

Planning Committee (Major Applications) B

Wednesday 14 May 2025
6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda 1

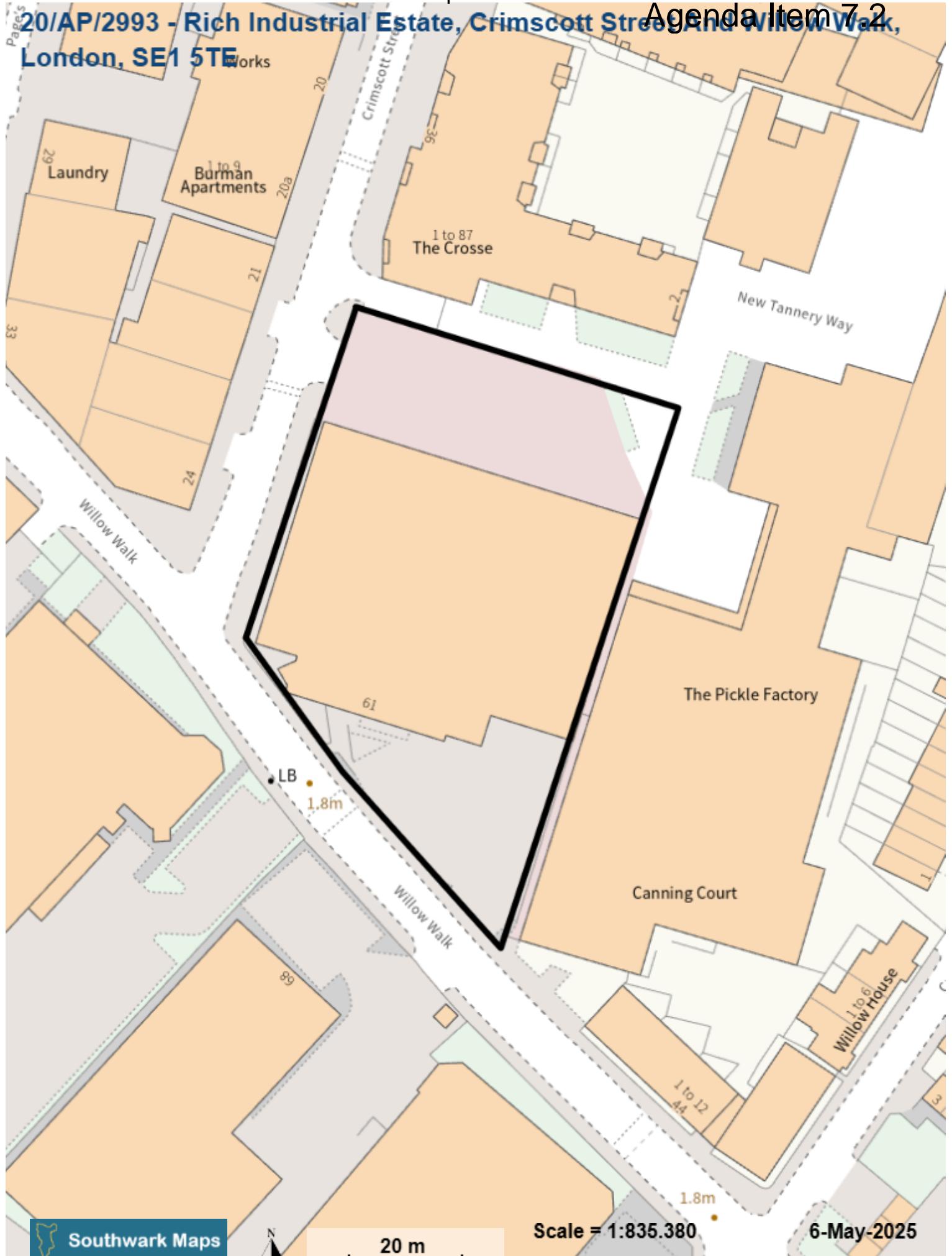
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Date: 7 May 2025



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Meeting Name:	Planning Committee (Major Applications B)
Date:	14 May 2025
	<p>Development Management planning application: Application 20/AP/2993 for: Full Planning Application</p> <p>Address: Rich Industrial Estate Crimscott Street and Willow Walk London Southwark SE1 5TE</p> <p>Proposal: Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p>
Ward(s) or groups affected:	London Bridge & West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Report Corrections and Additional Information Submitted
From:	Director of Planning and Growth
Application Start Date: 06.10.2020	Application Expiry Date: 27.04.2021
Earliest Decision Date: 23.09.2024	Extension of Time End Date: 29.05.2025

RECOMMENDATION

1. That planning permission is granted subject to conditions and the completion of a S106 Agreement;
2. That the director of planning and growth be authorised under delegated authority to make minor modifications to the proposed conditions arising out of detailed negotiations with the applicant, which may necessitate further modification and may include the variation, addition, or deletion of the

conditions as drafted; and

3. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
4. That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and
5. That following the issue of planning permission, the director of planning and growth write to the Secretary of State notifying them of the decision, pursuant to regulation 30(1)(a) of the Environmental Impact Assessment Regulations; and
6. That following issue of the planning permission, the director of planning and growth shall place a statement on the statutory register pursuant to regulation 28 of the Environmental Impact Assessment Regulations and for the purposes of regulation 28(1)(h) the main reasons and considerations on which the local planning authority's decision is based shall be set out as in this report; and
7. That in the event that the requirements of paragraph 1 above are not met by the 14th November 2025, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 949.

EXECUTIVE SUMMARY

8. The Site comprises the south-western plot of the Rich Industrial Estate, currently occupied by Access Self Storage (Use Class B8) and sits on the corner of the junction between Willow Walk and Crimscott Street. The wider estate has undergone redevelopment under planning permission 15/AP/2474 which comprises three phases of development, with the first two phases having been completed and are now in operation and occupied. The current 'drop in' application seeks permission for an alternative proposal for Phase 3 of the wider Rich Industrial Estate redevelopment.
9. Namely, the changes to the proposal include the removal of the self-storage space, increased provision of flexible commercial space, increased provision of residential accommodation and an uplift in the percentage of affordable housing provision. The extant permission sought to re-provide the self-storage space for the current operator, Access Self Storage, who have since confirmed that they do not wish to occupy the self-storage space that would be reprovided as part of the development plans for the extant permission.
10. This application proposes the construction of three buildings arranged in a 'horse-shoe' shape around a central courtyard providing external amenity space. The three buildings comprise heights of nine storeys for Building A located along the southern edge of the site fronting Willow Walk, eight storeys for Building B which fronts Crimscott Street on the western edge of the Site and fourteen storeys for Building C which runs along the edge of the site and extends from Crimscott Street into the centre of the wider Rich Industrial

Estate. The central courtyard space would provide a large external communal amenity space for residents in addition to well-sized private amenity spaces for each of the proposed homes.

11. The potential for the site to make a significant contribution to the Council's homes and jobs target is reflected in the adopted site allocation NSP57 and the draft site allocation OKR2. Both of these identify the site as appropriate for delivery of up to 760 homes and commercial floorspace.
12. The proposal would deliver 183 high quality affordable dwellings, including a policy-compliant proportion of larger family units and wheelchair homes. The proposal includes well-proportioned and logically configured internal accommodation with a significant portion of units featuring dual or through aspect and all units benefitting from good-sized external amenity spaces. All proposed homes would achieve a high quality of residential design. These new dwellings would contribute towards local affordable housing and the Council's housing targets, thereby bringing tangible benefits for the local community.
13. The housing offer is considered to be a substantial benefit of the application. The current proposal seeks to provide 37.3% affordable housing which represents an uplift from the extant permission (15/AP/2474) which provide 36% affordable housing. The provision of affordable homes under the current proposal comprises of social-rented homes exclusively which is considered to be a significant benefit of the scheme.
14. The ground and first floor level will comprise 1,257sqm of flexible commercial space (Use Class E) fronting Crimscott Street which is considered attractive due to the growing population in the area and the contribution that an increased number of jobs within the area has on the local economy.
15. Forming an interesting composition and possessing a strong urban character, and with robust and high-quality materials specified throughout, the proposed buildings would achieve an exemplary standard of architectural design and would help to deliver the aspirations of the Southwark Plan and Old Kent Road Area Action Plan.
16. The Applicant has submitted an Addendum to the Environmental Statement ('the ES') submitted in 2020 which quantified and evaluated the scheme's expected impacts accounting for all proposed mitigation. The Addendum ('the ES Addendum') assesses the potential for amendments to the proposal to alter the findings of the previous ES. Officers' assessment of the ES Addendum has concluded that effects of the proposal can be adequately managed and mitigated through planning requirements, conditions and obligations.
17. As the report explains, the proposal would make efficient use of an under-utilised brownfield site and would deliver a high quality and sustainable development that accords with the Council's aspirations for the area. The proposal would deliver economic benefits through employment generating uses and construction-related jobs and training, in addition to a range of financial contributions that will be secured to offset impacts of the development and assist with local and London-wide infrastructural investment.

18. Having given this application careful consideration, officers recommend the application for approval, subject to conditions and completion of a S106 Agreement.

PLANNING SUMMARY TABLES

19. **Unit Breakdown by Tenure**

Unit Mix	Social Rented	Intermediate	Private Homes	Total	Percentage
1 bed	15	0	51	66	36.1%
2 bed	28	0	39	67	36.6%
3 bed	16	0	33	49	26.8%
4 bed	1	0	0	1	0.5%
Total	60	0	123	0	100%

20. **Housing by Habitable Room**

Private Homes	Private HR	Aff.SR Homes	Aff.SR HR	Homes Total	HR Total
123 (67.2%)	392 (62.72%)	60 (32.8%)	233 (37.28%)	183 (100%)	625 (100%)

21. **Use Class**

Use Class	Gross Internal Area (sqm)
Residential (Class C3)	21,521sqm total comprising: <ul style="list-style-type: none"> 14,205sqm for all flats (habitable space) 7,316sqm for all residential communal, shared and back of house space
Flexible Commercial (Use Class E) – Retail / Restaurant / Office	1,257sqm
Self-storage	0sqm
Total	22,778sqm

22. **Employment**

Employment	Existing no.	Proposed no.	Change + / -
Operational jobs (FTE)	3.5	Between 66 and 105	Between + 62.5 and +101.5 (subject to final use of flexible commercial space)

23. **Parks and child play space**

	Existing area (sqm)	Proposed area (sqm)	Change + / -
Public Open Space	0	0	0
Play Space	0	638	638

Carbon Savings and Trees			
Criterion	Details		
CO2 Savings	36% improvement on Part L Building Regs 2021		
Trees Lost	0 x Category A	0 X Category B	2 x Category C
Trees Gained	30 trees		

Urban Greening			
Criterion	Existing	Proposed	Change + / -
Urban Greening Factor	0	0.35	+0.35

Greening, Drainage and Sustainable Transport Infrastructure			
Criterion	Existing	Proposed	Change + / -
Green / Brown Roof Coverage	0 sqm	1100 sqm	+ 1100 sqm
Electric Vehicle Charging Points	0	2	+ 2
Blue Badge Parking Spaces	0	6	+ 6
Cycle Parking Spaces	0	383	+ 383

CIL and Section 106	
Criterion	Total Contribution
Total CIL (estimated)	£4,845,000
MCIL (estimated)	£970,000
Borough CIL (estimated)	£3,880,000
Section 106 Contribution	£702,934.50
Total	£5,547,934.50

BACKGROUND INFORMATION

Site location and description

28. The Site comprises a plot of 0.48 hectares within the south-western corner of the Rich Estate. The Site is bound by Willow Walk to the south and Crimscott Street to the west and provides access to Grange Road to the north.

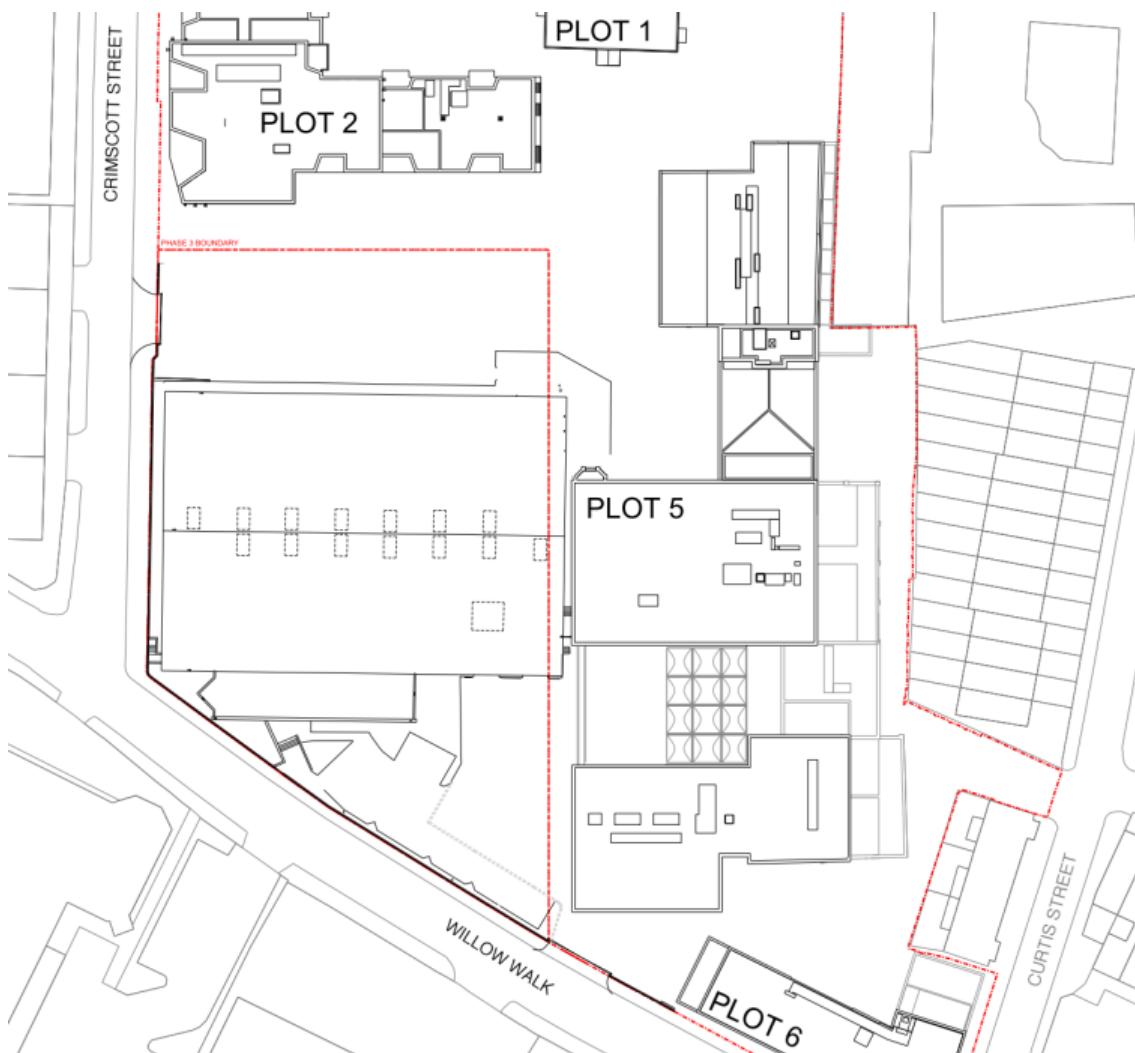


Image 1 (above): Existing site layout plan within the context of the first two phases of the wider Rich Estate redevelopment

29. The existing self-storage facility within the Site features two-storeys and occupies most of the area within the plot. An area of hardstanding on the southern part of the plot is currently used for vehicular access, parking and servicing. Pedestrians currently access the Site via Willow Walk and Crimscott Street.
30. A heavily pollarded willow was recorded on the Site, growing within the car park of the existing Access Self Storage building.
31. The photographs below show the appearance of the site from Willow Walk and Crimscott Street respectively.



Image 2 (above): Existing site as viewed from Willow Walk to the south of the Application Site



Image 3 (above): Aerial satellite image of existing site within context of the first two phases of the Wider Rich Estate redevelopment

Surroundings

32. The surrounding area features a mixed character. Many of the buildings in the surrounding area date from the early to mid 20th century and whilst none are listed, a number of them are considered to contribute positively to the local townscape. In the mid-19th century, the site was home to leather making and

tanning activities, and throughout the 20th century it became home to factories for food processing. More recently the buildings have been used to accommodate offices, workshops, artist studios and storage facilities which have been re-provided as part of the implementation of the extant permission for the wider Rich Industrial Estate.

33. Grange Road contains retail and residential uses, and the Alaska Buildings, a residential development in a series of former warehouses adjoins the site to the east. There is low rise housing along Curtis Street, and Willow Walk and Crimscott Street are more industrial in character.

34. The Site is located within the OKR2 site allocation under the draft Old Kent Road Area Action Plan ('OKR AAP'). The allocation seeks to deliver a total of 760 homes and 2,179 jobs. The Rich Industrial Estate forms a significant portion of the allocation area.

35. The immediate surroundings of the Site are now primarily characterised by the phases one and two of the estate redevelopment. The original planning permission for the Rich Estate redevelopment specified that the scheme would be phased in the following way:

Phase 1 – plot 1 (The Tannery), plot 2 (The Crosse) and plot 6 (The Canning)

Phase 2 – plot 5 (Pickle Factory)

Phase 3 – plot 3 (The Hide) and plot 4 (The Blackwell)

36. The Tannery (Plot 1) runs along the northern boundary of the Rich Industrial Estate and parallel to Grange Road extending up to a maximum of six storeys containing 1,534sqm of affordable commercial space and 71 residential units amongst the upper floors.

37. The Crosse (Plot 2) building fronts Crimscott Street and is sited immediately to the north of the Site, featuring a part 8, part 9 storey building providing 87 residential units with 1,405sqm of commercial space at ground floor level. The space to the rear of the site comprises a large open space of public realm and is bound by the Pickle Factory (Plot 5) on the eastern edge of the Rich Estate featuring a large commercial hub at ground floor level comprising 11,062sqm with 106 residential units above extending to a maximum of eight storeys fronting Willow Walk.

38. The Canning (Plot 6) is located on the south-eastern corner of the Rich Industrial Estate on the junction of Willow Walk and Curtis Street, extending up to 4 storeys comprising 12 residential units.

39. There are several trees the public highway on Crimscott Street immediately adjacent to the Site and a young tree on the public highway on Willow Walk to the south of the Site.

Designations

40. The Site is subject to the following policy designations:

- Old Kent Road Opportunity Area;
- Old Kent Road North District Town Centre;
- P17 Tall Buildings Area;
- Kenwood Viewing Gazebo to St Paul's Cathedral;
- North Southwark and Roman Roads Archaeological Priority Area;
- Old Kent Road Strategic Cultural Area;
- Air Quality Management Area;
- Flood Zone 3;
- Old Kent Road Area Action Core;
- Allocated Site NSP57 in the Southwark Local Plan (2022); and
- Allocated Site OKR2 in the current draft of the Old Kent Road Area Action Plan (2025).

41. There are no listed buildings within or immediately adjacent to the Application Site. The northern-most part of the site adjoining Grange Road forms part of the Bermondsey Street Conservation Area. Numbers 44 and 45 Grange Road are grade II listed and the Pages Walk Conservation Area is located to the south-west of the site. Several locally listed buildings are situated to the south-west of the Site.

42. The Site benefits from a PTAL rating of 4, indicating a high level of public transport accessibility. This is largely owing to the site's proximity to the A201 and numerous bus stops surrounding the site. Bermondsey Underground Station is located 1km to the north-east, approximately an 18-minute walk.

Details of proposal

43. This application seeks full planning permission for the comprehensive redevelopment of the Site to provide flexible commercial space at ground and first floor level with conventional residential flats provided at ground and each of the upper floors.

44. The application seeks to deliver an alternative proposal for Phase 3 of the Rich Industrial Estate redevelopment. Phases 1 and 2 have already been constructed and are already occupied and in use. This 'drop in' application has therefore been designed to fit in with and connect to the spaces of public realm that have been provided as part of the previous phases of the development.

45. The proposal involves the demolition of the existing building on site which currently operates as a self-storage facility. Three new buildings are proposed, each with separate cores and featuring distinct architectural styles. The three buildings are arranged in a 'horse-shoe' shape around a central courtyard providing external amenity space. The three buildings feature heights of nine storeys for Building A located along the southern edge of the site fronting

Willow Walk, eight storeys for Building B which fronts Crimscott Street on the western edge of the Site and fourteen storeys for Building C which runs along the edge of the site and extends from Crimscott Street into the centre of the wider Rich Industrial Estate.

46. The central courtyard space would provide a large external communal amenity space for residents in addition to well-sized private amenity spaces for each of the proposed homes.
47. The proposal will deliver a total of 22,778sqm (GIA) which equates to an uplift in floor area of approximately 20,088sqm (GIA). In total, the proposed development comprises the following:

Use Class	Gross Internal Area (GIA)
Residential (Use Class C3)	21,521sqm comprising: <ul style="list-style-type: none"> • 14,205sqm for all flats (habitable space) • 7,316 for all residential communal, shared and back of house space
Flexible Commercial (Class E) Retail / Restaurant / Office	1,257sqm
Self-Storage (B8)	0sqm
Total	22,778sqm



Image 4 (above): Proposed ground floor site layout



Image 5 (above): Building A as viewed from Willow Walk



Image 6 (above): Building B as viewed from Crimscott Street



Image 7 (above): Building C as viewed from within the Rich Industrial Estate

- 48. The proposal will provide a total of 183 residential units which is an uplift of 53 units in relation to the extant permission.
- 49. Figures of the total number of proposed residential units and the proposed unit size mix are set out in the table below:

Size	Unit Count	Unit Mix (%)
Studio	0	0%
One bedroom	66	36.0%
Two bedroom	67	36.6%
Three bedroom	49	26.8%
Four bedroom	1	0.6%
Total	183	100%

- 50. In terms of tenure mix, the proposed development includes 37.3% provision of affordable housing calculated on a habitable room basis. The proposed affordable provision comprises social rent units exclusively and no intermediate housing is proposed. The proposed tenure mix is set out in the table below:

Size	Market	Social Rent
Studio	0	0
One bedroom	51	15
Two bedroom	39	28

Three bedroom	33	16
Four bedroom	0	1
Total	123	60

51. The proposed tenure mix by habitable room is set out below:

Tenure	Habitable room numbers	Percentage (%)
Private Market	392	62.72%
Social Rent	233	37.28%
Total	183 units	

52. The proposed social rented homes are located in Building A at the southern end of the Site fronting Willow Walk.

53. The proposed residential accommodation includes 19 'wheelchair user dwellings' compliant with Building Regulation requirement M4(3). All main entrances to both the residential and commercial spaces will be provided with level access. All remaining dwellings will be compliant with Building Regulation requirement M4(2).

Non-residential land uses and distribution

54. The existing self-storage facility will be demolished in its entirety and would not be reprovided as part of the proposal. Instead, the proposal seeks to enhance provision of flexible floorspace at the lower levels providing a total of 1,257sqm within buildings B and C located on ground and first floor level and fronting Crimscott Street. The spaces are designed for flexibility to house a variety of different types and sizes of commercial occupiers.

Layout

55. The layout of the proposal features a horseshoe arrangement comprising three residential buildings. Building A, containing the affordable homes, is sited to the south of the site adjacent to Willow Walk, Building B is sited on the western edge of the site and fronts Crimscott Street, while Building C forms the northernmost part of the horseshoe arrangement and will sit behind Building B when viewed from Crimscott Street. A central residential garden forms the centre of the proposed horseshoe arrangement. The internal layouts of the residential cores have been amended from the extant scheme to provide a layout that is compliant with updated fire regulations. The proposed arrangement is shown below:

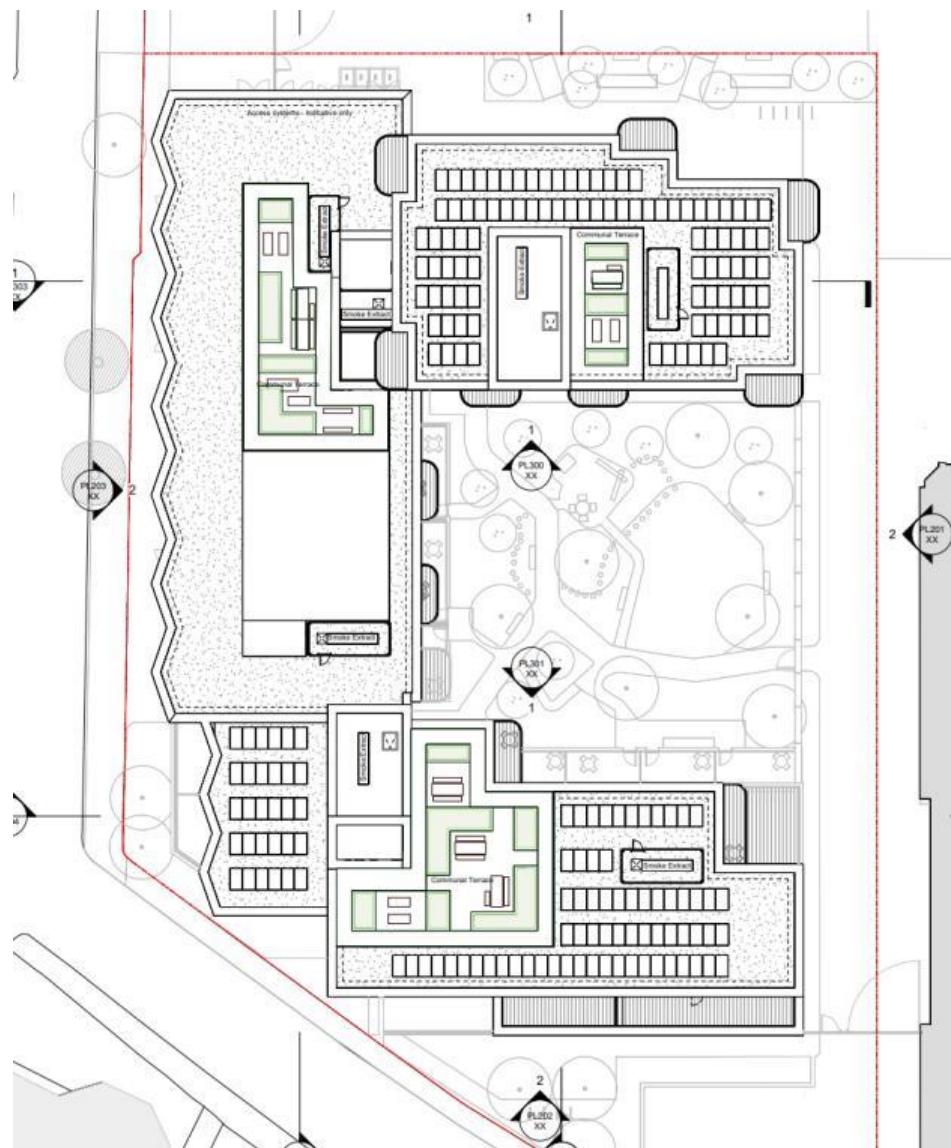


Image 8 (above): Proposed roof plan

Height and Massing

56. The three buildings features heights of nine storeys for Building A, eight storeys for Building B and fourteen storeys for Building C.

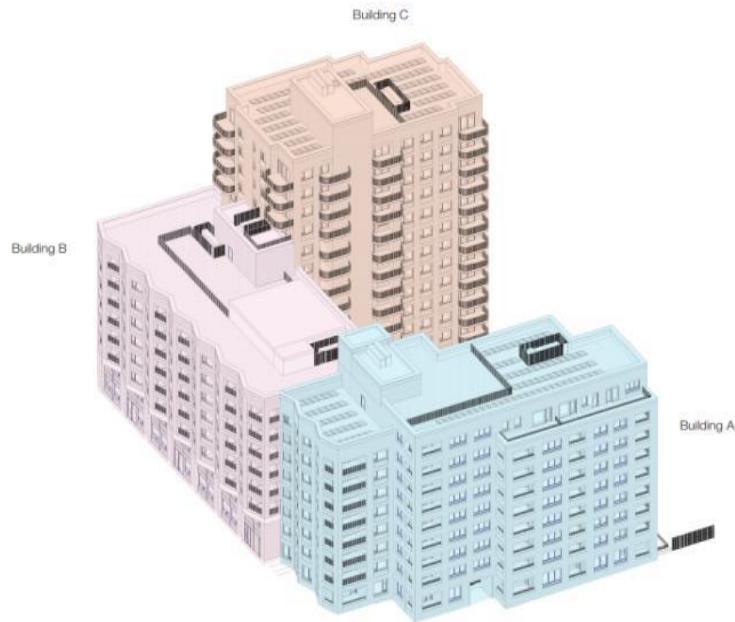


Image 9: Proposed massing with Building A fronting Willow Walk and Building B fronting Crimscott Street

Access, Deliveries and Servicing

- 57. Entrances to the commercial areas are located along Crimscott Street and New Tannery Way. Main residential entrances will be accessed internally via the courtyard, externally via Willow Walk and to the north via a covered entrances on New Tannery Way.

Parking

- 58. The proposed development is car free with the exception of six accessible residential parking spaces provided in the basement. This space can be accessed via any of the cores.
- 59. Two active electric vehicle charging points have been requested to meet London Plan requirements for a total of 20% of parking spaces to feature active charging facilities.
- 60. 361 cycle parking spaces are proposed for the residential accommodation, comprising 352 long-stay spaces for residents and 9 short-stay spaces for visitors.
- 61. Provision of 19 long-stay spaces will be provided for the proposed commercial floorspace in addition to 3 short-stay spaces. Long stay commercial cycle storage is located at ground floor level in two locations. Additional short-stay cycle spaces will be provided within the proposed spaces of public realm. All commercial cycle parking is provided within secure and covered units.

Amenity Space and Public Realm

62. All proposed residential units feature private amenity space in the form of private balconies and terraces. In total, the scheme will provide 1,913sqm of amenity space.
63. A communal garden at ground floor level is proposed in the centre of the three proposed buildings. It is proposed that this space would comprise woodland features in the centre and provides amenity spaces around the edge, with lawn and play spaces in the areas that benefit from the most sunlight provision.
64. All proposed residential units will benefit from access to communal rooftop growing gardens. Three of these spaces are proposed in total providing 359sqm of communal amenity space situated in amongst the rooftop areas.

Landscaping and Trees

65. The scheme would retain existing trees along Crimscott Street and provide tree planting at ground level within the central residential garden and along the northern, western and southern edges of the Application Site.
66. The Application proposes a comprehensive hard and soft landscaping strategy throughout the rest of the site, including within the rooftop communal amenity spaces, and would provide a total of 638sqm of play space at courtyard and rooftop level.
67. Overall the proposal would achieve an Urban Greening Factor of 0.35.

Basement

68. A single storey basement is proposed and will be used to provide six blue-badge parking bays, plant rooms, residential cycle stores and refuse stores. The space can be accessed from the cores of all three proposed buildings. The basement is consistent with the design of the basement in the extant permission but features only one storey.

Comparison between the extant permission and the current proposal

69. As noted above, this proposal is a 'drop in' application for an alternative proposal for Phase 3 of the wider estate development. An application for an alternative proposal for Phase 3 was submitted in 2020. The table below set out the key differences between the three proposals.

	15/AP/2474 – the extant permission	2020 proposal – Phase 3 only	2024 proposal – Phase 3 only
Number of buildings	3	3	3

Building heights	Up to 9 storeys	Up to 14 storeys with 9 storeys on Crimscott Street	Up to 14 storeys with 8 storeys on Crimscott Street
Number of homes	130 for Phase 3 406 for Phases 1-3	198 for Phase 3 474 for Phases 1-3	183 for Phase 3 459 for Phases 1-3
Affordable Homes	130 for Phase 3 406 for Phases 1-3 37% by habitable room	12 intermediate 66 social rent 37.5% by habitable room	60 social rent 37.27% by habitable room
Housing Mix	63% market sale 2.8% intermediate 34.2% social rent	62.5% market sale 6.2% intermediate 31.3% social rent	62.7% market sale 37.3% social rent
Size Mix	1 bed – 46.2% 2 bed – 26.2% 3 bed – 27.7% 4 bed – 0%	1 bed – 39.9% 2 bed – 34.8% 3 bed – 24.7% 4 bed – 0.5%	1 bed – 36.1% 2 bed – 36.6% 3 bed – 26.8% 4 bed – 0.5%
Commercial Space	2,524sqm flexible commercial 3,100sqm self-storage floorspace Total: 5,624sqm	3,019sqm flexible commercial 6,480sqm storage floorspace Total: 9,499sqm	1,257sqm flexible commercial space Total: 1,257sqm

Planning history of the site

70. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report. A fuller history of decisions relating to this site, and other nearby sites, is provided in Appendix 3.

15/AP/2474

71. The description of development for planning permission 15/AP/2474 reads:

Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3 - 9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.

72. The wider Rich Industrial Estate has undergone development as part of

planning permission 15/AP/2474 which was granted in December 2016.

73. A summary of the extant permission for the wider scheme is provided below:

Land Use	Use Class	GIA (sqm)
Office	Class B1	13,227
Storage	Class B8	3,100
Flexible Office and Artist Studio Gallery	Class B1/D1/A1	2,654
Flexible Retail/Café/Restaurant	Class A1/A2/A3	487
Residential	Class C3	41,586
Total		61,054

74. The extant permission comprised an affordable housing provision of 36% by habitable room across all phases.

20/AP/2993

75. A subsequent 'drop-in' application was made in 2020 proposing changes to the design, unit numbers and massing of Phase 3. The proposal sought to increase the massing of the block and enhance the number of units provided within the phase and increased proposed provision of affordable housing to 37.5% comprising:

- 62.5% market sale by habitable room;
- 6.2% intermediate by habitable room; and
- 31.3% social rent by habitable room.

76. The Council engaged with the Applicant and requested several changes to the design of the proposed blocks. The proposal included reprovision of the self-storage floor space, but the occupants of the existing self-storage facility confirmed they did not wish to occupy the space that would be reprovided as part of the development.

77. As such, the discussions between the Applicant and the Council ceased and the application was never determined. The current proposal is based on an amended submission under the same application number.

Pre-application engagement and mid-application amendments

2020 proposal consultation

78. Discussions around the 2020 proposal for an alternative Phase 3 development comprised four pre-application meetings with Southwark Council officers and a meeting with the Greater London Authority. Southwark officers feedback at that time was to request a reduction in height of the buildings facing Crimscott Street to be in line with the requirements of the draft Old Kent Road Arae Action Plan for buildings on this frontage to be between 6 and 8 storeys in

height (rather than the proposed 9). The developer was also asked to amend the configuration of flats around the central courtyard space to give it a more open aspect by deleting a “knib” from the buildings plan form.

The consultation carried out by the developer also included engagement with Councillors which took place on the 6th June 2020 and a briefing email issued to key local and political stakeholders. A Community Review Panel was conducted via Zoom also in the Summer of 2020.

