideration prior to issuing the stage 2 consultation to the GLA.
10. At present the GLA have not stated what their proposed approach is. On that basis officers continue to recommend that the two schemes are granted planning permission for the reasons set out in the report. As the GLA approach is clarified it will likely result in either option a or b being followed as set out above.
11. Report clarifications are required in respect of the following planning application on the main agenda:

**Item 7.1: 22/AP/1063 - Aylesbury Estate FDS, Land Bounded By Albany Road, Portland Street, Westmoreland Road and Bradenham Close, London, SE17**

Report Clarifications and/or Additional Information

12. The following clarifications and corrections to the committee report should be noted by the Planning Committee:

**Development Description**

13. Application 22/AP/1063 is a minor material amendment to planning consent 17/AP/3885. The development description for planning consent 17/AP/3885 was amended previously as part of S.96A (Non-material Amendment) application 22/AP/0019 and reads as follows:
14. Minor material amendments to planning permission 14/AP/3843 for Demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings of a variety of heights, providing residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works. The proposed amendments include:  
Provision of additional units (including townhouses in place of the Gas Pressure Reduction Station);  
Revisions to unit and tenure mix;  
Internal reconfiguration and elevational alterations;  
Minor alterations to landscape layouts, amenity space and roof space.
15. The detail of what was approved by the development was included as an additional condition, a development quantum condition, which reads:
16. The application hereby approved shall be for the demolition of the existing buildings, and redevelopment to provide a mixed-use development comprising a number of buildings between 2 to 20 storeys in height, providing 842 residential dwellings; flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; associated car and cycle parking, as per the permitted plans.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

17. Members are advised application 22/AP/1063 does not seek to alter the approved development description which will remain as set out above and will replace that set out at the beginning of the draft recommendation. The detail set out in the description in the introductory table at the beginning of the committee report on 22/AP/1063 is simply in place to make people

aware of the proposed changes as part of the Council's consultation process. The amendments being sought and recommended for approval are included in an amendment to the approved quantum condition, which is set out as condition 44 on the draft recommendation and would read as follows:

18. The application hereby approved shall be for the demolition of the existing buildings, and redevelopment to provide a mixed-use development comprising a number of buildings between 2 to 23 storeys in height, providing 902 residential dwellings; flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; associated car and cycle parking, as per the permitted plans.

Reason:

For the avoidance of doubt and in the interests of proper planning.

19. Members are also advised of a correction to the accommodation tables in the report to clarify the number of three and four bedroom units. The amended schedule is set out in the table below and corrects

Units	Market				Shared Ownership				Social Rent				Approved Total	Proposed Total
	Approved	%	Proposed	%	Approved	%	Proposed	%	Approved	%	Proposed	%		
1b2p	55	21.07%	47	14.64%	32	12.26%	35	10.90%	0	0.00%	0	0.00%	87	82
2b3p	4	1.53%	125	38.94%	5	1.92%	11	3.43%	14	5.36%	0	0.00%	23	136
2b3p+	5	1.92%	0	0.00%	8	3.07%	11	3.43%	2	0.77%	16	4.98%	15	27
2b4p	59	22.61%	8	2.49%	10	3.83%	12	3.74%	4	1.53%	2	0.62%	73	22
3b5p	7	2.68%	4	1.25%	0	0.00%	0	0.00%	12	4.60%	14	4.36%	19	18
2b4p M	13	4.98%	1	0.31%	1	0.38%	2	0.62%	1	0.38%	0	0.00%	15	3
3b5p M	7	2.68%	5	1.56%	1	0.38%	4	1.25%	1	0.38%	15	4.67%	9	24
4B6P	5	1.92%	0	0.00%	0	0.00%	0	0.00%	8	3.07%	9	2.80%	13	9
5B7P	2	0.77%	0	0.00%	0	0.00%	0	0.00%	5	1.92%	0	0.00%	7	0
<b>Total</b>	<b>157</b>	<b>60.15%</b>	<b>190</b>	<b>59.19%</b>	<b>57</b>	<b>21.84%</b>	<b>75</b>	<b>23.36%</b>	<b>47</b>	<b>18.01%</b>	<b>56</b>	<b>17.45%</b>	<b>261</b>	<b>321</b>

20. This is to correct the number of three and four bed social rented units and confirms that there would be 29 three bedroom SR units and 9 four bedroom SR units. This does not affect the affordable housing provision or the overall housing mix.

### Recommended revisions to the draft conditions

21. Members are advised of corrections to the approved drawings numbers which should also include the following drawings:

NHH-AES-HTA-L\_D01-X-XX-DR-2900-C  
 NHH-AES-HTA-A\_D01-X-00-DR\_139-D  
 NHH-AES-HTA-A\_D01-X-00-DR\_138-D  
 NHH-AES-HTA-A\_D01-X-00-DR\_137-B  
 NHH-AES-HTA-A\_D01-X-00-DR\_134-D  
 NHH-AES-HTA-A\_D01-X-00-DR\_132-D  
 NHH-AES-HTA-A\_D01-X-00-DR\_131-E

NHH-AES-HTA-A\_D01-X-00-DR\_130-D  
 NHH-AES-HTA-A\_D01-X-00-DR\_106-B  
 NHH-AES-HTA-A\_D01-X-00-DR\_102-B  
 NHH-AES-HTA-A\_D01-X-00-DR\_101-B  
 NHH-AES-HTA-A\_D01-X-00-DR\_100-B  
 NHH-AES-HTA-A\_D01-X-00-DR\_004-B  
 NHG-FDS-HTA-A\_SC-0800\_FDS-C-A  
 AYLE-HBA-ZZ-ZZ-DR-A-080205  
 AYLE-HBA-ZZ-ZZ-DR-A-080203  
 AYLE-HBA-ZZ-ZZ-DR-A-080202  
 AYLE-HBA-ZZ-ZZ-DR-A-080201  
 AYLE-HBA-ZZ-ZZ-DR-A-080200  
 AYLE-HBA-SW-00-DR-A-000004  
 AYLE-HBA-SW-00-DR-A-000003  
 AYLE-HBA-SW-00-DR-A-000002  
 AYLE-HBA-BC-01-DR-A-080101  
 AYLE-HBA-BC-00-DR-A-080100  
 NHG-FDS-200-HTA-SOA-V28  
 HBA\_SK-2020

## Item 7.2: 21/AP/1667- 310-330 St James's Road, London, SE1 5JX

### Corrections and clarifications on the main report

22. The following paragraphs should be replaced in the main report.

### Page 5 Summary Table:

23. This table is corrected

CIL net of relief (estimated)	£2,175,112.08
MCIL net of relief (estimated)	£628,250.32
S106	£858,914.55 (excluding employment and greenfield run-off)

### Paragraph 313:

24. The CIL amounts should be corrected. The gross amount of CIL is approximately **£4,123,046.44**. Subject to the correct CIL forms being submitted on time, CIL Social Housing Relief of approximately £1,319,684.04 can be claimed for a number of types of affordable housing. Thus, the resulting CIL amount is estimated to be **£2,803,362.40** net of relief. It should be noted that this is an estimate, floor areas will be measured and checked when related CIL Assumption of Liability and

Relief Claim Forms are submitted, after planning approval has been secured.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Committee

19 December 2022

## MAIN ITEMS OF BUSINESS

### Item 6.0 21/AP/1819

Plot H1 Elephant Park, Land Bounded By Walworth Road, Elephant Road, Deacon Street And Sayer Street North, London, SE1

### Item 7.1 – 22/AP/1063

Aylesbury Estate ,Land Bounded By Albany Road, Portland Street, Westmoreland Road And Bradenham Close, London SE17

### Item 7.2- 21/AP/1667

310-330 St Jamess Road, London, Southwark  
SE1 5JX



Southwark Free  
Wi-Fi Password  
**Fr33Wifi!**



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam (Vice  
Chair)



Councillor Cleo Soanes



Councillor Reginald Popoola



Councillor Ellie Cumbo



Councillor Bethan Roberts



Councillor Richard Leeming



Councillor Nick Johnson

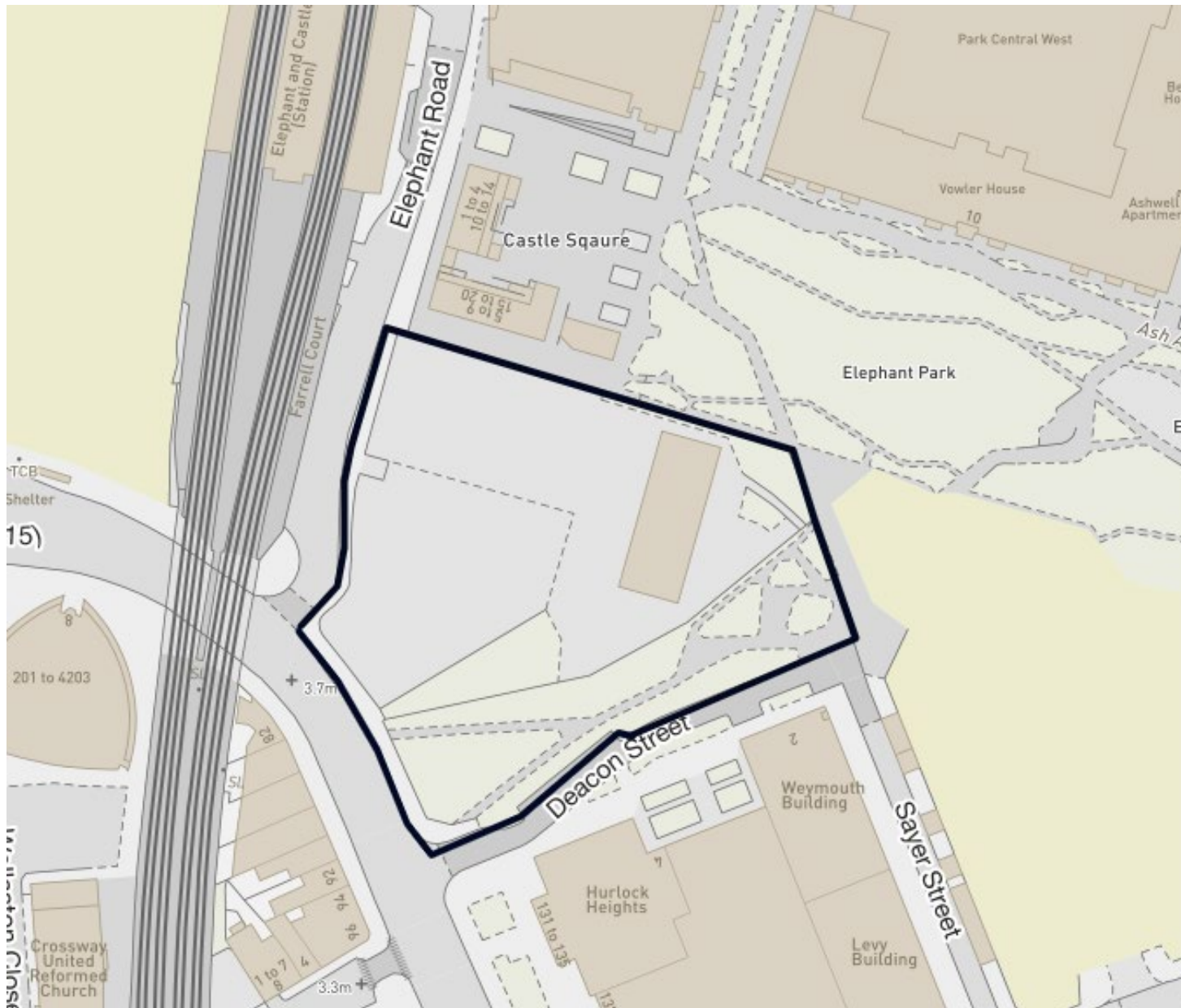


## Item 6.0 21/AP/1819

Plot H1 Elephant Park, Land Bounded By Walworth Road, Elephant Road, Deacon Street And Sayer Street North,London, SE1

Redevelopment of the site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses: office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements and other associated works incidental to the development. The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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## Item 7.1 - 22/AP/1063