79. Consultation for the 2020 proposal also included:

- Distributing letters to nearby residents (noting that many of the existing residents in the area of Site would not have lived here when this took place as the first two phases of the development had not been completed);
- Postal consultation booklet issued to 1,300 addressed on the 22nd July 2020
- Information flyers issued to 5,000 residential and commercial addressed on the 22nd July 2020;
- A website for the project was launched in July 2020
- A newspaper advert was placed on Southwark News on 23rd July 2020 inviting local stakeholders to view the online exhibition and comment on the proposals;
- An introductory email was sent to 10 local community groups on 24th July 2020 to raise awareness of the proposals and provide an opportunity to discuss the development over video conferencing;
- A dedicated project email was registered in June 2020 to provide a digital communication channel with local stakeholders. All enquiries were responded to in a timely manner; and
- The phone number, together with the email address, managed by the Applicant’s communications consultant, Kanda Consulting, was included in all project publications. All phone enquiries were directed to dedicated staff members who have been involved in the project.

2024 proposal pre-application engagement

80. Discussions between the Applicant and the Council regarding the current proposal began in March 2024 after the Applicant confirmed they had reduced the height of the building on Crimscott Street to eight storeys, had converted the affordable housing offer to 100% social rent and wished to submit an amended planning application. Two further pre-application meetings were held between the Applicant team and the Council Officers:

81. Pre-app 1 took place on the 12th April 2024 and focused on the design and

massing of the proposal in addition to matters regarding transport, landscape and the deliverables that would be required as part of a planning application.

82. Pre-app 2 took place on the 30th April 2024 and focussed on the design updates that had been made since the previous meeting with particular regard to detailed design matters such as materiality as well as external amenity areas, access and servicing arrangements.
83. Following pre-application discussions, several changes were made to the proposal to respond to officer feedback:
 - The pedestrian entrance to the northern end of the site from Crimscott Street was amended to provide a more inviting and prominent presence within the streetscene;
 - The relationship shared between the units at ground floor level at the southern end of the site was reconfigured to protect the amenity of future occupiers within these units;
 - Minor changes to internal layouts of communal access areas were reconfigured to rationalise means of access for occupiers while maintaining compliance with fire safety regulations;
 - Changes to the landscaping provided between the proposed servicing and delivery bays at the southern end of the Site were made to ensure that safeguard amenity of occupiers closest to this part of the Site; and
 - Further justification was provided by the Applicant team to confirm the arrangement of how drivers would access the blue-badge parking spaces provided at basement level.

2024 proposal consultation

84. Consultation undertaken by the Applicant for the current proposal has comprised a range of physical and digital means of engagement, including stakeholder emails, printed flyers, door-knocking and updates to the dedicated consultation website. An in-person consultation event was held to offer those without internet access the opportunity to provide feedback and raise queries regarding the proposal. A summary of the activities undertaken by the Applicant is provided below:
 - Newsletter distribution to 5,609 addresses;
 - Direct emails to nine key political stakeholders;
 - E-newsletter updates to 27 community stakeholders, including local businesses and community organisations;
 - A door-knocking session to local residents, speaking to 21 individuals and handing out c.150 flyers to those living in close proximity to the site;
 - Two meetings between the project team and local political

representatives;

- Two public exhibitions, welcoming 24 attendees over the two days; and
- A Community Review Panel held at the Pickle Factory.

85. The proposal was presented by the Applicant team to the Community Review Panel on the 20th May 2024. A summary of the report on the discussions and feedback from the panel is provided in Appendix 6 and is summarised below:

- Architecture and links to industrial character and history are supported
- First two phases of the Rich Industrial Estate do not feature enough premises for cafes or restaurants
- The pedestrian routes through the first two phases of the development feel too private due to the presence of gates
- Gates could remain open in the day and closed at night
- Proposed architectural styles supported with particular support for brickwork details, painted metal frame windows and precast concrete lintels
- Range of styles of balconies (inset, projecting and semi-recessed) all supported
- Consideration should be shown to south and west facing windows to mitigate risk of overheating
- Communal gardens for residents would be attractive but could be frustrating for children passing by if they can see into these spaces without access to it; and
- Large commercial spaces on the previous phases have been difficult to let and smaller commercial units would be preferable.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

86. The main issues to be considered in respect of this application are:

- Environmental Impact Assessment;
- Principle of the proposed development in terms of land use;
- Affordable housing and development viability;
- Tenure Mix;
- Dwelling Size Mix;
- Quality of Residential Accommodation;
- External amenity space and young people's play space;
- Design;

- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Transport and highways;
- Public realm, landscaping and trees;
- Green infrastructure, ecology and biodiversity;
- Archaeology;
- Environmental matters;
- Energy and sustainability;
- Fire Safety;
- Planning Obligations;
- Mayoral and Borough Community Infrastructure Levy (CIL);
- Community engagement;
- Consultation responses from external and statutory consultees;
- Consultation responses from members of the public and local groups; and
- Community impact, equalities assessment and human.

87. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

88. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022 and the draft Old Kent Road Area Action Plan 2024. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

89. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

90. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022 and the draft Old Kent Road Area Action Plan 2024. Whilst the latter has limited weight as it has yet to be formally adopted it is consistent with the site allocations of the Southwark Plan and has undergone extensive public consultation including its recently completed Regulation 19 consultation. Although it is noted objections to the plan have been received in respect of this site allocation. The National Planning Policy Framework (2024) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are

particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Environmental impact assessment

91. Environmental Impact Assessment (EIA) is a process reserved for the types of development that by virtue of their scale or nature have potential to generate significant environmental effects.
92. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which development must be underpinned by an EIA. Schedule 1 of the Regulations sets out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development types for which an EIA might be required due to the potential for significant environmental impacts to arise. Schedule 3 sets out that the significance of any impacts should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
93. An Environmental Statement was submitted in support of the previous development proposal for the site submitted in 2020. An addendum to the Environmental Statement has been prepared and submitted in support of the current proposal to assess the potential for Environmental Impact for the changes to the development proposal. The assessment of effects reported in the original 2020 Environmental Statement collectively with assessment within the 2024 addendum are considered to be valid.
94. Assessment of the report confirms that the changes to the development of the proposal will generally not have a significant impact upon the assessment and findings of the 2020 Environmental Statement. The exception to this is the effects of the completed development on the demand for local primary school places and primary healthcare which have increased. However, neither of the changes have resulted in significant environmental impacts being identified.
95. While the development is considered to be an Urban Development Project as defined in Schedule 2 of the Environmental Impact Assessment Regulations (2011) (as amended), having considered the selection criteria referenced in Schedule 3 of the Regulations and the checklist set out in the National Planning Policy Guidance, it is considered that the development is not likely to have significant effects upon the environment. The matters to be considered can be adequately assessed through the submission of technical reports alongside the planning application, and therefore an EIA is not necessary. Those impacts which are identified through the various submitted reports and studies can be mitigated through appropriate conditions or obligations.

Principle of the proposed development in terms of land use

Existing lawful use and principle of demolition

96. The principle of redeveloping the site for mixed-use development has been established through the extant planning permission 15/AP/2474. Notwithstanding this, the following paragraphs provide an assessment of the principle of the proposed development in respect of the key planning policy and material considerations.

97. Unlike at the point in time 15/AP/2473 was granted approval, the Site has now been formally allocated for development in the Southwark Plan, and the strategic housing need for the borough remains a pertinent issue in planning decision making, not least the acute requirement for affordable housing.

98. The NPPF promotes the efficient use of land and requires new development to make optimal use of previously developed land, specifically acknowledging the multiple benefits that can be delivered through mixed-use schemes. The NPPF states that decision making should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing. The NPPF also states that substantial weight should be given to the value of using suitable brownfield land within settlements for housing proposals which should be approved unless substantial harm would be caused.

99. This previously developed brownfield land lies within the Old Kent Road Opportunity Area and is currently underutilised with low levels of employment and no housing. The existing site makes a limited meaningful contribution to the Council's land use objectives. It is a sustainable site with a high existing level of public transport accessibility and, accordingly, is allocated for mixed-use redevelopment in the Southwark Plan. In Opportunity Areas, both the London Plan and Southwark Plan policies strive for higher density, high quality mixed-use development that will assist in addressing the acute need for new homes and a range of employment opportunities. The draft OKR AAP supports this approach.

100. There is no policy protection for self-storage facilities and therefore the loss of the existing premises on site is acceptable in principle. There is also an increasing supply of self-storage facilities elsewhere within the borough and the Old Kent Road Opportunity Area.

101. Overall, the application site is a prime candidate for sustainable redevelopment. The demolition of the existing buildings, which are ill-suited to retention and/or repurposing, and the redevelopment of the land for a high-quality scheme of the scale, character and mix of uses proposed –and one that responds positively to the recently-adopted site allocation– are supported by strategic and local policy. The principle of demolition and redevelopment is therefore acceptable.

Relevant policy designations

102. The National Planning Policy Framework (NPPF) was updated in 2023. At the heart of the NPPF is a presumption in favour of sustainable development. The framework sets out a number of key principles, including a focus on driving and supporting sustainable economic development. Relevant paragraphs of the NPPF are considered in detail throughout this report. The NPPF also 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.
103. The Good Growth chapter of the London Plan includes objectives GG2 and GG5, which focus on making best use of land growing a good economy. To create sustainable mixed-use places that make the best use of land, objective GG2 states that those involved in planning and development must enable the development of brownfield land, particularly in opportunity areas and town centres, and prioritise sites that are well connected by public transport. It also encourages exploration of land use intensification to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. Objective GG5 states that to conserve and enhance London's global economic competitiveness —and ensure that economic success is shared amongst all Londoners— those involved in planning and development must, among other things:
 - promote the strength and potential of the wider city region;
 - ensure that London continues to provide leadership in innovation, research, policy and ideas, supporting its role as an international incubator and centre for learning;
 - provide sufficient high-quality and affordable housing, as well as physical and social infrastructure;
 - help London's economy to diversify; and
 - plan for sufficient employment space in the right locations to support economic development and regeneration.

Old Kent Road Opportunity Area

104. The site is located within the Old Kent Road Opportunity Area where the London Plan recognises the potential for "significant residential and employment growth" to be realised through a suitable planning framework that optimises development in conjunction with improvements to public transport accessibility. The Old Kent Road Opportunity Area is identified within the London Plan as having an indicative employment capacity of 5,000 and an indicative residential capacity of 12,000 homes.
105. London Plan Policy SD1 encourages opportunity areas to:

- optimise residential and non-residential output;
- optimise density; and
- contribute towards meeting (or where appropriate) exceeding the minimum guidelines for housing and/or indicative estimates for employment capacity.

106. The Old Kent Road Area Vision of the Southwark Plan 2022 sets out the overall vision for the Old Kent Road. The policy says development should:

- deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of jobs;
- promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution;
- help foster a community in which old and young can flourish;
- build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest;
- link existing open spaces like Burgess Park to each other and new park spaces; and
- demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.

107. The Old Kent Road Area Vision also states that the draft OKR AAP will set out the physical framework for enabling the community to realise its potential. The Council is in the process of preparing this AAP which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. A further preferred option of the OKR AAP (Regulation 18) was published and consulted on in December 2020. As the document is still in draft form, it can only be attributed limited weight. Subsequently a Regulation 19 draft of the AAP was consulted on in 2024. As the document is still in draft form, it can only be attributed limited weight, although it has made significant progress towards adoption and is consistent with the Southwark Plan.

108. The London Plan specifically recognises the value of the proposed Bakerloo Line extension from Elephant and Castle to Lewisham and beyond, which would increase the connectivity and resilience of the Old Kent Road

Opportunity Area while also reducing journey times to key destinations.

Old Kent Road District Town Centre

109. Policy SD8 of the London Plan requires district centres to focus on the consolidation of a viable range of functions, particularly convenience retailing, leisure, social infrastructure, local employment and workspace, while seeking to deliver higher density mixed-use residential development. Policy SD7 of the London Plan expects commercial floorspace to be delivered to a basic fit-out and to be practically laid out with a good street frontage.
110. Amongst other things, London Plan Policy SD9 expects boroughs to use 'mechanisms' in town centre locations that help deliver housing intensification and mixed uses, and which also secure ongoing asset management. The key policy at the local level is Southwark Plan Policy P35. This sets out that, amongst other things, development in town and local centres must:
 - ensure main town centre uses are located in town centres and local centres;
 - be of a scale and nature that is appropriate to the role and catchment of the centre
 - retain retail floorspace or replace retail floorspace with an alternative use that provides a service to the general public, and would not harm the vitality and viability of the centre;
 - not harm the amenity of surrounding occupiers or result in a concentration of uses that harms the vitality, viability and economic growth of the centre; and
 - provide an active use at ground floor in locations with high footfall.

Southwark Plan Site Allocation

111. The Southwark Plan 2022 includes site allocation NSP57 (Crimscott Street and Pages Walk) which the Site sits within. The allocation states that redevelopment of the site must:
 - Provide new homes (Use Class C3);
 - Reprovide the amount of employment floorspace currently on the site; and
 - Provide leisure, arts, culture or community uses.
112. It also states that redevelopment of the site may provide retail uses.

Draft OKR AAP Site Allocation

113. The Site is located within the OKR2 parcel of the draft Area Action Plan ('the AAP'). The draft allocation sets out the intention to deliver 760 new homes and provide 2,179 new jobs within Crimscott Street and Pages Walk. It states that redevelopment must provide new homes (Use Class C3), provide at least the amount of floorspace (E(g) and B Class) currently on the site, and provide leisure, arts, culture or community uses including gallery space or artists' studios. It also specifies that development may provide retail uses.

Conclusion on land use principle

114. The overarching thrust of policies within the Development Plan is to optimise and make effective use of land. The Site is an under-utilised brownfield plot with an extant permission for redevelopment, and presents an opportunity for optimisation.

115. In terms of land use, the principle of redeveloping the Site for a housing-led mixed-use scheme with a mix of conventional housing and Class E floorspace premises is acceptable as it would contribute to optimising the site. The proposed mix and quantum of uses would support the role, functions and ambitions of the Opportunity Area and meet the requirements of the two aforementioned site allocations, NSP57 in the Southwark Plan 2022 and OKR2 in the draft AAP.

Housing

116. The London Plan sets the borough a target of providing 23,550 net new home completions over the next ten years. The targets are to be achieved by: allocating a range of sites for housing; encouraging development on appropriate windfall sites; and optimising the potential for housing delivery on all suitable and available brownfield land. In order to help meet this target – while also ensuring social and other infrastructure is delivered to create mixed and inclusive communities as well as employment opportunities – London Plan Policy SD1 promotes mixed use development in opportunity areas, whereby functions such as retail and community are provided alongside housing

117. Policy H1 of the London Plan seeks to optimise the potential for housing delivery on all suitable and available brownfield sites, especially on sites with existing or planned public transport access levels of 3-6 or which are located within 800 metres of a station or town centre boundary.

118. At the local level, the Southwark Plan and draft OKR AAP reiterate the targets established by the London Plan. Policy ST1 'Development targets' of the Southwark Plan states that the Council "will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035 homes between 2019 and 2036 (2,355 new homes per annum)". Of the 40,035 homes, the Plan aims for 11,000 to be new council homes. In seeking to play its role in the delivery of these borough targets, the draft OKR AAP sets out the phased

delivery of 20,000 homes by the year 2038.

119. The regeneration of the application site for housing-led development is promoted by the site allocations in the Southwark Plan and the draft AAP. Both NSP57 and OKR2 identify the allocation area's capacity to be 760 homes.

Housing Assessment

Principle of Housing

120. By delivering 183 homes, the proposal would contribute to realising the housing aspirations for the Opportunity Area and in line with London Plan Policy SD1, while increasing London's housing supply in accordance with London Plan Policy H1.
121. The provision of residential accommodation is further supported by the Southwark Plan and the draft AAP which both promote residential uses on the Site. The proposed housing would contribute to creating a mixed community in a well-connected London location, the accessibility rating of which is likely to rise significantly in the future subject to the Bakerloo Line Extension. Having regard to all of the above, the provision of residential floorspace is acceptable in principle, subject to the proposed homes meeting relevant policies regarding unit sizes, quality of accommodation, management arrangements, tenure mix and standards of amenity.

Contribution towards borough housing targets

122. Through its assessment of the deliverable housing sites in the borough, the Council can demonstrate a five-year supply of housing land, plus the necessary 20% buffer required by the housing delivery test. As the application site forms part of an identified 'allocation' in the Southwark Plan, its redevelopment for housing has been anticipated by the borough-wide assessment of deliverable housing sites. The borough-wide assessment attributed an indicative capacity of 760 new homes to the NSP 57 allocation.
123. The proposed 183 homes would help deliver 7.8% of the borough's 2,355 home annual target and contribute to achieving the Council's aim of providing 40,035 homes within the local plan period from 2019 to 2026.
124. With regard to affordable housing, there is a significant need for further provision within the borough with over 18,000 people on the borough's Housing Association waiting list as of December 2025. The 60 proposed social rent units would in particular help ease this pressure, delivering high-quality low-cost accommodation for Southwark residents.

Conclusion on the provision of housing

125. With residential uses being supported on this site at all policy levels, in land use terms the proposed housing is acceptable. It would make a major contribution to meeting the Mayoral and local-level housing delivery targets, while playing its part in delivering the capacity identified in Southwark Plan allocation NSP57 Of 760 new homes.

Land Use

Community Uses

126. Both London Plan Policy S1 and Southwark Plan Policy 46 support the delivery of new high-quality facilities provided they are available for and accessible to all members of the community. Furthermore, both the Southwark Plan and draft AAP state that redevelopment of the allocation area “must” deliver community uses.

127. Provision of community space was included within the extant permission and has been delivered as part of the previous phases of the wider redevelopment. The requirement to deliver community floorspace has been fulfilled from Phases 1 and 2 of the scheme which has met the community use requirements of London Plan Policy S1 and Southwark Plan Policy 46, as well as draft allocation OKR2 in the OKR AAP. Therefore, the current proposal is not required to deliver community space.

Employment Space

128. The proposal will provide a total of 1,257sqm of flexible commercial space (Use Class E) to provide space for retail, restaurant, office or other ‘Class E’ operations. This represents a reduction from the existing Site which provides 2,690sqm of self-storage floorspace (Use Class B8) which generates a lower level of employment than alternative commercial uses.

129. The proposal also represents a reduction from the 2020 proposal which comprised 6,480sqm of storage space, including two basement levels, and 3,019sqm of flexible commercial space. This change has been driven by the self-storage operator’s decision not to reoccupy the space that would be reprovided as part of the estate redevelopment.

130. The extant permission for the wider redevelopment of the estate featured a total of 13,227sqm of office floorspace, 3,100sqm of storage floorspace, 2,654sqm of flexible office and artist studio / gallery space and 487sqm of flexible retail / café / restaurant space. The phase 1 and 2 floorspace has all been delivered. Phase 3 under the extant permission would provide 2,524sqm of flexible commercial space in addition to 3,100sqm of self-storage space.

131. Overall, the proposal seeks to remove the provision of self-storage space provided under the extant scheme and reduce provision of flexible commercial space from 2,524sqm to 1,257sqm. Consequently within phase 3 the total

commercial floorspace on the site reduces from 5,624sqm to 1,257sqm.

132. This scheme comprises a part of the site allocation. Overall, within this site allocation (NSP57), schemes completed, under construction or with planning consents (excluding Rich Estate Phase 3) would provide for 21,425sqm of commercial space. This includes a significant increase in approved commercial space provision opposite this site at 24 Crimscott Street and at 29-31 Pages Walk. Although there would be a loss of B type floorspace on this site, within the site allocation the requirement that redevelopment must re-provide the employment space is still met. Furthermore, the draft OKR AAP Sub Area 1 in which the Site is located, includes the Mandela Way Industrial Estate with 55,877sqm of commercial floorspace having either been built, is under construction or has planning consent. This should enable the draft OKR AAP plan targets for employment creation to be met.

Job Creation

133. Applying the metrics advised within the London Employment Sites Database Report 2021 produced for the Greater London Authority suggests that the existing self-storage operation on site would provide one Full Time Equivalent ('FTE') per 800sqm of internal floorspace. Given the existing facility comprises 2,690sqm of floorspace, it is estimated that the site currently provides 3.36 FTE.

134. The Homes and Communities Agency Employment Density Guide does not provide a metric for Use Class E, but suggests that the proposed 1,257sqm of commercial space has potential to provide any of the following FTEs:

- Restaurant or Café : 70
- Retail: 66
- Office: 105

135. The proposal will result in a significant uplift in the number of jobs generated by the Site, partially owing to the low job-generating nature of self-storage facilities.

136. It is noted that the metric that has been used applies a low estimation of the number of jobs associated with self-storage operations. Regardless, the proposal is still likely to result in a significant uplift in the number of jobs generated by development on the Site.

Business Relocation

137. Where a proposed development may displace existing small or independent businesses, Policy P33 of the Southwark Plan requires the application to be accompanied by a Business Relocation Strategy. This must explain how the existing businesses will be supported through the course of the redevelopment and provide evidence that that the relocation option is suitable for the viable continuation of the businesses.

138. The existing self-storage facility is operated by Access Self Storage who are not an SME and thus do not benefit from policy protection afforded by Policy P33. Additionally, the Applicant has indicated that the operator does not wish to occupy reprovided commercial space following redevelopment of the Site, which was a partial factor in the changes that have been made to the Application since the 2020 proposal.

Conclusion on land use

139. The proposed land uses are appropriate in policy terms for this site within the Old Kent Road Opportunity Area and District Town Centre. The reduction in commercial space is acceptable given the delivery of additional employment space on other sites within the site allocation and within the draft OKR AAP sub area and the higher employment density it is likely to achieve. The delivery of 183 homes with a significant proportion of on-site affordable conventional dwellings in the form of 60 social rent units is considered a major benefit of the proposal. This would in turn contribute to the creation of a mixed and inclusive community within this part of the Opportunity Area. The proposed commercial space would be complementary to the proposed residential uses.

140. The application site is an important site for the northern end of the Old Kent Road Opportunity Area. The range of proposed uses represents a truly mixed development that will generate new jobs and maximise the opportunity for community integration, revitalising this longstanding under-optimised site.

141. In conclusion, the proposed uses are strongly supported by the London Plan, Southwark Plan draft OKR AAP and their respective land use policies..

Affordable housing and development viability

Policy background

142. The regional policies relating to affordable housing are set out in the London Plan 2021, with the three key policies being H4, H5 and H6. These should be applied having regard to the Mayor's 'Housing' and 'Affordable Housing and Viability' SPGs.

143. Policy H4 requires development to deliver the maximum reasonable amount of affordable housing, with the Mayor setting a strategic target of 50%. The Policy promotes the delivery of those affordable homes on-site. Policy H4 details the quantum of affordable housing proposals must provide in order to qualify for the Fast-Track route, whereby a detailed viability assessment will not be required at planning application stage but the permission will be subject to review mechanisms if development is not commenced within the relevant timeframe.

144. At the local level, the Southwark Plan also includes a Fast-Track route, albeit setting a higher bar to pass than the Mayor. The relevant policy, Policy P1,

states that a detailed interrogation of viability will be waived only where a development provides 40% affordable housing in a policy compliant tenure mix (i.e. a minimum of 25% social rent and a minimum of 10% intermediate housing).

145. In light of the above, the proposal which features an affordable provision of 37.27% by habitable room, is not eligible for the fast-track route under both Southwark's local requirements. As such, the Applicant has provided a detailed Financial Viability Assessment ('FVA') of the proposal which has been reviewed by a party instructed by the Council.

Assessment

146. The FVA submitted by the Applicant concludes that the proposed provision of 37.3% affordable housing, equating to 60 social rent homes, is in excess of the maximum viable amount of affordable housing that it could provide. Specifically it states that the scheme features a Residual Landmark Value ('RLV') of £1,883,363 and a Benchmark Land Value ('BLV') of £7,590,000, resulting in a total deficit of £5,706,637.
147. The Council instructed an independent third-party, BNP Paribas, to undertake review of the Applicant's FVA who concluded that the scheme would result in a reduced deficit of £2,694,719, less than the deficit in the Applicant's FVA. However, the reduced deficit does not alter the conclusion that the provision of 60 social rent homes exceeds the maximum viable affordable housing provision that the scheme can make.
148. The review concluded that the Applicant's assessment was generally sound. The primary difference in calculations undertaken by the FVA and the FVA review is the estimated building time which is significantly longer in the Applicant's FVA and is based on the construction time of previous phases of the Rich Industrial Estate redevelopment. However, the construction programme of previous phases was disrupted significantly by the COVID-19 pandemic, and it is no longer considered appropriate to base construction programmes around projects that were constructed during the pandemic.
149. The FVA review therefore features a significantly shorter programme of construction works which is the primary factor for the reduced deficit in the FVA review. Similarly, the FVA has assumed a slightly quicker rate of sales for the residential dwellings which has also contributed to the reduced deficit. However, the FVA review also confirms that the change in assumptions, including those on construction programme, would not impact the conclusion that the current proposal is proposing the maximum viable level of affordable housing.
150. The FVA review included sensitivity testing to determine how the findings of the Applicant's assessment would be impacted by external factors such as changes in market conditions. The FVA review found that an increase in sales

values of 4.66% or a reduction in building costs of 4.48% would eliminate the deficit. Alternatively, the deficit would be eliminated by an increase in sales values of 2.33% alongside a reduction in build costs of -2.24%.

Conclusion on affordable housing and development viability

151. The proposal has been shown to comply with the London Plan and Southwark Plan policies which seek the maximum reasonable and financially viable amount of affordable housing from proposed developments.

Tenure mix

152. The proposed development seeks to provide a total of 183 conventional residential dwellings, of which 60 would be affordable social rent. No intermediate housing is proposed.

Policy background

153. Policy H6 of the London Plan prescribes the tenure split of affordable housing. It requires:
 - at least 30% to be low-cost rent (social rent or London Affordable Rent);
 - at least 30% to be intermediate (with London Living Rent and shared ownership being the default tenures); and
 - the remaining 40% to be determined by the borough as low-cost rented homes or intermediate tenure(s) based on identified local need.
154. Policy P1 of the Southwark Plan sets a requirement for a minimum of 25% of all the housing to be provided as social rent and a minimum of 10% intermediate housing to be provided. As a proportion of all the affordable habitable rooms in the development, this equates to 100% social rent. If a planning application offers more than 35% affordable housing, the offer must comprise a minimum of 25% social rented and a minimum of 10% intermediate housing; the remainder can comprise a mix of affordable tenures at the applicant's discretion.

Assessment

155. The current proposal does not include any form of intermediate housing. The extant permission included 45 intermediate homes out of a total of 406 dwellings in total, equating to approximately 11% provision of intermediate homes.
156. The tenure mix is not strictly compliant with Policy H6 of the London Plan or Policy P1 of the Southwark Plan.

157. However, the provision of social rented homes is attributed significant weight given the Council's wider aim of providing homes to meet the acute need for social rented housing to help reduce the councils housing waiting list. It is also noted that there has been a sharp decrease in social rent housing starts across London over the last year. The proposed tenure mix is therefore supported.

Conclusion on tenure mix

158. The proposed tenure mix, while not compliant with part of Southwark Plan Policy P1 will cater for the most acute need for social rent affordable housing and as such, the proposed tenure mix is supported.

Dwelling size mix

Policy background

159. With regard to dwelling size mix, the principles set out by London Plan Policy H10 are made locally specific by Southwark Plan Policy P2. The latter states that major residential developments must provide a minimum of 60% of residential units with two or more bedrooms, and that within the OKR Action Area Core 20% of residential units must have three or more bedrooms. Dwelling mix compliance is assessed on the basis of dwelling numbers, not habitable rooms.

Assessment

160. The below table summarises the split of sizes / occupancies across the 183 proposed conventional (Use Class C3) dwellings:

Distribution of dwelling sizes across tenures: Summary table				
Unit size	Market	Social	Total	Total %
1-bed	51	15	66	36.07%
2-bed	39	28	67	36.61%
3-bed	33	16	49	26.78%
4-bed	0	1	1	0.55%
All unit	123	60	183	100%

161. As the table shows, 63.94% of the units would have two or more bedrooms, and 27.33% of the units would have three or more bedrooms. This meets the requirements of Policy P2. The provision of a four-bedroom dwellings is considered a positive attribute of the proposal.

Conclusion on dwelling size mix

162. The proposed dwelling size mix is compliant with the Southwark Plan and London Plan and is therefore supported.

Quality of Residential Accommodation

Policy Background

- 163. Policy P15 of the Southwark Plan 2022 sets out the requirements and standards for residential design within the borough.
- 164. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes.

Assessment

Tenure Integration

- 165. London Plan Policy D6 requires housing developments to maximise tenure integration in the interests of achieving mixed communities. It states that all affordable housing units should have the same external appearance as private housing, and that all entrances should be indistinguishable from each other. Policy SP2 of the Southwark Plan 2022 echoes these objectives, requiring residential schemes to achieve equity of esteem from street level and avoid segregation of tenures. The affordable housing completed in phase 1 and 2 whilst located in separate blocks is of a very high quality and is indistinguishable from the private sale housing.
- 166. The application proposes to contain all of the social rent homes in Building A. Despite the two tenures not being fully integrated, the external appearance and internal quality of the three proposed buildings would be of a consistent standard. The design of the blocks would ensure that the differing tenures between blocks would be imperceptible. In addition, the communal external courtyard in the centre of the three blocks would be shared by occupiers of both tenures and would contribute to integration between residents irrespective of the tenure of their homes.

Dwelling sizes, room sizes and provision of built-in storage

- 167. The internal area of all of the proposed homes would satisfy the minimum floor areas set out in the Council's Residential Design Standards SPD. All proposed dwellings would be logical and efficient in their layout, with practically-shaped rooms and minimised circulation space. Additionally, compliant levels of built-in storage would be provided within the homes.

Wheelchair dwellings

- 168. This planning application proposes 19 'wheelchair accessible/user' homes compliant with Building Regulation M4(3) standard. This equates to 10.4% of the total number of dwellings. The 19 homes, which would be in a range of dwelling sizes and distributed across various floors of the three buildings.

- 169. Nine of the proposed dwellings would be compliant with Building Regulation M4(3)(2)(a) and would be 'Wheelchair accessible'. The remaining wheelchair dwellings would be built to M4(3)(2)(b) and would be fully fitted out for wheelchair users.
- 170. All other dwellings would be designed to achieve the Building Regulation M4(2) standard 'wheelchair adaptable'.
- 171. Wheelchair units are located in Building A where the social rented units are provided, meeting the local-level requirement for 10% of the social rented homes within a development to be fitted out to this higher standard, as specified in Southwark Plan Policy P8(3).
- 172. The number and layout of wheelchair dwellings, and their distribution across the tenures, meets the policy requirements. With the wheelchair user accommodation and marketing requirements to be secured through the Section 106 Agreement, the proposed provision is acceptable.

Floor to ceiling height

- 173. All dwellings would have a floor-to-ceiling height of 2.5 metres. This meets the minimum requirements stipulated by London Plan Policy D6 and the Council's Residential Design Standards SPD, which are 2.5 metres and 2.3 metres respectively. This would contribute to the sense of space within all the dwellings.

Aspect, outlook and sense of openness

- 174. A total of 67% of proposed homes benefit from dual aspect. This is considered relatively high given the site's location within a highly developed urban context.
- 175. The folding nature of the elevation on Crimscott Street enhances the ability for occupants in residential units in Building B to benefit from views along the street.
- 176. For the reasons set out above, and with recognition to the site's context within an opportunity area and to other applicable policies regarding the requirement to optimise site capacity, the outlook and sense of openness for all proposed homes is supported.

Unit sizes

- 177. All proposed residential units are compliant with Nationally Described Space Standards and standards in the Southwark Residential Design SPD. In total, 88% of all dwellings are larger than minimum space standards, with 46% of dwellings exceeding floorspace standards by 10% and 29% of dwellings exceeding the floorspace standards by more than 20%. Overall, proposed unit sizes are considered to positively contribute to providing high-quality

accommodation and are supported.

Privacy

178. With regard specifically to preventing harmful overlooking of dwellings, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires development to achieve:
 - a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
179. The units within the scheme would generally achieve good levels of privacy. The shared communal garden area would feature separation distances between the properties in Building A and Building C of between 25.8 meters and 30.7 meters which exceeds the distance required to ensure a high level of amenity is experienced. This is several meters shorter than the separation distance in the courtyard of the extant permission but still exceeds levels required to ensure adequate privacy is experienced by future occupiers. The separation distance between the properties in Building C and the neighbouring block to the north largely feature separation distances exceeding 12 meters, as shown below. The units situated close to Crimscott Street would be subject to a shortfall, as displayed below, but would benefit from greater privacy than what would be afforded by the extant permission which features a smaller separation distance in this aspect of the proposal. This is addressed in greater detail within the section of this report assessing impact on neighbouring amenity.



Image 10 (above): Notable privacy distances relevant to amenity experienced by future occupiers

- 180. In terms of external amenity spaces, balconies on Blocks A and B feature a recessed design to safeguard privacy for occupants during use. Balconies on Block C are partially recessed and their configuration would ensure that the usage would not hinder the privacy experienced on the adjacent balconies.
- 181. Following discussions with the Applicant, the arrangement and landscaping features associated with the private external amenity spaces at ground floor level have been enhanced to ensure users' privacy is not hindered by pedestrians, particularly on Willow Walk.
- 182. The proposal will provide acceptable levels of privacy for all future occupiers.

Noise and vibration

- 183. Residential unit-types have been stacked where possible to overlap the same room uses to minimise risks of inter-dwelling noise disturbance.
- 184. Neighbouring residents have raised concerns regarding increased noise and disturbance as a result of the proposal, particularly during construction.
- 185. The submitted Environmental Statement Addendum considers noise associated with this aspect of the proposal and concludes that demolition and

construction works would include activities with potential to temporarily increase noise levels within and adjacent to the Application Site. It is considered that this impact can adequately be mitigated through a Construction Environmental Management Plan (CEMP) including measures to control noise and vibration.

186. Conditions are recommended requiring pre-occupation testing of the separating floors and walls to demonstrate that the relevant acoustic performance standards, as prescribed by the Building Regulations, have been met. This will ensure that the occupiers of the dwellings do not experience excess noise, transmitted either vertically or horizontally, from adjacent sound sources or plant required for the future operation of the building.

Conclusion on quality of residential accommodation

187. The proposal would achieve good quality living accommodation for future occupiers. A range of unit sizes and shared facilities are proposed and will achieve levels of comfort that are considered high. The proposed site layout and internal arrangement of homes within the proposed blocks are considered to optimise residential amenity. For the reasons given above, the proposed residential accommodation would comply with London Plan and Southwark Plan policy.

External amenity space and young people's play space

Private external amenity space

188. All new residential development must provide an adequate amount of useable outdoor amenity space. The Council's Residential Design Standards SPD sets out the required amenity space standards, which can take the form of private gardens, balconies, terraces and/or roof gardens. It requires:
 - for dwellings containing three or more bedrooms, the provision of 10 square metres of private amenity space;
 - for dwellings containing two or fewer bedrooms, the provision of 10 square metres of private amenity space wherever possible, permitting any shortfall to be added to the communal space, and;
 - 50 square metres of communal amenity space per development.
189. Given the communal external amenity spaces have been oversized to account for shortfalls in private space, the provision of outdoor amenity space is considered to be acceptable.

Communal Amenity

190. The proposed development would deliver 1,451 square meters of communal external amenity space significantly in excess of requirements. While

requirements specifically refer to 50sqm of communal amenity space per block, the current proposal provides in excess of this including the shared central garden space.

191. The proposal comprises the central residential garden at ground floor level comprising 753sqm in addition to three rooftop terraces to be used as 'growing gardens' for all future residents. The growing gardens will feature a mix of furniture to provide seating for individuals and groups amongst the growing planters.
192. The table below shows that the total area of the rooftop amenity spaces provides sufficient amenity space (+75sqm) to account for the deficit of private amenity space within the three building cores. While there is a slight deficit in amenity provision solely in building B, this is offset by the overall provision in buildings A and C.

Building	Re-provision of private amenity deficit	Communal amenity required	Total amenity re-provision required	Rooftop area	Amenity excess available in the rooftop area
Building A	44sqm	50sqm	94sqm	197sqm	103sqm
Building B	86sqm	50sqm	136sqm	96sqm	-40sqm
Building C	4sqm	50sqm	54sqm	66sqm	12sqm
		Total	319sqm	359sqm	75sqm

193. The format, distribution, locations and quantum of communal amenity space meets the expectations of Southwark's residential design guidance and as such, the provision is considered acceptable.
194. Planning conditions are recommended requiring details of the finalised scheme of landscaping, treatment and enclosures, and for the facilities to be delivered prior to occupation of any of the dwellings. Management details are to be secured in the Section 106 Agreement.

Young people's play space

195. Policy S4 of the London Plan 2021 requires new developments to make provision for play areas based on the expected child population of the development. The Mayor expects play space to be designed to meet the needs of three different age groups: under-5s, 5-11 year olds, and 12-and-overs.
196. Play facilities and communal open space can be designed to be intertwined, but must be counted as discrete elements (i.e. playspace and communal space cannot be double counted).

197. Proposed play provision is based around the premise that the provision for Phase 3 of the consented scheme is fixed and that all additional units proposed will meet current planning standards. The current proposal will maintain consented areas and augment the provision with the area required by the additional residential units.

198. The following provision is proposed within the central residential garden:

Age Group	Consented (2015 – 130 units)	Uplift (GLA Calculations) (53 units)	Required	Provided
Under 5	154sqm	177sqm	331sqm	331sqm
5-11	121sqm	133sqm	254sqm	254sqm
12+	53sqm	87sqm	140sqm	53sqm
Total			725sqm	638sqm

199. Based on the GLA Play Space Calculator, the proposal is required to deliver a total of 725sqm of play space. The proposal features a shortfall of play space for the 12+ age group of 53sqm. The Applicant has agreed a payment in lieu of £13,137 to account for this shortfall. Given that provision of play space for this age group has been maximised in the current proposal, and further provision of play on site would likely diminish the quality of the communal amenity space for other users, this arrangement is deemed acceptable.

200. Planning conditions are recommended requiring details of the play spaces, including equipment and treatment. These conditions will require the facilities to be delivered prior to occupation of any of the dwellings. Separately, a management plan will ensure the spaces are kept in good and safe working order for the lifetime of the development. The payment in lieu will be secured as part of the Section 106 Agreement. With these details secured, the proposed play space offer is considered acceptable.

Design, Townscape and Heritage

201. Paragraph 56 of the NPPF stresses the importance of good design, considering it to be a key aspect of sustainable development. Chapter 12 of the NPPF is the key national policy for design. In particular para 134 requires development to reflect local and national design policies, guidance and SPDs. It sets out that outstanding or innovative design should be given significant weight in decision making, and requires development that is not well designed to be refused.

202. Chapter 3 of the London Plan deals with design related matters. Policy D3 promotes a design-led approach to making the best use of land. Policies D4 and D8 build on this, setting out the design principles for ensuring new development makes a positive contribution in terms of architecture, public realm, streetscape and cityscape. Policy HC1 advises that development affecting heritage assets and their settings should conserve their significance

by being sympathetic in their form, scale, materials and architectural detail.

203. London Plan Policy D9 is specifically concerned with tall buildings. The policy contains a list of criteria against which to assess the impact of a proposed tall building – namely locational, visual, functional, environmental and cumulative. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. The proposed building would exceed the 30 metre threshold. It thus engages Policy D9.

204. The importance of good design is further reinforced by Policies P13 “Design of Places”, P14 “Design Quality” and P17 “Tall Buildings” of the Southwark Plan. These policies require all new developments to:

- be of appropriate height, scale and mass;
- respond to and enhance local distinctiveness and architectural character;
- conserve and enhance the significance of the local historic environment;
- take account of and improve existing patterns of development and movement, permeability and street widths;
- ensure that buildings, public spaces and routes are positioned according to their function, importance and use;
- improve opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure; and
- be attractive, safe and fully accessible and inclusive for all.

Specifically for tall buildings, Policy P17 requires:

- the location to be within a major town centre, an opportunity area and/or the CAZ, where tall buildings are appropriate;
- the location to be at an area of landmark significance;
- proposals to be of a proportionate height to the location and site;
- proposals to have a positive impact on the London skyline;
- proposals to respond positively to local character and townscape;
- there to be no harmful impact on strategic views;
- proposals to provide a functional public space; and
- the provision of newly publicly accessible space near or at the top of the building where appropriate.

It also sets out that the design of tall buildings must:

- be of exemplary design and quality;
- conserve and enhance designated heritage assets and make a positive

contribution to the wider townscape;

- avoid harmful environmental impacts;
- maximise energy efficiency; and
- have a positive relationship with the public realm, provide opportunities for new street trees, design lower floors to successfully relate to and create positive pedestrian experience, provide wider footways and accommodate increased footfall.

205. There are conservation areas and listed buildings in the vicinity of the application site which are detailed in a subsequent section of the report, and the draft OKR AAP identifies non-designated buildings of townscape merit and architectural or historic interest nearby.

206. The extant planning 15/AP/2474 is a material planning consideration when assessing the design quality of the current proposal. Although the general layout of the current proposal is similar to the extant permission, it differs in terms of height, massing and architectural design.

Site layout and public realm

207. The existing urban grain is mixed, characterised primarily by the first two phases of the Rich Estate redevelopment and by older buildings more aligned with the mixed industrial character of the area prior to redevelopment. As previously mentioned, the application site is brownfield land within the Old Kent Road Opportunity Area. It is also subject to site allocations in the Southwark Plan and draft OKR AAP.

208. The arrangement of the three proposed buildings conforms with the arrangement of buildings under the extant permission, comprising a 'horseshoe' around the centre of the Site where a shared communal amenity space is provided. The current proposal features a slightly reduced footprint when compared to the extant permission and is shown below:



Image 11 (above): Proposed site arrangement shown at ground floor level (left) and roof level (right)

- 209. The proposed arrangement would achieve a strong urban edge and establish positive frontages along Crimscott Street, the precedent for which has been established by buildings constructed under Phases one and two of the extant permission.
- 210. The site layout would facilitate substantial provision of commercial floorspace on the ground floor fronting Crimscott Street with residential units on the Willow Walk frontage, maximising the provision of communal amenity space in the centre of the site. The development successfully relates to the streetscape, providing additional animation.
- 211. A new vehicular access will be provided along the northern edge of the Site which leads into the basement area and will primarily be used for those accessing blue-badge parking spaces, as well as those riding bicycles into the undercroft cycle storage area.
- 212. Each of the residential buildings feature their own entrance. Building A at the south of the Site features a residential entrance in the south-west corner of the shared communal amenity space, while Buildings B and C feature their own residential entrances close to the northern edge of the Site. Residents will use a path also adjoining Crimscott Street and running adjacent to the northern edge of the Site to access these entrances and the shared courtyard space.
- 213. Cycle stores and other ancillary space has predominantly been located at basement level to minimise the extent of inactive frontage at ground. The

amended proposal features a significantly improved contribution to the provision of public realm in spaces surrounding the Site. The landscaped courtyard located at grade level and being visible from the public route across the Site is highly supported.

- 214. Although the central courtyard space is private and intended for use by residents, the ground-based courtyard is considered to be a significant improvement over the elevated podium garden which featured under the extant permission.
- 215. Albeit a private space, this ground-based courtyard contributes positively to the expansive and generous public realm at the centre of the site and has a direct relationship with the surrounding streetscape.
- 216. Changes in the layout of the buildings within the Site under the current proposal are minimal when compared to the extant permission, while amendments to the use of space surrounding the buildings represent significant improvements to the design quality of the proposal. Overall, the amended layout is supported.

Height, scale, massing and tall building considerations

- 217. The height of the proposal has increased since the extant permission was granted consent. Building A at the southern end of the site fronting Willow Walk features a height of nine storeys, Building B fronts Crimscott Street and features eight storeys, and Building C which is set back from Crimscott Street and adjoins the rear of Building B features a maximum height of fourteen storeys.
- 218. The extant permission comprises buildings featuring six, eight and nine storeys respectively and is compared to the current proposal below.

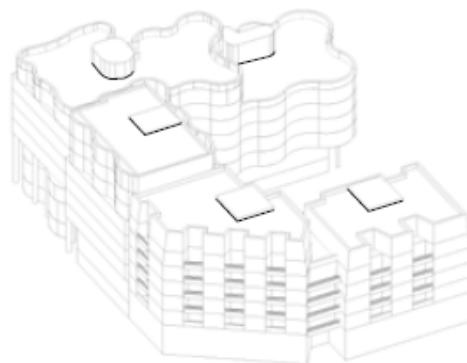


Image 12 (above): Approved massing under extant scheme 15/AP/2474

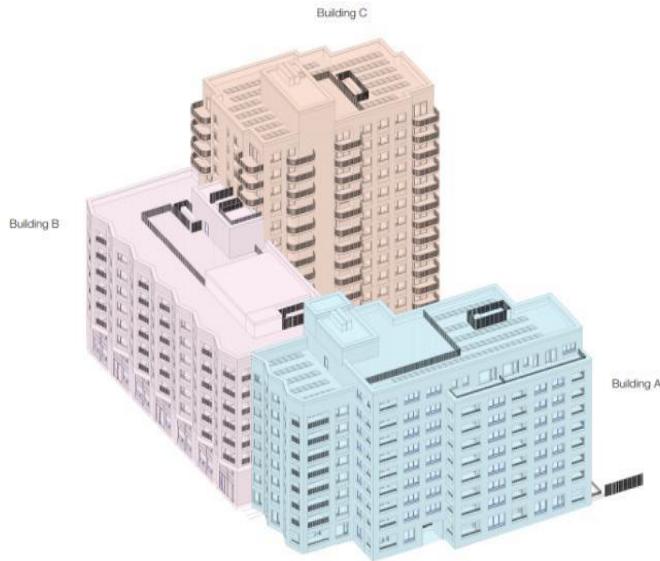


Image 13 (above): Proposed massing under current proposal

- 219. Officers are satisfied that the increased height around the edges of the Site is acceptable given the established and emerging context, namely with regard to the previous phases of the Rich Industrial Estate redevelopment. A scale of 9 to 8 storeys at the corner junction of Crimscott Street and Willow Walk will provide an appropriate shoulder height and perimeter buildings to define the street edges.
- 220. The OKR AAP the 'Stations and Crossing' strategy sets out the tall building strategy for the area, comprising 3 tiers of tall buildings. Tier 1 being the tallest buildings (21 or more storeys), Tier 2 (between 16 and 20 storeys), with the lowest scale of Tier 3 buildings which are (up to and including 15 storeys).). Policy AAP 10 identifies that sites, like this one, that are not identified for tall buildings will generally comprise podium and perimeter blocks mediating the transition in scale to the edge of the masterplan with shoulder heights of 4 to 11 storeys.
- 221. Building C at 14 storeys at its highest constitutes a Tier 3 tall building as per the OKR AAP tall buildings guidance.
- 222. Whilst the site is not identified as a location for a tall building, the 14 storey building is largely contained within the completed development, forming a central marker of the Rich Industrial Estate redevelopment and providing legibility to the central courtyard and routes through the development. Buildings A and B will form the perimeter of the site, providing an appropriate shoulder height that defines the street along Crimscott street / Willow Walk and mediate the transition in scale to the edge of the masterplan in line with guidance within the AAP. Whilst the proposed height of building A doesn't meet the

requirements of AAP 10, having considered its impact on heritage assets in the vicinity, including Page's Walk Conservation area and the townscape analysis detailed below it is considered to be acceptable.

- 223. The tallest building has been appropriately articulated and its location at the centre of the wider Rich Industrial Estates redevelopment site ensures that the proposed additional height will not be overbearing on surrounding streets.
- 224. As assessed in detail in a subsequent part of this report, it is not considered that this proposal, due to its height or scale would result in substantial harm to designated London Wide or Locally Protected Views.
- 225. With regard to policy compliance with London Plan Policy D9 and Southwark Plan Policy P17, the following aspects have been of consideration:

Be located at a point of landmark significance and have a height that is proportionate to the significance of the proposed location and the size of the site

The 14-story building isn't at a point of landmark significance and in fact has been located towards the centre of the Site to minimise its impact within the surrounding townscape. Nonetheless it is considered to have a height that is proportionate to the significance of the location as part of a major housing site allocation within the Southwark Plan and draft Old Kent Road Area Action Plan. It is of a scale that is proportionate to the size of the site (including phase 1 and 2) and the public space which it faces onto (which is the largest within the masterplan). The buildings scale reflects the scale of ambition within the plan to deliver its housing targets on this brownfield site and has a good fit with the already completed parts of the original masterplan. Whilst not a landmark in itself would signpost the routes through the site, located as it is at the centre of the site.

Make a positive contribution to the London skyline and landscape

In the views that it can be seen from the surrounding area, including from Page's Walk the upper storeys have been carefully articulated and detailed and are considered to make a positive contribution to the skyline in those views when seen in the context of the completed scheme and the lower range of building that form the perimeter of this Site.

Not Cause harm to strategic or Borough views

As set out in the town scape section below the scheme would not harm strategic London Views and does not appear in Borough protected views.

Landscape contribution

- 226. The proposed landscaping strategy includes provision of trees and small areas

of grass around the south and western edges of the Site, ensuring consistency with the extant permission is achieved in terms of making a positive contribution to the streetscene through provision of natural features.

Highest architectural standards

227. The proposed development responds positively to the local character and will make a positive contribution to the townscape. The proposal would be of an exemplary architectural standard, finished with a robust brick palette. Intricate detailing to modulate the façade fronting Crimscott street provides added interest and responds to existing and emerging development within the area. Overall, the buildings have been carefully modulated, to reduce there perceived massing. The architecture and detailed design of the three buildings has been well considered, in both its appearance in immediate and mid- to long range views, including its impact on heritage assets in the vicinity.

Relates well to its surroundings

228. The alteration to a ground floor courtyard albeit private amenity space, is considered a positive alteration to the scheme. Providing a direct relationship with the streetscape at ground, rather than a podium amenity space as consented. Residential entrances have a direct relationship with the street and help to provide increased activation at the centre of the site for buildings B and C. The development ensures that the ground floor across the blocks, provides a positive interface with the surrounding streets and internal public space of the wider development, providing commercial floorspace for animation and accessible entrances. Routes through the site will be maintained as part of this proposal, which remains part of the areas historical character, and improves the permeability of the site.

229. The contribution to the public realm is substantially improved by this amended proposal since the landscaped courtyard is located at grade and is visible from the public route across the site. Albeit a private space, this ground-based courtyard contributes positively to the expansive and generous public realm at the centre of the site. By replacing the elevated podium garden of the earlier proposal and is now better able to comply with the tall buildings policy P17.

Provide new publicly accessible space at or near the top of the building and communal facilities for users where appropriate.

230. Given that building A is a residential building it is not considered appropriate to require rooftop public access, however the roof of the building does contribute to communal opens space for residents as set out elsewhere in this report.

Conclusion on massing, height, scale and tall building considerations

231. To conclude on height, massing and scale, whilst the site was not identified as a location for a tall building, a taller building of 14 storeys situated at the centre

of this contemporary development is considered to be acceptable in policy terms. The taller building is located in the centre of the site with building scale on the boundary reducing to the existing context. The design of the development is high quality and positively relates to the surrounding context.

232. The overall design of the scheme is considered to be exemplary in nature, with a high-quality finish. The development would be a positive addition to the townscape, improving the condition of the site, and delivering the remaining aspects of the masterplan development, which enables increased permeability through the site.

Architectural design and treatment

233. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all developments to demonstrate high standards of building fabric, function and composition. Design solutions should be specific to the site's historic context, topography and constraints. They should also respond positively to the context using durable, quality materials that are constructed and designed sustainably to adapt to the impacts of climate change.
234. All three proposed buildings are predominantly a masonry finish, which takes inspiration from the industrial history of the area and conforms with the wider Rich Industrial Estate redevelopment.
235. Building A features rectangular recessed balconies, with a simple gridded elevation which is reflective of the horizontal configuration of the adjacent Pickle Factory and historic warehouse characteristics. Metal balustrades compliment the colours and textures of the internal balcony space. Building A's entrance is accessed from Willow Walk, the entrance is recessed in the building creating a covered entrance way, which will provide a welcoming entrance space.



Image 14 (above): Proposed Building A viewed from Willow Walk

236. Building B is located to the west of the site, fronting Crimscott Street. The building contains a mix of conventional housing with commercial floorspace at ground and first floor. Whilst the bay formation remains fairly gridded, the front elevation onto Crimscott Street ‘folds’ giving the building a unique appearance. The extant permission had a similar undulating façade with the ‘waved effect’ applied across a few levels. The revised design to a ‘folding’ façade is as a result to changes to the proposed uses at ground floor level, officers consider to be a positive alteration to the scheme, creating a form that is more consistent with the surrounding context. The unique façade treatment is considered to be reflective of the character of the Crimscott Street area, where most elevations in the existing and emerging context explore a variation of protrusions and recesses.

237. The folding nature also allows for all residential units on Crimscott Street to benefit from views along the street. A double height base at ground with large, glazed windows opening into the commercial floorspace, provides activation onto the streetscape.



Image 15 (above): Proposed Building B viewed from Crimscott Street

238. Building C forms the tallest part of the proposal and is located to the east of the site central to the wider Rich Industrial Estate redevelopment. Evolution of the design of this building has resulted in far greater articulation. . The balconies form features of the building with a curved and semi-recessed design that is unique to the building and helps soften the buildings appearance.

239. Buildings B and C have a shared entrance space located in a double height cut through space beneath the building, which gives views of the courtyard beyond.

Lobby spaces are accessed via large glazed doors for either building.



Image 16 (above): Proposed Building C viewed from within the Rich Estate

- 240. Across the buildings there is a variation in brick colour tones to provide a separation between the blocks and increased legibility for residents. The variation in the form of the buildings and the proposed style of balconies between the three proposed buildings, contributes to their individual identities and helps to further modulate the elevations.
- 241. The architectural design is considered to be reflective of the historical industrial warehouse character of the area. Overall, the 3 buildings will appear as an architectural family with shared characteristics but individual unique features. The design of the proposed developments considers its appearance in immediate and long-range views.
- 242. Materials shown indicatively at this stage are high quality and robust, the predominant use of brick is supported and responds to the existing and emerging context. To ensure the quality of the design and the preferred material palette is carried through to the as-built scheme, conditions are recommended requiring sample panels of each material.
- 243. Large scale bay studies have been provided with the submission to demonstrate a good level of depth across the elevations, contributing positively to the design quality of the scheme. Notwithstanding, a full set of detailed drawings will be secured by condition to ensure the detailed design aspects and the articulation across the façades depicted in the application-stage drawings materialise in the as-built scheme. A full-scale mock-up will be

required to be built on site and approved by condition.

Design Conclusion

244. Overall, and with the abovementioned planning conditions enabling officers to retain control over the detailed resolution, the proposal would achieve an exemplary quality of architectural design. It is considered that the proposal is an improvement on the extant permission and will be more reflective of the existing and emerging character of the area. The development is a contemporary proposal influenced by the 19th and early 20th century industrial architecture in the former Crosse and Blackwell factory. The proposal is considered to be exemplary by design, contributes positively to the streetscene and has a highly articulated skyline.

Heritage and Townscape Impacts

245. A Heritage Townscape and Visual Impact Assessment (HTVIA) has been submitted in support of this application and compares the impact of the current proposal with that of Phase 3 under the extant permission. The 'townscape' element of the HTVIA considers the impact of the proposed scheme from seven different viewpoints. An addendum to the TVIA has been prepared given the alterations to the scheme, to re-assess the new proposal. As evident in the assessment the impacts are slightly improved due to the higher quality design of the scheme.

LVMF Views

246. The updated Townscape Visual Impact Assessment ('the TVIA') submitted with the Application demonstrates that the proposal is likely to appear above the protected plane in the backdrop of St Paul's LVMF View (3A.1 from Kenwood House). Assessment of the updated TVIA shows the incursion is to the right of the Western Towers in the Lateral Consultation Area and well below the distant horizon where it will form part of the cumulative city backdrop of St Paul's and will be indistinguishable from other buildings already in this location. Officers are satisfied that the incursion into this view will not impact viewers' ability to recognise and appreciate the strategic landmark of St Paul's in this view.

Local Views

247. The nearest heritage asset to the Site is the Page's Walk Conservation Area to the west and south of the Site. The updated TVIA assesses potential for the amended proposal with amended height and massing to impact the setting of this asset. Overall, the additional impact is marginal. Increased impact from the increased height is offset by the reduced massing at lower levels. Officers are satisfied that the level of impact on the conservation area is acceptable. Other views that have been updated as part of the submitted TVIA are also considered to be acceptable.

Designated Heritage Assets

Page's Walk Conservation Area

- 248. The site is situated to the north of the Page's Walk Conservation Area. The conservation area is located between Willow Walk and the Old Kent road and is largely comprised of a row of mid-19th century dwellings. There is a strong unified character across the conservation area due to the houses having been constructed simultaneously by the same developer. The original Bricklayers Arms railway buildings at 1-8 Willow Walk and the railway cottages at 47 to 73 and 81 to 103 Pages Walk and the Pub at 68-70 Pages Walk are all locally listed.
- 249. As identified in the TVIA the proposed development would be visible from the Pages Walk Conservation Area and would alter the skyline above the butterfly roofline of the locally listed terraces. This is considered to result in some impact on the conservation area, but this is mitigated given it will appear in the background of the terraces alongside other emerging developments and given the high quality of the architecture proposed. The strong roof form rhythm, will remain visible with the proposed development appearing in the backdrop of the skyline, as such preserving the special interests of the conservation area.
- 250. In the view above the locally listed 1-8 Willow Walk, the proposed buildings appear over the roof ridgeline, but is set out and articulated in a way that doesn't harm the 1-8 Willow Walk, the proposed buildings are of a scale and architectural design that are considered to complement the locally listed building in this view.
- 251. The development is considered to be of an exemplary standard, which ensures that the proposal provides a positive addition to the townscape and skyline. The design development of the scheme gave careful consideration to the impact of the proposal on the surrounding conservation areas and heritage assets.
- 252. To the north-east and east of the conservation area there are two to three storey modern industrial buildings and warehouses. The large units are positioned centrally within their sites and surrounded by surface car parking and yard space, which is in contrast to the small terraced houses of the Page's walk conservation area.
- 253. Generally, the townscape to the east of Page's walk is of low quality and provides a poor setting to the conservation area. The development will reinstate street frontages onto Crimscott Street, which is common for residential development in the area, it will also provide a higher quality addition to the setting of the conservation area.

Bermondsey Street Conservation Area

- 254. The application site is situated to the south of the Bermondsey Street Conservation Area, which extends from Grange Road to London Bridge and is formed of 4 sub areas. The base of the conservation area allocation wraps the

northern edge of the wider site, with Phase 1 of the development abutting its boundary. The conservation area has a rich and varied character that at its heart reflects the street scale of its medieval origins. In closest proximity to the site is sub area 2, Grange Walk – which is reflective of the legacy of Bermondsey Abbey. The conservation area provides an example of some of the earliest defining features of the area. The overall development across phases provides a continuation of unique characteristics of the conservation area with the introduction of 'alleyways' / routes through site to an internal courtyard area activated by ground floor shop fronts and residential entrances. The design of the buildings are reflective of the industrial warehouse character of the area, with a robust brick finish. Building A would be visible above the roofline of existing buildings from Bermondsey Spa Gardens, and so appear in the setting of the conservation area. However it is not of a scale that would dominate that view. Similarly it is not considered to dominate the setting of the locally listed Alaska Building in this view. Overall, it is considered that the special architectural and historic character of the Bermondsey Street conservation area would be preserved.

255. There are two Listed Buildings within close proximity to the north of the site, Nos. 44 and 45 Grange Road are Grade II Listed 18th Century houses. They are seen in the context of this development as per the view from Bermondsey Spa Gardens discussed above. As can be seen from the TVIA from Bermondsey Spa Garden these listed buildings are obscured from view by planting in the park, and as you get closer to the listed buildings from the north phase 3 of the development will fall out of sight behind the buildings that front Grange Road and the completed phase 1 and 2 of the Rich Estate masterplan. It is considered that phase 3 of the development would not cause any harm to these listed buildings.

Non-designated heritage assets

256. There are a number of locally listed buildings within the surrounding area of the site, at the Alaska Buildings, 1-8 Willow Walk, 47 to 73 and 81 to 103 Pages Walk and the Pub at 68-70 Pages Walk which have been considered as part of the assessment of the scheme by officers. Policy P26 of the Southwark Plan requires developments to take into account locally listed structures that positively contribute to local character and amenity. As set out in the preceding sections the development ensures through its carefully considered design that the heritage interest of these non-designated assets have been taken into account as required by this policy.

Conclusion on heritage matters

257. It is considered that the development has been designed sensitively to give careful consideration to the impact of the proposal on the Pages Walk and Bermondsey Street conservation area as well as designated and non-designated heritage assets in the vicinity. By locating the majority of the massing to the north of the site (central to the wider redevelopment of the Rich

Industrial Estate), stepping down in scale towards the surrounding Conservation Areas and designated and non-designated heritage assets. The proposed architectural finish will be of an exemplary standard and will ensure a positive addition to the townscape.

258. The marginal impact of the scheme is clearly outweighed by the public benefits of the scheme. These benefits include a contribution to affordable housing supply which is a key aspiration of the OKR AAP. The scheme is therefore considered to be acceptable in respect of heritage matters.

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

259. The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56, which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and Sunlight

260. The NPPF sets out guidance with regards to daylight/sunlight impact and states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position regarding this matter and states “the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context”. Policy D9 states that daylight and sunlight conditions around tall building(s) and the neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.
261. The BRE Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable.
262. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible,

and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

263. The planning application for the extant planning permission was accompanied by an Environmental Statement which considered the impact of the proposal on the local environment and the properties within it. The report confirms that no specific mitigation was required in relation to daylight and sunlight impact associated with the proposal. Subsequently, a Statement of Conformity was produced as part of the 2020 proposal and confirms that the proposed amendments would not have a materially greater impact on the buildings surrounding the Site beyond those described in the Environmental Statement for the extant permission.

264. The Applicant has also submitted additional assessments which outline the scope for additional impact for the current proposal, compared to the extant permission to impact both properties within the Rich Estate and neighbouring properties outside of the estate. The assessments note that the existing site does not contain development of a significant scale and does not impact provision of daylight and sunlight to neighbouring properties. The assessments utilise the ADF methodology to enable a direct comparison between the consented scheme and the current proposal. ADF relates to Average Daylight Factor and is a metric that expresses as a percentage the amount of daylight available inside a room compared to the amount of unobstructed daylight available outside under overcast sky conditions. The findings are summarised below:

Plot 1 of the Rich Industrial Estate

265. Existing residential dwellings within Plot 1 of the Rich Estate would be subject to the following changes in ADF:

Plot 1 ADF Summary					
Room Use	Total No.	Consented Scheme 15/AP/2474		Proposed Development	
		No. Pass	% Pass	No. Pass	% Pass
LKDs	66	48	72.7%	46	69.6%
Bedrooms	113	103	91.2%	102	90.3%
KDs	2	2	100%	2	100%
Kitchens	3	0	0%	0	0%
Living Rooms	5	4	80%	4	80%
Total	189	157	83%	154	81.4%

266. One bedroom and two Living-Kitchen-Dining rooms ('LKDs') in Plot 1 would experience a decrease in ADF pass rate. The submitted assessment confirms that both of the LKDs achieved 1.6% ADF within the consented scheme and will achieve 1.2% ADF within the amended proposal. One bedroom would

experience a similar change. These decreases are indicative of a marginal reduction in daylight and would not make a material change to the quality of accommodation of existing occupiers within the estate.

Plot 2 of the Rich Industrial Estate

267. Existing residential dwellings within Plot 2 of the Rich Estate would be subject to the following changes in ADF:

Plot 2 ADF Summary					
Room Use	Total No.	Consented Scheme 15/AP/2474		Proposed Development	
		No. Pass	% Pass	No. Pass	% Pass
LKDs	55	45	81.8%	43	78.1%
Bedrooms	153	132	86.3%	132	86.3%
KDs	32	32	100%	32	100%
Kitchens	1	1	100%	1	100%
Living Rooms	1	1	100%	1	100%
Total	242	211	87.2%	209	83.1%

268. Two LKDs would experience a reduction in ADF pass rate as a result of the changes to the proposal for Phase 3. The two LKDs achieved ADF scores of 1.6%-1.8% under the consented proposal which would reduce to 1.1%-1.2% as a result of the proposed development. These figures fall short of ADF recommendations, but the shortfall is minor given the urban context of the site, and would not significantly detract from the quality of accommodation experienced by occupiers.

Plot 5 of the Rich Industrial Estate

269. Existing residential dwellings within Plot 5 of the Rich Estate would be subject to the following changes in ADF:

Plot 5 ADF Summary					
Room Use	Total No.	Consented Scheme 15/AP/2474		Proposed Development	
		No. Pass	% Pass	No. Pass	% Pass
LKDs	41	40	97.6%	40	97.6%
Bedrooms	5	2	40%	2	40%
KDs	7	3	42.9%	3	42.9%
Kitchens	6	6	100%	6	100%
Living Rooms	6	5	83.3%	5	83.3%
Total	65	56	86.2%	56	86.2%

270. The submitted assessment confirms that the proposal would not impact ADF

rates for any of the rooms within Plot 5.

Plot 6 of the Rich Industrial Estate

271. Existing residential dwellings within Plot 6 of the Rich Estate would be subject to the following changes in ADF:

272.

Plot 6 ADF Summary					
Room Use	Total No.	Consented Scheme 15/AP/2474		Proposed Development	
		No. Pass	% Pass	No. Pass	% Pass
LKDs	41	40	97.6%	40	97.6%
Bedrooms	5	2	40%	2	40%
KDs	7	3	42.9%	3	42.9%
Kitchens	6	6	100%	6	100%
Living Rooms	6	5	83.3%	5	83.3%
Total	65	56	86.2%	56	86.2%

273. The submitted assessment confirms that the proposal would not impact ADF rates for any of the rooms within Plot 6.

20 Crimscott Street

274. Vertical Sky Component ('VSC') is a measure of the amount of sky visible from the vertical centre of a window. In terms of VSC, all windows assessed as part of the consented development met levels. The submitted assessment indicates that two windows servicing 20 Crimscott Street would now fall fractionally below guidance levels. The relative changes for the proposed scheme are between 20.1% - 23.3% which is not uncommon amongst development in an urban environment.

275. The No Sky Line (NSL) test assesses the proportion of the room where the sky is visible and plots the change in No Sky Line between the existing and proposed situation. All rooms at 20 Crimscott Street met guidance levels for NSL under the assessment for the consented permission. However, application of the NSL test to neighbouring properties for the amended proposal confirms that five rooms at 20 Crimscott Street would fall short of guidance levels, experiencing relative changes of between 20.6%-38.1%. This impact is considered to be adverse but minor in nature. However, all impacted rooms are bedrooms which are deemed less sensitive and on this basis, the shortfall against guidance for NSL levels is considered acceptable.

276. The current proposal would result in additional impact to 20 Crimscott Street which previously achieved full compliance with BRE guidance under the NSL test. The current proposal would result in five rooms at 20 Crimscott Street that fall short of guidance levels, experiencing changes of between 20.6% - 38.1%.

The rooms that would be subject to this change are all bedrooms and are not considered to be as sensitive to such changes.

Alaska Buildings

- 277. Assessment of the consented scheme indicated that two rooms in the Alaska Building would experience internal daylight levels that fall short of guidance levels in terms of NSL. Both of these rooms would experience relative changes of between 23.1%-36.9% under the consented development.
- 278. The current proposal would limit reductions to one room which would not meet recommended NSL guidance levels. The remaining room would experience a relative change of 28.5%. The proposed development therefore represents an improvement in this aspect.

Conclusion on daylight and sunlight

- 279. Generally the residential properties in the area surrounding the Site will not experience any significant alterations in daylight or sunlight as a result of the implementation of the proposed development, as compared to the extant and implemented scheme. Where the proposal will result in additional impact over those identified under the extant permission, these are generally minor and within ranges that are typical for development in urban locations.
- 280. Given the site's location within the Old Kent Road Opportunity Area, where more intensive development is expected and where the BRE guidelines should be applied flexibly following the design-led approach to density promoted by the London Plan, the impacts are on balance considered to be acceptable. As noted above, the BRE guidelines are not mandatory and the advice within the guide should not be seen as an instrument of planning policy. While some noticeable relative changes in daylight amenity would occur at a number of residential properties surrounding the site, none would significantly detract from the quality of accommodation for neighbouring occupiers when compared to the extant and implemented scheme and the retained daylight levels would be commensurate with those typical to other Growth and Opportunity Areas across London.
- 281. Overall the impacts of the amended proposal are similar in their extent to those previously deemed acceptable under the extant permission 15/AP/2474.

Overshadowing

- 282. Assessment of the proposal's potential to result in overshadowing of the proposed communal courtyard area has been undertaken in accordance with BRE methodology guidance for the two-hour sun on ground assessment.
- 283. The assessment confirms that no discernible areas in the shared ground floor courtyard amenity space benefit from two hours of direct sun on March 21st

which is the date on which this test relates to. However, it is noted that that this area achieved low levels of compliance with this test under the extant permission with only 8.1% of the space receiving two or more hours. The Daylight Sunlight Assessment submitted by the Applicant outlines the difficulties for courtyard spaces to achieve compliance with BRE levels for overshadowing in urban areas, owing to the relatively low angle of the sun and because of the densities, height and massing of buildings within cities.

284. While the current proposal has altered the scheme's compliance with the BRE test for overshadowing on the Spring Equinox, it has resulted in a more even distribution of sunlight within the space which under the consented scheme, featured larger areas with more significant deficiencies against the aforementioned test such as areas in permanent shadow. It is also recognised that there would be reduced overshadowing in this space during summer months.