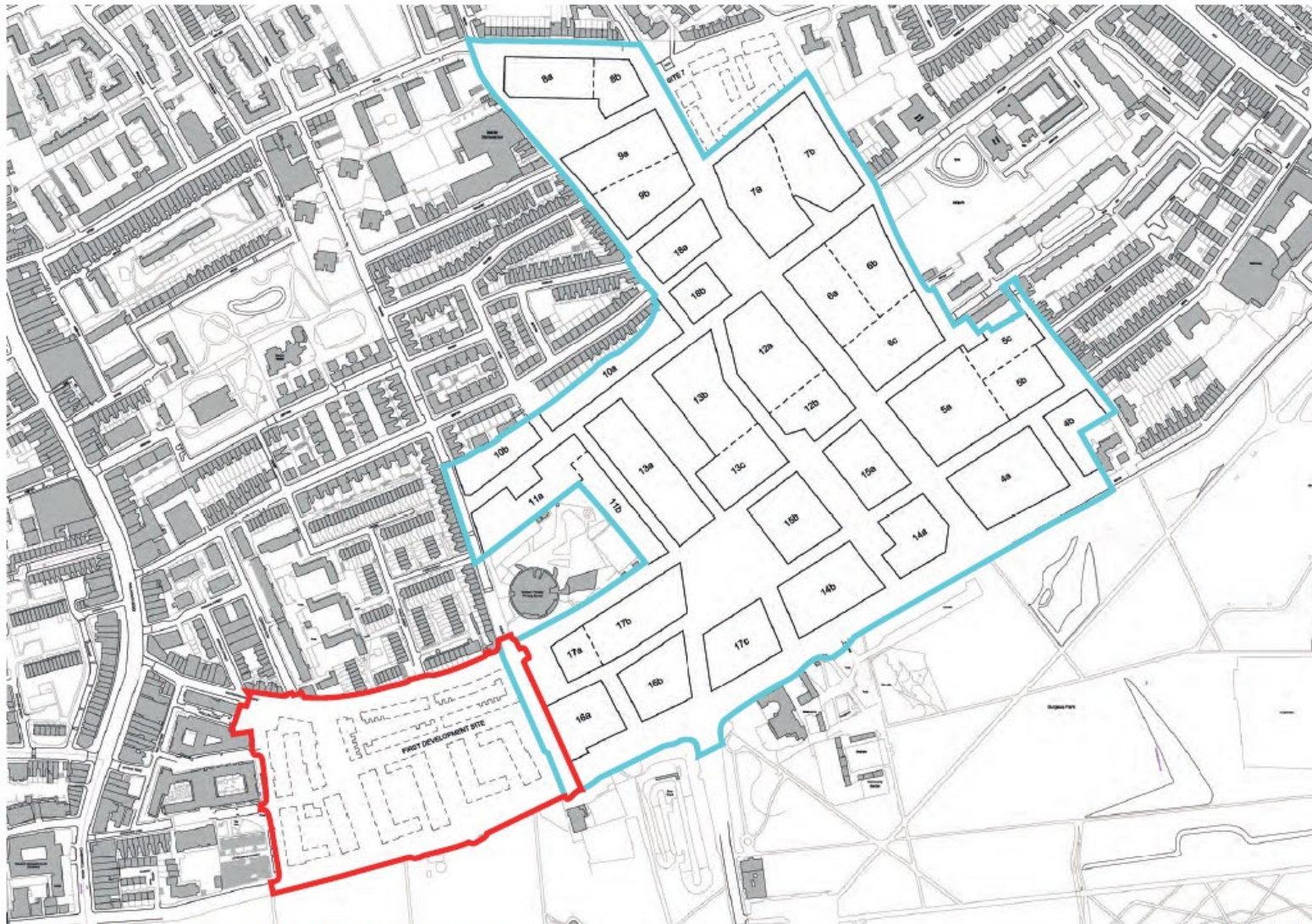
Aylesbury Estate, Land Bounded By Albany Road,Portland Street,Westmoreland Road and Bradenham Close,London SE17

Variation to Condition 2 (Approved Plans) and Condition 43 (Quantum of Development) of planning permission 17/AP/3885. Minor amendments to sub plots 3 and 4 to include the provision of an additional 60 new homes, provision of non-residential floorspace at ground level (Class E), revisions to tenure and unit mix, alterations to height and massing to increase total height of sub plot 3 to part 3/part 4/part 7 storeys and sub plot 4 to 23 storeys, internal reconfigurations, elevational alterations and material changes, revisions to landscaping, amenity, play space, car parking, and cycle storage. The application is supported by an Addendum to the Environmental Statement

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# Site Location Plan



First Development Site within the wider Aylesbury Regeneration Masterplan

Aylesbury Masterplan Outline

First Development Site Outline





# Site Location



FDS within the wider masterplan




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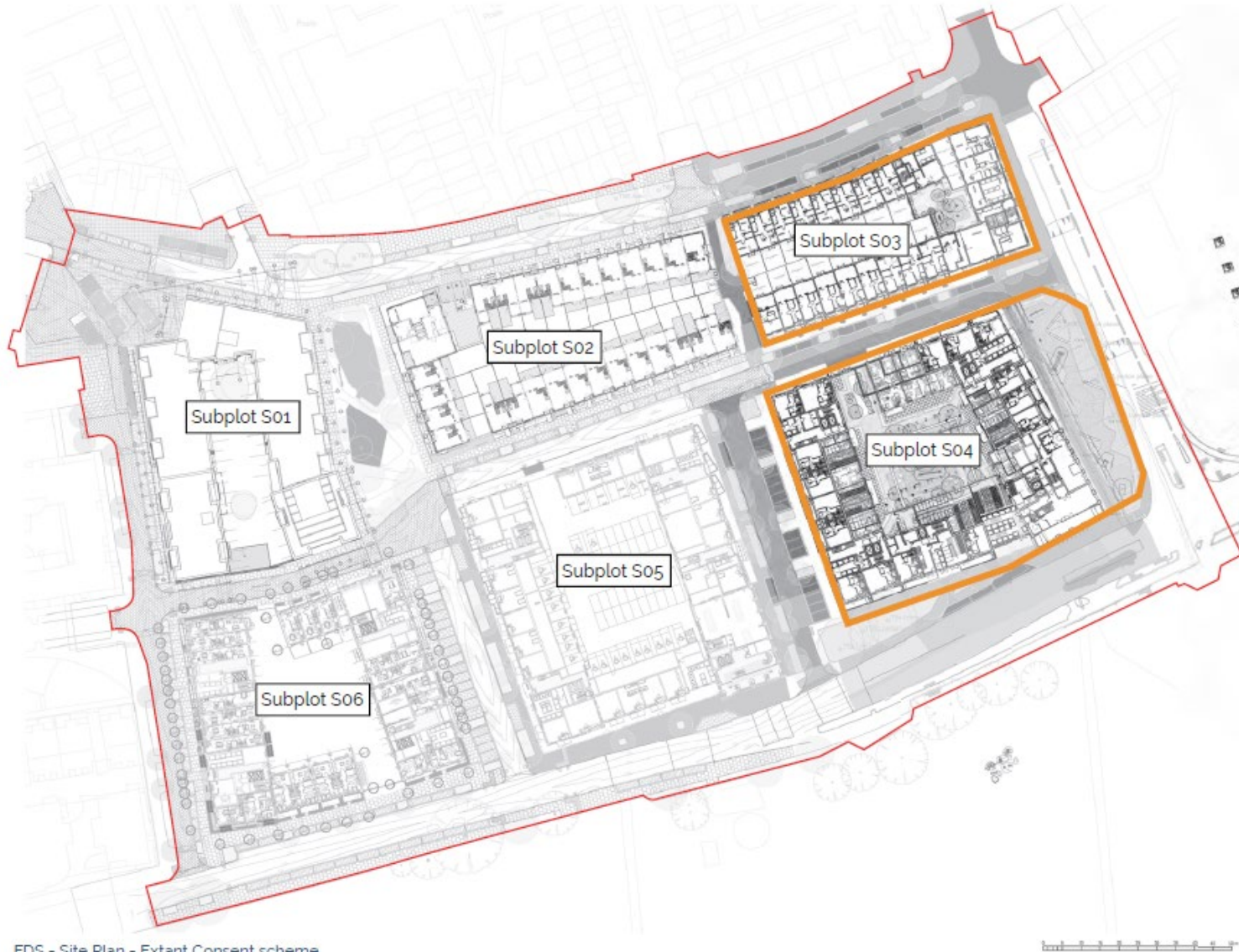
# Contracts and Phasing



Extant Consent Site Layout showing extents of Contract Areas

- First Development Site Contract A Area (FDS A) 
- First Development Site Contract B Area (FDS B) 
- First Development Site Contract C Area (FDS C) 

# FDS Subplots



FDS - Site Plan - Extant Consent scheme

# Consented and Proposed Housing

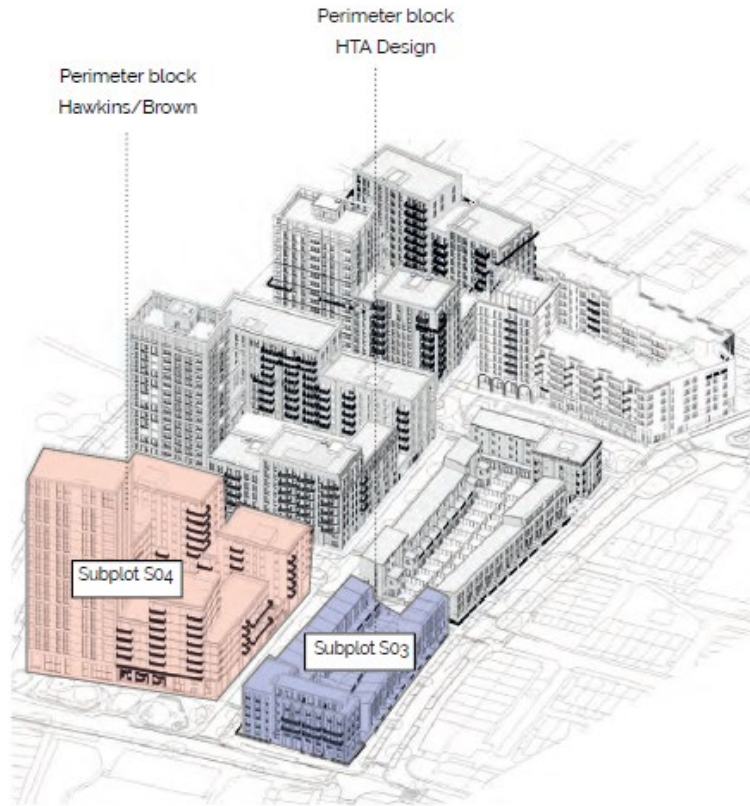
Consented Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	348	41%	62%	1190	43%	67%
Intermediate	211	25%	38%	590	21%	33%
Private	283	34%		984	36%	
Total	842	100%		2764	100%	

Proposed Housing on FDS						
Tenure	Unit No.	% Split	AH Tenure Split	Hab Rooms	% Split	AH Tenure Split
Social Rent	357	40%	61%	1243	43%	66%
Intermediate	229	25%	39%	653	23%	34%
Private	316	35%		990	34%	
Total	902	100%		2886	100%	

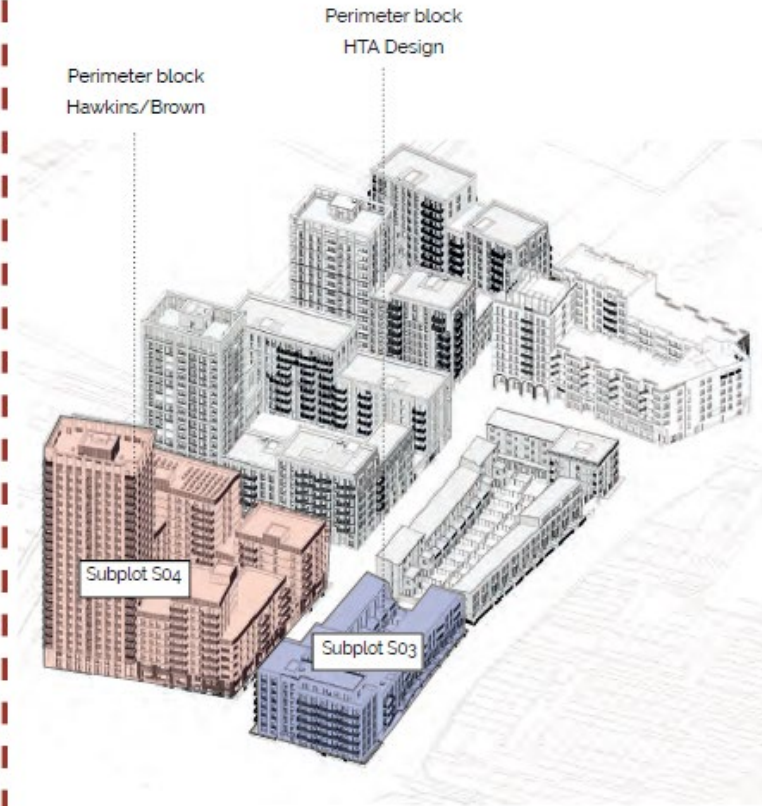
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# Consented v. Proposed

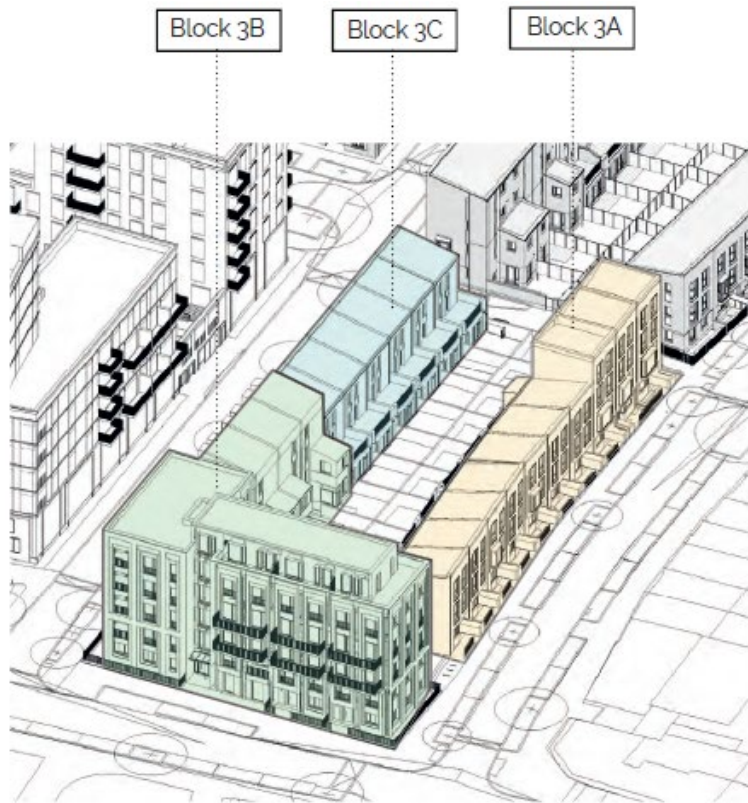


Aerial view of Subplot S03 and S04 within the FDS site - Extant Consent

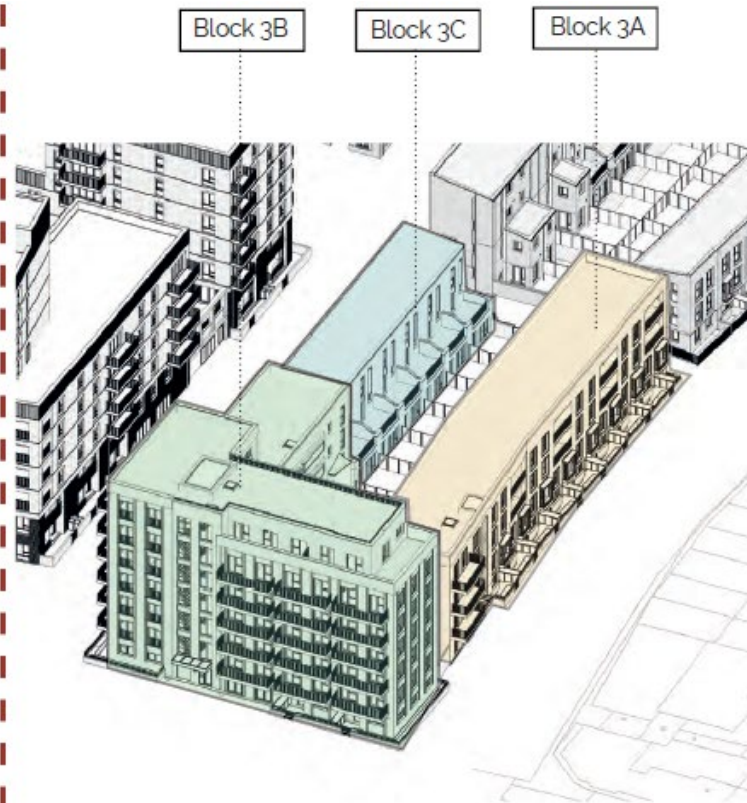


Aerial view of Subplot S03 and S04 within the FDS site - Proposed Amendments

# Subplot 3 Comparison



Aerial view of Subplot 3 - Extant Consent



Aerial view of Subplot S03 - Proposed Amendments

# Subplot 3 Comparison

## EXTANT CONSENT



Westmoreland Road - North Elevation



East West Street - South Elevation

## PROPOSED AMENDMENTS



Westmoreland Road - North Elevation

\*Overall height increased by two courses of brick (+150mm) between 1st and 2nd Floor  
Parapet height revised to 1100mm



East West Street - South Elevation

\*Block 3B: Additional storey added; Parapet height revised to 1100mm  
Overall height increased by two courses of brick (+150mm) between 1st and 2nd Floor

Extant Consent Outline

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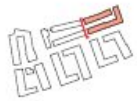


# Subplot 3 Comparison

## EXTANT CONSENT



Portland Street - East Elevation



Phelps Mews - West Elevation

## PROPOSED AMENDMENTS



Portland Street - East Elevation

\*Block 3B: Additional storey added  
Overall height increased by two courses of brick (+150mm) between 1st and 2nd Floor  
Parapet height revised to 1100mm

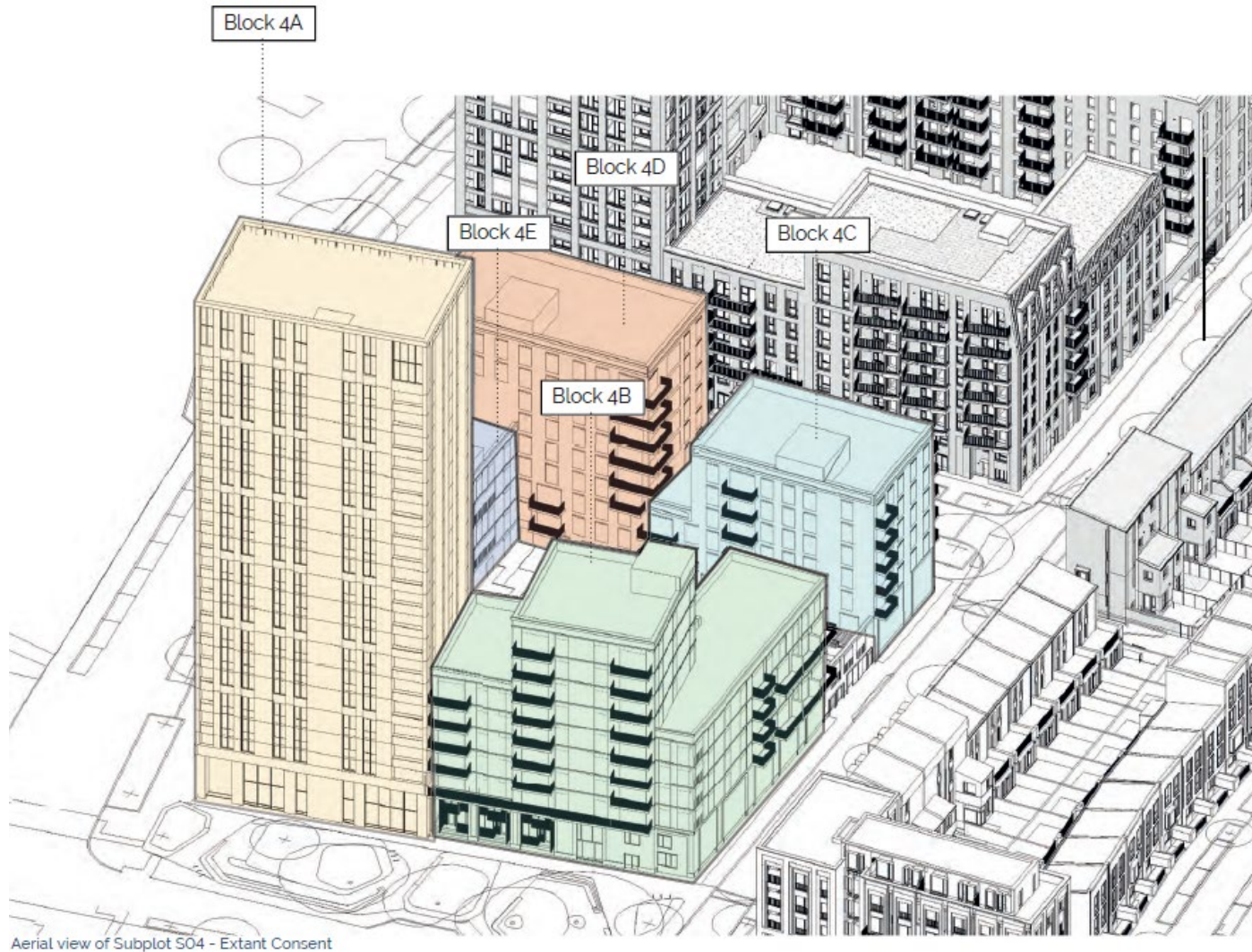


Phelps Mews - West Elevation

\*Block 3A: Parapet height revised to 1100mm  
Overall height increased by two courses of brick (+150mm) between 1st and 2nd Floor

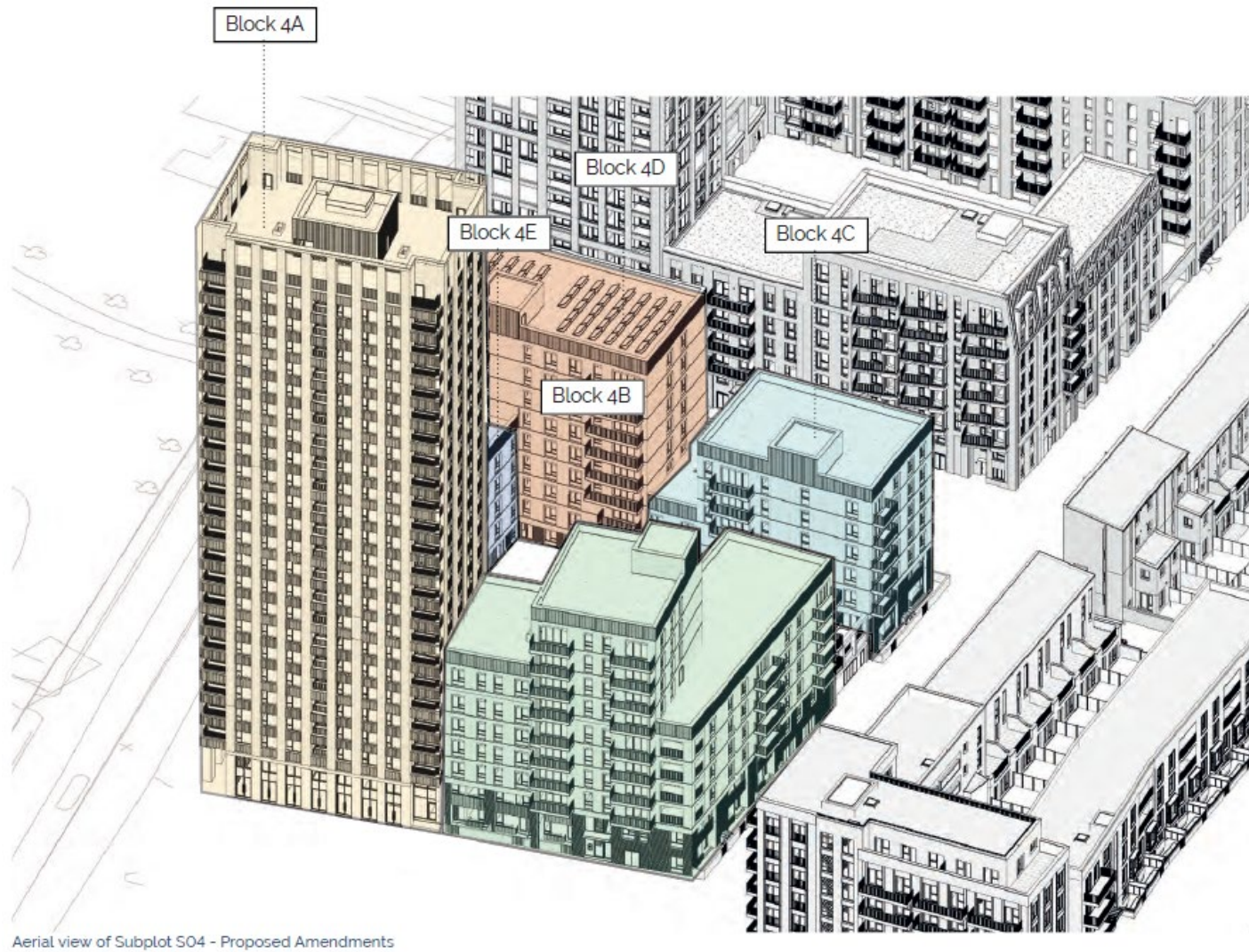
Extant Consent Outline

# Subplot 4 Consented





# Subplot 4 Proposed



# Subplot 4 Comparison

EXTANT CONSENT



Albany Road - South Elevation

PROPOSED AMENDMENTS



Albany Road - South Elevation

\*Block 4A: Additional 3 storeys added, Block 4D/4E: Parapet height revised to 1100mm