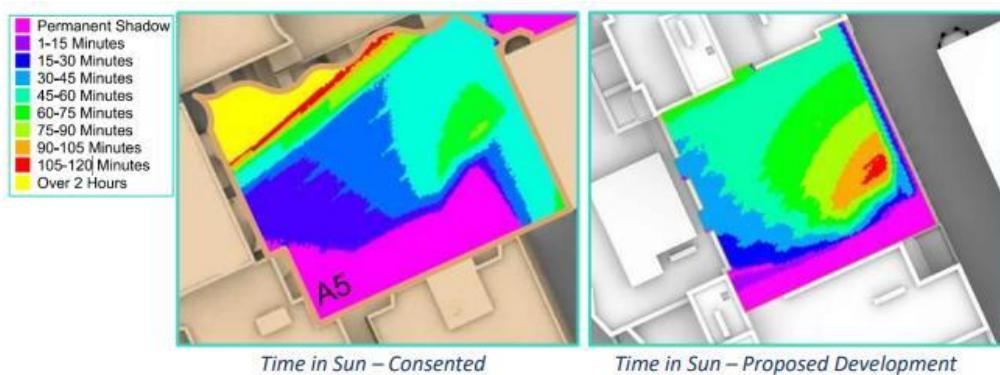


Image 17 (above): Extract from Daylight Sunlight Assessment confirming more even distribution of sunlight for the proposed development

285. The assessment also confirms that private amenity spaces would be subject to a minor enhancement through a reduction of overshadowing on to proposed private amenity spaces, with the percentage of these areas receiving two or more hours of direct sunlight increasing from 23% under the extant permission to 28% under the current proposal.

286. Overall changes in overshadowing from the extant proposal to the current proposal are acceptable.

Outlook and sense of enclosure

287. The site is located within the Old Kent Road Opportunity Area, where there is an expectation for greater densities and taller buildings to come forward, changing the urban grain of the locality.

288. There are residential properties situated to the west of the Site, as well as properties to the north from the previous phases of the Rich Estate redevelopment. Given Phase 3 has not yet been implemented, other properties

within the first two phases of the Rich Estate redevelopment benefit from unobscured views. Assessment has focused on the difference between the extant and proposed scheme.

289. The properties to the north feature a separation distance from the proposed buildings largely ranging between 17.7 meters and 21.2 meters. A small part of the building, close to Crimscott Street, falls short of guidance in the Council's 2015 Technical Update to Residential Design Standards SPD. This requires development to achieve:

- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
- a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

290. The current proposal has increased to a maximum height of fourteen storeys. Some level of additional impact on the outlook experienced by occupiers within the first phases of the scheme and on adjacent sites would be created by the implementation of the extant permission, and daylight sunlight testing referred to above indicates the impact of the taller building in respect of daylight sunlight would be limited when compared to the extant permission. Taking into account both daylight-sunlight and sense of enclosure, including the increase in separation distances between the buildings within the site, the proposals are considered on balance to be acceptable.

Privacy

291. The only neighbouring occupiers of residential properties that the proposed development has potential to impact in this regard is those to the north. Similarly to the matters of outlook and sense of enclosure, addressed above, the proposed development largely features adequate separation distances from the block to the north, exceeding the recommended 12 meters.

292. The tallest element of the proposal, the fourteen-storey building, is in a location and features separation distances from neighbouring blocks that would ensure future occupiers do not have an unneighbourly line of site into neighbouring homes.

293. The proposed site layout, design of balconies and fenestration, and the separation distances collectively will retain the level of privacy neighbouring residents would have experienced under the extant scheme. The smallest separation distances between proposed buildings and existing neighbouring buildings under the extant permission are those in the north-west and south-east corners of the scheme and were the only points under the extant permission where separation distances were only marginally acceptable. These points have increased from 5.8m and 7.8m to 9.6m and 9.9m respectively under the current proposal. In this sense, the amended scheme is likely to enhance the level of privacy experienced by neighbouring occupiers and future

occupiers of the proposed blocks when compared to the extant scheme.



Image 18 (above): Proposed separation distances between northern part of Site and neighbouring blocks within the Rich Estate

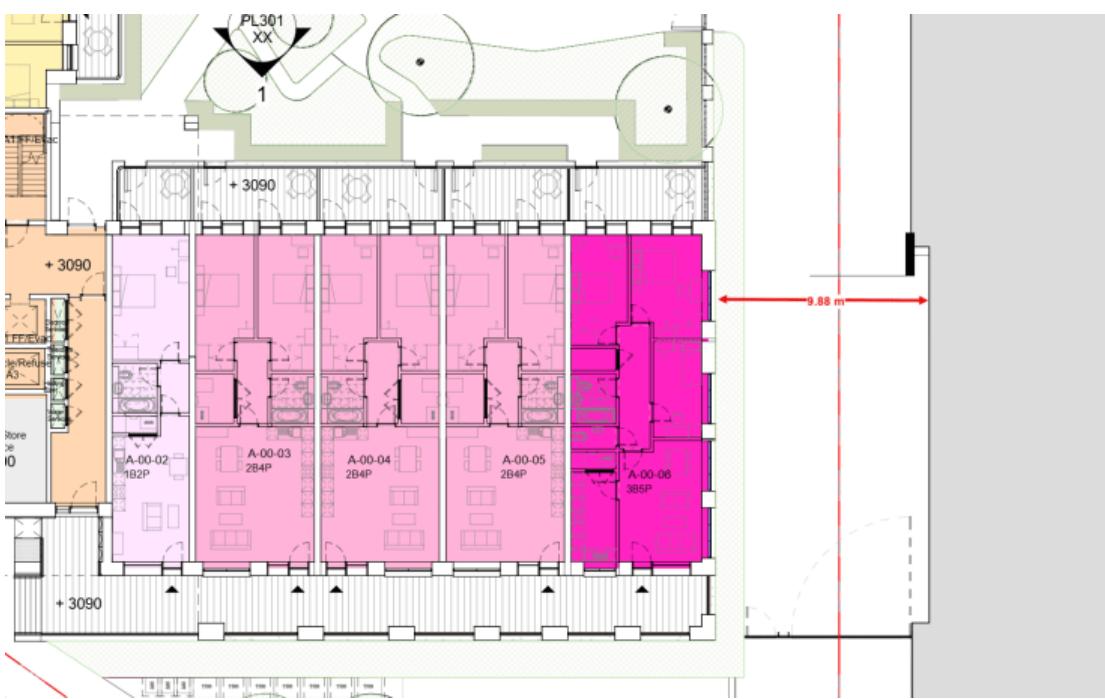


Image 19 (above): Proposed separation distance between the south-east corner of the Site and the Pickle Factory to the east (a neighbouring block within the Rich Estate)

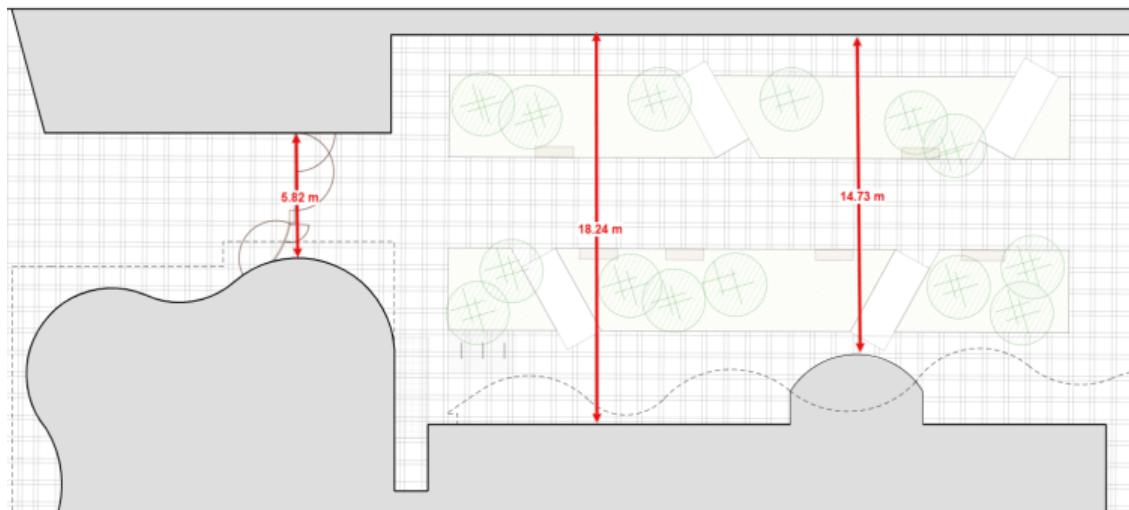


Image 20 (above): Separation distances between northern part of Site and neighbouring blocks within the Rich Estate under extant permission 15/AP/2474

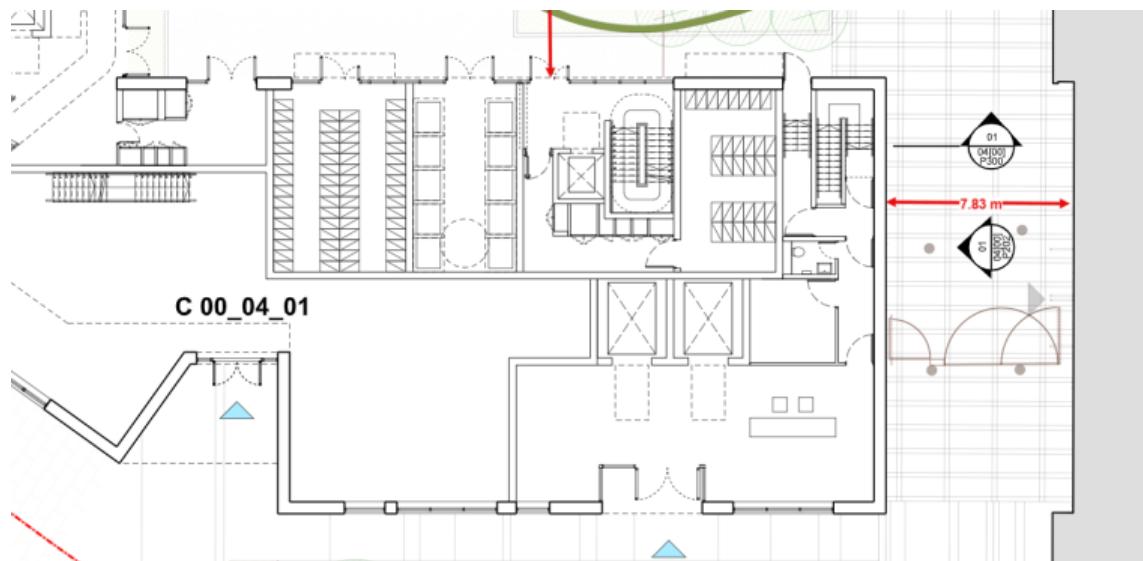


Image 21 (above): Separation distances between south-eastern corner of the Site and the Pickle Factory to the east (a neighbouring block within the Rich Estate) under extant permission 15/AP/2474

294. The most significant impact of the proposal on privacy will be on neighbours to the north. Block A, the tallest block at 14 storeys, is between 17.7m and 21.0m from the block to its immediate north. The Southwark Residential SPD (2015) recommends a distance of at least 21m between buildings that don't front onto an adopted highway. This requirement is only part met for building A. For building B the distance between it and its neighbour to the north is 9.6m. However, the separation distances between the buildings concerned in the extant and implemented scheme have increased which is an improvement and a significant material consideration for this determination of this scheme. The increase in the separation distance between the buildings of Phase 1/2 and

Phase 3 is considered to be beneficial and to offset to a degree the height increase in building.

295. The proposed site layout, design of balconies and fenestration, and the separation distances collectively should ensure acceptable levels of privacy will be achieved on the site.

Noise and vibration

296. In order to limit any risk of noise associated with the commercial spaces, it is recommended that opening hours limitations be imposed on the two flexible commercial spaces (unless they are occupied for office use) as follows:

- 07:00 – 23:00 on Mondays to Sundays (including Bank Holidays).

Plant noise

297. It is recognised that the proposed basement will largely be used for plant associated with the future operation of the building. However, it is also noted that plant will be required at roof level associated with smoke extract and the wider energy strategy for the development which includes photovoltaic panels at roof level.

298. A condition is recommended requiring the plant not to exceed the background sound level (LA90 15min) at the nearest noise sensitive premises, and for the specific plant sound level to be 10 dB(A) or more below the representative background sound level in that location, all to be calculated fully in accordance with the relevant Building Standard. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the users of the building.

Extraction and ventilation equipment

299. The application is not accompanied by any extraction details. Preserving the architectural integrity of the proposed development is considered to be of importance to the success of the development in terms of its townscape role. Thus, it is likely that any scheme of externally-affixed extraction (which would in all probability need to rise up the full profile of the building to terminate at roof level) would detract from the overall design quality of the building.

300. Accordingly, it is expected that the flexible commercial/ business units, if used for restaurant/caf   purposes, would contain re-heat facilities rather than full cooking facilities with extracts/exhausts. A fully internalised extraction system would minimise the risk of odour impacts for the residential occupiers above and those residing in surrounding properties. For safeguarding purposes, a condition is recommended requiring details of any extraction and ventilation system to be submitted to the Council for its consideration prior to the installation of any such system.

Transport and highways

Trip generation

301. Policy T4 of the London Plan requires development proposals to ensure the impacts on the capacity of the transport network are fully assessed and that any adverse impacts are mitigated. Policies P45, P49 and P50 of the Southwark Plan require developments to minimise the demand for private car journeys and demonstrate the public transport network has sufficient capacity to support any increase in the number of journeys by the users of the development.
302. Given the lack of on-site general needs car parking along with the various public transport options in the area, cycle links and cycle parking, the trips associated with the proposed residential accommodation and the proposed commercial spaces would predominantly be by sustainable travel modes including on public transport, by bicycle and on foot. The main drivers of trip generation in the proposed development are the residential uses. The total anticipated number of trips associated with the proposed development are set out below:

Mode	AM Peak	PM Peak	Daily
Underground	31	24	224
Train	11	10	72
Bus	36	29	240
Taxi	1	1	5
Motorcycle	1	1	6
Car Driver	3	2	21
Car Passenger	1	0	5
Cycling	9	7	63
Walking	26	20	196
Total	118	93	832

303. It is difficult to compare the current proposal to the extant permission with regards to trip generation for the residential and commercial aspects of the scheme, as the extant permission only considered trip generation for the wider redevelopment scheme and did not include figures specific for Phase 3.
304. The submitted Transport Statement Addendum confirms that the current proposal would result in a total of 832 daily trips for the commercial and residential aspects of the scheme. This is less than the 2020 proposal which was calculated to result in a total of 1055 daily trips.
305. Given the increase in provision of residential dwellings under the current proposal from the extant permission, it is anticipated that it would result in an

overall increase in the total number of trips associated with the Site. However, assessment of the trip generation by Transport Officers for the current proposal as a standalone application and without regard to the extant permission has not raised any concerns regarding network capacity.

- 306. As the proposal would result in increased demand for public transport within the area, a contribution of an additional £2,700 per home (indexed from March 2019) has been requested by Transport for London to fund investment in local bus services. It has been agreed that this would apply specifically to the additional 53 dwellings on Phase 3 of the wider redevelopment as a payment of £810,000 was secured through the legal agreement for the wider redevelopment under the extant permission.
- 307. Officers agree with the findings of the Transport Statement addendum which concludes that that mitigation measures secured via the Travel Plan and Delivery and Servicing Plan, and subject to the Section 106 contributions referred to above, the proposed number of trips for all modes would not adversely impact transport infrastructure surrounding the Site.

Servicing and deliveries

- 308. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. With respect to end use, the policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible.
- 309. The proposed servicing strategy for the Site follows the same principles as the strategy for the extant permission. The main servicing area is provided close to the southern edge of the Site fronting Willow Walk.
- 310. Figures for the trip generation associated with servicing of Phase 3 for the extant permission are available and confirm that the proposed development is expected to reduce servicing trips by 15 LGV and 4 HGV movements daily, with the servicing to the residential element reducing by 1 HGV movement daily. The total combined servicing demand for both the Residential and Commercial, (Class E) uses for the new scheme and the net change from the consented scheme is shown below:

	AM Peak		PM Peak		Daily	
	LGV	HGV	LGV	HGV	LGV	HGV
Commercial (Class E)	0	0	0	0	11 (-15)	2 (-3)
Residential (C3)	0	0	0	0	5 (0)	1 (-1)
Total Servicing	0	0	0	0	16 (-15)	3 (-4)

- 311. Servicing hours to all of the uses would be restricted by conditions, as follows:

- 07:00 to 20:00 Monday to Saturday; and
- 10:00 to 18:00 on Sundays and Bank Holidays.

312. Further details regarding the management of servicing would be secured as part of a Service Management Plan condition requiring details to be secured prior to occupation of the development.

313. The proposed servicing strategy satisfies the requirements of London Plan Policy T7 and is supported.

Refuse storage arrangements

314. Core A features its own bin store located in the basement. Refuse containers will be brought to the waste presentation area situated adjacent to the servicing bays fronting Willow Walk by the management team on collection days.

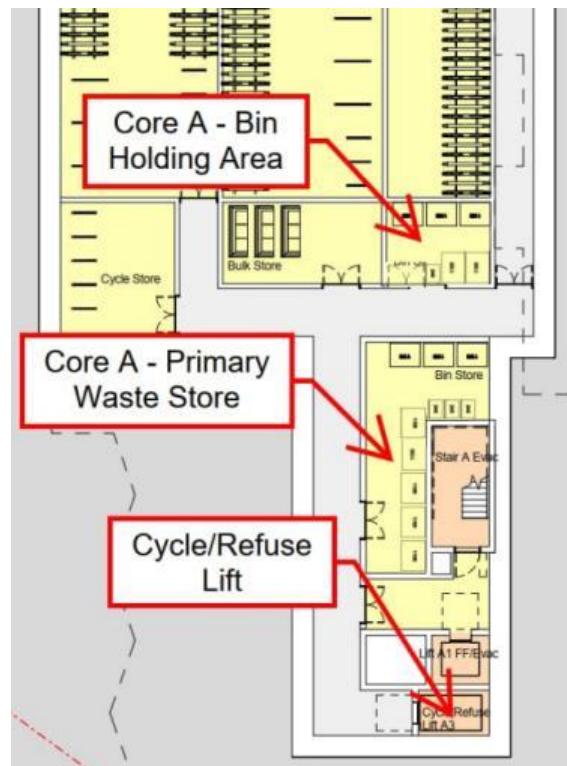


Image 22 (above): Proposed waste presentation area for Core A



Image 23 (above): Proposed waste presentation area for Core A

315. Cores B and C have a separate waste presentation area where bins will be brought to from the basement storage areas on collection days. The presentation area is shown in Image 18 below.

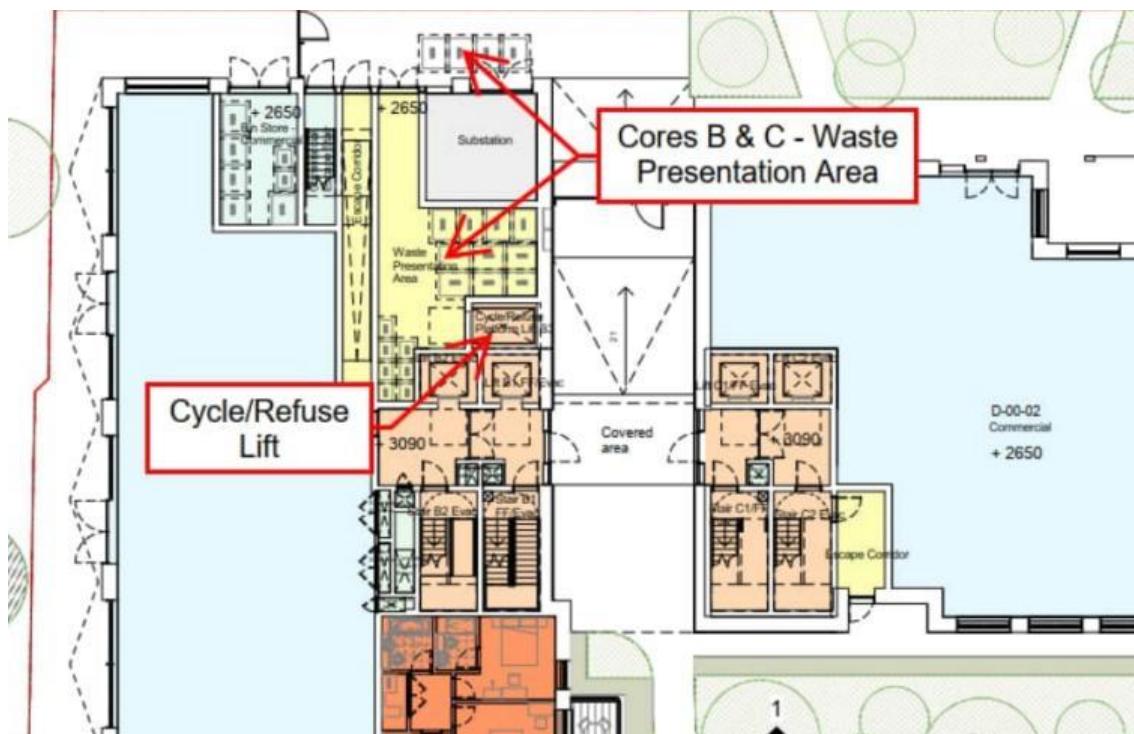


Image 24 (above): Proposed waste presentation area for Cores B and C

316. The operators of the non-residential units will be expected to keep refuse within

the demise of the property, and transport this to the presentation area on Willow Walk for collection by private contractors.

- 317. It will be the responsibility of the residents to transport their waste from their apartment to the bins provided in their respective communal bin store in the basement. Waste would be collected by Southwark Council Refuse Services. The waste presentation area on Willow Walk is within 10 metres drag distance of the collection point. The waste presentation area at the north of the site marginally exceeds the 10 metre distance but is deemed acceptable.
- 318. It is anticipated that dropped kerbs would be installed to facilitate both waste collection points and will be secured as part of a Section 278 Agreement.
- 319. The proposed collection arrangements are acceptable, as is the detailed design of the stores, with sufficient manoeuvring and circulation space factored-in.

Car parking

- 320. Policy T6 of the London Plan requires developments in locations with existing and future high public transport accessibility to be car-free, save for adequate parking for disabled people. Specific requirements for different uses are set out in Policy T6.1 through to Policy T6.4, while Policy T6.5 deals with non-residential disabled persons parking.
- 321. Southwark Plan Policy P54 echoes the London Plan, promoting car-free development in zones with good public transport accessibility. It requires carfree non-residential proposals in CAZ locations, and for any disabled parking to be provided on-site and supported by EVCPs.
- 322. The proposed development will be car-free with the exception of six wheelchair accessible parking spaces provided at basement level which is compliant with standards under the London Plan and Southwark Plan.
- 323. Through an obligation in the Section 106 Agreement, all residents of the proposed development would be exempt from applying for parking permits.

Cycle Parking

- 324. London Plan Policy T5 sets minimum cycle parking standards for different uses. Southwark Plan Policy P53 sets out requirements that are generally higher than the London Plan standards.
- 325. A total of 333 long-stay and six short-stay cycle parking spaces are proposed for the residential element of the proposal. For the commercial uses, 19 long-stay spaces and three-short stay visitor spaces will be provided.
- 326. Long-stay commercial cycle storage is located within the area of public realm at

ground floor level, while the long-stay resident spaces are all provided within the basement. Short-stay Sheffield stands have also been provided in the proposed public realm areas close to the boundary of the Site.

327. The proposed cycle parking provision accords with London Plan and borough standards and is supported by officers.

Cycle hire

328. Discussions with Transport for London have confirmed that the £200,000 contribution secured under the Section 106 Agreement for the extant permission is adequate to accommodate the increased number of dwellings in the current proposal and the consequential uplift in trips associated with the Site.

Transport and highways summary

329. Having considered all transport and traffic related implications, the Council's Highways, Transport Planning and Waste Management Teams are satisfied with the proposal. The scheme would minimise vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries.

Public realm, landscaping and trees

330. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

On-site public open space

331. As set out in the draft Old Kent Road AAP, all new development must deliver 5 square metres of public open space per proposed dwelling. As prescribed by the draft AAP indicative masterplans, sites are identified as providing public open space either:

- all on site; or
- some on site, some off-site; or
- all off-site.

In scenario b), the total quantum of on-site public open space proposed by the planning application can be deducted from the 5 square metre per dwelling financial contribution requirement. Where a site is required to make a public open space financial contribution, the £205 per square metre tariff specified in

the Council's S106 and CIL SPD should be applied.

As per the draft OKRD AAP the proposal provides some open space on site and is also expected to make an off site contribution, as per the extant planning permission. Consequently the Section 106 Agreement will secure a payment of approximately £180,000 towards public open space within the Opportunity Area.

Landscaping

- 332. The landscaping strategy comprises areas of public realm surrounding the proposed building, in addition to enhancements on the existing streetscape, the central communal garden and the communal growing gardens at roof level.
- 333. Areas of public realm around the outside of the building generally follow the principles of the wider estate redevelopment and include significant provision of natural features close to the boundary of the Site and the adjacent streetscapes, particularly on the south side of the site fronting Willow Walk. Seating and short-stay cycle stands are situated close to area of public realm at the north end of the Site which acts as a route to the residential entrances.
- 334. The central residential garden takes inspiration from woodland planting with mixes of ground cover planting of species that grow underneath trees. The space features meandering pathways weaving throughout the garden with a resin bound gravel path marking the main routes, in addition to smaller 'playful' routes associated with informal play provision in the space. An area with tables and chairs is situated in amongst the woodland planting, in addition to an open area of lawn which provides a more flexible amenity space.
- 335. The proposed roof terraces will provide communal rooftop growing gardens featuring areas of seating and substantial provision of space for planters to be used by residents.
- 336. The landscaping proposals are considered to be locally specific, mindful of climate change, make provision for a wide range of users amongst residents and feature an indicative specification of species featuring appropriate levels of hardiness with minimal maintenance required.
- 337. The landscaping strategy also includes details of the lighting strategy which also broadly follows the strategy for the wider estate, including column lights in the main areas of movement, bollard lights along pathways within the courtyard and uplights to create focal points by lighting the canopies of trees.

338. Final details of the landscaping features such as species, specific locations and management will be subject to planning conditions.



Image 25 (above): Consented landscaping strategy under permission 15/AP/2474 and proposed landscaping

Trees

339. An Arboricultural Impact Assessment accompanies the planning application. It identifies four arboricultural features within and immediately adjacent to the Site. None of the trees on the Site are subject to protection measures such as Tree Protection Orders.

340. The proposal seeks to remove two of the C category trees from the existing Site. The loss of these two trees is considered to be more than adequately mitigated by the proposed landscaping strategy which will deliver 30 new trees and represents a significant uplift in the number of trees associated with the Site.

341. The Council's Urban Forester has appraised the Arboricultural Impact Assessment and has deemed the acceptable proposal.

Green infrastructure and ecology

342. Policy G5 of the London Plan states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly commercial to achieve an Urban Greening Factor (UGF) score of 0.3 and those that are predominantly residential to achieve a score of 0.4. The current proposal falls within the latter category.

343. The new Environment Act 2021 introduced a requirement for planning

applications to deliver biodiversity value 10% in excess of the pre-development biodiversity value of the on-site. This is known as 'Biodiversity Net Gain' (BNG). The Act requires planning authorities to secure the BNG value delivered by the development through an appropriate planning mechanism for a minimum duration of 30 years. These requirements became mandatory for all applications submitted from January 2024 onwards. The current application pre-dates this requirement thus the proposal is not obliged to deliver a 10% increase in biodiversity values associated with the Site.

344. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping and nest boxes. Southwark Plan Policy 59 requires major development to provide green infrastructure with arrangements in place for long-term stewardship and maintenance funding.

Urban greening

345. The proposal would achieve a UGF score of 0.35 primarily through a combination of these principal elements:

- tree planting at ground level;
- extensive green roof in the areas surrounding PV panels at roof level;
- planting in the communal amenity areas at roof level;
- flower-rich perennial planting; and
- amenity grassland.

346. The score of 0.35 falls short of the 0.4 target under Policy G5 of the London Plan. The UGF was not calculated in detail as part of the extant permission. However, it represents an uplift from 0.27 for the wider scheme under the extant permission. The proposed uplift is considered to be a benefit of the scheme.

347. Additionally, it is recognised that the 0.4 target is for residential developments and that a lesser target of 0.3 is stipulated for commercial developments. The current proposal is for a mixed-use scheme with a significant proportion of commercial development which it is recognised can create greater limitations on the potential for UGF uplift.

348. The significant provision of natural features throughout the ground floor is supported. Areas of green roof in the areas that do not feature communal amenity space or photovoltaic panels at roof level have been optimised. The estimated UGF score is the result of a maximised design in terms of factors that would enhance the UGF score.

349. Given the mixed use nature of the scheme and that this is the final phase of a wider masterplan that has already been largely built the proposal is considered acceptable with regard to London Plan Policy G5. A two-part condition will be imposed to ensure the development is built-out to achieve a minimum of 0.35.

Ecology

350. An updated Preliminary Ecological Appraisal accompanies the planning application. It notes that surveys of the Site have not identified any Important Ecological Features ('IEFs') that are anticipated to be affected by the Development due to insufficient biodiversity conservation value or a lack of an identified pathway for potential effects to occur.

351. Several 'good practice' measures are recommended such as provision of bat boxes, restrictions over the removal of features with potential to accommodate habitats for birds, and a recommendation to appoint a contractor is appointed prior to the onset of Site clearance to develop a strategy to ensure the buildings are free and stay free of nesting birds.

352. No additional risk of adverse impact on ecological receptors has been identified over what was considered when the extant permission was assessed. It is recommended that the same conditions are attached to the decision notice requiring provision of habitat for swifts, bats, a wildlife-friendly lighting plan, and a Construction Management Plan mitigating risk of adverse impacts on ecological receptors from construction.

353. Ecological impacts associated with the development would be mitigated which would comply with Policies P59 and P60 of the Southwark Plan.

Archaeology

354. Having considered the proposal and the desk-based assessment that supports the planning application, the Council's archaeologist is satisfied that there is a secure baseline of data from which to assess the archaeology on site.

Environmental Matters

Construction Management

355. The Applicant has submitted a Construction Management Plan proforma explaining how construction activities will be managed to minimise neighbour amenity, environmental and highway network impacts. This document has been reviewed by the Network Development Management team and by officers, who have deemed it to be a satisfactory framework document.

356. In order to ensure that increases in traffic, noise and dust associated with the demolition and construction phases of the development are minimised, a Final

Construction Environmental Management Plan and a Construction Logistics Plan are to be required by condition. The Applicant has also agreed to pay a sum of £7320 to the Council's Highways Network Management to fund their work in monitoring adherence to the CEMP through the demolition and construction phases.

Flood risk, resilience and safety

- 357. The proposal has been assessed by the Council's Flood Risk Management team and has been found not to have potential for additional impact over the extant scheme, partially owing to the reduced footprint of the current proposal.
- 358. Several planning conditions are recommended to secure details for proposed Sustainable Drainage Systems (SuDS) and requiring a drainage verification report to be approved prior to occupation of the development to confirm the drainage system incorporating SuDS has been delivered to the agreed specification.

Basement related impacts

- 359. A Basement Impact Assessment (BIA) was submitted as part of the 2020 proposal. It assesses predicted ground movements and estimates of any possible degree of damage on nearby structures and buildings. The BIA concludes that the proposal would be unlikely to result in any detrimental effect on the local hydrogeology and hydrology and would not have any adverse impact on neighbouring infrastructure. The current proposal features a basement of the same design as the 2020 proposal with the exception that a storey has been removed as part of the current proposal and therefore has reduced potential to result in a detrimental effect. The Environmental Protection Team has raised no objection to the proposed basement. An updated Basement Impact Assessment is required prior to commencement of development and will be secured as part of a planning condition.
- 360. A condition is recommended to ensure the basement is constructed as per the method statement and with all mitigation measures implemented where necessary. A Section 106 obligation relating to an Approval in Principle (AIP), due to the proximity of the basement to the public highway, is also recommended.

Wind microclimate

- 361. London Plan Policy D9 requires all tall building proposals not to cause changes to the wind environment that would compromise comfort and the enjoyment of open spaces around the building and in the neighbourhood. Southwark Plan Policies P14 and P56 require wind effects to be taken into consideration when determining planning applications, as does Policy P17 where the proposal is a tall building.

- 362. The Environmental Statement Addendum submitted in support of the application addresses the changes to the proposal and their potential for wind and microclimate related impact.
- 363. It confirms that the wrap-around terrace at 8th floor level which was found to be the windiest amenity space associated with the development has been removed from the proposal. No amenity spaces have been identified as unsuitable with regard to wind and microclimate conditions.
- 364. There have also been changes to entrance locations due to the internal layout changes and slight amendments to the massing. All entrances would be located in areas which would have sitting or standing use during the windiest season, therefore no wind mitigation would be required.

Air Quality

An addendum to the Air Quality Assessment submitted in support of the 2020 proposal has been submitted with the Application and assesses the potential for impact from construction of the proposed development on air quality in the area surrounding the Site.

- 365. It confirms that potential for cumulative dust emissions arising from other developments in the area are subject to their own respective Construction Management Plans to mitigate potential dust nuisance. It notes that in the worst-case scenario, whereby the demolition and construction phases of the additional cumulative schemes would overlap with the construction of the Development and use the same haulage routes, the proportion of additional construction traffic on the local road network would likely remain small compared to existing traffic. Consequently, the effect of construction on local air quality is negligible. The proposal is not considered to have potential to detract from local air quality following construction.
- 366. An Air Quality Positive Statement accompanies the Air Quality Assessment, demonstrating the adopted measures that will benefit air quality and minimise exposure to poor air quality on the site.
- 367. The submitted Air Quality Assessment confirms that the changes to the scheme would not alter the previous proposals' status as Air Quality Neutral in relation to both building and transport emissions.
- 368. The submission confirms that, subject to the proposed mitigation measures, the effects on air quality during construction and operation would be negligible.

Light Pollution

- 369. With respect to light pollution from internal sources, this typically is an issue where light is emitted from artificial sources, such as commercial offices, towards:

- residential accommodation (where this would cause a nuisance to occupants); or
- natural environments where the existing level of external lighting is limited.

370. Given the urban environment, surrounding buildings and street lighting, the proposed development is unlikely to result in a significant change to the existing lighting levels. Furthermore, as the proposed development is composed of mainly residential, the façade detailing will break up the night-time illumination. Accordingly, it can be concluded that no undue effects would result from the occupation of the proposed residential uses, nor the commercial uses given that these are all contained at ground floor level.

371. Details of the lighting for all external amenity spaces was included with the application, but details of the nature of lighting for the communal growing gardens above ground level do not address the potential for luminaires in this areas to impact neighbouring properties.

372. Although no detail is contained with the application documents about the nature of lighting within the high-level communal gardens at Buildings C and D, any luminaires in these areas would need to be at low-level and approximately positioned. A lighting strategy condition will be imposed requiring details of external lighting to be secured to ensure future occupants and neighbouring properties are not subject to adverse impact.

Energy and sustainability

373. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 “Minimising Greenhouse Gas Emissions” requires all developments to be net zero carbon with a minimum on-site reduction of 35% against the Part L 2021 baseline for both commercial and residential uses. Non-residential development should achieve a 15% reduction in emissions through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan hierarchy (comprising ‘be lean’, ‘be clean’, ‘be green’ and ‘be seen’) and this must be demonstrated through the submission of an Energy Strategy with applications, as well as post construction monitoring for a period of 5 years.

374. Southwark Plan Policies P69 and P70 reflect the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of ‘Excellent’ and include measures to reduce the effects of overheating using the cooling hierarchy. The policies pursue the ‘lean, green, clean and seen’ principles of the London Plan and require non-residential buildings to be zero carbon with an on-site reduction of at least 40% against the Part L 2021 baseline. Any shortfall must be addressed by way of a financial contribution

towards the carbon offset fund.

Energy and carbon emission reduction

Be Lean

375. In terms of meeting the 'be lean' tier of the hierarchy, a range of passive measures are proposed:

- ensuring optimum daylight and reducing excessive solar gains through building orientation, solar shading and a balanced proportion of solid wall to glazing;
- specifying energy efficient fabric and air tightness of the building to enhance thermal performance;
- thermal insulation achieving the tightest possible thermal bridging with the use of bespoke calculations and LABC details
- air tightness; and
- thermal mass to storage unit.

376. The proposed active measures include:

- Air Source Heat Pumps to provide the majority of heat required for Phase 3 of the Rich Industrial Estate redevelopment;
- High efficiency lamps and lighting units; and
- Installing mechanical ventilation for heat recovery to habitable areas.

377. These 'demand reduction' measures will achieve 69% reduction in carbon emissions for residential uses, and an 16% reduction in respect of non-residential uses. The proposed development therefore falls short of the overall policy target of 15%. However, the Energy Statement demonstrates that a fabric first approach has been adopted.

Be Clean

378. The proposal includes low carbon and low Nox emission heating and hot water systems for all dwellings and the commercial space. Low energy residential Mechanical Ventilation Heat Recovery ('MVHR') will contribute to maximising air quality. Heating will be provided from the energy centre located adjacent to the Site consisting of gas fired and CHP, supplemented by roof mounted Air Source Heat Pumps. Overall, the strategy utilises 'Be Clean' measures that confirm the development has sought to optimise use of energy.

Be Green

379. With respect to the 'be green' tier of the hierarchy, the Applicant has proposed to provide Air Source Heat Pumps and Photovoltaic Panels at roof level. These 'be green' measures have been maximised following discussions with the Applicant team following submission of the Application documents. Despite maximising provision, the 'Be Green' measures would result in a -2% carbon savings due to the wider energy strategy for the proposal which relies on Air

Source Heat Pumps providing heating for Phase 3 and contributing heat to the wider Rich Estate district heating network. On a site-wide basis, this equates to a reduction of X%. The Applicant has demonstrated that opportunities for renewable energy to be produced, stored and used on-site have been maximised.

Be Seen

380. Introduced as part of the London Plan 2021, 'be seen' is the newest addition to the GLA's energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during end-use operation. All applications should conduct a detailed calculation of unregulated carbon emissions as part of the compliance with the 'be seen' policy and associated guidance.
381. The applicant's Energy Statement states that a suitable metering strategy will be implemented to record energy consumption and generation from the point at which the different uses within the development are occupied. It is recommended that the on-going requirements for monitoring energy consumption and generation, and the associated reporting to the GLA in line with policy, be secured through a planning obligation.

Total energy savings

382. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
383. The proposal would reduce on-site regulated carbon dioxide emissions by 36% over a notional building minimally compliant with the Building Regulations 2021, which falls short of the 40% on-site target. The performance is summarised in the below table:

<u>CO2 emissions from each stage of the Energy Hierarchy</u>			
	Total Regulated Emissions (Tonnes CO2 / year)	CO2 Savings (Tonnes CO2 / year)	Percentage savings (%)
Part L 2021 Baseline	183.1	-	-
With Be Lean applied	59.7	123.5	67%
With Be Clean applied	113.5	-53.9	-29%
With Be Green applied	116.6	-3.1	-2%

Cumulative saving	-	66.5	36%
		CO2 savings off-set (Tonnes CO2)	
Shortfall on carbon zero	-	3,449.3	-

384. The energy savings, as detailed above, which take into account the decarbonisation of the electricity grid, demonstrate the good environmental and sustainability credentials of the proposed development. The total per annum shortfall in savings relative to carbon zero would, at a rate of £95/tonne for 30 years, generate an offset contribution of £332,310. The offset contribution will be secured in the Section 106 Agreement, with appropriate adjustment clauses should there be any improvements to the carbon emissions in the post-planning design development stages.

Whole life cycle and carbon capture

385. London Plan Policy SI2 requires all major development proposals to be supported by a whole life cycle carbon assessment. This assesses the embodied and operational emissions associated with redevelopment. ‘Embodied carbon’ is the term used to describe the carbon emissions associated with:

- extraction and manufacturing of materials and products;
- in-use maintenance and replacement;
- end of life demolition, disassembly and disposal; and
- the transportation relating to all three.

386. ‘Operational carbon’ is the carbon dioxide associated with the in-use operation of the building. This usually includes carbon emissions associated with heating, hot water, cooling, ventilation and lighting systems, as well as those associated with cooking, equipment and lifts.

387. Driven by the aim of achieving net carbon zero for new development by closing the implementation gap, whole life cycle carbon assessments are monitored at the pre-application, submission and post-construction stages. Policy P70 of the Southwark Plan reinforces the need to calculate whole life cycle carbon emissions through a nationally recognised assessment and demonstrate actions taken to reduce life cycle carbon emissions.

388. The submitted whole life carbon assessment for the planning application considers the operational carbon and embodied carbon of the proposal throughout its life from construction, use and deconstruction. The assessment finds that over a 60-year study period, the development’s operational and embodied load would be:

For predominantly residential developments, the benchmark set by the GLA for Modules A1-A5 is less than 850kgCO2e/m², with an aspirational benchmark of less than 500 kgCO2e/m² GIA. The benchmark for Modules B-C is

300kgCO₂e/m² with an aspirational benchmark of less than 350kgCO₂e/m². Therefore, the proposed development exceeds the aspirational benchmark for Modules B-C (excluding B6 and B7).

389. Generally the development has been shown to comply with the GLA's main benchmark targets. The submitted assessment confirms that the development has potential to comply with the aspirational benchmark targets, subject to detailed design. Two conditions to require two further stages of whole life-cycle carbon assessment in the detailed design and completion stages are proposed.

Circular Economy

390. Southwark Plan Policy P62 states that a Circular Economy Statement should accompany planning applications referable to the Mayor. Circular economy principles include conserving resource, increasing efficiency, sourcing sustainably, designing to eliminate waste and managing waste sustainably at the highest value. London Plan Policies GG5, D3 SI7 and all mention circular economy principles and the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050.

391. A detailed Circular Economy Statement was submitted with the application, which sets out strategic approaches, specific commitments and the overall implementation approach. The strategy for management of construction waste confirms that 98% of excavated demolition waste is intended for re-use or diverted from landfill. The End of Life Strategy indicates that 29% of the total building material will be made up of recycled material. The final Building Circularity Score for the proposed development achieved on site will be determined at post construction stage.

392. The Application has addressed the requirements of London Plan Policy SI7, Southwark Plan Policy P62, and has referenced the GLA's guidance in producing the Circular Economy Statement. Conditions are proposed requiring post-completion reporting. Subject to these conditions, the proposal is considered to comply with the sustainable materials element of Policy P17.

Overheating and cooling

393. London Plan Policy SI4 details that major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy. Policy P69 of the Southwark Plan states that development must reduce the risk of overheating, taking into account climate change predictions over the lifetime of the development, in accordance with the cooling hierarchy.

394. The six-step hierarchy that should be followed when developing a cooling strategy for new buildings is as follows:

- minimise internal heat generation through energy efficient design; then
- reduce the amount of heat entering the building through the orientation,

- shading, albedo, fenestration, insulation and green roofs and walls; then
 - manage the heat within the building through exposed internal thermal mass and high ceilings; then
 - use passive ventilation; then
 - use mechanical ventilation; then
 - use active cooling systems (ensuring they are the lowest carbon options).

395. The Overheating Analysis submitted by the Applicant confirms that the building has been designed with adequate mechanical ventilation to achieve thermal comfort. Measures taken to improve internal conditions against future weather scenarios include:

- Reduce the amount of heat entering the building through provision of shading on south facing facades through internal or external blinds;
- Minimise internal heat generation;
- Provision of passive ventilation;
- Provision of guidance to future occupants on methods to mitigate overheating risk and best ways to operate the building under heat wave conditions; and
- Building design incorporating openable windows and doors to balconies to assist in the free running of the space.

BREEAM

396. Policy P69 of the Southwark Plan states that non-residential development must achieve a BREEAM rating of 'Excellent'. The applicant's BREEAM indicates 'Excellent' can be achieved, and a planning condition is recommended to secure this.

Water efficiency

397. The BREEAM Pre-assessment submitted by the Applicant confirms that the proposed development aims to minimise water consumption to achieve the BREEAM excellent standard for the 'Wat 01' water category, as required by London Plan Policy SI5. This will be achieved through the specification of features including water-efficient sanitary fittings, installation of a leak detection system and a pulsed output water meter supplied to each dwelling.

Fire Safety

398. Policy D12 of the London Plan expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.

399. A Fire Strategy was submitted with the application, in addition to a Planning Gateway One Form which is a requirement of the Health and Safety Executive

for all referable planning application submissions.

400. The Fire Strategy confirms that changes that have been made to the proposal since the 2020 submission have been led by the need to comply with the March 2024 amendment to Approved Document B of the building regulations and the updated Building Safety Act in 2022, namely the requirement for two staircases in each building core and additional requirements relating to communal access spaces, evacuation lifts, firefighting lifts, smoke control and smoke extract.
401. All proposed building cores include single direction travel distances within communal access to residential areas extending up to 30m. Where sprinklers are provided throughout residential units, the maximum single direction travel distance recommended in emerging building regulations is 15m. The Smoke Control Association's Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (Flats and Maisonettes) permits single direction travel distances up to 30m thus the new cores are considered to comply with emerging Policy.
402. The Fire Strategy was produced by fire risk engineering consultancy fds consult UK. The contents of the document have been checked and approved by a certified fire risk engineer (a Member of the Institution of Fire Engineers (MIFireE)).
403. On account of the above, the relevant fire risk minimisation policies of the London Plan are deemed to have been satisfied, with due regard to the guidance within the Fire Safety London Plan Guidance 2022.
404. A condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with the Fire Strategy.

Planning obligations

405. London Plan Policy DF1 and Southwark Plan Policy IP3 advice that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations and CIL SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
406. In accordance with the Section 106 Planning Obligations and CIL SPD, a suite of contributions have been agreed with the Applicant in order to mitigate the impacts of the development. These are listed in detail at Appendix 7 of this report. In summary, the financial contributions (which total £702,934.50) are:
 - Affordable Housing Monitoring Contribution (£24,247.50)
 - Bus Contribution (£143,100)

- Carbon Green Fund Contribution 1 (£332,310)
- Children's Play Space Contribution (£13,137)
- Construction Management Contribution (£7,320)
- Delivery and Servicing Management Plan Monitoring (£2,790)
- Old Kent Road Public Open Space Contribution (approximately £180,000)

407. A number of contingent/default financial obligations will also apply. These will require a financial contribution in the event of a failure to deliver all or part of the following development benefits/mitigation:

- Carbon Green Fund Contribution;
- Agreed greenfield run-off rates;
- Agreed delivery and servicing baseline activity;
- Agreed number of construction employment, training and apprenticeships; and
- Agreed number of new trees.

408. Appendix 7 should be referred to for the full detailed set of the obligations sought to mitigate the development's impacts. Many of the obligations, although not a financial contribution per se, are extensive in nature. The appendix also include the Applicant's current position in relation to each of these requested obligations.

409. In the event that a satisfactory legal agreement has not been entered into by 14th November 2025, it is recommended that the Director of Planning and Growth refuses planning permission, if appropriate, for the following reason:

"The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions, contrary to: Policy DF 1 ('Planning Obligations') of the London Plan 2023; Policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations') of the Southwark Plan; and the Southwark 'Section 106 Planning Obligations and Community Infrastructure Levy SPD' 2015".

Mayoral and Borough Community Infrastructure Levies

410. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Borough CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, while the Borough CIL will provide for infrastructure that supports growth in Southwark.

411. The Site is located within Southwark CIL Zone 2 and the Mayoral CIL2 Band 2 Zone. Based on the floor areas provided in the Applicant's CIL FORM 1 (dated 27th March 2025), potentially £2.3 million of CIL Social Housing Relief can be claimed once the details of affordable housing have been secured by planning obligations. Therefore, CIL liability is anticipated to be £4,845,283 (net of relief), comprising £970k of Mayoral CIL and £3.88 million of Southwark CIL.

412. The above is based on the assumption that a decision notice would be issued in 2025 and that CIL indexation would be applied accordingly. It should be noted that this is an estimate, and the floor areas on approved drawings will be checked and the "in-use building" criteria will be further investigated, after planning approval has been obtained. CIL phasing details must be agreed with the LBS CIL team prior to a decision notice being issued.

Community engagement

413. The Application submission included a Statement of Community Involvement confirming the public consultation that was undertaken by the Applicant during the process of amending the proposal and producing an updated submission accordingly. The table below summarises this consultation:

Activity	Date	Attendees	Format
Name and type of engagement activity e.g. stakeholder workshop	When did the event take place?	Who attended the event? How many people attended the event?	How did the participants feedback in the session?
Stakeholder meeting	18 th March 2024	Cllr Helen Dennis - Cabinet Member for New Homes and Sustainable Development)	A meeting was held to discuss the proposals
Letters sent to key political stakeholders via email	18 th March 2024	Letters and emails offering a meeting to identified stakeholders to discuss the proposals for the site.	Letters were sent to key political stakeholders via email
Update of the dedicated consultation website www.richindustrialestate.com	18 th March 2024	Since the consultation was updated to provide information on Phase 3 of the proposed redevelopment of the Rich Industrial Estate the website has been visited 98 times.	Online survey
Flyer distribution	19 th March 2024	A two-page flyer distributed to c. 5,609 addressed around the site. This included a summary of key	Physical consultation materials to alert

		information about the proposals for the site, an invitation to the two public exhibitions and details on how to leave feedback.	local residents to the proposals
E-Newsletter sent to community stakeholders	19 th March 2024	An e-newsletter was sent to 85 individuals and community stakeholders who had signed up to the project mailing list, inviting them to the two consultation events.	E-Newsletter sent via email
Door-knocking session	25 th March 2024	To supplement the consultation website and to raise awareness among near neighbours of the Site and visitors to the area, the team held a door-knocking session on 25th March 2024 covering the following neighbouring streets: <ul style="list-style-type: none"> • Willow Walk • Crimscott Street • Harold Estate • Page's Walk • Curtis Street / Curtis Way • Grange Road • Setchell Estate and Alscot Way 	Door knocking session to engage with local residents.
Public Exhibition 1	27 th March 2024	The first public drop-in event was held on-site at The Pickle Factory. The event ran from 5pm – 8pm A total of 14 people attended the event. Three people completed paper feedback forms.	Feedback forms or verbally
Public Exhibition 2	28 th March 2024	The first public drop-in event was held on-site at The Pickle Factory. The event ran from 1pm – 4pm A total of 10 people attended the event.	Feedback forms or verbally
Stakeholder Meeting	12 th April 2024	London Bridge & West Bermondsey ward councillors, Cllr Emily Hickson and Cllr Sam Dalton	A meeting was held to discuss the proposals

414. Included within the Statement of Community Involvement are the consultation materials that were circulated as part of the pre-application engagement exercise. A summary of each topic raised by the community feedback is also provided, along with details of how the updated proposal has respond to responses.

415. The pre-application consultation undertaken by the Applicant constitutes an adequate level of engagement with those that have potential to be affected by the development.

416. The Council, as part of its statutory requirements, sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the Site. Details of the consultation undertaken by the Council are set out in the appendices. The responses received are summarised earlier in this report.

Consultation responses from external and statutory consultees

417. A summary of the consultation responses received from external consultees is provided below. Full consultee responses are included in Appendix 5.

418. Argiva

- No comments received.

419. Bakerloo Line Extension

- The Site lies outside of the safeguarded area and therefore no comments are raised. The main point for the BLE project is the uplift in housing.

Officer response: Noted. The point regarding uplift in housing is addressed further within the assessment section of this report.

420. Department for Housing

- No comments received.

421. Greater London Authority (Energy and Sustainability)

- Further detail regarding the Energy Strategy was requested regarding carbon reduction targets and a potential miscalculation in the submitted documents. The Applicant was asked to clarify mitigation measures to meet Nox emission standards and to also maximise provision of PV panels on the roof to maximise carbon savings.

Officer response: The Applicant has since responded to the comments and have updated the Energy and Sustainability Strategy to address these items and have enhanced provision of photovoltaic panels at roof level to do so. The GLA have since confirmed that these matters have been adequately addressed. The draft Section 106 Agreement will be submitted to the GLA for review prior to engrossment as requested.

422. Greater London Authority (Circular Economy)

- Additional information regarding the pre-demolition audit was requested along with an explanation and justification of considerations for demolition of the site.

Officer response: The Applicant has since responded to the comments and have updated the Circular Economy Statement to address these queries. The

GLA have since confirmed that these matters have been adequately addressed.

423. Greater London Authority (Whole Life Carbon)

- An explanation of measures undertaken to maximise the scheme's ability to meet WLC benchmarks was requested along with further details regarding material types and quantities.

Officer response: The Applicant has since responded to the comments and have updated the Whole Life Carbon Assessment to address these queries. The GLA have since confirmed that these matters have been adequately addressed.

424. Environment Agency

- No objection was raised but several planning conditions were recommended.

Officer response: The recommended conditions will be attached to the decision notice.

425. London Borough of Lambeth

- No comments received.

426. London Borough of Lewisham

- No objection raised.

Officer response: Noted.

427. London Fire and Emergency Planning Authority

- No comments received.

428. London Underground

- No comments received.

429. Metropolitan Police

- Secured by Design condition recommended along with advice on how to maximise security for access control, doors and cycle storage.

Officer response: No objection is raised. The recommended conditions will be attached to the decision notice.

430. Natural England

- No Objection

Officer response: Noted.

431. NHS HUDU

- Contributions were requested for investment in local healthcare services within the area surrounding the Site.

Officer response: The Council has a published CIL charging schedule. Therefore, and in accordance with Regulation 122, HUDU's requested sum will not be secured. The appropriate avenue is for the NHS to make structured bids for funding from the Community Infrastructure Levy fund.

432. Pages Walk Residents Association

- No comments received.

433. Thames Water

- Conditions recommended to ensure there is adequate capacity on existing water infrastructure surrounding the site, particularly for waste water. It was also advised that the development seek to achieve greenfield run-off rates.

Officer response: The recommended conditions will be added to the decision notice. The point advising greater discharge rates to be sought is noted, but given the current proposal offers a significant enhancement on runoff rates compared to the extant permission, the recommendation for the application will not be contingent on this matter.

434. Transport for London

- The proposal cannot be delivered until Phase 2 of the OKR AAP and will therefore need to be subject to a Grampian planning condition requiring progress with BLE delivery before development can commence. Contributions for bus improvements are sought. Confirmation that contributions for cycle hire from the extant permission are adequate to accommodate the current proposal. A Travel Plan should be required prior to commencement of the approved uses.

Officer response: TfL have subsequently confirmed that this site is not part of the BLE phasing programme. Contributions to bus improvements will be secured in the s106.

Consultation responses from members of the public and local groups

435. Consultation with members of the public was undertaken for the current proposal in November 2024. Letters were sent to local residents, the application was advertised in the local press and site notices were displayed. A summary of the responses received is provided below:

<u>Consultation: Summary table</u>		
Total number of respondents: 145		Total number of responses: 145
The split of views between the 145 respondents was:		
In objection: 144	Neutral: 1	In support: 0

Reasons in objections

436. The reasons included within the submitted objections relate to:

- Height - the proposal is too tall and would be more appropriate at seven to nine storeys and the increase in height from the previous proposal is not justified in terms of planning policy;
- Loss of privacy – the increase in the size of the proposal when compared to the extant scheme would result in a greater number of occupiers that would be able to see into the gardens and rear windows of properties in the area;
- Loss of light – neighbouring properties would be subject to a reduction in internal daylight sunlight provision;
- Overshadowing and loss of light – the enlarged proposal would detract from the provision of sunlight and daylight in neighbouring amenity spaces;
- Service Charges – service charges for the occupiers of shared ownership units on previous phases of the wider estate redevelopment have increased drastically and have resulted in unaffordable rents;
- Inadequate public transport provisions – the area around the Site does not feature adequate public transport provisions to cater for the increasing population in the area and the proposal does not seek to address this in any way;
- Impact on listed buildings – the setting of listed buildings within the area, particularly those to the north of the Application Site on Grange Road, would be adversely impacted;
- Inadequate parking provision – the commercial and residential aspects of the proposal do not feature adequate parking provision;
- Potentially contaminated land – the historic use of the land on which the Site is located renders the unit for residential occupation; and
- Increased danger of flooding – the proposal will adversely impact flood conditions within the area.

Reasons in neutral responses

437. The reasons included within the submitted neutral responses relate to:

- Brownfield site – the Site is suitable for development;
- Public Transport – the area is well served by local public transport links; and
- Car free – Future development on the Site should be car free.

Community impact and equalities assessment

438. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

439. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

440. A comprehensive Equalities Impact Assessment accompanies the application.

441. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The positive impacts identified throughout this report include:

442. Accommodation - accessibility: 10% of the conventional homes would be wheelchair accessible, as would all of the ancillary and common spaces within

the host buildings.

- 443. Accommodation – responsiveness to community profile: The provision of multi-bedroom housing responds to the protected characteristics of race in that larger housing is particularly well oriented to multi-generational families (who are more commonly from non-white backgrounds), as well as the characteristics of pregnancy and maternity.
- 444. Employment and training opportunities: Local unemployed people would benefit from jobs and training opportunities connected with the construction stage.
- 445. Improved and more accessible public realm: The proposed public realm within the vicinity of the site, would be designed to assist people with mobility impairments. Physical measures such as level or shallow gradient surfaces and dropped kerbs would benefit disabled and older people in particular.
- 446. Landscape: Outdoor furniture and outdoor lighting has been designed to create comfortable and safe environments in which people of all ages will want to dwell in the day- and night-time, while planting and play environments would create sensory and tactile spaces particularly supportive of those with certain disabilities. A key design driver behind the bandstand and Assembly Gardens is to provide outdoor facilities and public realm in which girls in particular will feel comfortable spending leisure time.
- 447. Public safety: Safer public spaces (through the various proposed active and passive security and surveillance measures) would benefit all groups, but in particular older people, disabled people, women, LGBTQIA+ people and transgender people. Cycle stores and entrances would be secure-accessed, well naturally surveilled and lobbied to prevent tail-gaiting, complemented by CCTV surveillance.
- 448. Transport: Wheelchair parking spaces would also be provided.

Human rights implications

- 449. This planning application engages certain human rights under the Human Rights Act 1998 (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.
- 450. This application has the legitimate aim of redeveloping the site to provide three buildings comprising conventional residential dwellings with flexible commercial space, external amenity space, landscaping and public realm improvements. 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.

Positive and proactive statement

The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the

information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

451. This Application would redevelop and optimise a currently underutilised site, providing high quality conventional housing, inclusive of social-rent affordable housing and provide a significant quantum of flexible commercial space. These uses would be supported by high-quality hard and soft landscaped areas, providing both private and communal amenity spaces and contribute to the redevelopment of the Rich Industrial Estate and wider Old Kent Road Opportunity Area. This would support the role and aspirations of the London Plan, the Southwark Plan and the draft Old Kent Road Action Area Plan and aligns with the vision for the site, as set out in the adopted site allocation (NSP57) and the draft site allocation (OKR2).
452. It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework	Environmental, Neighbourhoods	Planning enquiries telephone: 020 7525 5403

and Development Plan Documents	and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk
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APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policy
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received
Appendix 6	Community Review Panel
Appendix 7	Draft Section 106 Heads of Terms

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Connor Fitzgerald, Senior Planner	
Version	Final	
Dated	07 May 2025	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director, Finance	No	No
Strategic Director, Environment, Neighbourhoods and Growth	No	No
Strategic Director, Housing	No	No
Date final report sent to Constitutional Team		07 May 2025

Appendix 1 - Recommendation (draft decision notice)

Draft decision notice

SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



DECISION NOTICE

LBS Reg. No.: 20/AP/2993

Date of Issue of Decision:

Applicant London Square Developments Limited

Planning permission is GRANTED WITH LEGAL AGREEMENT for the following development:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

At

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark

In accordance with the valid application received on 5 January 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
Main Text WIB14237-105-R-2-1-1 Environmental Statement	13/10/2020
Non-Technical Summary WIB14237-105-R-2-1-1-NTS Environmental Statement	13/10/2020
Transport assessment/statement (Rev: Version 3)	13/10/2020
Health Impact Assessment Document (Rev: Q200220)	13/10/2020
Daylight Sunlight Neighbours Summary Note Daylight/Sunlight assessment	27/03/2025
Section AA - 16070-AHMM-XX-ZZ-DR-A-PL300 Sections (Rev: P01)	29/10/2024
Section BB - 16070-AHMM-XX-ZZ-DR-A-PL301 Sections (Rev: P01)	29/10/2024
Section CC - 16070-AHMM-XX-ZZ-DR-A-PL302 Sections (Rev: P01)	29/10/2024
Proposed Elevations - North East - 16070-AHMM-XX-ZZ-DR-A-PL200 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - South East - 16070-AHMM-XX-ZZ-DR-A-PL201 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - South West - 16070-AHMM-XX-ZZ-DR-A-PL202 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - North West - 16070-AHMM-XX-ZZ-DR-A-PL203 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Ground Floorplan 16070-AHMM-XX-GF-DR-A-PL100 Plans - Proposed (Rev: P03)	17/03/2025
Proposed Level 02-06 16070-AHMM-XX-ZZ-DR-A-PL102 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 07 Floorplan 16070-AHMM-XX-07-DR-A-PL103 Plans - Proposed (Rev: P02)	29/10/2024
Proposed Level 08 Floorplan 16070-AHMM-XX-08-DR-A-PL104 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 09 Floorplan 16070-AHMM-XX-09-DR-A-PL105 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 10 Floorplan 16070-AHMM-XX-10-DR-A-PL106 Plans - Proposed (Rev: P01)	29/10/2024

Proposed Level 11-13 Floorplan 16070-AHMM-XX-ZZ-DR-A-PL107 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 14 Floorplan 16070-AHMM-XX-14-DR-A-PL108 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 14 Floorplan 16070-AHMM-XX-RF-DR-A-PL109 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Roof Level Plan 16070-AHMM-XX-RF-DR-A-PL109 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Basement Level Plan 16070-AHMM-XX-B1-DR-A-PL090 Plans - Proposed (Rev: P02)	03/04/2025
Basement Cycle Store Plan 16070-AHMM-XX-B1-DR-A-SK_024 Plans - Proposed	03/04/2025
Landscaping Amenity Roof Terrace Plan TOWN578.01(03)0003 Plans - Proposed (Rev: R12)	17/03/2025
Landscaping Ground Floorplan TOWN578.01(03)0001 Plans - Proposed (Rev: R15)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL403 Plans - Proposed (Rev: P01)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL402 Plans - Proposed (Rev: P01)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL403 Plans - Proposed (Rev: P01)	17/03/2025
Existing Site Location Plan 16070-AHMM-XX-ZZ-DR-A-PL030 Location Plan (Rev: P01)	01/11/2024
Site Waste Management Plan Document (Rev: Rev 02)	17/03/2025
Pre-demolition Audit STR15179 Document (Rev: A02)	14/03/2025
Circular Economy Statement Document (Rev: Rev 5)	14/03/2025
Whole Life Carbon Report 16070-AHMM-XX-ZZ-DR-A-PL030 Document (Rev: Rev 5)	14/03/2025
BLUE BADGE PARKING SWEPT PATH ANALYSIS - PRIVATE CAR 70059073-SK-32 Plans - Proposed (Rev: P03)	06/02/2025
SWEPT PATH ANALYSIS - SOUTHWARK REFUSE VEHICLE 70059073-SK-31 Plans - Proposed (Rev: P06)	06/02/2025
WIB14237-113-R-1-3-2-AIA Arboricultural statement (Rev: Third)	29/10/2024
BREEAM Pre-Assessment SOL_23_S132_LSQ Document (Rev: First)	29/10/2024
16070_R003 Design and access statement (Rev: Rev B)	29/10/2024

Internal Daylight Report Daylight/Sunlight assessment (Rev: P067)	29/10/2024
Energy and Sustainability Statement 2480-50-RPT-06 Energy statement (Rev: Issue No. 4)	29/10/2024
Equality Statement Q200220 Document	29/10/2024
Environmental Statement Addendum Environmental Statement (Rev: Issue No. 2)	29/10/2024
CIL Form Document	27/03/2025
Transport Assessment Addendum 70059073-TAA Transport assessment/statement (Rev: First Issue)	29/10/2024
Statement of Community Involvement Addendum Document	29/10/2024
Financial Viability Assessment Addendum Document	29/10/2024
Fire Statement Fire Statement (Rev: Issue 2)	29/10/2024
Fire Statement Gateway 1 Fire Statement (Rev: Issue 2)	29/10/2024
Health Impact Assessment Addendum Q200220 Document	29/10/2024
Heritage, Townscape and Visual Impact Assessment - ES Addendum Appendix E Plans - Proposed	29/10/2024
WILLOW WALK PEDESTRIAN 70059073-SK-33 Plans - Proposed (Rev: P01)	31/03/2025
CRIMSCOTT STREET SWEPT PATH 70059073-SK-34 Plans - Proposed (Rev: P01)	31/03/2025
CRIMSCOTT STREET MEASUREMENTS 70059073-SK-35 Plans - Proposed (Rev: P01)	31/03/2025
Daylight Sunlight Overshadowing Addendum Project 067 Daylight/Sunlight assessment (Rev: V1)	30/04/2025

Reason:

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

Signed: *Stephen Platts* Director of Planning and Growth

Informative Notes to Applicant Relating to the Proposed Development

1. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. Please read the Thames Water guide 'Working Near Our Assets' to ensure any works carried out will be in line with the necessary processes if working above or near Thames Water pipes or other structures. This can be accessed from:
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water on:
developer.services@thameswater.co.uk

Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:

https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.

- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**

- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

- Completed forms and any CIL enquiries should be submitted to

cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants

permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel.