Extant Consent Outline



@lb\_southwark

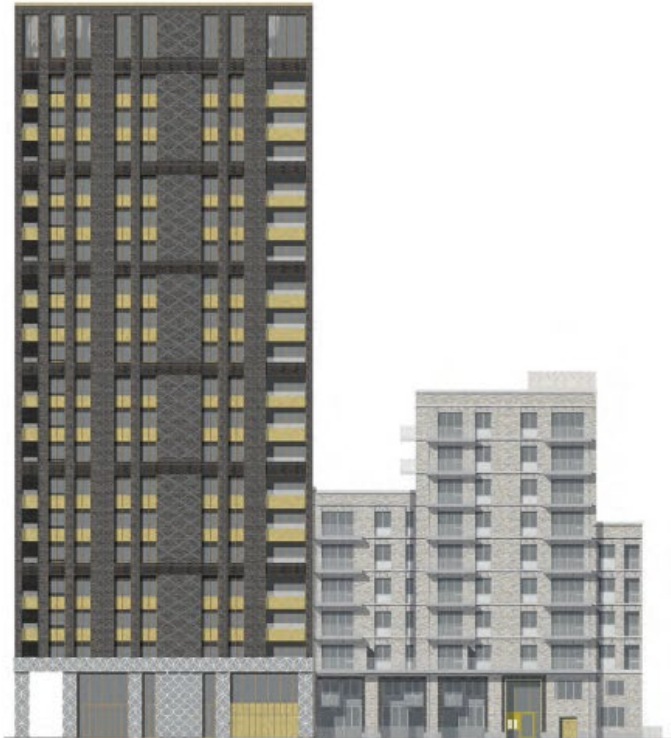


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# Subplot 4 Comparison

EXTANT CONSENT



Portland Street - East Elevation

PROPOSED AMENDMENTS



Portland Street - East Elevation

\*Block 4A: Additional 3 storeys added, Block 4B: Parapet height revised to 1100mm, level 06+ floor levels raised for flush access to roof terrace. Massing changed to coordinate with maisonettes.

Extant Consent Outline



# Portland Street Consented S04



# Portland Street Proposed



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# View of St Paul's from Alexandra Palace



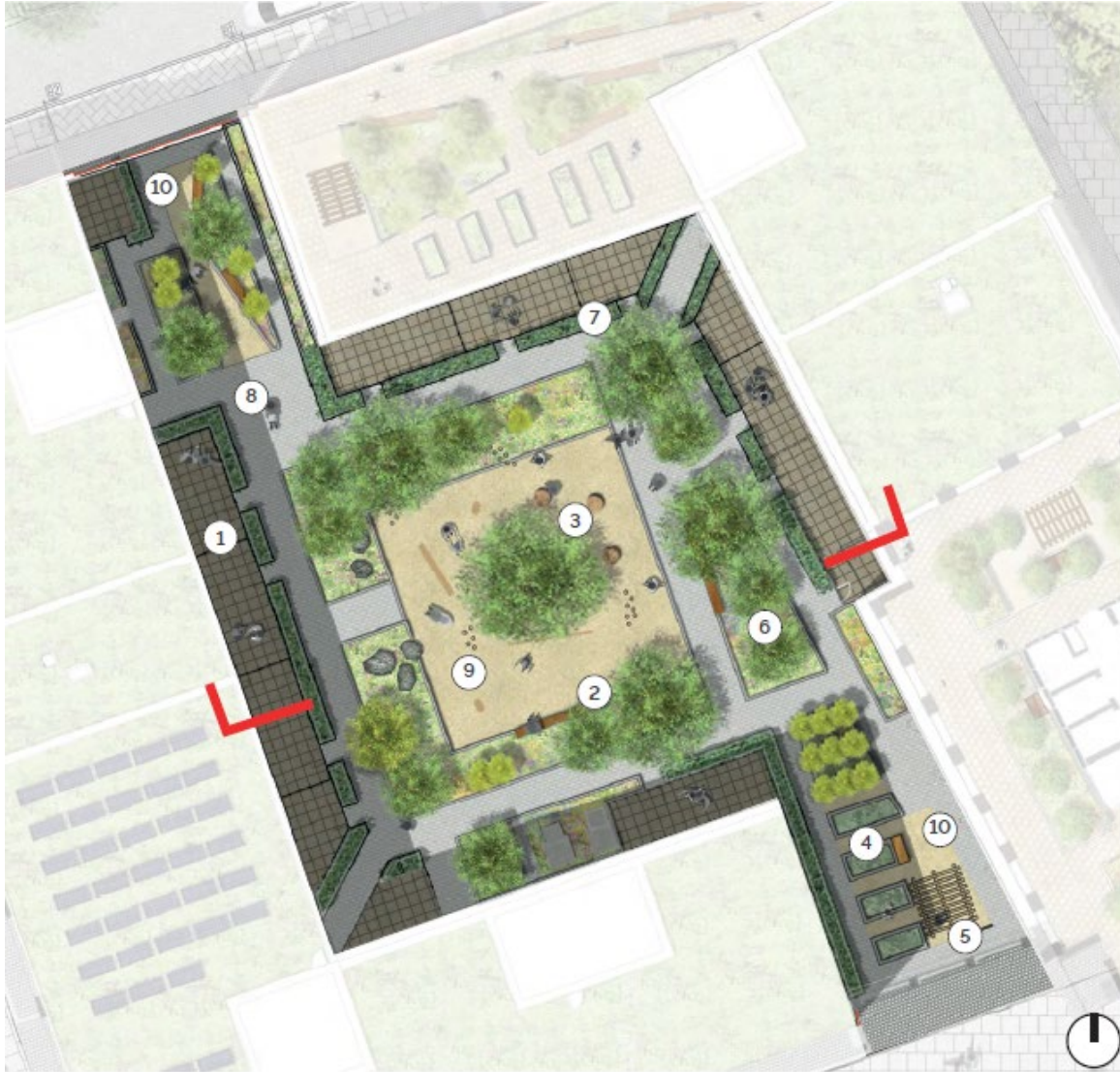
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# Landscaping





## Subplot 4 Courtyard



# Subplot 4 Courtyard



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# Portland Street Park



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Item 7.2- 21/AP/1667

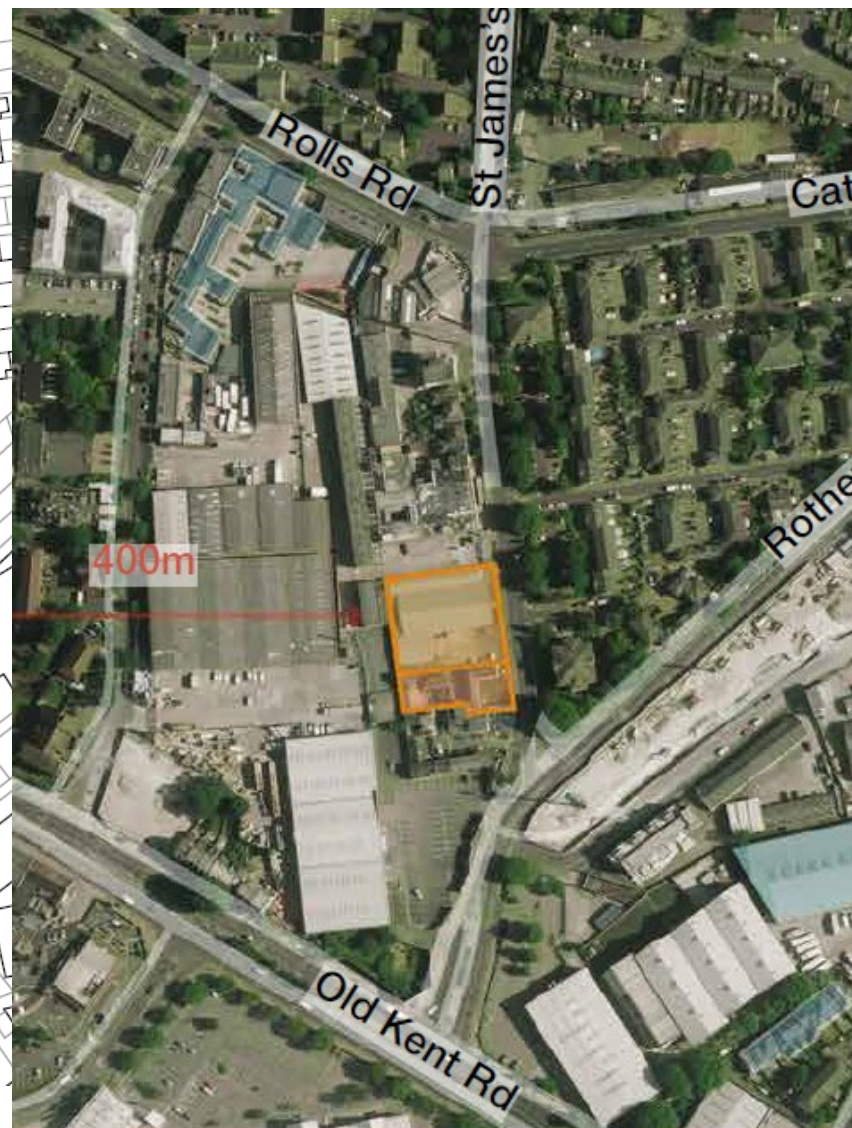
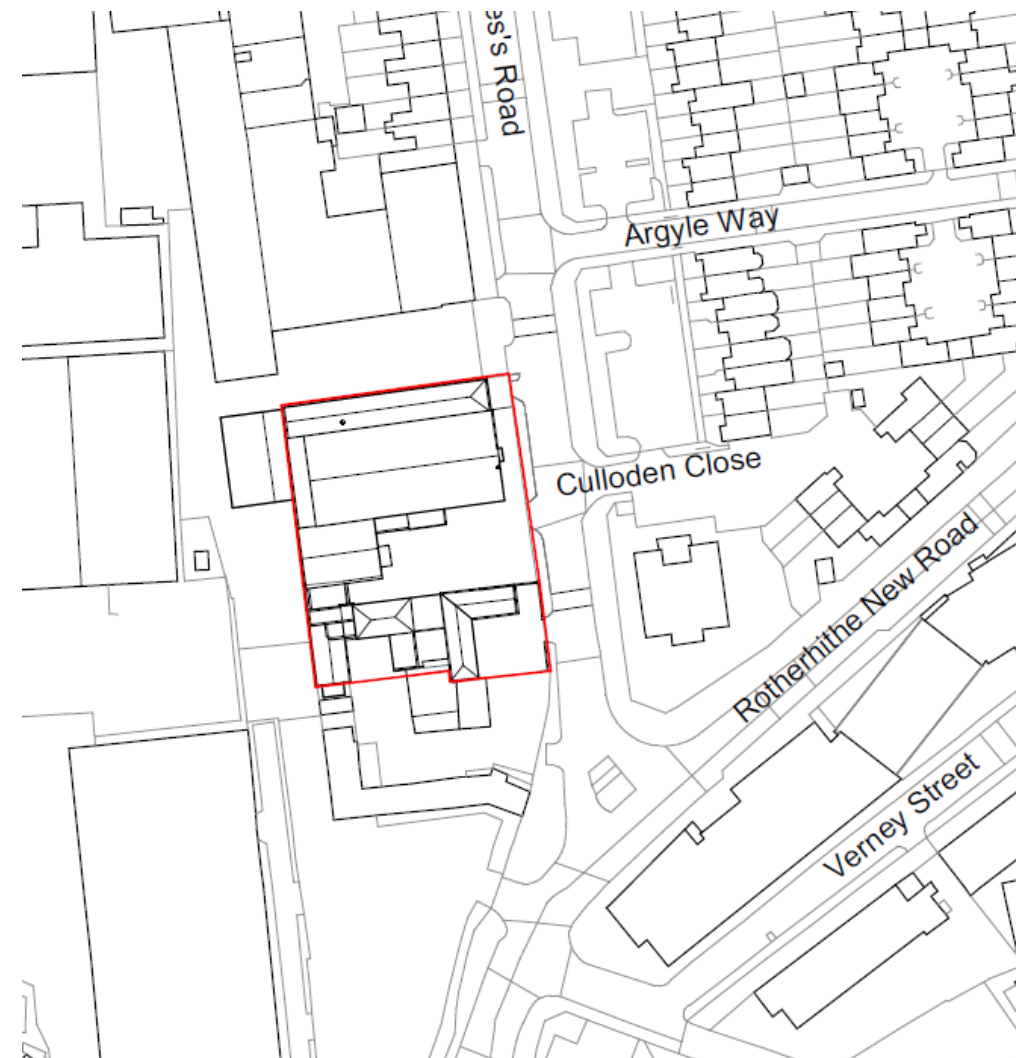
310-330 St Jamess Road, London, Southwark ,SE1 5JX

Retention of existing Live/work unit and redevelopment of the site comprising demolition of existing buildings and erection of three buildings (7, 8 and 19 storeys with maximum AOD height of 62.27m) to provide new residential development and the provision of flexible Class E floorspace with public realm improvements, amenity space, cycle parking spaces, disabled car parking spaces and refuse/recycling stores and other associated works.