020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 23, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

Appendix 2: Relevant planning policies

Reference:

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London
Southwark SE1 5TE

Adopted planning policy

National Planning Policy Framework (NPPF)

1. The revised National Planning Policy Framework ('NPPF'), updated in 2023, sets out the national planning policy and how this should be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. At its heart is a presumption in favour of sustainable development.
2. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
3. The relevant chapters of the NPPF are:
 - Chapter 2 - Achieving sustainable development
 - Chapter 4 - Decision-making

- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 8 - Promoting healthy and safe communities • Chapter 9 - Promoting sustainable transport
- Chapter 11 - Making effective use of land
- Chapter 12 - Achieving well-designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment

London Plan 2021

4. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London.
5. The strategic objectives of the London Plan 2021 are to build strong and inclusive communities, make the best use of land, promote a healthy city, optimise housing delivery including affordable housing, conserve and enhance London's global competitiveness, and move towards a more resilient and sustainable city. Development proposals must comply with the various policies within the Plan and should follow the guidance set out within Supplementary Planning Documents, Guidance and Strategies.
6. The relevant policies of the London Plan 2021 are:
 - Good Growth 1 – Building strong and inclusive communities
 - Good Growth 2 – Making the best use of land
 - Good Growth 3 – Creating a healthy city
 - Good Growth 4 – Delivering the homes Londoners need
 - Good Growth 5 – Growing a good economy
 - Good Growth 6 – Increasing efficiency and resilience
 - Policy SD1 – Opportunity Areas
 - Policy SD7 – Town centres and high streets
 - Policy SD10 – Strategic and local regeneration
 - Policy D1 – London's form, character and capacity for growth
 - Policy D3 – Optimising site capacity through the design-led approach
 - Policy D4 – Delivering good design
 - Policy D5 – Inclusive design
 - Policy D6 – Housing quality and standards
 - Policy D7 – Accessible housing
 - Policy D8 – Public realm
 - Policy D9 – Tall buildings

- Policy D10 – Basement development
- Policy D11 – Safety, security and resilience to emergency
- Policy D12 – Fire safety
- Policy D14 – Noise
- Policy H1 – Increasing housing supply
- Policy H4 – Delivering affordable housing
- Policy H5 – Threshold approach to applications
- Policy H6 – Affordable housing tenure
- Policy H7 – Monitoring of affordable housing
- Policy H10 – Housing Size Mix
- Policy S1 – Developing London’s social infrastructure
- Policy S2 – Health and social care facilities
- Policy S4 – Play and informal recreation
- Policy E1 – Offices
- Policy E2 – Providing suitable business space
- Policy E9 – Retail, markets and hot food takeaways
- Policy E11 – Skills opportunities for all
- Policy HC1 – Heritage, conservation and growth
- Policy HC3 – Strategic and local views
- Policy HC4 – London View Management Framework
- Policy G1 – Green infrastructure
- Policy G4 – Open space
- Policy G5 – Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy G7 – Trees and woodlands
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 – Reducing waste and supporting the circular economy
- Policy SI 8 - Waste capacity and net waste self-sufficiency
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 – Cycling
- Policy T6 - Car parking
- Policy T6.1 – Residential parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Relevant London-level Supplementary Planning Documents / Guidance and Strategies

7. To support the London Plan 2021, the GLA has drafted further London Planning Guidance (LPG) on topic areas including:
 - Mayor of London: Accessible London - Achieving an Inclusive Environment (SPG, 2004)
 - Mayor of London: Affordable Housing and Viability (SPG, 2017)
 - Mayor of London: Air Quality Neutral (LPG, 2023)
 - Mayor of London: All London Green Grid (SPG, 2011)
 - Mayor of London: 'Be Seen' Energy Monitoring Guidance LPG (2022) • Mayor of London: Circular Economy Statements (LPG, 2022)
 - Mayor of London: Climate Change Mitigation and Energy Strategy (2010)
 - Mayor of London: Climate Change Adaptation Strategy (2011)
 - Mayor of London: Crossrail Funding (SPG, 2016)
 - Mayor of London: Environment Strategy (2018)
 - Mayor of London: Equality, Diversity and Inclusion Strategy (2022) • Mayor of London: Housing (SPG, 2016)
 - Mayor of London: Housing Strategy (2018)
 - Mayor of London: London View Management Framework (SPG, 2012) • Mayor of London: Planning for Equality and Diversity in London (SPG, 2007)
 - Mayor of London: Public London Charter (2012) • Mayor of London: Play and Informal Recreation (SPG, 2012)
 - Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)
 - Mayor of London: Social Infrastructure (SPG, 2015)
 - Mayor of London: Sustainable transport, walking and cycling (LPG, 2022)
 - Mayor of London: The Control of Dust and Emissions During Construction and Demolition (SPG, 2014)
 - Mayor of London: Transport Strategy (2018)
 - Mayor of London: Whole Life Carbon Assessments (LPG, 2022)

Draft GLA guidance (emerging material considerations)

8. The relevant London-level supplementary planning documents and guidance documents are as follows:
 - Mayor of London: Characterisation and growth strategy (draft)
 - Mayor of London: Fire safety (draft)
 - Mayor of London: Housing design standards (draft)

- Mayor of London: Optimising site capacity: a design-led approach (draft)
- Mayor of London: Urban greening factor (draft)

Southwark Plan

9. The Southwark Plan 2022 includes Strategic Policies, Area Visions and Development Management Policies. The most relevant strategic policies are as follows:

- ST1 - Southwark's Development Targets
- SP1 – Homes for all
- SP2 – Southwark together
- SP3 – A great start in life
- SP4 – Green and inclusive economy
- SP5 – Thriving neighbourhoods and tackling health inequalities
- SP6 – Climate emergency
- P1 – Social rented and intermediate housing
- P2 – New family homes
- P8 – Wheelchair accessible and adaptable housing
- P13 – Design of places
- P14 – Design quality
- P15 – Residential
- P16 – Designing out crime
- P17 – Tall buildings
- P18 – Efficient use of land
- P20 – Conservation areas
- P21 – Conservation of the historic environment and natural heritage
- P22 – Borough views
- P23 – Archaeology
- P26 – Local List
- P28 – Access to employment and training
- P30 – Office and business development
- P31 – Affordable workspace
- P33 – Business relocation
- P35 – Town and local centres
- P44 – Broadband and digital infrastructure
- P45 – Healthy developments
- P49 – Public transport
- P50 – Highways impacts
- P51 – Walking
- P53 – Cycling
- P54 – Car parking
- P55 – Parking standards for disabled people and the physically impaired

- P56 – Protection of amenity
- P59 – Green infrastructure
- P60 – Biodiversity
- P61 – Trees
- P62 – Reducing Waste
- P64 – Contaminated land and hazardous substances
- P65 – Improving air quality
- P66 – Reducing noise pollution and enhancing soundscapes
- P67 – Reducing water use
- P68 – Reducing flood risk
- P69 – Sustainability standards
- P70 – Energy
- IP1 – Infrastructure
- IP2 – Transport infrastructure
- IP3 – Community infrastructure levy (CIL) and Section 106 planning obligations
- IP6 – Monitoring development
- IP7 – Statement of Community Involvement
- Site allocation NSP57 – Crimscott Street and Pages Walk

Relevant Local-level Supplementary Planning Documents

10. The relevant supplementary planning documents and guidance documents from the local development plan are as follows:

- 2015 Technical Update to the Residential Design Standards 2011 (SPD, 2015)
- Affordable Housing (Draft SPD, 2011)
- Design and Access Statements (SPD, 2007)
- Development Viability (SPD, 2016)
- Section 106 Planning Obligations and Community Infrastructure Levy (SPD, 2015 with 2017 Addendum)
- Sustainability Assessment (SPD, 2009)
- Sustainable Design and Construction (SPD, 2009)
- Sustainable Transport (SPD, 2010)

Relevant draft Area Action Plans

11. The relevant draft Area Action Plan is:

- Old Kent Road (draft AAP, 2024 consultation version)

Appendix 3 - Planning history of the site and nearby sites

Reference:

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

1.	<p>Reference Number: 15/AP/2474 Application Type: Full Application</p> <p>Description of Development:</p> <p>Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.</p> <p>Decision: Granted Decision Date: 7th December 2016</p>
2.	Reference Number: 20/AP/0028

	<p>Application Type: Non-material Amendment</p> <p>Description of Development:</p> <p>Non-material amendment to planning permission 15/AP/2474 [Approval date: 07.12.2016] 'Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated work' consisting of:</p> <ul style="list-style-type: none"> - altering the consented south elevation of Plot 2 "The Crosse" by introducing oriel windows (frosted on the principal pane and clear-glazed on the side panes) on Floors 1 to 7 to reflect internal layout changes already permitted under non-material amendment application 18/AP/3041 [Approval date: 14.08.2019]; - demolishing, rather than retaining as consented, the east elevation of Unit 8a within Plot 5 "The Pickle Factory" and replacing it with a new facade featuring larger window openings on all upper floors, a recessed balcony on Floor 5 (entailing changes to the layout of apartment 59), a reconfigured roofline, a new substation access door and vents at ground floor level. <p>Decision: Agreed</p> <p>Decision Date: 18th November 2020</p>
3.	<p>Reference Number: 20/AP/3582</p> <p>Application Type: Non-material Amendment</p> <p>Description of Development:</p> <p>Non material amendment to planning permission 15/AP/2474 dated 7th December 2016 for 'Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works'.</p> <p>The changes are to Plot 2 and Plot 5 involving changes to ground floor entrances, roof plant enclosures, cils and lintels, and new louvrers.</p> <p>Decision: Agreed</p> <p>Decision Date: 7th September 2021</p>
4.	Reference Number: 21/AP/1005

	<p>Application Type: Non-material Amendment</p> <p>Description of Development:</p> <p>Non-material amendment to planning permission 15/AP/2474 (Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.) for alterations to elevations:</p> <p>Southern elevation:</p> <ul style="list-style-type: none"> - Replacement of shopfront and transom windows with louvred panel to provide intake of fresh air to ventilate plant within the foodstore. - Replacement of double doors with single leaf security door and infill panel. <p>Western elevation:</p> <ul style="list-style-type: none"> - Replacement of double doors with automatic bi-parting sliding doors. <p>Decision: Granted</p> <p>Decision Date: 23rd June 2021</p>
5.	<p>Reference Number: 23/AP/0590</p> <p>Application Type: Non-material Amendment</p> <p>Description of Development:</p> <p>Non material amendment of planning permission ref. no. 15/AP/2474: Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works. NMA sought: Reconfiguration of number of wheelchair accessible M4(3)(2b) and wheelchair adaptable M4(3)(2a) units within social rent part of Plot 5. 10 x M4(3)(2a) wheelchair adaptable units changed to M4(3)(2b) wheelchair accessible units.</p> <p>Decision: Under consideration / assessment</p> <p>Decision Date: N/A</p>

Appendix 4: Consultation Undertaken

Reference:

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

Notices:

Site Notice: 06/11/2024 **Date of notice expiry:** 27/11/2024

Press Notice: 29/10/2024 **Date of notice expiry:** 19/11/2024

Consultation Letters to Neighbours and Local Groups

Address	Printed	Reply by
31 Hazel Way London Southwark SE1 5XJ	05/11/2024	03/12/2024
6 Hazel Way London Southwark SE1 5XL	05/11/2024	03/12/2024
2 Hazel Way London Southwark SE1 5XL	05/11/2024	03/12/2024
12 Hazel Way London Southwark SE1 5XL	05/11/2024	03/12/2024
11 Hazel Way London Southwark SE1 5XJ	05/11/2024	03/12/2024

Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
12 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
10 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
Flat 2 10 Bacon Grove London Southwark SE1 5SN 05/11/2024 03/12/2024
47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
39 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
51 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 712 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 707 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 501 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 303 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 203 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 2 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
14 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
8 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
3 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
2 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
Flat 39 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 1 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat B Mervyn House 105 Grange Road London Southwark SE1 3BJ 05/11/2024
03/12/2024
Flat 28 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 24 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 20 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 4 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 12 Building 100 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Studio 27 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Flat 5 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
23 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
20 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

Room 23 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 30 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 31 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 29 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Unit 1 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
168A Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 60 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 40 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 37 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 8 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 3 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 30 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 46 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 35 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 30 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 5 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
3 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
Flat G04 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat A 194 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 19 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 1 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 6 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 3 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 22 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 20 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 19 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 9 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 26 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 21 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 1 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
4 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
Studio 14 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Studio 2 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

26 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
18 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
13 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
4 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
Room 39 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 24 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 19 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 14 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Flat 33 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 9 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 22 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Living Accommodation The Grange 103 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 16 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Apartment 2 Futura House 169 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Apartment 8 Futura House 169 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Flat 11 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 54 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 59 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 53 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 49 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 2 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 71 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 9 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Artesian House 94 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
B11 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

7 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF
05/11/2024 03/12/2024

6 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF
05/11/2024 03/12/2024

52 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

Flat 5 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024

Flat 7 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

16 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024

14 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

Flat 1 185-186 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 5 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

6 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

54 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

42 Hazel Way London Southwark SE1 5XN 05/11/2024 03/12/2024

47 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024

Flat 64 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024

Room 11 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Flat 5 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

A15 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

Flat 3 44 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

8 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

Flat 22 Building 200 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024

Flat 1 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

39 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

38 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

12 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

Flat 2 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024
03/12/2024

16 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

Room 40 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Flat B 199 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 22 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

Flat 10 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

Flat 29 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024

Flat 16 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024

Unit 600 Part Basement West Alaska Buildings 61 Grange Road London
Southwark SE1 3BH 05/11/2024 03/12/2024

Unit 2 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024
03/12/2024
107 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 20 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024
Flat 3 185-186 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
52 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
40 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
2 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
40 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
32 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
73 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
38 Hazel Way London Southwark SE1 5XN 05/11/2024 03/12/2024
Flat 3 10 Bacon Grove London Southwark SE1 5SN 05/11/2024 03/12/2024
Flat 726 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 710 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 57 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Flat 51 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Flat 23 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 25 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 27 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
19 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
57 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat B 198 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
31 Fendall Street London Southwark SE1 3FX 05/11/2024 03/12/2024
Room 12 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
A1 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Flat 33 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 14 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 36 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 31 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 4 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
First Floor Flat 164 Grange Road London Southwark SE1 3AD 05/11/2024
03/12/2024
18 - 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 11 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024
Flat 7 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024

72 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
50 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
52 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
28 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
38 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
48 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
28 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
71 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
7 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
23 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
28 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
75 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
2 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
8 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
13 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
1 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
37 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 739 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 735 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 719 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 406 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 402 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 305 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 105 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 3 46 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat B 195 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 15 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
17 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 4 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
7 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
13 Grange Yard London Southwark SE1 3AQ 05/11/2024 03/12/2024
Flat 28 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 13 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 7 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 4 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Studio 21 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Studio 9 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
35 Fendall Street London Southwark SE1 3FX 05/11/2024 03/12/2024

32 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
29 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
15 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
10 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
1 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
Room 29 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 1 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Flat 17 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 14 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 6 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 32 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Lower Ground Floor Amisha Court 161 Grange Road London Southwark SE1 3AJ
05/11/2024 03/12/2024
Flat 13 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 7 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 66 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 50 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 32 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 5 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 20 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 14 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Artesian House 135 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 72 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 4 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
B9 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Unit 15B Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Flat 704 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 40 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
4 Alscot Way London Southwark SE1 5XT 05/11/2024 03/12/2024
43 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024

70 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
87 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
17 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Room 31 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Studio 1 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 12 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 50 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
A7 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
77 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Unit 5 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024
03/12/2024
Flat 5 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
51 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
62 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
53 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
36 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
Flat 1 46 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
5 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
Flat 12 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat B 196 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Studio 28 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
37 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
26 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
64 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
Sultra House 29-31 Pages Walk London Southwark SE1 4SB 05/11/2024
03/12/2024
66 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
14 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
49 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
22 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
4 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
21 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
15 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
23 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 4 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024
03/12/2024
Flat 732 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 52 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Flat 301 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
188AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 11 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 36 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 33 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 30 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 2 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Unit 2 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
33 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
28 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
11 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Flat 34 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 13 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 10 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
B13 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Apartment 12 Futura House 168 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
170-176 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Right Side 7 Spa Road London Southwark SE16 3QP 05/11/2024 03/12/2024
Flat 21 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 19 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 1 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Unit 3 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024 03/12/2024
Flat 1 44 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 2 185-186 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 14 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG 05/11/2024 03/12/2024
68 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
64 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
58 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
48 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
9 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
57 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
42 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
3 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
24 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
17 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
12 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
34 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
86 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

76 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
34 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
5 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
37 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
26 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
24 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
69 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
53 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
43 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
41 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
39 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
35 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
9 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
21 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
167 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024
188 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 741 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat G08 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat G06 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 28 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 18 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 38 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 35 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat D Mervyn House 105 Grange Road London Southwark SE1 3BJ 05/11/2024 03/12/2024
Flat A Mervyn House 105 Grange Road London Southwark SE1 3BJ 05/11/2024 03/12/2024
Flat 31 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 14 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 10 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 7 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 2 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 1 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Part Right Hand Side 7 Spa Road London Southwark SE16 3QP 05/11/2024 03/12/2024
24 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Room 21 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Room 8 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 41 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 39 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 22 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 6 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
6 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024
03/12/2024
Flat 9 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 1 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 56 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 42 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 9 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 23 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 13 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 61 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 54 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 51 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 27 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 6 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 2 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Flat 13 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
21-25 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Unit 17D Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Unit 14A Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
A4 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
20 Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
5 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF
05/11/2024 03/12/2024
29 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
9 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
7 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024

Flat 205 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
50 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
Flat 15 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
79 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
78 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Studio 20 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Flat G01 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 6 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 15 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 43 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Unit 37 22 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 405 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
18 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
69 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
Room 30 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 17 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
78 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
34 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Flat 25 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Living Accommodation Victoria 68-70 Pages Walk London Southwark SE1 4HL 05/11/2024 03/12/2024
Flat 26 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 17 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG 05/11/2024 03/12/2024
Studio 19 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
3 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
26 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
61 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
85 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 6 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024 03/12/2024
Flat 742 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 733 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024

Flat 708 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 407 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 403 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 306 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 31 Building 300 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024

11 Grange Yard London Southwark SE1 3AQ 05/11/2024 03/12/2024

77 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

9 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024

Studio 8 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Studio 3 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

5 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024

Flat 40 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

30 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

19 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

6 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

66 Gilbert House. SW1V 3HW. 05/11/2024 03/12/2024

Flat 4, 01 Building 600, 61 Alaska Buildings Grange Road London SE1 3BB
05/11/2024 03/12/2024

9 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF
05/11/2024 03/12/2024

Flat 21 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

Unit 6B The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024
03/12/2024

Flat 16 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024

5 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024

Flat 8 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

1 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

68 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Flat 4 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024

Flat A 199 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

11 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024

18 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

24 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

Flat 10 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

Flat 15 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024

Unit 2 7 Spa Road London Southwark SE16 3QP 05/11/2024 03/12/2024
Room 37 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 22 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Flat 2 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
B2 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
A12 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Flat 11 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 68 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 47 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 44 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 36 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 31 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 7 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
21 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Boucher School 91-93 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
Flat 18 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024
193B Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
193AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024
11-13 Spa Road London Southwark SE16 3RB 05/11/2024 03/12/2024
31 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
22 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
20 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
16 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
74 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
22 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
20 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
10 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
79 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
14 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
5 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
27 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
2 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
1 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
48 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
46 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
47 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
190 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 711 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 723 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 601 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 307 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 208 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 11 Building 100 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024

Flat A 198 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat A 192 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

15 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024

Flat 12 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

Flat 9 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

Flat 3 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

Flat 4 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

10 Grange Yard London Southwark SE1 3AQ 05/11/2024 03/12/2024

Flat 31 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

Flat 14 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

Apartment 18 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024

Apartment 16 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024

Flat C 166 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024

B3 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

A10 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

54 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024

Flat 11 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

Unit 8 Rich Industrial Estate 46 Willow Walk London Southwark SE1 5SF
05/11/2024 03/12/2024

Flat 734 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 721 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

161AGrane Road London Southwark SE1 3FH 05/11/2024 03/12/2024

Flat 1 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

A8 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

Flat 51 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024

Flat 13 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024

53 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
22 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
74 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
4 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
2 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
91 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
44 Hazel Way London Southwark SE1 5XN 05/11/2024 03/12/2024
15 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 713 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 55 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat 502 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 13 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 2 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 24 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 18 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 5 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
1 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
32 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
45 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 2 46 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
2 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
Flat A 191 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 37 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 26 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
2 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Flat 15 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024 03/12/2024
Flat 41 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 2 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 54 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat 42 Building 400 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat 23 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 17 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
3 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
Studio 4 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 2 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

12 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Flat 38 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 35 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 8 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 3 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 2 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Left Side 7 Spa Road London Southwark SE16 3QP 05/11/2024 03/12/2024
Flat 26 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 25 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 23 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 20 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 4 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 3 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Apartment 9 Futura House 169 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 62 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 59 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 57 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 53 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 35 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 1 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 28 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 18 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 17 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Ground Floor Part Unit 2 Futura House 169 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 45 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 13 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 8 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 69 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 5 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
B1 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 10 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG 05/11/2024 03/12/2024
 18 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
 Flat 26 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
 24 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
 20 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
 2 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
 Flat 17 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
 Unit 4 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024 03/12/2024
 16 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
 A3 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
 10 Alscot Way London Southwark SE1 5XT 05/11/2024 03/12/2024
 88 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
 Flat 28 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
 3 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
 Flat 29 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
 Ellen Brown Play Centre 145 Grange Road London Southwark SE1 3EU 05/11/2024 03/12/2024
 Flat 25 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
 Unit 6A The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024 03/12/2024
 78AGrane Road London Southwark SE1 3BW 05/11/2024 03/12/2024
 Part Ground Floor The Grange Grange Yard London Southwark SE1 3AG 05/11/2024 03/12/2024
 Flat 2 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG 05/11/2024 03/12/2024
 76 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
 62 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
 41 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
 25 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
 19 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
 10 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
 7 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
 46 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
 42 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
 30 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
 72 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
 46 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
 18 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
 63 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
 47 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
 45 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
 41 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024

3 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
89 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
33 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
8 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
5 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
Flat 41 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 34 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 34 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 1 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024
First Floor Flat 163 Grange Road London Southwark SE1 3AD 05/11/2024
03/12/2024
Studio 22 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
44 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
55 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
30 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
51 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
3 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
29 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
Flat 724 Building 720 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 506 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 108 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 106 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 20 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 3 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
6 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
Flat 11 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 1 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Studio 6 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Room 32 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Flat 3 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
4 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024
03/12/2024
Room 20 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Flat 20 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Apartment 13 Futura House 169 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Flat 18 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

Flat 27 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 73 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 70 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 38 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 27 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 24 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 12 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 55 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 52 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 28 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Unit 1 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024
03/12/2024
Unit 600 Part Basement Alaska Buildings 61 Grange Road London Southwark SE1
3BH 05/11/2024 03/12/2024
Tenants Hall 1 Hazel Way London Southwark SE1 5XU 05/11/2024 03/12/2024
Units 1 And 2 Bricklayers Arms Mandela Way London Southwark SE1 5SS
05/11/2024 03/12/2024
15 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Flat 19 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024
Flat 16 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
3BG 05/11/2024 03/12/2024
Flat 6 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024
Victoria 68-70 Pages Walk London Southwark SE1 4HL 05/11/2024 03/12/2024
17 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
46 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
3 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
23 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
61 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
49 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 107 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 104 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
45 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
4 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
14 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
11 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
44 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
14 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024

60 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
30 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
67 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
59 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
27 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
65 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
57 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 3 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024 03/12/2024
50 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
55 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 743 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 731 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 729 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 725 Building 720 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 408 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat G11 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat A 189 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
10 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 6 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 1 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Kintore Way Nursery School 97-102 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
8 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
4 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024
Flat 34 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 29 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 17 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 3 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 58 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat 15 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 6 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
Flat 13 Building 100 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Studio 24 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 4 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 4 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
33 Fendall Street London Southwark SE1 3FX 05/11/2024 03/12/2024

8 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Room 28 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Room 26 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Room 18 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Room 6 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 27 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 20 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 16 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
9 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
8 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Flat 32 Building 300 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat B 197 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat A 196 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat B 194 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 25 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 16 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 10 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 8 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
5 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
14 Grange Yard London Southwark SE1 3AQ 05/11/2024 03/12/2024
Flat 37 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 32 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 26 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 16 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
5 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
1 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Flat 28 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 19 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024 03/12/2024
Apartment 14 Futura House 169 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 47 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Artesian House 138 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024

Artesian House 134 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 32 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 29 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 18 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 11 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 10 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Apartment 5 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Apartment 4 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Flat 3 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024
Flat 8 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 3 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
B7 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
B12 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
A5 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
A2 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
A11 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
London Square Site Canteen Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
45 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Apartment 17 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Apartment 7 Futura House 169 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
18 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
65 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
21 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
Flat 31 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024
Flat 17 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 19 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 4 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024

7 Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024
03/12/2024
Apartment 10 Futura House 168 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024
Flat 60 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
20 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
81 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
9 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
Room 33 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 16 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
38 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
8 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
Flat 19 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 7 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
30 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
36 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
26 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
60 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024
67 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 53 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Flat 14 Building 100 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Flat 32 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 9 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
Flat 3 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024
7 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
6 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024
Studio 23 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Studio 18 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Studio 12 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Flat 3 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
29 Fendall Street London Southwark SE1 3FX 05/11/2024 03/12/2024
27 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024
Room 13 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024
Room 3 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Flat 36 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024
Flat 15 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 12 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Unit 3 170 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 67 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 48 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024 03/12/2024
Flat 57 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 48 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 40 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 22 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 21 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 14 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 12 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024 03/12/2024
Flat 10 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024 03/12/2024
B4 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
B14 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
8 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
3 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
2 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
1 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
Flat 722 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
35 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Room 34 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat A 166 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024
A14 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 20 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
37 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
10 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
11 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024

Flat 1 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024
03/12/2024

Flat 715 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024

Flat 703 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024

Flat 308 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024

Flat 27 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

Flat 101 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024

Flat 7 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

Flat 27 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024

Flat 22 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024

Flat 2 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

Flat 2 80 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

Flat 8 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024

53 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

17 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024

9 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024

Room 27 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Room 25 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 29 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024

Flat 24 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024

Flat 18 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024

Flat 7 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024 03/12/2024

Room 15 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Room 7 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Apartment 3 Futura House 169 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

Flat D 166 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024

A9 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

A6 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Ground Floor 4 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024

Flat 24 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

Flat 21 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 18 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 8 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 2 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 63 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 46 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 16 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024
Flat 39 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 23 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 12 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
Flat 9 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024
26 Pages Walk London Southwark SE1 4HR 05/11/2024 03/12/2024
48 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
35 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
33 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
28 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
8 Alscot Way London Southwark SE1 5XT 05/11/2024 03/12/2024
92 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
8 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
6 Alscot Way London Southwark SE1 5XT 05/11/2024 03/12/2024
84 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
Flat 206 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 45 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
Flat 4 185 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 736 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 58 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024
21 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
32 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024
55 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 503 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 204 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
7 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024
Flat 56 Building 500 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024
Gate House 40 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

169A Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 8 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024
Flat 3 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
05/11/2024 03/12/2024
Studio 25 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
Studio 16 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024
59 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
47 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
6 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
40 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
51 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
1 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
16 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
25 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
13 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
24 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
163 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024
Flat 1 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 737 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 716 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 714 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 709 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 706 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024
Flat 404 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 401 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 302 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat 102 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat G09 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024
Flat B 191 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat B 189 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 21 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 6 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 42 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
12 Grange Yard London Southwark SE1 3AQ 05/11/2024 03/12/2024
Flat 12 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
52 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
1 Grange Walk Mews London Southwark SE1 3DS 05/11/2024 03/12/2024

Studio 26 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

Studio 17 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

Studio 7 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Studio 5 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

31 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

7 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

5 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

Room 38 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Room 36 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Room 35 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Room 9 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Room 4 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Flat 25 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

Flat 23 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

Flat 19 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

Flat 16 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

Flat 21 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

Flat 17 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

Apartment 15 Futura House 169 Grange Road London Southwark SE1 3BN
05/11/2024 03/12/2024

Flat 43 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024

Flat 39 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
03/12/2024

43 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

34 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

1 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

11 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024

90 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

82 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

70 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

58 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

14 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024

Flat 727 Building 720 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 705 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1
3BD 05/11/2024 03/12/2024

Flat 504 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 304 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 207 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 202 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat G07 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat G03 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1
3BB 05/11/2024 03/12/2024

Flat 21 Building 200 Alaska Buildings 61 Grange Road London Southwark SE1
3BA 05/11/2024 03/12/2024

Flat 30 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024

Flat 5 82 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

Flat 5 81 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

Flat 5 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024

Flat 2 Grange House The Grange London Southwark SE1 3AF 05/11/2024
03/12/2024

Flat 21 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

4 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
03/12/2024

40 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

54 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

Flat 32 Twist House 38 Grange Road London Southwark SE1 3FY 05/11/2024
03/12/2024

3 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
03/12/2024

Room 10 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
05/11/2024 03/12/2024

Flat 4 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 8 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

Flat 4 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
03/12/2024

Flat 25 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024

Flat 22 Artesian House 136 Grange Road London Southwark SE1 3GF 05/11/2024
03/12/2024

Flat 56 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024

Flat 41 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024

Flat 38 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
03/12/2024

Flat 37 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 26 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 19 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 6 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024 03/12/2024
B6 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
A13 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
7 Spa Road London Southwark SE16 3QP 05/11/2024 03/12/2024
4 Burman Apartments 20A Crimscott Street London Southwark SE1 5TF 05/11/2024 03/12/2024
25 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024 03/12/2024
Flat 6 171 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat G10 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 11 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024
Flat 10 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024 03/12/2024
Flat 1 80 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Flat 23 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 6 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 18 Grange House The Grange London Southwark SE1 3AF 05/11/2024 03/12/2024
6 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
Studio 15 41A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
24 Pages Walk London Southwark SE1 4HR 05/11/2024 03/12/2024
44 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
29 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024
17 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
Flat 718 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 507 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 24 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Flat 3 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024 03/12/2024
Apartment 11 Futura House 168 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
12 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Room 2 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 15 41 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

Flat 9 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1 3BG
 05/11/2024 03/12/2024

25 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024

Flat 5 200 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Studio 10 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

Page House 33 Pages Walk London Southwark SE1 4SF 05/11/2024 03/12/2024

Flat G02 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024

Flat 3 80 Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

The Grange 103 Grange Road London Southwark SE1 3BW 05/11/2024
 03/12/2024

Unit 400 Ground Floor Alaska Buildings 61 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

Flat B 166 Grange Road London Southwark SE1 3AD 05/11/2024 03/12/2024

Studio 13 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

23 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

13 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

78 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

59 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024

B8 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

Unit 600 Part Basement Rear Alaska Buildings 61 Grange Road London
 Southwark SE1 3BH 05/11/2024 03/12/2024

Flat 2 44 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

Flat 6 43 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

Apartment 6 Futura House 168 Grange Road London Southwark SE1 3BN
 05/11/2024 03/12/2024

Flat 30 172 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

Flat 65 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 49 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 33 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 58 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
 03/12/2024

Flat 15 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
 03/12/2024

Unit 1 10 The Grange London Southwark SE1 3AG 05/11/2024 03/12/2024

78B Grange Road London Southwark SE1 3BW 05/11/2024 03/12/2024

28 Pages Walk London Southwark SE1 4HR 05/11/2024 03/12/2024

56 Alscot Way London Southwark SE1 5XX 05/11/2024 03/12/2024

5 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

38 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

36 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

32 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

15 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

2 Alscot Way London Southwark SE1 5XT 05/11/2024 03/12/2024

56 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
50 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
39 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
35 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
19 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
13 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
11 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
34 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
32 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
83 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
61 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
4 Hazel Way London Southwark SE1 5XL 05/11/2024 03/12/2024
19 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
Flat 5 Willow House Curtis Street London Southwark SE1 5SL 05/11/2024 03/12/2024
Flat 1 10 Bacon Grove London Southwark SE1 5SN 05/11/2024 03/12/2024
34 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
56 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024
Flat 744 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 740 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 728 Building 720 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 720 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 702 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 505 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat 201 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
7 Curtis Street London Southwark SE1 5TS 05/11/2024 03/12/2024
33 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
Flat 730 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 738 Building 730 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 717 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 41 Building 400 Alaska Buildings 61 Grange Road London Southwark SE1 3BA 05/11/2024 03/12/2024
Flat 701 Building 700 Alaska Buildings 61 Grange Road London Southwark SE1 3BD 05/11/2024 03/12/2024
Flat 103 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
Flat G05 Building 600 Alaska Buildings 61 Grange Road London Southwark SE1 3BB 05/11/2024 03/12/2024
36 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024

6 Tower Mansions 86-87 Grange Road London Southwark SE1 3BW 05/11/2024
 03/12/2024

Studio 11 41A Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

Flat C Mervyn House 105 Grange Road London Southwark SE1 3BJ 05/11/2024
 03/12/2024

Flat A 197 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat A 195 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat B 192 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

22 Gutenberg Court 177 Grange Road London Southwark SE1 3FW 05/11/2024
 03/12/2024

Room 17 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
 05/11/2024 03/12/2024

Room 5 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE
 05/11/2024 03/12/2024

Flat 11 Cube House 5 Spa Road London Southwark SE16 3GD 05/11/2024
 03/12/2024

Apartment 1 Futura House 169 Grange Road London Southwark SE1 3BN
 05/11/2024 03/12/2024

B5 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

B10 Lena Fox House 41 Crimscott Street London Southwark SE1 5TE 05/11/2024
 03/12/2024

Flat 61 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 55 Artesian House 96 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 52 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 44 Artesian House 98 Alscot Road London Southwark SE1 3GG 05/11/2024
 03/12/2024

Flat 7 Artesian House 137 Grange Road London Southwark SE1 3GF 05/11/2024
 03/12/2024

Flat 42 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
 03/12/2024

Flat 33 Amisha Court 161 Grange Road London Southwark SE1 3GH 05/11/2024
 03/12/2024

1 Grange Yard London Southwark SE1 3AE 05/11/2024 03/12/2024

Flat 12 Building 800 Alaska Buildings 61 Grange Road London Southwark SE1
 3BG 05/11/2024 03/12/2024

7 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

55 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

54 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

49 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

27 Curtis Way London Southwark SE1 5XW 05/11/2024 03/12/2024

12 Alscot Way London Southwark SE1 5XU 05/11/2024 03/12/2024

80 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

68 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

66 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

42 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024

36 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
16 Setchell Way London Southwark SE1 5XS 05/11/2024 03/12/2024
9 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
57 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
31 Setchell Way London Southwark SE1 5XR 05/11/2024 03/12/2024
40 Hazel Way London Southwark SE1 5XN 05/11/2024 03/12/2024
73 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
71 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
63 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
49 Hazel Way London Southwark SE1 5XJ 05/11/2024 03/12/2024
47 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
1 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
110 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
16 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
12 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
95 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
92 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
25 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
96 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
90 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
87 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
77 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
76 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
112 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
111 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
105 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
34 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
1 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
5 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
45 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
48 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
88 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
31 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
9 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
44 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
25 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
22 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
10 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
99 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
4 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
Office Adjacent 63 Guinness Square Pages Walk London Southwark SE1 4HP 05/11/2024 03/12/2024
91 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
84 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
81 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
74 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
60 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
59 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
20 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
14 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024

6 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
44 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
13 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
10 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
113 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
32 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
18 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
6 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
18 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
17 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
114 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
61 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
58 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
7 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
33 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
107 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
37 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
2 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
15 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
115 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
35 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
78 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
63 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
4 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
65 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
19 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
89 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
69 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
97 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
86 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
71 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
66 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
57 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
56 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
104 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
32 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
11 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
9 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
41 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
40 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
24 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
39 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
73 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
79 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
24 Harold Estate Pages Walk London Southwark SE1 4HN 05/11/2024 03/12/2024
35 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
Flat 46 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 23 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EA 05/11/2024 03/12/2024

Flat 19 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024

Flat B 206 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Warehouse Including Bays 1 To 4 The Castle Centre Mandela Way London Southwark SE1 5SS 05/11/2024 03/12/2024

59 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024

37 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024

10 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

18 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024

11 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024

Flat 59 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 1 Marks Court 5 Griggs Place London Southwark SE1 3AT 05/11/2024 03/12/2024

Flat B 30 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

82A Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

Flat 20 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 17 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 15 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

18 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

112 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

73 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

64 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

58 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

52 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

28 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

26 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

House 4 199A Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 39 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024

Apartment 22 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024

Apartment 8 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024

Apartment 6 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024

Unit 5 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024

36C Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024

Unit 1E 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024

Apartment 93 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 92 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 79 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 51 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 46 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 39 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 38 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 33 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 32 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 12 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 2 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 78 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 70 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 67 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

44 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

23 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

Flat 4 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Units C And D The Copperfields Mandela Way London Southwark SE1 5SS
05/11/2024 03/12/2024

36F Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024

203 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

36B Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024

Apartment 15 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024

Unit 1A 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024

Living Area 21 Crimscott Street London Southwark SE1 5TE 05/11/2024
03/12/2024

Unit 1F 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Unit 1D 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Unit 1C 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 91 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 87 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 84 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 76 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 55 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 43 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 36 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 25 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 24 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 23 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 16 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 7 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 6 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Unit 1E 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Unit 1D 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 81 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 66 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 53 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 52 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 26 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 25 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 66 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 51 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 41 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 37 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 28 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 5 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 55 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 52 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 31 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 23 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Apartment 2 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Flat 6 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024
03/12/2024

Flat 1 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024
03/12/2024

20 - 22 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024

Flat 30 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

110 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

Apartment 55 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 50 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 33 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 70 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 54 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 52 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 46 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 32 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 12 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 6 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 83 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 75 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 53 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 44 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 34 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 21 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Apartment 8 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Apartment 4 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

58 Grange Road London Southwark SE1 3BH 05/11/2024 03/12/2024

6 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
5 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
175 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 8 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 2 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 51 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
94 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
13 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
Flat 44 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
111 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
Flat 7 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024 03/12/2024
57 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
35 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
128 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
87 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
84 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
81 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
Flat 3 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
36 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
32 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
29 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
66 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
Flat 50 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
8 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
51 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

Flat 2 Marks Court 5 Griggs Place London Southwark SE1 3AT 05/11/2024
03/12/2024
Flat 28 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 7 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
Flat 43 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 4 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
86 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
54 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 44 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
68 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
Flat 5 199AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024
68A Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
Flat 5 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024
78 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
2 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
108 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
102 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
93 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
90 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
80 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
19 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat 55 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
9 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
56 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 34 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 58 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 10 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024

85 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
82 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
65 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
2 Mandela Way London Southwark SE1 5SS 05/11/2024 03/12/2024
16 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
75A Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
Flat 42 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 33 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 27 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 24 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
21 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
132 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
117 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
81 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
76 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
67 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
46 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
31 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 2 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 8 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024
03/12/2024
Flat 6 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
Flat 5 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
Flat 2 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
Warehouse Including Bays 9 To10 The Castle Centre Mandela Way London Southwark SE1 5SS 05/11/2024 03/12/2024
Flat 42 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 22 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
Apartment 12 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024