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# Site and Context



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# Site Photos



## Aerial Views





# Site photos

Looking south, view of 310 and 328 St James's Road



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# Site photos



View outside 310 St James's Road and neighbouring developments



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## Site photos

### View of 328 and 330 St James's Road



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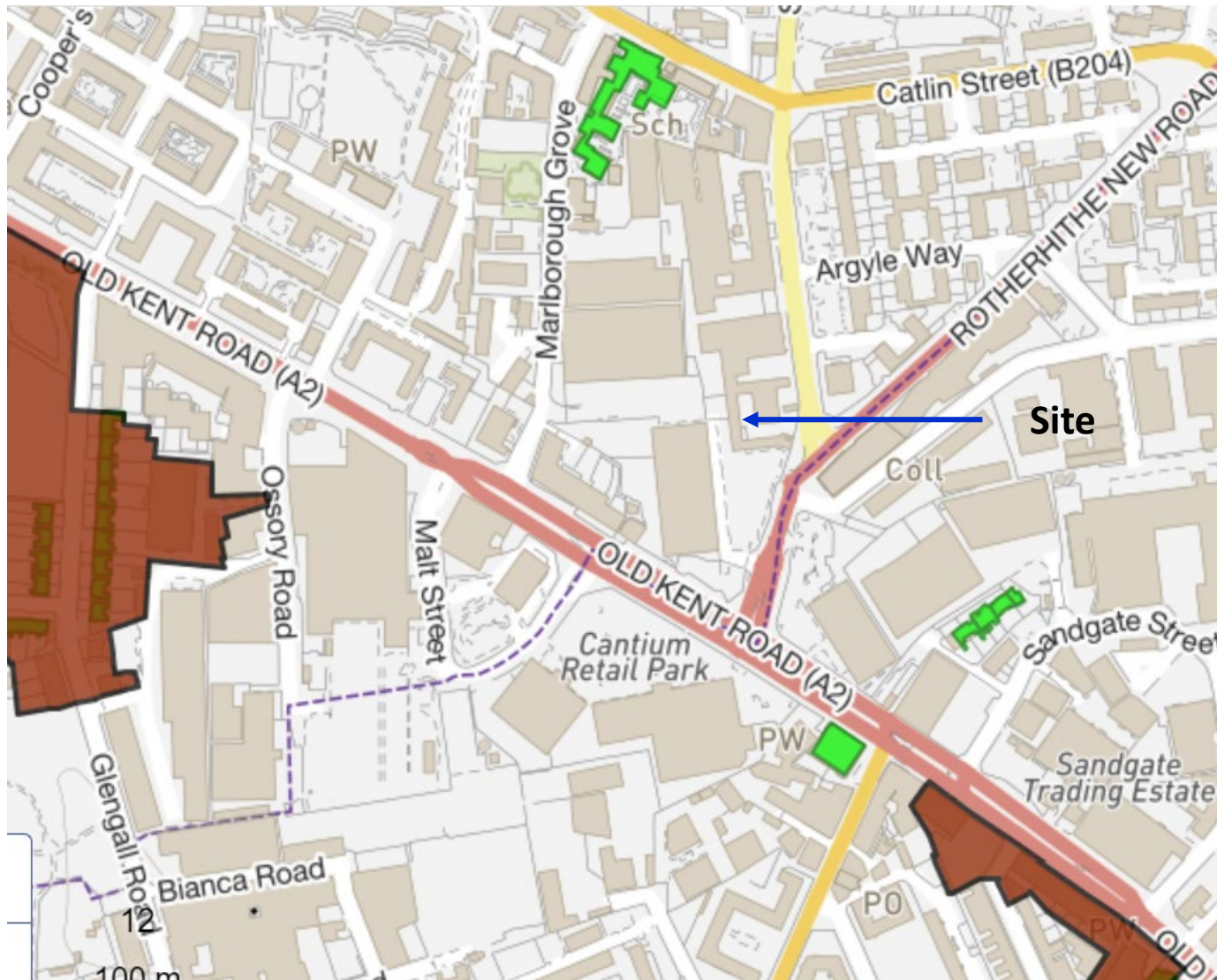
## Site photos

View of 330 St James's Road (Roca Building)





# Heritage Assets nearby

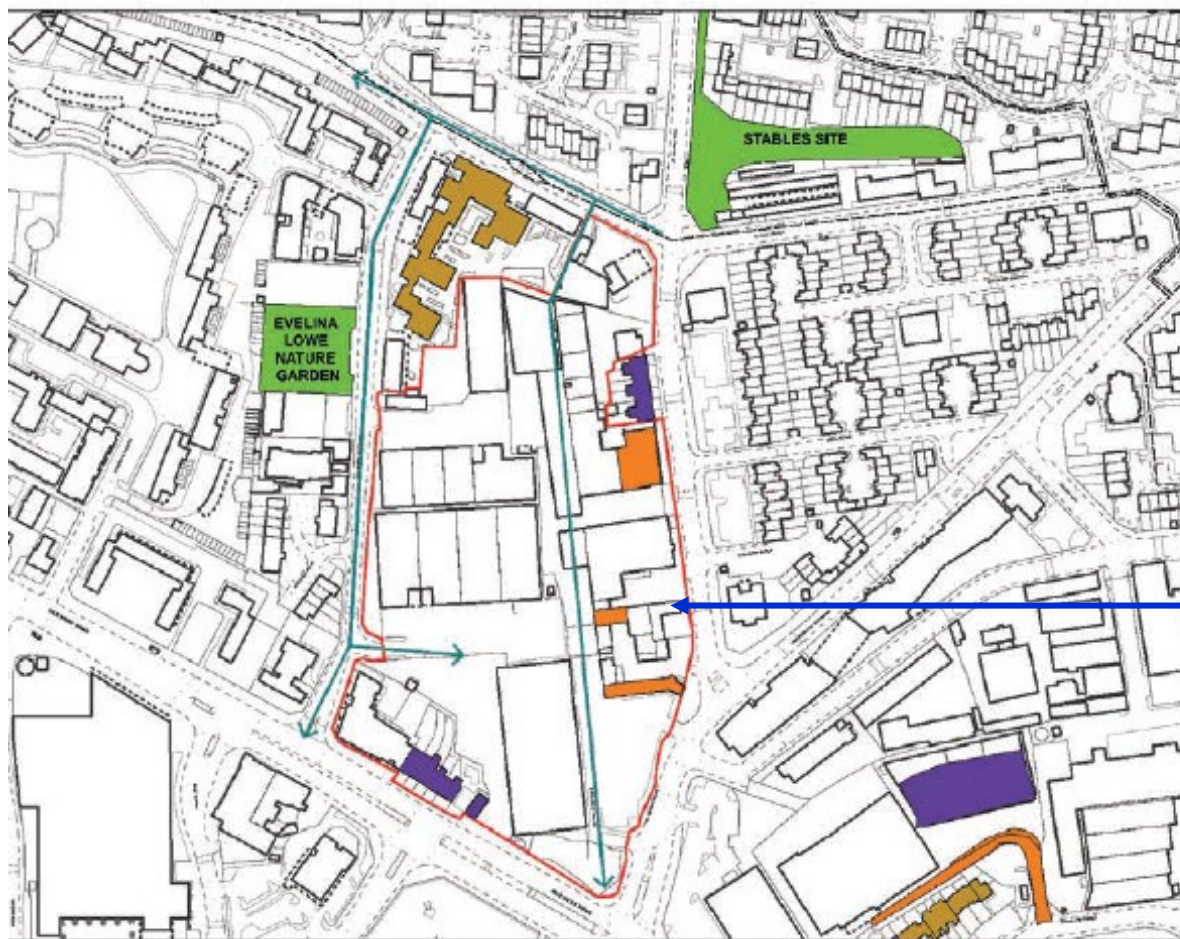


 Listed buildings (Southwark) Grade II

 Conservation areas

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# Site Allocation NSP67



Marlborough Grove and  
St James's Road

Site

Redevelopment of the site must:

- Provide new homes (C3); and
- Provide retail uses on the Old Kent Road frontage; and
- Provide leisure, arts, culture or community uses; and
- Provide at least the amount of employment uses (E(g), B class) currently on the site; and
- Provide public open space - 6,445m<sup>2</sup>

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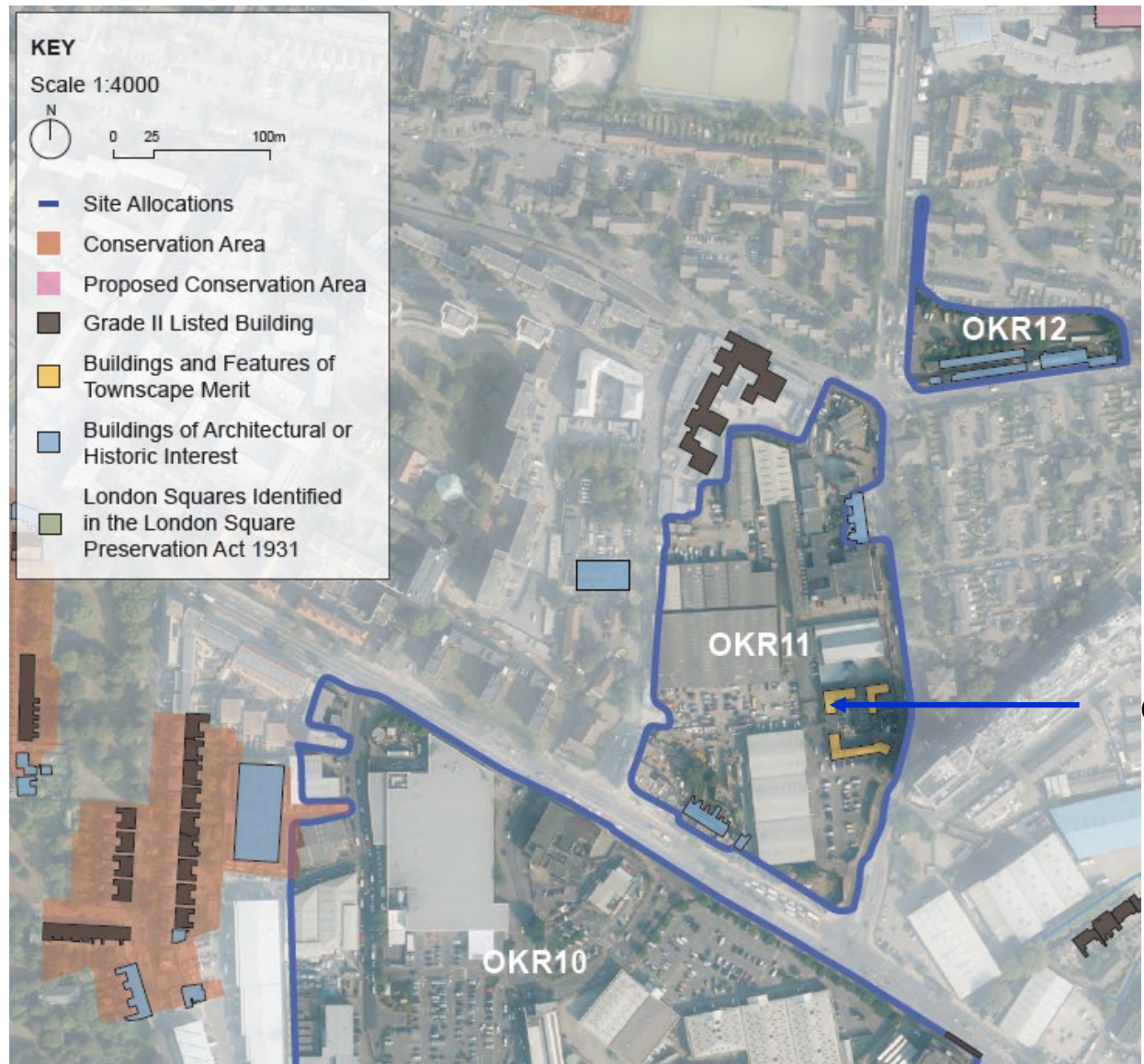
# Site Allocation OKR of Draft AAP

**OKR11**  
MARLBOROUGH GROVE AND ST JAMES'S ROAD



Existing

Development Capacity



# Masterplan and Site vision

## Site Vision

The Six Bridges estate will be transformed to a mix of industrial distribution warehouses below new homes which will directly service central London.

Marlborough Grove itself will be partially closed and entirely transformed from a busy service route, to a calm and well designed public open space. It should have a particular focus on linking the two Phoenix School sites together in a safe and well designed environment, which incorporates sport and play facilities and wildlife or ecology habitats.

A new “Six Bridges Park” will be created encouraging an easy and safe walking route between Marlborough Grove to and St James’s Road.



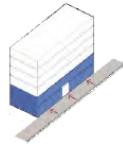


# Building Typology in AAP

## VERTICAL MIX: Small office and studio

Workspace will be provided at ground and first floor. Ground floor ceiling heights should be a minimum of 4m. Basement levels should be utilised to accommodate residential servicing, storage or commercial uses where appropriate

**Suitable uses:** Artists' studios, galleries, maker spaces and office space.

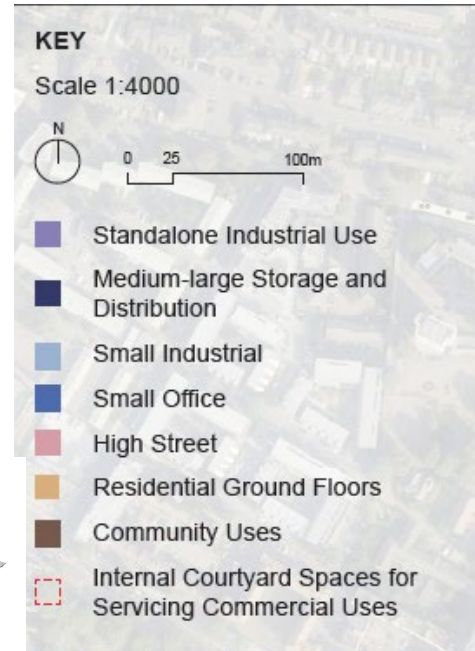
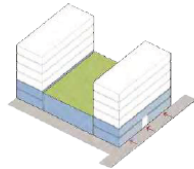


Internal courtyard spaces.

## HORIZONTAL/VERTICAL MIX: Small industrial units

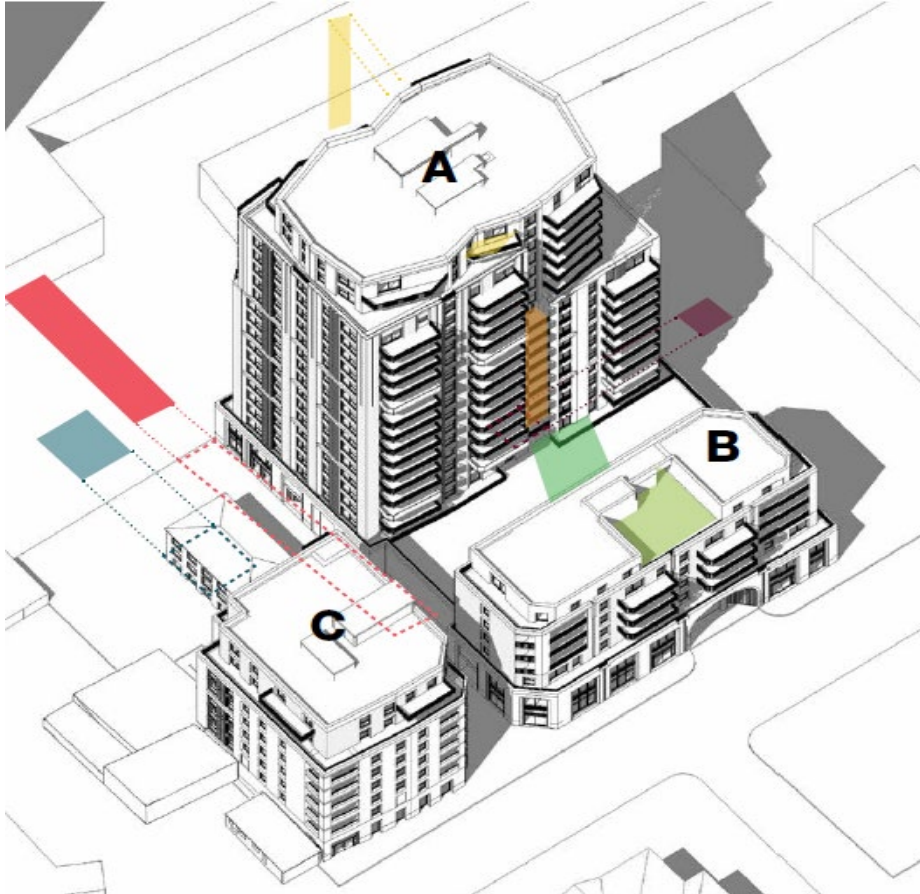
Double height spaces of 6-8m can be accommodated within the centre of blocks. Units would typically be 150-200m². Blocks can be wrapped within two storeys of workspace that can be used for offices, showrooms and studios. Basement levels should be utilised to accommodate residential servicing, storage or commercial uses where appropriate.

**Suitable uses:** Light industrial uses and maker spaces within the central space.





# The Proposed Scheme



Indicative massing and layout



# The Proposed Scheme Vs Masterplan



Draft Masterplan in AAP



Proposed scheme

# Housing Mix and Affordable Homes

Tenure	Studio (HR)	1-bed (HR)	2-bed (HR)	3-bed (HR)	4-bed (HR)	Total homes	Hab rooms	Hab rooms (%)
Proposed social rent	0	11	2	15	2	30	117	25.1%
Proposed Intermediate	0	10	9	0	0	19	47	10%
Market sale	8	25	55	16	0	105	303	64.9%
Total	8	46	66	31	2	153	467	100
Percentage	5.2	30.1	43.1	20.3	1.3			
Affordable housing (by hab room)	35.1%							

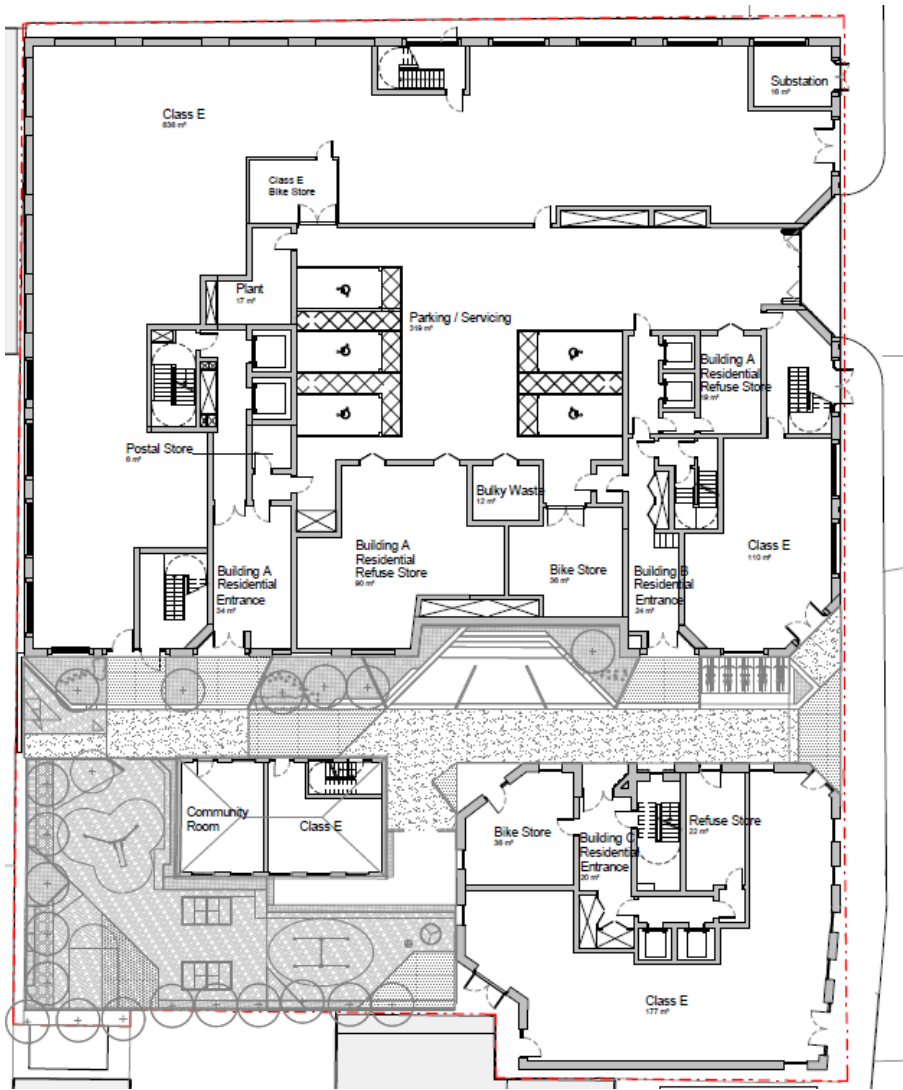


# Housing Mix and Affordable Homes

No. of bedroom/persons	No.of units
One bedroom 1 person	8
One bedroom 2 person	46
Two bedroom 3 person	34
Two bedroom 4 person	32
Three bedroom 4 person	13
Three bedroom 5 person	18
Four bedroom 5 person	0
Four bedroom 6 person	2

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# Commercial Ground Floor



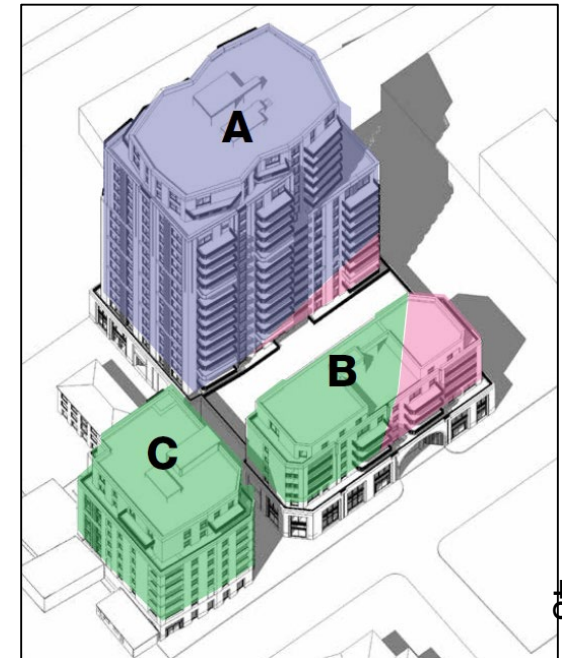
1,900sqm Class E Floorspace on two levels