Apartment 5 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
76 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
53 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
31 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
2 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
25 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
10 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat 62 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 52 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
2 Griggs Court Griggs Place London Southwark SE1 3AB 05/11/2024 03/12/2024
67 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat A 29 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat 40 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 38 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 37 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 6 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024
Flat 1 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024
2 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
129 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
97 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
87 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
79 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
72 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
60 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
55 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
32 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 1 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 6 199A Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 57 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Apartment 17 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024
Unit B 2 Tower Bridge Business Park Mandela Way London Southwark SE1 5SS 05/11/2024 03/12/2024
Unit 1 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Apartment 105 5 New Tannery Way London Southwark SE1 5ED 05/11/2024 03/12/2024
Apartment 88 5 New Tannery Way London Southwark SE1 5ED 05/11/2024 03/12/2024
Apartment 86 5 New Tannery Way London Southwark SE1 5ED 05/11/2024 03/12/2024
Apartment 2 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024
Apartment 73 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 72 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 71 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 70 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 63 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 48 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 37 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 18 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 17 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 71 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 28 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 24 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 64 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 49 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 39 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 35 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 33 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024

Apartment 26 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 21 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 19 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 17 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 14 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 13 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 3 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Flat 81 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 22 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 44 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 43 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 23 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Apartment 7 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
Apartment 1 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
7 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 5 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
Flat 4 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
12 - 14 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
15 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
Flat 21 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
Flat 43 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
88 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
21 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
83 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
72 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
Flat 2 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
2 Melford Court Fendall Street London Southwark SE1 3DX 05/11/2024 03/12/2024
131 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
113 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

39 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
5 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
99 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
96 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
77 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
27 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
20 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
11 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
53 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 10 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 8 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
Bays 1 To 4 And 9 To 10 The Castle Centre Mandela Way London Southwark SE1 5SS 05/11/2024 03/12/2024
86 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
83 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
80 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
71 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
55 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
41 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
33 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
9 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
5 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
20 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
12 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat 61 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 57 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 56 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

1 Melford Court Fendall Street London Southwark SE1 3DX 05/11/2024
03/12/2024
Flat A 25 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat 19 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 9 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024
130 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
114 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
107 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
103 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
50 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
47 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
34 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
House 2 199A Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 5 Zona Court 48 Grange Walk London Southwark SE1 3DY 05/11/2024
03/12/2024
Flat 24 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EA 05/11/2024 03/12/2024
4 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Apartment 20 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 19 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 11 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 10 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 7 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 1 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Unit 4 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Unit 2 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Unit 1B 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Unit 1A 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Commercial Unit 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 100 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 98 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 94 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 89 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 83 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 82 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 77 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 68 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 66 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 44 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 41 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 35 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 34 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 29 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 28 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 20 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 15 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 11 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 9 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 4 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 82 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 76 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 74 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 72 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 54 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 49 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 47 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 45 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 39 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 30 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 23 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 4 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

34 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Apartment 106 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 104 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024

Apartment 75 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 65 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 1 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 58 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 53 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 48 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 47 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 24 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 16 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 8 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 7 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 71 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 43 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 24 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 21 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 32 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 31 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

3 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024
03/12/2024

1 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024
03/12/2024

Flat 9 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024
03/12/2024

Flat 12 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat B 28 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

69 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

3 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

120 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

101 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

Flat 3 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

37 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

7 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

Flat 6 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EA 05/11/2024 03/12/2024

Flat 40 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EB 05/11/2024 03/12/2024

Flat B 29 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

Apartment 61 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 47 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 31 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 14 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 13 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 10 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 8 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 79 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 69 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 62 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 46 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 42 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 38 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 37 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 29 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 5 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 2 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Unit 1B 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024

Apartment 67 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 57 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 38 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 34 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 29 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 22 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 61 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 51 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat A 30 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

71 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

Flat A 206 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

17 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

39 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

7 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

4 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

Flat 36 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 8 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024

Flat 1 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EA 05/11/2024 03/12/2024

Bays 5 To 8 The Castle Centre Mandela Way London Southwark SE1 5SS
05/11/2024 03/12/2024

68 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024

56 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024

Marshall House 6 Pages Walk London Southwark SE1 4GU 05/11/2024
03/12/2024

31 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

23 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

201 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

23 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024

4 Melford Court Fendall Street London Southwark SE1 3DX 05/11/2024
03/12/2024

3 Melford Court Fendall Street London Southwark SE1 3DX 05/11/2024
03/12/2024

Flat 35 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 25 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 11 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 4 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024

9 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

6 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

4 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

124 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

66 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

43 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

40 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

Flat 5 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

18 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024

Flat 8 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024

Flat 42 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Apartment 11 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Apartment 9 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Apartment 6 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

Apartment 5 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024

2 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024
03/12/2024

Flat 7 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024
03/12/2024

74 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024

27 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024

57 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024

Flat 20 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EA 05/11/2024 03/12/2024

13 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

33 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

8 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024

Flat 6 205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 18 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
75 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
Southwark Delivery Office Unit 4 Mandela Way London Southwark SE1 5SE
05/11/2024 03/12/2024
22 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
1 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat A 27 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
74 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
69 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
60 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
54 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
Flat 49 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 60 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 58 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
59 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
48 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Flat 31 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 26 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 21 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
Flat 16 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024
24 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat 41 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 3 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
38 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
8 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
28 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat B 25 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat A 26 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat 1 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024

Go Ahead Group Plc The Castle Centre Mandela Way London Southwark SE1
5SS 05/11/2024 03/12/2024
Flat 55 St Vincent House St Saviours Estate Fendall Street London Southwark SE1
3EB 05/11/2024 03/12/2024
36A Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024
Apartment 21 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 16 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 14 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 13 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 3 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Unit 6 The Willows 80 Willow Walk London Southwark SE1 5SY 05/11/2024
03/12/2024
Apartment 103 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 97 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 96 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 95 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 85 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 80 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 60 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 49 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 42 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 40 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 26 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 22 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 21 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 5 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 3 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 65 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 60 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 58 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 43 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 41 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 35 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 34 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 32 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 27 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 3 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 69 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 68 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 63 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 61 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 45 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 44 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 31 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 11 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 4 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 72 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 62 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 33 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 41 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 34 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

18A Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 48 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

1 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

121 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

98 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

91 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
89 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
82 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
78 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
61 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
38 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
House 1 199AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 1 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024
03/12/2024
Flat 9 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
Flat 59 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 3 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
36D Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024
Apartment 4 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
79AGrane Road London Southwark SE1 3BW 05/11/2024 03/12/2024
Apartment 101 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 99 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 90 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 78 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 74 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 69 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 67 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 64 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 59 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 58 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 57 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 56 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 54 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024

Apartment 53 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 52 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 50 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 45 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 30 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 27 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 19 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 77 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 68 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 64 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 61 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 51 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 48 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 31 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Unit 1C 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Unit 1A 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
23 - 25 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Rose Stapleton Terrace 16 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Unit 4 Futura House 168 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
173 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024
Flat 5 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
Flat 22 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
3 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
Flat B 26 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat 7 17 Willow Walk London Southwark SE1 5SU 05/11/2024 03/12/2024
51 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
Flat B 27 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
14 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024

Flat 60 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
14 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
125 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
116 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024
26 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
63 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
30 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
14 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
5 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
Flat A 24 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
42 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024
Flat 41 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
Flat 39 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
Flat 25 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
77 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
73 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
64 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
52 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024
40 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
35 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
1 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024
Flat 4 Marks Court 5 Griggs Place London Southwark SE1 3AT 05/11/2024 03/12/2024
Flat 3 Marks Court 5 Griggs Place London Southwark SE1 3AT 05/11/2024 03/12/2024
Flat B 24 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
Flat 14 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024
15 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

12 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
126 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
118 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
115 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
100 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
70 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
41 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
29 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
25 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
Studio Flat Ground Floor Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024
Flat 4 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024
03/12/2024
Flat 3 199A Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 62 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 38 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024
Flat 26 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EA 05/11/2024 03/12/2024
36E Crimscott Street London Southwark SE1 5YQ 05/11/2024 03/12/2024
Apartment 18 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Apartment 9 36 Crimscott Street London Southwark SE1 5YQ 05/11/2024
03/12/2024
Unit 3 19 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
21 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
Unit 1F 5 New Tannery Way London Southwark SE1 5EB 05/11/2024 03/12/2024
Apartment 102 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 81 5 New Tannery Way London Southwark SE1 5ED 05/11/2024
03/12/2024
Apartment 62 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 1 5 New Tannery Way London Southwark SE1 5EB 05/11/2024
03/12/2024
Apartment 80 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024
Apartment 75 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024
03/12/2024

Apartment 73 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 63 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 59 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 57 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 56 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 44 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 40 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 36 2 New Tannery Way London Southwark SE1 5ZW 05/11/2024 03/12/2024
Apartment 65 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 60 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 56 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 55 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 27 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 25 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 23 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 10 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Apartment 2 1 New Tannery Way London Southwark SE1 5WS 05/11/2024 03/12/2024
Unit 1 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024
Flat 73 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 64 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 63 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Flat 41 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024
Apartment 12 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
Apartment 10 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
Apartment 3 44 Willow Walk London Southwark SE1 5SF 05/11/2024 03/12/2024
Flat 3 New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
New Apex Court 47 Grange Walk London Southwark SE1 3DY 05/11/2024 03/12/2024
18 Pages Walk London Southwark SE1 4SB 05/11/2024 03/12/2024
127 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

58 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
20 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024
7 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
75 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
Flat 2 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024
03/12/2024
70 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024
03/12/2024
3 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
6 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Flat 2 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024
03/12/2024
11 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024
03/12/2024
5 Melford Court Fendall Street London Southwark SE1 3DX 05/11/2024
03/12/2024
105 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
22 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
24 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
17 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024
03/12/2024
Apartment 71 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 62 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 59 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 50 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 43 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 42 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 40 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 36 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 30 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024
Apartment 20 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 18 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 15 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 9 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Apartment 1 1 New Tannery Way London Southwark SE1 5WS 05/11/2024
03/12/2024

Flat 82 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 74 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 65 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 54 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 32 19 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 51 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 42 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 33 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 24 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

Flat 22 18 Crimscott Street London Southwark SE1 5TE 05/11/2024 03/12/2024

4 Grand Apartments 202 Grange Road London Southwark SE1 3AA 05/11/2024
03/12/2024

174 Grange Road London Southwark SE1 3BN 05/11/2024 03/12/2024

House 3 199AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024

Flat 13 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

88 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

Flat 54 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 4 199AGrane Road London Southwark SE1 3AA 05/11/2024 03/12/2024

122 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

119 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

85 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024

Flat 53 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

65 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

62 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

45 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

36 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024

Flat 5 Marks Court 5 Griggs Place London Southwark SE1 3AT 05/11/2024
03/12/2024

Flat 23 Bridge View Court 19 Grange Road London Southwark SE1 3BT
05/11/2024 03/12/2024

Flat 56 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024

Flat 61 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024

Flat 37 St Vincent House St Saviours Estate Fendall Street London Southwark SE1 3EB 05/11/2024 03/12/2024

Flat 6 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024 03/12/2024

Flat 3 Zona Court 48 Grange Walk London Southwark SE1 3FP 05/11/2024 03/12/2024

79 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024

67 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024

62 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024

61 Harold Estate Pages Walk London Southwark SE1 4HW 05/11/2024 03/12/2024

30 Skyline Court 9 Grange Yard London Southwark SE1 3AN 05/11/2024 03/12/2024

6 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

12 Aylwin Estate Grange Walk London Southwark SE1 3DU 05/11/2024 03/12/2024

21 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

205 Grange Road London Southwark SE1 3AA 05/11/2024 03/12/2024

1 Griggs Court Griggs Place London Southwark SE1 3AB 05/11/2024 03/12/2024

Flat A 28 Grange Walk London Southwark SE1 3DT 05/11/2024 03/12/2024

Flat 47 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 45 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 32 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 29 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

Flat 7 Bridge View Court 19 Grange Road London Southwark SE1 3BT 05/11/2024 03/12/2024

22 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

19 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

16 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

10 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024 03/12/2024

133 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

123 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024 03/12/2024

109 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
106 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
104 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
95 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
92 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
84 Corio House 12 The Grange London Southwark SE1 3GW 05/11/2024
03/12/2024
63 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
49 Corio House 12 The Grange London Southwark SE1 3GU 05/11/2024
03/12/2024
106 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
103 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
82 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
75 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
43 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
34 Guinness Square London Southwark SE1 4HH 05/11/2024 03/12/2024
80 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
68 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
54 Guinness Square London Southwark SE1 4HP 05/11/2024 03/12/2024
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Re-consultation Letters to Neighbours and Local Groups

No re-consultation was carried out with neighbours and / or local groups.

Consultation Letters to Internal Consultees

Initial consultation was carried out with all internal consultees on 31/10/2024.

Re-consultation Letters to Internal Consultees

Flood Risk Management 26/11/2024
CIL Team 27/11/2024
Network Development Construction Management 27/11/2024
Building Control 27/11/2024
Waste Management 27/11/2024
Arboriculture 27/11/2024
Highways Licensing 27/11/2024
Highways Development and Management 27/11/2024
Housing Regeneration 27/11/2024
Environmental Protection Team 27/11/2024
Local Economy Team 27/11/2024
Highways Development and Management 06/02/2025
Transport Policy 26/02/2025
Transport Policy 13/03/2025
Planning Policy 18/03/2025
Flood Risk Management 18/03/2025
Waste Management 18/03/2025
Transport Policy 27/03/2025
CIL Team 28/03/2025
Urban Forester 01/04/2025
Transport Policy 03/04/2025

Consultation Letters to External Consultees

Initial consultation carried out with all external consultees on 31/10/2024.

Re-consultation Letters to External Consultees

Health and Safety Executive on 27/11/2024
Natural England on 27/11/2024
Metropolitan Police on 27/11/2024
London Borough of Lambeth 27/11/2024
London Borough of Lewisham 27/11/2024
Environment Agency 27/11/2024
Network Rail 27/11/2024
Thames Water 27/11/2024
Bakerloo Line Extension 27/11/2024
London Underground 27/11/2024
London Fire & Emergency Planning Unit 27/11/2024
Arqiva 27/11/2024
Department for Housing 27/11/2024
Transport for London 27/11/2024
Pages Walk Residents Association 27/11/2024

Appendix 5 – Consultation responses

Reference:

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

Consultation Responses from Neighbours and Local Groups

59 Pages Walk
Flat 505 Alaska Building 61 Grange Road
Apartment 18 1 New Tannery Way
601 Alaska Building 61 Grange Road
51 5 New Tannery Way
Flat 52, 5 New Tannery Way, The Pickle Factory, London Borough of Southwark
Flat 64, 5 New Tannery Way, London
Apt 64 5 New Tannery Way London
Apartment 17 1 New Tannery Way
Flat 71 5 New Tannery Way
Flatt 22 1 New Tannery Way
26 Pages Walk
Apartment 57 London SE1 5WS
5 New Tannery Way Flat 52 London SE1 5EB
Apartment 47 2 New Tannery Way London SE1 5ZW
Apartment 74 The Pickle Factory 5 New Tannery Way
36 Crimscott Street London SE1 5YQ
Apartment 10 1 New Tannery Way London SE1 5WS
Apartment 29, 5 New Tannery way The Pickle Factory
Apt 78 The Crosse 2 New Tannery Way London SE1 5ZW
Apartment 10 1 New Tannery Way London Southwark SE1 5WS
1 New Tannery Way, Flat 27 The Tannery London SE1 5WS
23 Hazel Way London SE1 5XJ
5 New Tannery Way London SE1 5EB
Apartment 38 5 New Tannery Way London SE15EB
Apartment 36 5 New Tannery Way London SE1 5EB
Apartment 24 5 New Tannery way London SE1 5EB
15 Bridge View court 19 Grange Road London SE1 3BT
Flat 2 44 Grange rd Bermondsey SE13BH
Flat 13, 5 New Tannery Way London SE15EB
5 New Tannery Way, Pickle Factory Apt 48 London Se1 5eb
Flat 1, 44 Grange Road London SE1 3BH
Flat 60, 5 New Tannery Way The Pickle Factory, London Square Bermondsey
London SE1 5EB
5 new tannery way apt 25 london se1 5eb
Apartment 84 5 new tannery way London Se1 5ed
Apartment 5 5 New Tannery Way London SE1 5EB
Apt 70, The Pickle Factory 5 New Tannery Way London SE1 5EB
5 Surrey Water Road London SE16 5BW
Flat 51 Building 500, Alaska Buildings 61 Grange Road London SE1 3BA
Apartment 5 5 New Tannery Way London SE1 5EB

Argiva

- No comments received.

Officer response: Noted.

Bakerloo Line Extension

- *Having quickly considered the site, it lies outside the safeguarded area and therefore I don't have remit to comment. However, my colleagues in Spatial Planning should have been consulted. The main point for the BLE project is the uplift in housing. Spatial Planning will comment.*

Officer response: Noted.

Department for Housing

- No comments received.

Officer response: Noted.

Greater London Authority (Energy and Sustainability)

- *The energy strategy could be compliant with the London Plan 2021 policies however, the applicant is required to submit the additional information to demonstrate policy compliance which has been requested below. The applicant's response to GLA's energy comments should be provided directly within this Energy Memo. Any wider supporting material submitted should be referenced within the applicant's memo response. The current energy strategy is unclear. Further information and a detailed response is required alongside significant supporting evidence. The applicant should submit the GLA's Carbon Emission Reporting spreadsheet in excel format. The applicant should ensure that all tabs are completed as per methodology on Introduction tab. [The link to the spreadsheet can be found here: <https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service/energy-planning-guidance>]. The applicant should confirm the non-domestic space. The original application stated class E: 3.019m² and B8 6,408m² however the new application states 1257m². The applicant should confirm this reduction. Based on the information provided, the domestic element of the proposed development is estimated to achieve a reduction of 123.9 tonnes per annum (73%) in regulated CO₂ emissions compared to a 2021 Building Regulations compliant development. This is very likely to be a miscalculation. The applicant should submit the full SAP worksheets (not compliance reports) with no pages omitted for the DER/TER of all three stages - be lean, clean and green. Based on the information provided, the non-domestic element of the proposed development is estimated to achieve a reduction of 0.7 tonnes per annum (15%) in regulated CO₂ emissions compared to a 2021 Building Regulations compliant development. The applicant should submit the full BRUKLS (no pages omitted) for the be lean and green stages of the energy hierarchy.*

The applicant should consider and minimise the estimated energy costs to occupants and outline how they are committed to protecting the consumer from high prices. This should cover the parameters set out in the guidance and include a confirmation of the quality assurance mechanisms that will be considered as part of the strategy. See GLA Energy Assessment Guidance June 2022 paragraphs 7.16-7.19 for further details.

The results of the Dynamic Overheating Analysis, using the CIBSE TM59 methodology, demonstrate that acoustic constrained zones pass DSY 1 with peak lopping (Nuaire 1.17kw unit). assuming a g-value of 0.45 (S/E/W) and 0.55 (N). 88 units require peak lopping.

The applicant has provided a scenario with windows closed on the affected facades to show the need for cooling. The applicant should also provide a fully openable window scenario (no acoustic constraints and no peak lopping) to show the effectiveness of passive measures.

The applicant should explain the control strategy and set point in place for the peak lopping units to ensure they will not be used for comfort cooling.

The analysis demonstrates that there are a significant number of failures under the DSY 2 and DSY 3 weather files. The applicant should demonstrate that the risk of overheating has been reduced further and maximise compliance as far as practical and that all passive measures have been explored, including reduced glazing and increased external shading.

The applicant should commit to providing guidance to occupants on future minimising future dwelling overheating risk in line with the cooling hierarchy. The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

The applicant has identified the masterplan Rich Estate district heating network within the vicinity of the development and appears to be proposing to connect to the network. The masterplan network is served by a single energy centre in Block 2, with distribution serving HIUs. They suggest the heat is supplied by gas CHP (60% of load) and gas boilers (40% of load). Before the GLA can approve connection, it is a GLA requirement that the network operator submits a decarbonisation strategy that complies with GLA guidance. The applicant has referenced an opportunity to accommodate ASHPs onto the Phase 3 roof to supplement the heating for Phase 3, along with the network. It is unclear when this is proposed (i.e. is it future-proofed locations or is it currently proposed) and how much heat (% contribution) would be provided by ASHPs.

It is also unclear whether the masterplan network would have excess capacity as a result of the provision of heat by ASHPs. These points should be clarified. Furthermore, detail is required on how the whole masterplan would decarbonise in future, and the constraints to earlier decarbonisation. The applicant should also investigate the potential for connection of the Rich Estate to the SELCHP heat network, through engagement with Veolia.

Evidence of the correspondence should be submitted. If feasible, this may form part of the future decarbonisation.

The applicant has suggested the primary network distribution heat losses will be 10%. They should confirm the combined losses from primary and

secondary networks and also confirm whether the calculated distribution losses have been incorporated into the Be Clean and Be Green energy modelling calculations as is required.

The applicant is proposing a site-wide heat network supplied by a centralised energy centre. It should be confirmed that all apartments and non-domestic building uses will be connected to the heat network. They should maximise the heat loads that are connected to the site-wide heat network and any divergences from policy should be robustly justified.

A drawing/schematic showing the route of the heat network/networks linking all buildings/uses on the site should be provided (one has been provided however it is not legible - higher resolution needed) alongside a drawing indicating the floor area, internal layout and location of the energy centre/centres.

The applicant should provide a commitment that the development is designed to allow future connection to a district heating network. This should include a single point of connection to the district heating network. Drawings should be provided demonstrating space for heat exchangers in the energy centre/centres, and a safe-guarded pipe route to the site boundary, and sufficient space in cross section for primary district heating pipes where proposed routes are through utility corridors. This requirement is to be secured through a suitable condition or legal wording.

The applicant appears to be proposing to connect to a gas fired CHP served network - the CHP is sized to provide circa 60% of the site's heat loads. The applicant is required to confirm that the NOx emission standards set out in the Energy Assessment Guidance April 2020 Appendix 2 will be met. The applicant should also outline any mitigation measures required to meet the NOx emission standards and demonstrate that the additional spatial requirements can be accommodated on site. The applicant should include a commitment that the CHP operator will be required to monitor and provide evidence on a yearly basis, in the form of an annual maintenance report, to demonstrate continued compliance with the air quality emission limits. The decarbonisation plans for the network should be clearly outlined.

The applicant is proposing to install PV.

A roof layout has been provided, however, it appears that there is additional space for PV. The applicant should comment on the appropriateness of PV in the blue, red and black zones and confirm that the area with the question mark is not roof space.

A more detailed roof layout should be provided demonstrating that the roof's potential for a PV installation has been maximised and clearly outlining any constraints to the provision of further PV, such as plant space or solar insolation levels. The applicant is expected to situate PV on any green/brown roof areas using biosolar arrangement and should indicate how PV can be integrated with any amenity areas.

The on-site savings from renewable energy technologies should be maximised regardless of the London Plan targets having been met.

The applicant should provide the capacity (kWp), total net area (m²) and annual output (kWh) of the proposed PV array.

The applicant has submitted a WLC assessment which will be reviewed separately; comments will be provided. The WLC assessment should be presented separately in excel using the GLA's WLC assessment template and should follow the GLA WLC guidance. The template and guidance are available here: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>. Applicants will also be conditioned to submit a post-construction assessment to report on the development's actual WLC emissions.

A commitment has been provided that the development will be designed to enable post construction monitoring and that the information set out in the 'Be Seen' guidance is submitted to the GLA's portal at the appropriate reporting stages. This will be secured through suitable legal wording.

The 'Be Seen' reporting spreadsheet has been developed to enable development teams to capture all data offline before this is submitted via the webform. Once the planning stage CO2 emissions have been agreed with GLA, the applicant should confirm that the planning stage data has been submitted to GLA.

EUI and space heating demands should be provided. The applicant should detail the methodology used for these calculations.

The applicant should report the EUI and space heating demand against the reference values in Table 4 of GLA guidance. The applicant should provide commentary if the expected performance differs from the reference values. The draft s106 agreement should be submitted when available to evidence the carbon offset agreement with the borough.

The applicant should provide the FULL relevant modelling output sheets (i.e. TER, DER, BRUKL) for the be lean/clean/green stage of the energy hierarchy without any missing pages (SAP worksheets should be provided instead of compliance docs)

The applicant should complete and submit the Good Homes Alliance Early Stage Overheating Risk Tool.

Officer response: The Applicant has since responded to the comments and have updated the Energy and Sustainability Strategy to address these items and have enhanced provision of photovoltaic panels at roof level to do so. The GLA have since confirmed that these matters have been adequately addressed.

Greater London Authority (Circular Economy)

- *It is welcomed that the Applicant has provided a Circular Economy Statement, in line with the adopted London Plan Guidance: Circular Economy Statements (March 2022), including the completed CE template and an accompanying written report.*

Please refer to the below for detailed comments.

It is understood that use class B8 floor area is also proposed, the Applicant should ensure that this is covered in the GIA in the GLA CE template.

Per the comment in Row 31, the Applicant should provide a Pre-Redevelopment Audit exploring the potential to retain the existing buildings, structures and materials. This document should provide evidence for the Applicant's decision tree responses with respect to the existing site.

Per the comment in Row 32, the Applicant should provide additional information in the Pre-Demolition Audit to demonstrate how reuse has been prioritised. The Applicant is strongly encouraged to provide details of any engagement undertaken with brokers to facilitate the reuse of the portal frame and existing cladding.

The Applicant should further explore how each of the design approaches will be applied to suit the requirements of each of the building types / layers across the Site where this is expected to vary.

The Applicant should further explore how the development will adopt a disassembly approach, where all development should respond to this.

The Applicant should:

- *Provide an explanation of considerations for developing the site and provide justification for the proposed demolition in line with the strategy set out in the Design Approach table of the template.*
- *Provide an assessment of the embodied carbon impacts of demolition and explain how any negative impacts will be mitigated and offset.*
- *Provide a summary of the key components and materials present in the existing buildings, with an estimate of the quantities and associated embodied carbon and whether they are suitable for reclamation. - The Applicant should further consider the types of elements and components represented by each material and whether these can be reused or recycled.*
- *Identify opportunities for the reuse and recycling of materials either within the proposed development or off-site nearby/locally or further afield. - The Applicant should consider specific opportunities for reuse in the first instance.*
- *Explain how the value of existing building elements or materials can be recovered. - Per the above, the Applicant should further consider the types of elements and components represented by each material, particularly where it is understood that the existing building is portal framed with prefabricated cladding.*
- *Provide an estimate of the expected quantities of demolition waste arising. - As far as possible, it is requested that the Applicant report in tonnes to demonstrate how the waste estimate in the Recycling and Waste Reporting table has been determined. Please also refer to the comment in Row 39.*
- *Provide a schedule of practical and realistic providers who can act as brokers for each of the reclaimed items.*
- *Provide target reuse and recycling rates. - The Applicant should note that crushing for aggregate is downcycling, not reuse.*

The Applicant should ensure that the measures / commitments provided are project specific, including detail of how this is to be achieved within the Proposed Development. For example, the Applicant states that "bricks can be disassembled at the end of life and sent back to manufacturers for recycling/ reuse" however does not demonstrate consideration as to how this will be achieved.

The Applicant should also complete the 'Summary', 'Challenges', 'Actions & Counter-Actions, Who and When' and 'Plan to Prove and Quantify' columns, where these will support the development of the strategy post-planning.

The Applicant should consider key circular economy commitments that go beyond standard practice.

It is noted that the material intensities of the frame and external fabric are very high, whilst for the upper floors and roof are very low. The Applicant should review and provide clarification, including revision as necessary.

It is noted that the excavation waste is reported in the BoM, for the purposes of the CES, material removed from the site should be reported in the Recycling and Waste Reporting table and need not be rereported here. It is noted that this has not been included in the Building Weight Calculation in Appendix 5.3. If this is reused fill material the Applicant should provide clarification accordingly. Otherwise, the material intensity of the new foundation is very low, the Applicant should review and provide clarification, including revision as necessary.

The Applicant is strongly encouraged to complete the Module B construction waste factors based on the Module A inputs.

It is welcomed that the Applicant has provided a Reused & Recycled Content Calculation in Appendix 5.5 however it appears that this has been provided by mass rather by value. Similarly, the reused / recycled content reported is very high, particularly where it appears that only site won material is considered. The Applicant should provide a calculation in line with Appendix 3 of the LPG and aligning with the BoM provided to demonstrate how the specification is proposed to respond to the target.

The Applicant should provide clarification with respect to the demolition waste estimate provided where it is noted that this differs significantly from the estimate provided in Appendix 5.8, and the material tonnage is not clearly defined in the PDA.

The Applicant should provide a construction waste estimate in the Recycling and Waste Reporting table in the GLA CE template, noting that the estimate provided in Appendix 5.8 is very high. In the appendix, the Applicant cross references to the Site Waste Management Plan however the information has not been located in the SWMP.

Per the comment in Row 52 below, it is noted that the estimate provided in the Pre-Demolition Audit differs significantly to that reported in the cut and fill calculation and Recycling and Waste Reporting table, the Applicant should review and provide clarification, including revision as necessary.

It is noted that the operational waste estimate is very low. The Applicant should review and provide clarification as to how this estimate has been determined.

The Applicant should ensure that relevant cross references are provided in the Recycling and Waste Reporting table in the GLA CE template.

Per the comment in Row 39 above, it is not clear how the demolition waste estimate provided in the Recycling and Waste Reporting table aligns with the Pre-Demolition Audit provided, similarly, the Applicant should review and provide clarification with respect to the waste management routes.

The Applicant should also provide a breakdown of waste management routes for construction waste.

The Applicant should:

- *Provide an estimate of how much operational waste the proposal is expected to generate. - Per the comment in Row 39 above, the Applicant should provide clarification as to how the estimate reported in the Recycling and Waste Reporting table has been determined.*

- *Provide evidence to demonstrate that the development supports the separate collection of dry recyclable streams (at least card, paper, mixed plastics, metals and glass), food waste and other waste. - Where the collection of mixed dry recyclables (MDR) is proposed, the Applicant should clarify which individual waste streams this is expected to accommodate. This should include at least card, paper, mixed plastics, metals and glass where these are not already to be collected separately.*
- *Provide evidence to demonstrate how operational performance will be monitored and reported.*
- *Provide evidence that the application of consolidated, smart logistics and community-led waste minimisation schemes has been explored.*

The Applicant is strongly encouraged to include the commitments to meet or exceed the London Plan Policy SI 7 municipal waste recycling target of 65% (by weight/tonnage) by 2030 or business waste recycling target of 75% (by weight/tonnage) by 2030 within the Operational Waste Management Plan to support implementation

It is welcomed that the Applicant has defined project targets which exceed GLA policy requirements in some areas.

The Applicant should provide clarification in line with the comments in Rows 37 and 40 above, to demonstrate that the project targets set are achievable. The Applicant has provided details in Section 5.5 of the CES and summarised in the Circular Economy Targets table in the GLA CE template. The Applicant should provide some additional detail in the Circular Economy Targets table including consideration of any specific actions which need to be undertaken post-planning, prior to implementation on-site.

The Applicant is encouraged to set out an indicative timescale for the provision of this information, in the relevant cell of the Circular Economy Targets table of the GLA CE template.

Per the comment in Row 28, the Applicant should demonstrate further consideration of the disassembly approach, particularly in conjunction with how this will facilitate end-of-life reuse.

It is welcomed that the Applicant has provided the following:

- *Pre-Demolition Audit - Please refer to the comment in Row 30.*
- *Cut and Fill Calculations - It is noted that the estimate provided in the Pre-Demolition Audit differs significantly to that reported in the cut and fill calculation and Recycling and Waste Reporting table, the Applicant should review and provide clarification, including revision as necessary.*
- *Building Weight Calculations - Please refer to the comment in Row 36.*
- *Circular Economy Statement Workshop Checklist - Nothing further is required.*
- *Reused & Recycled Content Calculations - Please refer to the comment in Row 37.*
- *Site Waste Management Plan - The Applicant is strongly encouraged to incorporate the Construction Phase GLA waste targets within this document to support implementation.*
- *Operational Waste Management Plan - Please refer to the comment in Row 42.*
- *Recycling & Waste Reporting Form - Please refer to the comments in Row 39 and Row 40.*

Officer response: The Applicant has since responded to the comments and have updated the Circular Economy Statement to address these queries. The GLA have since confirmed that these matters have been adequately addressed.

Greater London Authority (Whole Life Carbon)

- *The applicant has provided results that fall within the WLC benchmarks however further clarification is needed. The results are close to the aspirational benchmarks and would like to see what innovative measures have been taken to bring the results close to the aspirational emissions. Especially considering that there is no retention on site.*
The applicant should provide details of the main actions with the biggest impacts which have informed this stage of the assessment. The applicant has instead provided actions that contribute the largest emissions values rather than actions contributing to the reduction of carbon.
The applicant should provide an estimation of the WLC reduction (kgCO2e/m² GIA) for all actions and further potential opportunities stated within the template.
All material types and quantities should be provided for all the applicable building element categories and align with the Assessment table. The applicant should address the following:
 - *Is there any structure for the roof and upper floors? E.g. concrete with reinforcement.*
 - *Reinforcement noted in the roof but there is no concrete.**Assumptions made with respect to maintenance, repair and replacement cycles (Module B) should be stated. There are some items for example MEP Services that have 60 year lifespans. The applicant should confirm with table 9 of the RICS PS guidance on expected lifespans of materials and update accordingly. Note that this will also have an impact on the emissions values.*
The applicant has completed the template GWP table completely but all results do not seem within a reasonable range. The applicant should clarify the following:
 - *The applicant should refer to section 2.5.12 of the WLCA guidance and update B2 and B3 accordingly.*

Officer response: The Applicant has since responded to the comments and have updated the Whole Life Carbon Assessment to address these queries. The GLA have since confirmed that these matters have been adequately addressed.

Environment Agency

- *We have no objection to the proposed development as submitted, subject to the inclusion of the following planning conditions being imposed on any planning permission granted. Without these conditions we would object to the proposal in line with paragraph 187 of the National Planning Policy Framework because it cannot be guaranteed that the development will not be put at unacceptable risk from, or be adversely affected by unacceptable levels of water pollution.*
Please refer to the following sections (attached) for further information
Section 1 – Planning conditions and informative
Section 2 – Flood Risk Advice

Section 1 – Planning Conditions

We understand that this is Phase 3 of the wider Rich Industrial Estate development already consented under 15/AP/2474. The approved remediation strategy related to this earlier consent is proposed to remain valid for this development. This is covered in the submitted Appendix 3.1 Ground Conditions Statement of Conformity (Waterman Ltd, July 2020) and have no objections to the conclusions therein.

Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure any contamination issues discovered that were not covered by the extant approved details is dealt with appropriately. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

Condition 2

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure that any foundation works carried out on site are done so under an appropriate strategy to mitigate any risks to groundwater presented by working in any contaminated ground present, in line with the sustainable development aims of the NPPF.

Drainage comments As surface water is proposed to discharge to the local combined sewer, we have no comments from a groundwater protection perspective

Section 2 - Flood Risk advice

The site is in Flood Zone 3 and is located within an area benefitting from flood defences. Whilst the site is protected by the River Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year, our most recent flood modelling (December 2017) shows that the site is partially at risk if there were to be a breach in the defences.