10% affordable workspace

More than 1,900sqm including the servicing yard

47

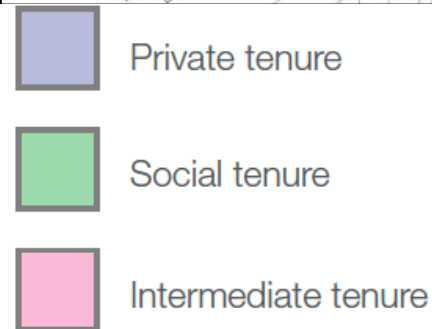
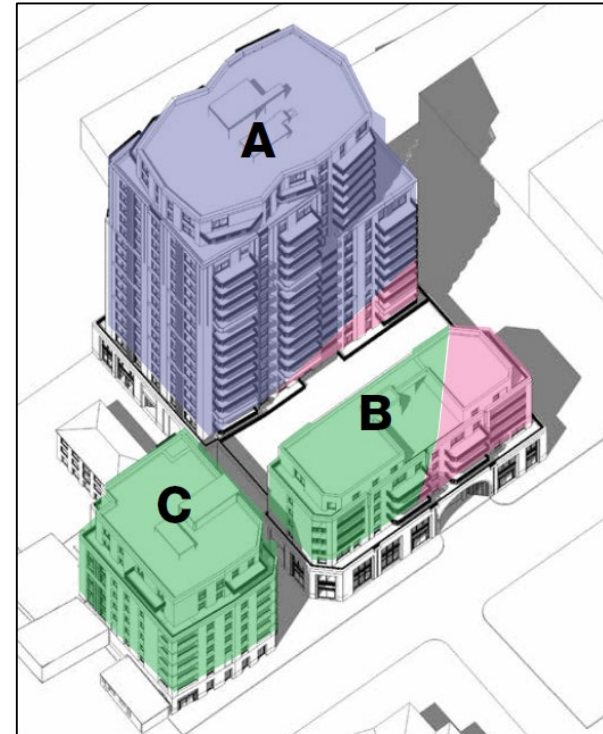
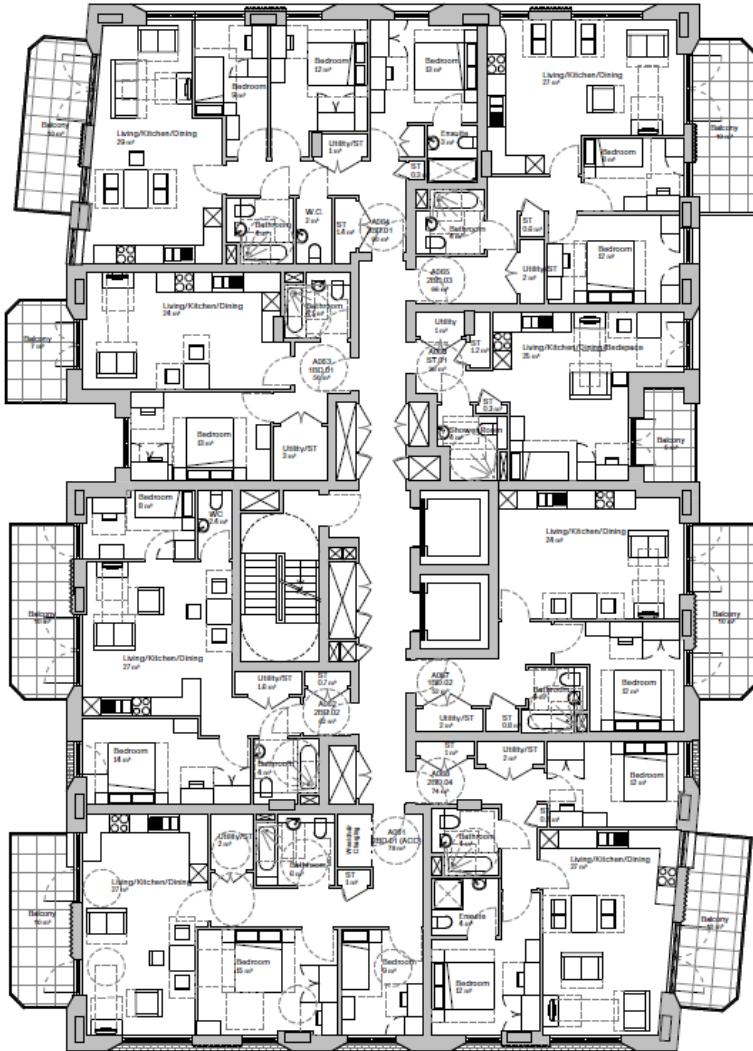
## 48



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# Typical Upper Floors Block A (Private)



# Quality of Accommodation

- There would be no more than eight units per core.
- There would be between three to six flats on each floor in affordable tenures, which is a positive aspect of the scheme.
- At least 76.6% of the units would be dual aspect
- No north facing single aspect units
- Minimal overlooking from neighbouring residential properties
- All of the units would comfortably meet or exceed the minimum total GIA space requirements
- All of the assessed habitable rooms generally have good levels of daylight.

50

# Open Space

## **Private:**

- All units will have private amenity space in the form of balconies
- All social rented units have minimum of 10sqm

## **Communal:**

- 50 sqm required + shortfall from private amenity space from studios and 1beds
- 126 sqm communal space proposed

## **Playspace:**

- 582 sqm required and 587 sqm provided on the roof

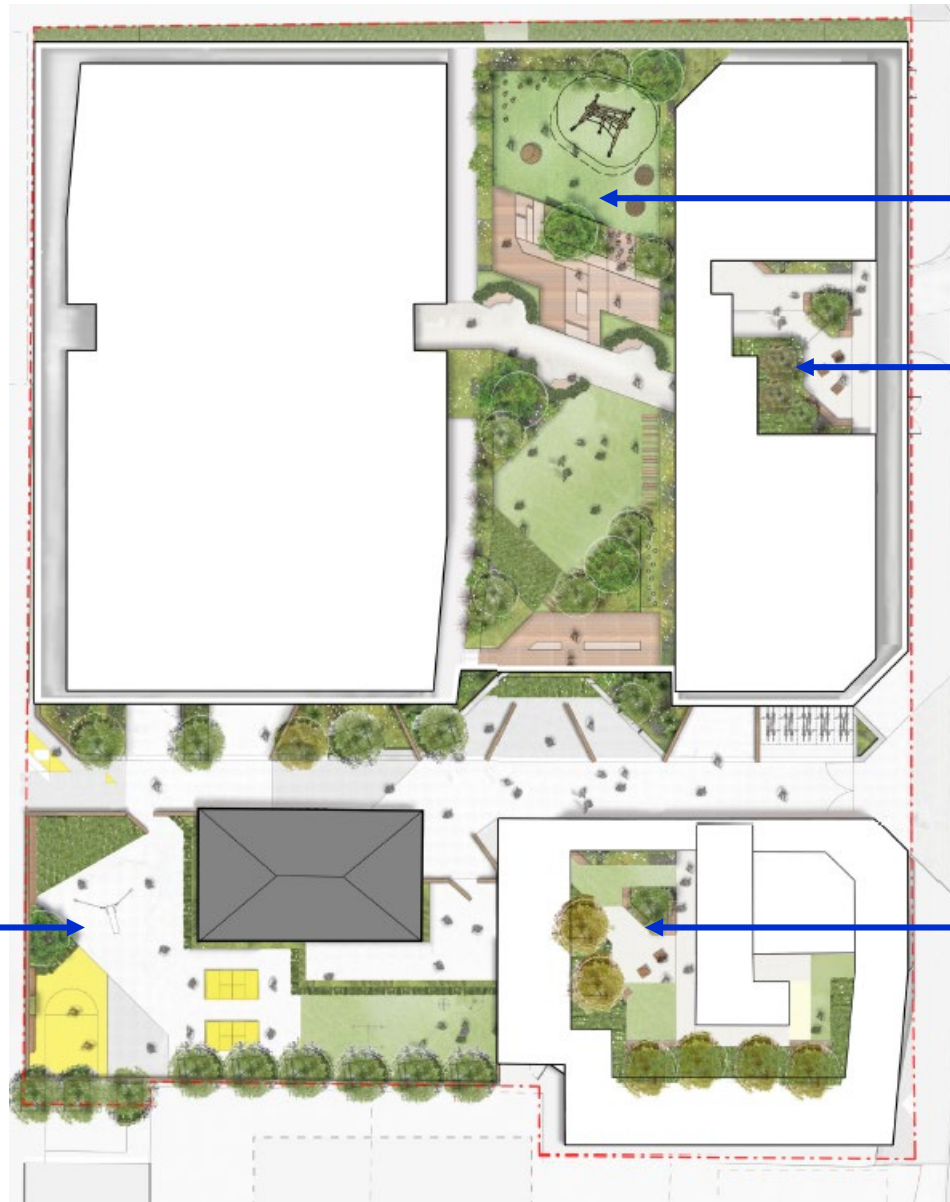


# Roof Top Open Space



52

# Open Space



**Podium**

**Communal  
amenity  
space Block  
B roof**

**Ground floor  
playspace**

**Roof terrace  
Block C**

53

# Open Space



## Play Space and Communal Amenity Key

**Play Space**  
 Ground Floor: 230sqm.  
 Podium: 266sqm.  
 Total: 587sqm.

**Communal Amenity**  
 Podium: 65sqm.  
 Block B Roof: 61sqm.  
 Total: 126sqm.

**Surplus Communal Amenity**  
 Total: 136sqm.

**Total Amenity Area: 847sqm.**

54



# Building Height

Block A 19 storeys  
Block B 7 storeys  
Block C 8 storeys



55

# Building Height



Block A 19 storeys  
Block B 7 storeys  
Block C 8 storeys

CGI looking south on  
St James's Road

56

# Emerging Building Height



Chevron Apartment  
extension

57

CGI looking south on  
St James's Road



# Emerging Building Height

View looking north on St James's Road



Proposed



Emerging as envisaged in AAP

# Emerging Building Height

Marlborough Grove, outside John Penry House, looking East



Proposed

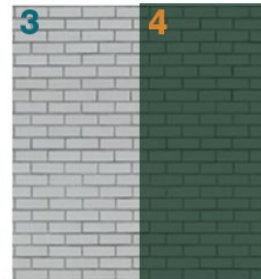


Emerging as envisaged in AAP

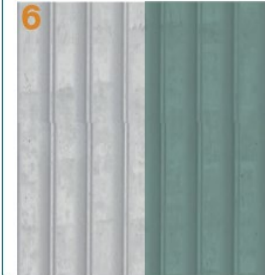
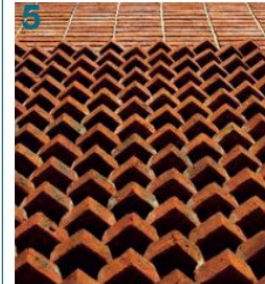
# Architecture and Materiality



Brick Tones



Feature Panels



Metalwork



Brick of varying tone predominant material.  
 White and green glazed brick for the building base.  
 Bronze coloured metalwork is proposed for windows and balconies.



# Architecture and Materiality



Block B Entrance

rough render - NTS



Block A Pedestrian route

61

# Retained Roca Building 330 St James's Road



Existing Roca Building

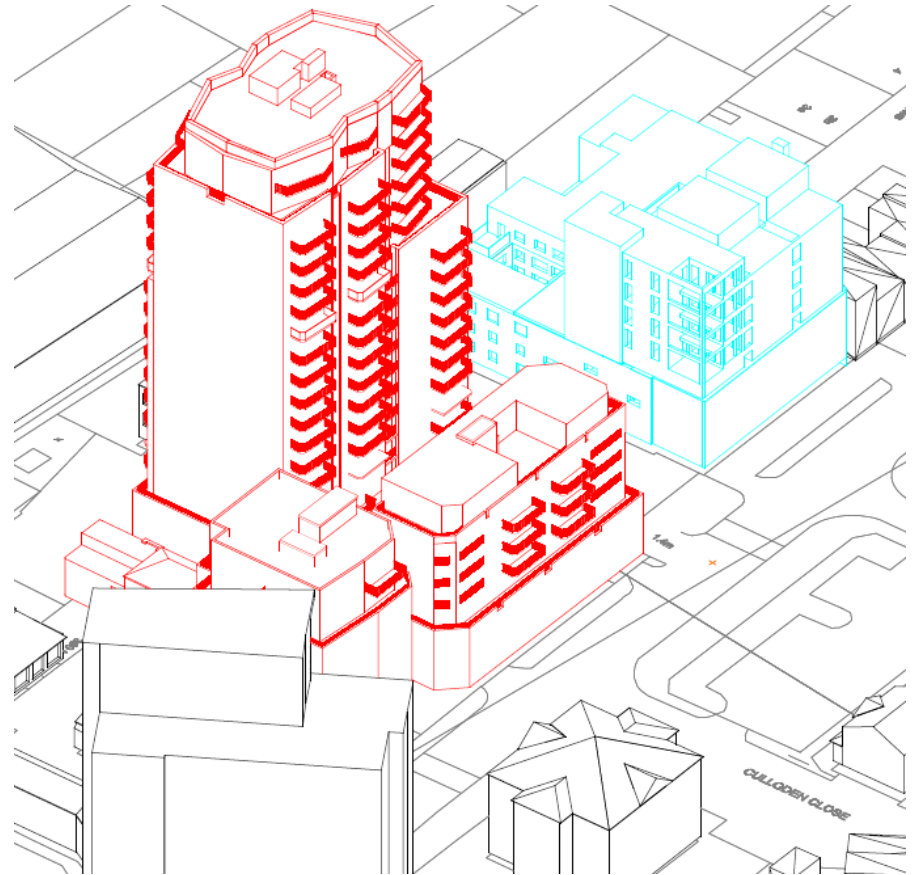
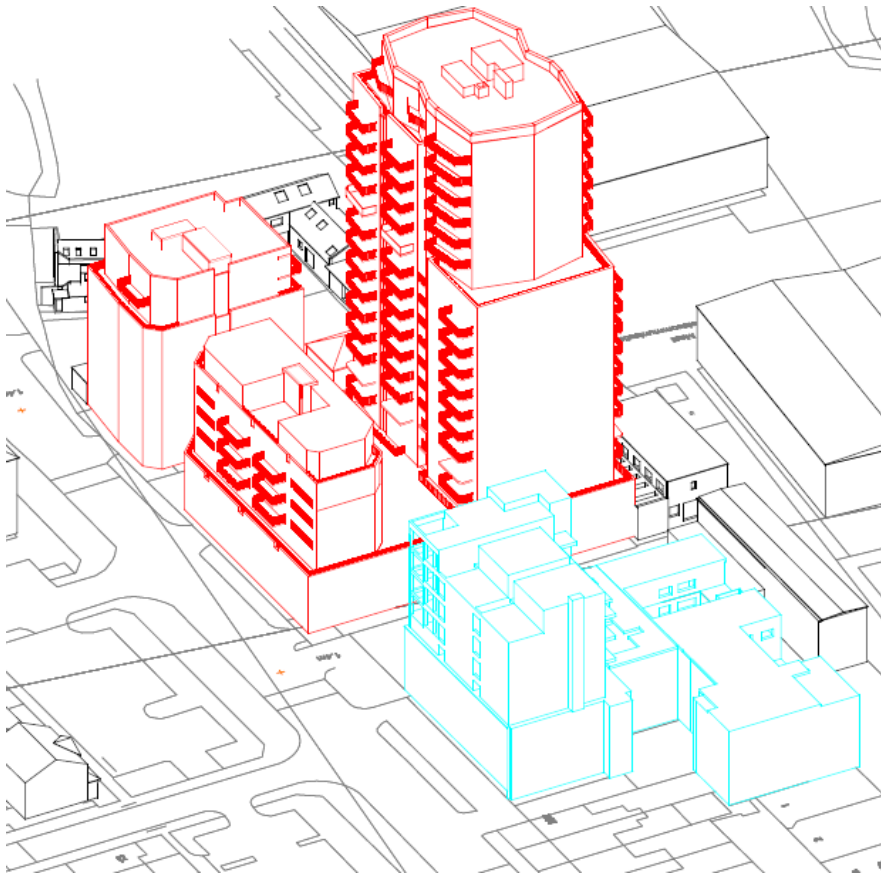
Block C



Proposed refurbished Roca Building

# Impact on Neighbours

## Cumulative impact with Chevron extension

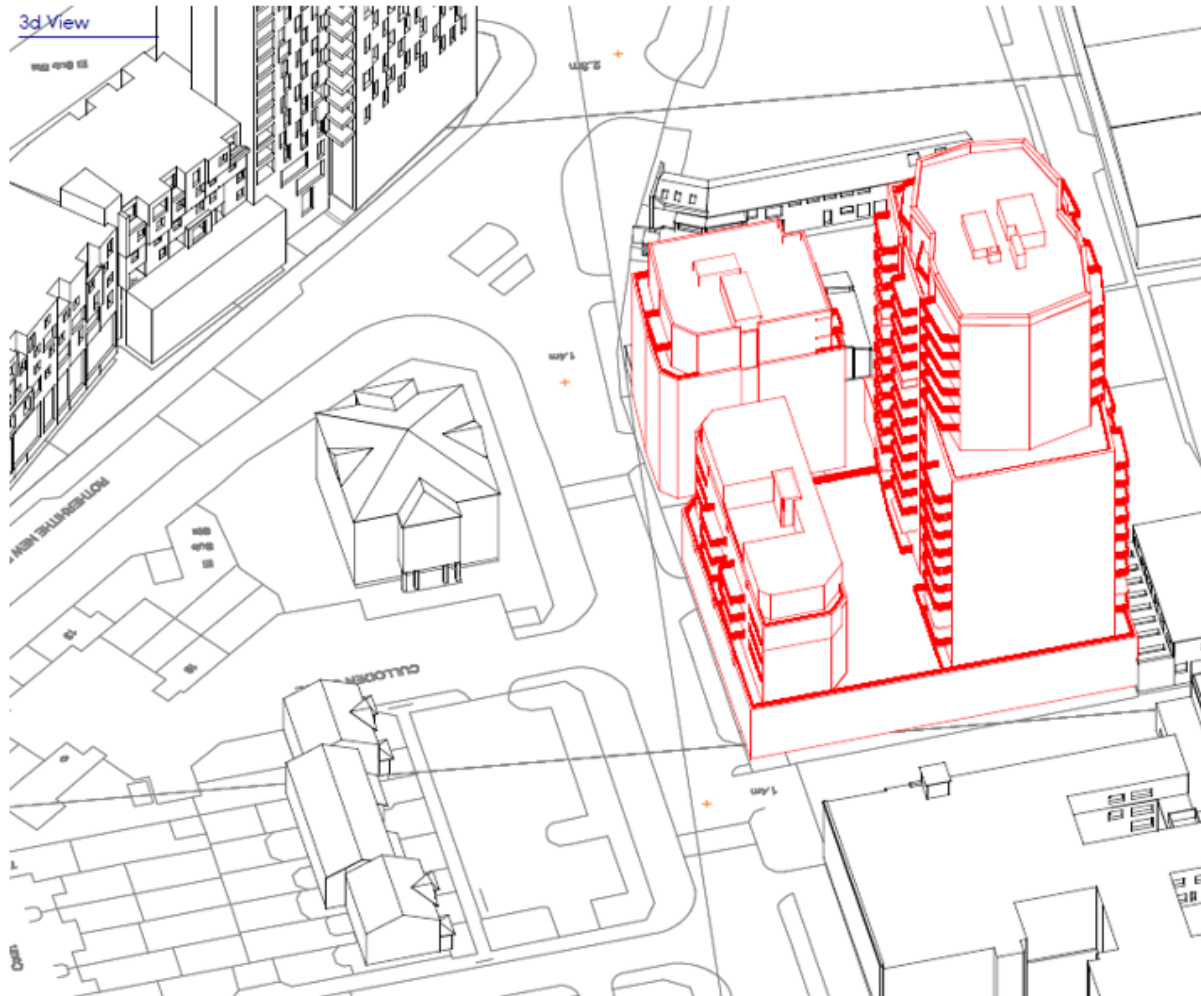


63



# Impact on Neighbours

## Impact on Culloden Close and Archer's Lodge



There will be some loss of daylight and sunlight to the neighbouring properties opposite, but the loss is not significant. The levels are retained are considered to be acceptable in this dense urban context.

64

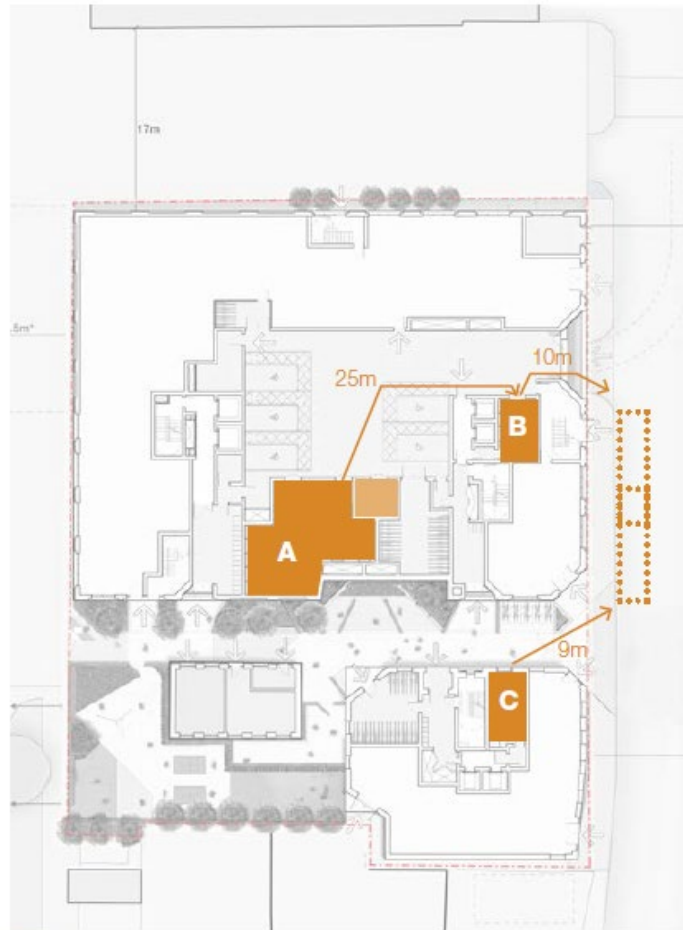
# Servicing



65

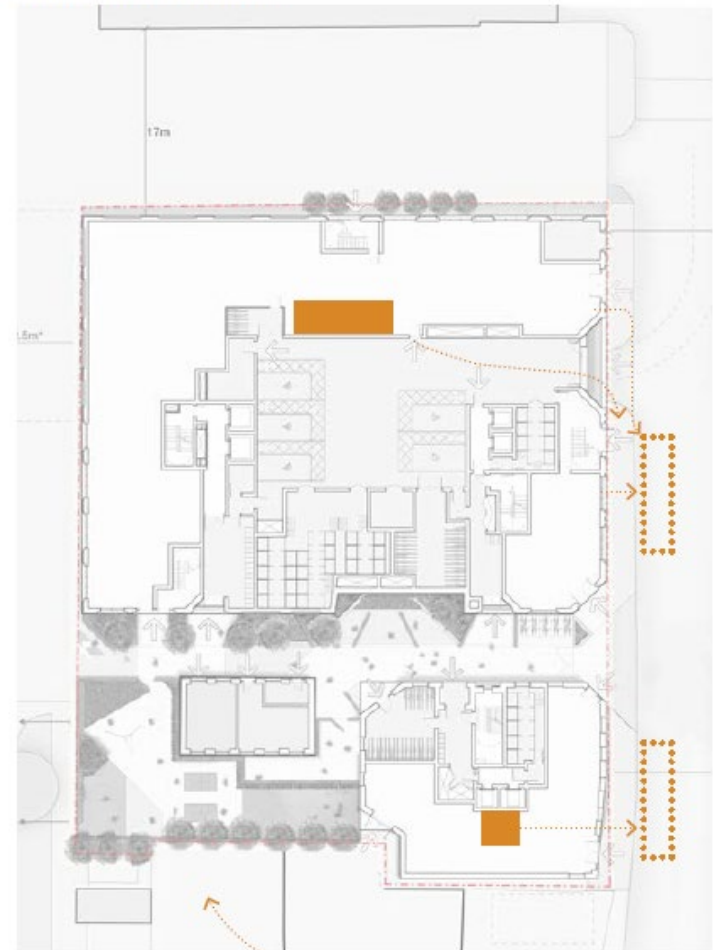
# Servicing

Refuse storage and collection



- Bin store
- Bulky waste store
- Zone for refuse vehicle

Refuse storage and collection



- Bin stores within demise
- Zone for refuse vehicle (internal zone would require management of service area)
- Route to Class E demise



## Summary

- 153 residential units
- 49 affordable homes (35.1% affordable habitable rooms)
- Uplift in employment density in an improved floorspace
- High quality of accommodation for future residents
- Minimal impact on neighbouring residents
- Compliant with aims and objectives of OKR11
- 64% savings on Carbon dioxide emissions