The inclusion of inappropriate development according to Annex 3: Flood risk vulnerability classification of the National Planning Practice Guidance, the absence of a Flood Risk Assessment (FRA) or the submission of an inadequate FRA could technically be reasons for refusal of the scheme. However, we are taking a pragmatic approach and do not object to this application. Please note that our advice is based upon the tidal and/or fluvial flood risk to the site. Other sources of flooding to the site, such as surface water, also need to be considered. We recommend that the applicant refers

to the Strategic Flood Risk Assessment (SFRA) for the borough and seeks advice from the Lead Local Flood Authority (LLFA) and emergency planning teams, where appropriate.

Officer response: No objection is raised. The recommended conditions will be attached to the decision notice.

LBS Arboriculture

- No comments received.

Officer response: Noted.

LBS Archaeologist

- *Please apply previous recommended archaeological conditions to this application.*

Officer response: No objection is raised. The recommended conditions will be attached to the decision notice.

LBS Building Control

- *The following comments are limited to Approved Doc B1 and B5 which may affect the layout of the building for means of escape or access for firefighting.*
 1. *The proposed building is residential and exceeds 7 storey so the Building Regulations application will need to be made to the Building Safety Regulator. <https://buildingsafety.campaign.gov.uk/building-safety-regulator-making-buildings-safer/the-building-control-authority/>*
 2. *Wheelchair accessible residential units: Wheelchair charging or storage points should not be located within the internal protected corridor of the flat unless enclosed in 30min fire resisting construction.*
 3. *The whole building including commercial area should be provided with sprinklers to BS9251 Category 4 or BS12845. This normally include the provision of sprinkler storage tanks and pumps.*
 4. *The common corridor travel distances exceed 15m. BS9991 2024 7.2.1 Further justification could be sought using a a CFD analysis. (levels 1-7)*
 5. *Every fire fighting core should be provided with a dry riser. Buildings fitted with dry fire mains should have access for a fire appliance to within 18 m of each fire main inlet connection point. BS9991 2024 46.1.4*

This is typically on the face of the building close to the entrance point leading to the firefighting shaft, with the inlet visible from the fire appliance. Further guidance is given in BS 9990.

Turning facilities should be provided in any dead-end access route that is more than 20 m long. This can be by a hammer-head or turning circle (see Table 18) and BS 9991 2024 46.1.2

Officer response: No objection is raised.

LBS Community Infrastructure Levy

- *I write in response to your CIL re-consultation request dated 28-Mar-25, in relation to a mixed use scheme at 61 Willow Walk, SE1 5SF.*

This site was part of extant Rich Industrial Estate consent 15/AP/2474, named Plot 3 and Plot 4.

The main difference between my 1st CIL estimate on 11-Dec-24 and this 2nd CIL estimate below, is due to the agent has since updated their CIL Form 1 on 27-Mar-25 (version 2), adding the GIA split of market housing (13,355sqm) and affordable housing (7,304sqm). Otherwise, no other changes in comparison to their CIL Form1 dated 18-Sep-24. For this 2nd CIL estimate, the affordable housing GIA was increased from 7,056sqm to 7,304sqm per updated CIL Form1.

Once granted, Vanessa will be assigned as CIL case officer for this site. Same as 1st CIL estimate in Dec-24, in comparison to the applicant's viability report (Sep-24) which applied £5,233,000 of combined CIL (para.9.6 and Appendix 10:Argus Appraisal Aug24), the applicants' CIL estimate is now £387.7k higher than my 2nd CIL estimate of £4,845,283 below.

Caveat 1 - Existing GIA

- o *All GIA based on revised CIL Form 1 dated 18-Sep-24 (updated 27-Mar-25) and their "Planning Areas Schedule" (Rev.P01, dated 13/08/2024).*
- o *This form stated the existing building (B8 Self Storage 2,690sqm) to be demolished is still in use, and Streetview and Streetsmart photos supported this.*
- o *Noted this existing GIA is smaller than the 2,765.74sqm GIA under VOA Business Rating, but it make sense because the eastern edge of the warehouse is outside the site's red-lined boundary.*

Caveat 2 - Proposed GIA

- o *Both CIL Form 1 dated 18-Sep-24 and Areas Schedule (Rev.P01, dated 13/08/2024) stated 21,521sqm of Resi GIA and 1,257sqm of Flexible Commercial E uses.*
- o *Total of 22,778sqm of Proposed GIA.*
- o *The applicants' Planning Statement (Sep-24) detailed that all affordable units being S/R tenure, equivalent to 60 dwellings out of 183 dwellings proposed.*
- o *Affordable housing GIA is stated as 7,056sqm under revised CIL Form1 updated in Mar-25.*
- o *The Planning Statement (Sep-24) specified that the Flexible E uses located on ground and first floor (para.5.5) are Retail, Restaurant and Office (paras.5.6 and 5.7).*

Caveat 3 - Borough CIL rate applied for flexible use

Flexible E class uses will incur the highest CIL rate, and for Borough CIL (Zone 2) it is the retail rate at £136/sqm indexed instead of office rate at £0/sqm.

Therefore the BCIL rate will be checked again when granted, to verify whether any s106 and/or planning condition(s) restricting only certain areas/floors to E(g)(i) use, such as affordable workspace, if any.

Caveat 4 - CIL indexation

Assuming decision notice to be issued in 2025, CIL indexation can be updated if it ended up being issued in 2026 instead.

CIL consultation response below, please copy and paste the italics paragraphs below for your Committee Report:

"The proposed scheme is a CIL chargeable development since it comprises a dwellings. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. Based on the information provided in the CIL Form1 dated 18-Sep-24 (updated 27-Mar-25), potentially £2.3m of social housing relief can be claimed, and the resulting amount of CIL is approximately £4,845,283 (net), consisting £970k of Mayoral CIL and £3.88m of Borough CIL. It should be noted that this is an estimate, and the in-use building criteria and floor areas on approved drawings will be checked, after planning approval has been obtained."
See screenshot of Exacom calculation with 2025 indexation (using GIA provided by the applicant's CIL Form 1 dated 18-Sep-24, updated 27-Mar-25):

Officer response: No objection is raised. The CIL liability has been reflected in the committee report accordingly.

LBS Design and Conservation

- **ACCEPTABLE**

The permitted scheme was for a U-shape development forming Phase 3 of the site-wide scheme.

The consented proposal ranged between 8 and 9-storeys in height and included a ground-based courtyard which was accessed from the north-south spine route across the site.

The current proposal is for a similar U-shaped development but ranges between 9 and 14 storeys in height and includes a double-height podium access from Willow Walk.

Heritage Assets

The nearest heritage asset is the Page's Walk Conservation Area to the west and south of the site.

The proposal, due to its scale and height has been tested for its visibility from the conservation area and has been found to have a marginal and acceptable impact.

The TVIA submitted with the application demonstrates that the proposal is likely to appear above the protected plane in the backdrop of St Paul's in LVMF View 3A.1 from Kenwod House. The incursion is the right of the Western Towers in the Lateral Consultation Area and well below the distant horizon where it will form part of the cumulative city backdrop of St Paul's and indistinguishable from other buildings already in this location. Officer are satisfied that the incursion into the view will not affect the Viewer's ability to recognise and appreciate the Strategic Landmark of St Paul's in this view

Height Scale massing and arrangement

The massing and arrangement is very similar to the original consented scheme and as such benefits from an already agreed arrangement.

Beyond that the height at the edges of the site is increased marginally from 7 to 9 storeys where the marginal addition is not likely to cause any significant harm to the established and emerging context.

At 14-storeys in height the proposal includes a tall building at the centre of the site. this is a departure from the original consented scheme. Whilst its arrangement is similar to the consented layout, the added height means that the proposal should now conform with all aspects of the tall buildings policy 3.20 and the emerging tall building policies in the NSP.

The issues this raises specifically are about the location and its suitability for a tall building as well as the proportionate and appropriate contribution to the public realm.

The tall building is located at the centre of the site and could arguably highlight the activated core of the site but this is an artificial denomination - the location is not a point of landmark significance or a destination in its own right as such so this remains a challenge for this proposal. The emerging guidance in the Draft Old Kent Road AAP includes more detailed guidance and a masterplan for this sub-area and as such the proposed height should be considered in the context of this emerging guidance.

The contribution to the public realm is substantially improved by this amended proposal since the landscaped courtyard is located at grade and is visible from the public route across the site. Albeit a private space, this ground-based courtyard contributes positively to the expansive and generous public realm at the centre of the site. By replacing the elevated podium garden of the earlier proposal and is now better able to comply with the tall buildings policy P17.

The proposal is considered to be exemplary by design, contributes positively to the street-scene and has a highly articulated skyline. Officers are satisfied to support a recommendation in this case

Officer response: Noted.

LBS Ecology Officer

- *This comment is in addition to JB's ecological comments dated 6th January 2021*

Trees onsite should be retained where feasible. Any tree loss should be compensated for with additional tree planting.

Native and pollinator friendly shrub and herbaceous planting should be included at ground floor and on communal roof terraces. The use of nectar-rich and berry producing plants is encouraged. Where possible, larger shrubs should be under-planted to create greater structure and cover for wildlife. The use of block planting of single species should be avoided in favour of a higher diversity of plant types per square metre. Selected species should be on the RHS plants for pollinators list.

Biosolar roofs which green roofs which include a varied substrate with a varied depth of 80mm-150mm should be included within designs. Green roofs should be seeded and plug planted with wildflower species and meet the requirements of the GRO Code. Sedum species should be avoided.

Recommended conditions- subject to updated survey

PTC11- CEMP

PTC15-LEMP- To include planting areas at ground floor, roof terrace planting and biosolar roofs.

AGW10-Swift boxes x 12

AGW06- Bat boxes x 3

Wildlife friendly lighting plan recommended wording:

Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting*

places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

Recommended informatics

Nesting birds

Officer response: No objection is raised. The recommended conditions will be attached to the decision notice.

LBS Environmental Protection Team

LBS Flood Risk Management

- PASS – the application proposes to manage rainwater via rainwater harvesting butts and green infrastructure (green roofs and attenuation tanks) . Infiltration has been justifiably discounted as the underlying geology precludes the potential for infiltration. The SuDS features do not discharge into a watercourse which is justified because there are no watercourses in the vicinity of the site. The SuDS features do not discharge into a surface water sewer which is justified because there are no public surface water sewers in the vicinity of the site. In line with the drainage hierarchy, and in lieu of a surface water sewer in the vicinity of the site, it is proposed to discharge surface water into the combined sewer beneath Willow Walk, re-using the existing connection if possible.*

FAIL– the proposed runoff rate is not the same as, the greenfield runoff rate (4.4 l/s) at 12.6 l/s, however, reasoning for this is acceptable. The calculations provided for surface water runoff do not take into consideration the entire area of the site (0.484 ha) only 0.298 ha have been included in the 1 in 100 +40% scenario. Exceedance flows have been provided.

The applicant has submitted information which has not sufficiently addressed policy relating to London Plan Policy SI 13. Until the above points are addressed, matters relating to volume control, Non-Statutory Technical Standards for SuDS S7-S9 and future maintenance have not been assessed due to their reliance on suitable proposals for sustainable drainage features and runoff rate restrictions.

Based on the above, we recommend that the application is not approved. The runoff rate requires more information.

- *This is acceptable, I will specify in the conditions for this to be clarified at a later date. Therefore the application is passed subject to the following standard conditions:*

Condition: No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units, details of flow control measures and rain water harvesting units (water butts). The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

Condition (drainage verification report): No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020, ref: WIB14237-105-R-1-3-1-FRA) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.
Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

Officer response: The Applicant responded to the initial comments to clarify that calculations provided for runoff rates account for the appropriate site area. Their subsequent comments confirmed that no objection is raised. The recommended conditions will be attached to the decision notice.

LBS Heritage

- No comments received.

Officer response: Noted.

LBS Highways Development

- *Approval subject to:*

1. *It is proposed to construct two levels of basement at this site. The basement structures are in close proximity to the public highway on Crimscott Street and Willow Walk. Detailed design and method statements (AIP) for any proposed foundations and basements structures (temporary and/or permanent) retaining the highway in accordance with CG 300 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority. If consent is granted, the developer must enter into a S278 agreement to complete the following works:*
2. *Repave footway fronting the development including new kerbing on Crimscott Street and Willow Walk using materials in accordance with Southwark Streetscape Design manual (600mm x 600mm precast concrete paving slabs and 150mm wide silver grey granite kerbs).*
3. *Construct vehicle crossover in accordance with current Southwark Streetscape Design Manual (DS 132)*
4. *Provide dropped kerb access on Crimscott Street for refuse bins and introduce a length of waiting restrictions to aid in refuse collections.*
5. *Promote a TRO to amend parking arrangements on Crimscott Street and Willow Walk. Works to include road marking and signage.*
6. *Repair any damage to the highway due to construction activities for the development including construction work and the movement of construction vehicles.*

General Comments

7. *A construction management plan should be submitted and approved by the Council prior to implementation of the development.*
8. *Existing street trees on Crimscott Street should be protected during demolition and construction of the development.*
9. *Doors at the ground floor level open outward onto the footway. These would obstruct pedestrian movements and it is advised that these doors are designed to open inwards or slide horizontally.*
10. *Although some trees are proposed to be located on the private area, root deflectors are to be provided due to the close proximity to the public highway (Willow Walk).*
11. *Some trees are proposed to be planted on the public footway on Willow Walk. These trees should be designed in accordance with SSDM DS 501. Particular attention should be given to proximity between trunk centre and proposed building facades, likely obstruction of existing underground services, rooting zone volumes etc.*
12. *Some on street cycle parking are proposed to be located on the public footway on Crimscott Street for visitors. Although these are acceptable in principle, the exact location and stacking to be finalised as part of the s278 agreement.*
13. *In order to achieve a minimum footway width of 1.5m at the back of tree pits on Crimscott Street and Willow Walk, the Highway Authority wishes to adopt the strip of land (between the public highway and the proposed building line around the development) which currently does not form part of the public highway as publicly maintained.*
14. *A new vehicle access (service yard) is proposed off Willow Walk. As a result, some parking spaces will be lost. The applicant should consider re-providing these parking spaces within the vicinity of the site.*

15. There is a sinusoidal hump on Willow Walk in close proximity to the proposed access into the service yard. This hump should be shown on the ground floor plan for review as its location will have an effect on proposed access. Southwark Streetscape Design Manual prescribes that 'New vehicle crossings should not be located adjacent to any raised tables, speed humps etc.'

16. Section 5.5.1 suggest that 'there is a loading bay along Crimscott Street servicing Phase 3 along with other plots of the developments'. There is no loading bay at this section of Crimscott Street. All servicing activities should be incorporated within the development site.

Landscaping

17. Since the application site falls within 'General' designation of the SSDM, the footway must be paved with concrete paving slabs with 150mm wide granite kerbs.

Drainage

18. The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

Pre commencement condition survey

19. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

Notes

The following should be noted.

20. The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

21. Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

22. Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

Officer response: No objection is raised. Outstanding comments will be addressed as part of the Section 278 Agreement for highways works following determination of the planning application.

LBS Highways Licensing

- No comments received.

Officer response: Noted.

LBS Housing Regeneration

- No comments received

Officer response: Noted.

LBS Local Economy

- *In general, LET are happy to support this application which matches the economic, job, and growth plans as discussed in the planning statement. LET note the land use considerations in the planning statement, which are discussed here under the policy requirements below*

*P28 – access to employment and training (obligations); procurement
These are noted in the planning statement and discussed in the obligations section of this note*

P29 – Strategic protected industrial land (protection existing industrial in designated)

P30 – Office and Business development (loss of employment space)

These are noted and acceptable. There is no loss of employment space.

P31 – Affordable Workspace

N/A – outside of original S106

P32 – Small shops

N/A

P33 – Business relocation

N/A

P41 – Hotels and other visitor accommodation

N/A

OBLIGATIONS

1 - Employment and training

Construction phase jobs / skills and employment requirements

This development would be expected to deliver 50 sustained jobs to unemployed Southwark residents, 50 short courses, and take on 12 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.

[As per: Section 106 Planning Obligations and Community Infrastructure Levy (CIL); Supplementary Planning Document (SPD); and the HCA employment densities guide].

The maximum Employment and Training Contribution is £240,500

(£215,000 against sustained jobs, £7,500 against short courses, and £18,000 against construction industry apprenticeships).

An employment, skills and business support plan should be included in the S106 obligations. LET would expect this plan to include:

1. Methodology for delivering the following:

a. Identified ‘construction workplace coordinator’ role(s) responsible for on-site job brokerage through the supply chain and coordination with local skills and employment agencies;

b. Pre-employment information advice and guidance;

c. Skills development, pre and post employment;

d. Flexible financial support for training, personal protective equipment, travel costs etc;

e. On-going support in the workplace;

f. Facilitation of wider benefits, including schools engagement, work experience etc.

2. Targets for construction skills and employment outputs, including apprenticeships, that meet the expected obligations;

3. A mechanism for delivery of apprenticeships to be offered in the construction of the development;

4. Local supply chain activity - we would expect methodologies with KPIs agreed to:

- provide support to local SMEs to be fit to compete for supply chain opportunities;
- develop links between lead contractors, sub-contractors and local SMEs;
- work with lead contractors and sub-contractors to open up their supply chains, and exploration as to where contract packages can be broken up and promote suitable opportunities locally.

End use of the development jobs / requirements

N/A

2 - Loss of employment floorspace

N/A

3 - Affordable Workspace:

N/A

4 - Business relocation and small shops

N/A

5 – Procurement

As there will be 1,000sqm or more of gross new floorspace, the applicant should allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction. We would welcome active steps to promote this.

Officer response: No objection is raised. The recommended obligations will be addressed in the Section 106 Agreement.

LBS Network Development Management

LBS Planning Policy (Energy and Sustainability)

- The energy statement references that the CHP is providing Heating and Domestic Hot Water. It is not referenced that the electricity from the CHP is being utilised by the site.
 - > Can the applicant please confirm whether the power/electricity generated by the CHP is being utilised onsite within the Phase 3 development?
 - > Is there enough power capacity from the CHP to be used within the Phase 3 development?

The GLA carbon emissions reporting spreadsheet has been submitted and matches the values within the most recent Energy Strategy.

The applicant has provided BRUKL reports in the Appendices of the most recent Energy Strategy - no action required.

The applicant is achieving the following site-wide carbon emissions savings:

Be Lean: 67%

Be Clean: -29%

Be Green: -2%

Can the applicant please explain the negative carbon emissions savings for the Be Clean and Be Green stages?

Can the applicant please ensure and justify that they have done all they can to reduce the carbon emissions savings in the Be Clean and Be Green stages?

It is currently unclear why the applicant is achieving negative carbon emission savings in the Be Clean and Be Green stages of the energy hierarchy.

Can the applicant please outline/ensure that they have done all they can to obtain carbon emissions savings in the Be Clean and Be Green stages for residential development?

These are the obligations to secure - this is what standard wording needs to be applied.

> Carbon offset contribution (once the final site-wide tCO2/yr is agreed)
 > Agreed carbon target (cumulative figure) - energy strategy (this will need to be decided once the applicant responds to our comments and provided the GLA carbon emissions reporting spreadsheet)

> Connection to the DHN

> Be Seen

> Energy review mechanisms

Based on the information provided, the domestic element of the proposed development is estimated to achieve a reduction of 122.6 tonnes per annum (69%) in regulated CO2 emissions compared to a 2021 Building Regulations compliant development.

Similar to previous comments, 69% at the Be Lean stage is very high for residential units. It would be useful to understand exactly how the applicant is achieving this?

> *Can the applicant please clarify how they have achieved this large reduction? Are these savings purely from improvements in the building U-values?*

> *Can the applicant outline the key assumptions which have led to the large carbon emission savings ?*

The applicant has included the point of connections in the appendix of the updated energy strategy.

> *Can the applicant provide information on if there is any opportunity to connect to SELCHP?*

Can the applicant provide details on a decarbonisation pathway for the CHP network for the entire estate.

The applicant has provided information regarding the estimate of the electricity that the photovoltaic modules will generate including the assumptions for the calculations, this value is 81000kWh

2. A calculation of the CO2 savings that may be realised through the use of this technology

> *For the residential , this percentage uplift is -2% (-3.5 tCO2/yr).*

> *Can the applicant please explain why the increase in the PV capacity has led to an decrease in the carbon emissions savings?*

> *Can the applicant please outline the increase in the kWp of PV which the applicant is planning to incorporate?*

The applicant is proposing to use ASHPs as well as the CHP within the estate.

> *Has the applicant considered using the ASHPs to provide cooling?*

> Can the applicant please confirm whether ASHPs will be used for providing domestic hot water to both residential and non-residential development? If so, what proportion of the hot water demand will be supplied by the ASHPs?

The applicant has included Flexibility measures in the most recent energy strategy. This outlines that the scheme will utilise Buffer Vessels.

> Can the applicant please confirm if the buffer vessels will be used to store hot water from the ASHP system?

Similar to the previous comments, Page 50 references a remaining 112.3 tCO2/yr for residential development. However, in the GLA carbon emissions reporting spreadsheet, the final remaining emissions are 116.6 tCO2/yr.

> Can the applicant please outline why the carbon offset payment has been determined using the residual emissions for residential development only?

Site-wide regulated emission after Be Lean, Be Clean and Be Green are 116.6 tCO2/yr.

> Off-set carbon contribution is 116.6 tCO2/yr x 30 yrs x 95£/tCO2 = £332,310.

Agree with GLA comments, there are a significant number of fails under the SY2 and DYS3 applications - further modelling should be done to see the impact of the passive measures.

The presence of a CHP can often lead to problems in terms of overheating. The applicant has proposed measures to overcome these issues; including reference to "either a natural or mechanical ventilation system".

> Can the applicant please specify which system will be utilised in the final design of the building?

The applicant has provided an overheating assessment in the appendix of the updated energy strategy.

> Can the applicant please demonstrate that the actual building's cooling demand is lower than the notional?

> Has active cooling been proposed for 88 dwellings via a MVHR Hybrid Cooling System? Based on this, can the applicant demonstrate that the passive or other measures proposed have not successfully addressed the risk of overheating; to avoid unnecessarily increasing a development's energy demand and carbon emissions?

The EUIs and SHDs have been provided in the GLA carbon emissions reporting spreadsheet. It appears that both the EUI and SHD for residential development are high compared to the GLA guidance comparison.

> Can the applicant please outline why the modelled EUI and SHD is higher than the values proposed by the GLA?

> Can the applicant please outline the causes for the higher energy demand relative to the GLA benchmark?

> Can the applicant please outline why the SHD is so much higher than the GLA benchmark?

Can the applicant please explain the text on page 48 - "The metering and controls strategy will be further developed during the detailed design process and will align with the current heat network."

Can the applicant:

> Provide the planning stage data spreadsheet for Be Seen to compare to the Energy Assessment.

- > Upload the necessary contextual and performance data to the 'be seen' portal
- > Confirm the target dates for all subsequent 'be seen' stages
- > Confirm that metering plans that will enable the in-use energy performance reporting are in place

Officer response: The Applicant has adequately addressed each of the matters requiring clarification which has been confirmed by the LBS Planning Policy Team. The Applicant has also provided adequate information to demonstrate that the proposal can connect to the District Heat Network in the future which will be secured as part of an obligation for a revised energy statement in the Section 106 Agreement.

LBS Planning Policy (Housing)

- *The proposed development is part of the site allocation, and therefore together with applications within the site allocation boundary, the site allocation requirements must be met collectively.*

Requirements of Site Allocation NSP57

The site comprises 4800 sqm of the total site allocation (37,661.64 sqm). Phases 1 and 2 were completed under application 15/AP/2474 delivering 276 units. This application comprises the final 3rd phase of development of this site. This application, covering only phase 3, proposes to provide 183 residential units. Previously, 130 units were consented for phase 3.

Therefore, this application would deliver a total of 459 residential units to be built on the site across the 3 phases. As the minimum residential capacity for the site allocation is 760, this would mean 301 units would need to be provided elsewhere in the allocation.

Residential

Policy P1 of the Southwark Plan 2022 requires that development provide a minimum of 35% affordable housing on-site.

15/AP/2474 delivered 276 homes. The overall affordable housing provision was 34% (calculated by habitable room) which broadly complied with a 70/30 tenure split between social rented and intermediate tenures according to the planning statement. Comprehensive figures for habitable rooms by tenure and phase cannot be found so this cannot be verified. 38% of the total affordable habitable rooms were to be delivered in phase 1, 27% in phase 2 and 35% in phase 3.

20/AP/2993 proposes 183 units. Of these 60 are social rented units and 123 are market units. This equates to an affordable housing delivery of 37.3% by habitable room. This is above the previously consented provision, where 37% of habitable rooms in phase 3 were affordable. Additionally, all the affordable habitable rooms in the new scheme are social rented. Therefore, the scheme now overprovides social rented compared to intermediate housing, but as this is the greater need, no objection is registered. The overall affordable housing provision across the scheme remains policy compliant.

Policy P8 of the Southwark Plan 2022 outlines the requirements for Wheelchair accessible and adaptable housing.

6 wheelchair accessible units are included as part of this drop-in application for phase 3 according to the planning statement, all of which appear to be affordable (social rented tenure).

In the previous consent, the section 106 legal agreement for 15/AP/2474 appears to show 12 affordable wheelchair units for social rent in phase 3. Therefore it is likely that this drop-in scheme results in a reduction of 6 wheelchair accessible units overall. However, this still meets the requirement for 10% of social rented homes to be wheelchair accessible. No specific information is given anywhere in the application on the total number of wheelchair accessible units provided across phases 1, 2 and 3. We would encourage the applicant to submit information on this matter to demonstrate whether the requirement for 10% of total homes to be wheelchair user dwellings (M4(3) standard) has been met. Phase 3 alone appears to only provide 3% of total dwellings as wheelchair user dwellings according to the planning statement, so unless the applicant can demonstrate overprovision of wheelchair user dwellings has been provided in phases 1 and 2, this application is unlikely to be policy compliant on this front.

Non-residential

The existing uses of this site is 2,690sqm B8 storage, and the proposed uses are 1,257sqm Class E.

Class E

To ensure specific retail, employment and leisure planning policies are being met, the applicant should provide sub classes for Class E.

Please see below the floorspace type and Class E the applicant should specify:

Floorspace Type

Use Class

Employment

Class E(g), B2 and B8 and sui generis employment generating)

Retail

Class E(a), Class E (b), Class E (c)

Community and Leisure

Class E(d), F1, F2

Employment Floorspace

Policy P30 of the Southwark 2022 requires the applicant to submit a marketing strategy for the use and occupation of the employment floorspace. This should demonstrate how the proposed employment floorspace will meet the current market demand.

The proposed development must provide a successful integration of homes and employment space in terms of physical layout and servicing in mixed-use areas of development.

Affordable Workspace

Policy P31 of the Southwark Plan 2022 requires employment floorspace (Class E(g), B2 and B8 and sui generis employment generating) to provide 10% of GIA floorspace as affordable workspaces for a minimum of 30 years. Affordable workspaces are workspaces at reduced market rent. To meet the requirements of parts 3-5 of policy P31 of the Southwark Plan 2022, the applications must provide an Affordable Workspace Strategy. This is a validation document, which should provide evidence of the current market

rent similar workspace types, proposed lease arrangements (rent, lease length, rent-free periods) and fit-out specifications. The full requirements of an Affordable Workspace Strategy can be found on the validation checklist here.

Business Relocation

Where there are existing businesses being displaced, a business relocation strategy is required as per policy P33 of the Southwark Plan 2022. The full requirements of a business relocation strategy can be found on the validation checklist here.

Retail

The proposed development is within the Old Kent Road District town centre, therefore main town centre uses must be located in town and local centres. The main town centre uses can be found in the fact box in page 167 of the Southwark Plan 2022. The proposed development should be in a scale and nature that is appropriate to the role and catchment of the centre; provide active frontages with a high footfall and not harm the viability, viability and economic growth of the town centre. Please refer to policy P35 for further details.

Community

As per policy P47, development will be permitted where new community facilities are accessible to all members of the community.

Leisure

New leisure development within Class E must meet the requirements set out in policy P46. The applicant is required to submit a sport and facilities assessment to justify the need for new sports and leisure facilities. The full requirements of the assessment can be found on the validation checklist here.

Jobs and Training

New floorspace over 1,000sqm, 2,500sqm and 5,000sqm will require certain jobs, training or/and procurement requirements. Please refer to P28 of the Southwark Plan 2022 for more details.

Officer response: No objection is raised.

LBS Public Health

- I will not add any comments from our team for this particular development.*

Officer response: Noted.

LBS Section 106

- N.B. information in the planning statement and other submitted documents have been taken at face value. I have not run any calculations.*

Affordable housing - the affordable housing in this scheme exceeds policy, meaning no shortfall contribution would be due.

Archaeology - an archaeology contribution would likely be charged due to location within an APA.

Carbon offset green fund - the applicant's energy strategy estimates a shortfall contribution of £340,000 will be due.

Children's play space - the proposal will provide 638sqm play space. A shortfall contribution may be due depending on the child yield calculation.

Employment and enterprise (Jobs during construction period) - there will be obligations relating to jobs and training in construction.

Employment and enterprise: General and end-user phase (skills, training and employment) - there will be no obligations for employment in the end use, as the non-residential floorspace is below the threshold.

Employment and enterprise: Loss of employment floorspace - this scheme would result in a loss of employment floorspace meaning an employment contribution will be charged (in line with Southwark Plan policy P30).

Employment and enterprise: Other obligations - there maybe obligations relating to local procurement.

Outdoor amenity space - the planning statement seems to suggest the proposal is policy compliant; any shortfall will result in a shortfall contribution being charged.

Public realm - details will be negotiated down the line. There may be obligations relating to cycle docking, highways, trees and landscaping etc.

Transport measures: site specific - it is likely that there will be obligations for a travel plan, car club, disabled parking spaces, cycle parking, a delivery and servicing plan, CEMP etc.

Wheelchair accessible housing - the proposal includes six wheelchair homes of various sizes. As there are 183 housing units in the scheme, it appears that the policy requirement for 10% of homes to be wheelchair homes is not met, meaning a shortfall contribution will be due.

Officer response: These Heads of Terms will be reflected in the Section 106 Agreement following determination.

LBS Transport Policy

- *Blue Badge Parking:*

The proposed BB parking car park largely accords to BS8300 but not to the full extents. Please can the applicant look to provide buffer zones on both sides of each space, and to ensure that at the very least space number 01 is offset from the 'Generator Room' wall by at least 0.6m to ensure that this parking space is useable by future occupiers of the site?

What are the gradients for the ramp down into the BB car park?

Are there any other proposed gradients within this car park itself?

Are there any structural columns proposed within the car park area and how do these effect vehicle movement around this car park..?

Can areas not marked for parking be protected from informal car parking with either physical and/or visual methods? This particularly applies to the dead space beside space 04 where a doorway which opens outwards could be blocked by another vehicle parking in this location.

Once this has been revised we can secure a fully dimensioned car park plan via a Compliance Condition.

Long-stay Cycle Parking:

Please can fully dimensioned plans be provided for each cycle store, stating how many spaces are provided and their breakdown, with clear headroom

cross-sections and 'power assisted' entry doors along cycle store routes provided.

On the basis that there is at least a 2.5m aisle widths where two-tier racks are proposed to be provided, I do not foresee any major issues. However this information is required PRIOR to determination so that these can be secured as part of a Compliance Condition... this is to avoid issues which may arise with approving AoDs at a future point in time.

Visitor Cycle Parking:

The locational distribution of these spaces appears to be very back of house and will not be particularly useful for future visitors of this site.

Please can the applicant look to provide more spaces outside of the Commercial space(s) on Crimscott Street in particular, and then other spaces provided as close as possible to the residential core entrances?

We would happily support a further increase in visitor cycle parking to support cycling to/from this site and its commercial and residential visitors.

No further comments at this time.

- *Blue Badge Parking buffer zones / spacing: The applicants response is acceptable.*

Gradients on Ramp:

Please can the applicant provide a cross section for the entirety of the vehicle ramp, from the street level down to the basement car park level?

Transiting from 1:8 to 1:1 with no transition gradient inbetween could cause the grounding of vehicles and make the car park inaccessible, so further clarification on this is needed and would be appreciated. Thank you.

Protecting Outwardly Opening Doors:

The applicant can easily deal with this issue by placing a bollard or painted hatching to ensure this doorway is not blocked by an additional parked vehicle. Whilst it is understood that there will be on-site management of the car park area, this would be a simple precautionary fix to avoid the issue occurring in the first place. Please can this be reconsidered?

Long-Stay Cycle Parking:

The requested drawings have not been provided and the information is therefore incomplete. Furthermore, one of the basement cycle stores which is occupied only with two-tier racks does not appear to have a 2.5m aisle width, which would make these spaces very difficult to use. The manufacturers specification for the product they have chosen may show the width to be adequate, but London Plan 2021 and London Cycling Design Standards 2014 requirements clearly set out the minimum 2.5m aisle width and it is essential this is secured. Please can these be provided PRIOR to determination as there is no evidence that the proposed cycle parking works or meets policy requirements.

Visitor Cycle Parking:

It is disappointing that the applicant does not see the benefit of providing visitor cycle parking outside of the largest commercial unit associated with this phase of the development facing Crimscott Street. Future occupiers of this unit will likely require this visitor cycle parking to encourage passing

trade and to meet their travel plan objectives. The response is disappointing.

LBS Urban Forester

- *The loss of two C category trees is more than adequately mitigated by proposed landscaping. The inclusion of green walls ie climbing plants at grade, may provide for the shortfall in UGF.*

Confirmation is required prior to determination of any changes to the planting design and public realm in comparison to the previous landscape masterplan proposals, including the location and size of attenuation tanks.

The planting plan should be resubmitted with a revised planting schedule for trees that are more appropriate to the constraints and scale and proportion of development:

- *More drought tolerant and ornamental species Cercis siliquastrum, Arbutus unedo, Acer cappadocium, A. monspessulanum, in place of Amelanchier, Acer rufinerve and Prunus serrula.*
- *Inclusion of Quercus phellos in reference to Willow Walk. Alternatively, these can be agreed via condition.*

Details of total soil volume calculations to sustain the proposed planting, tree trench design and maintenance will also be required.

Please see recommended condition wording.

- *Happy for details to be dealt with via condition as also agreed by the applicant.*

Officer response: The Applicant has adequately addressed the comments regarding cycle parking and has provided clarification on the gradient on vehicular ramps to the basement. All of the matters raised have been adequately addressed.

LBS Waste Management

- *Containers need to be presented within 10 metres of the collection point. We have a statutory obligation to collect food waste.*

Officer response: Discussions with the Applicant confirm that efforts to address these comments have been maximised. A shortfall for one of the collection points against the 10 metre criteria is outstanding but is acceptable given the wider management strategy for the proposal.

London Borough of Lambeth

- No comments received.

Officer response: Noted.

London Borough of Lewisham

- *Thank you for consulting Lewisham Council on this application. I have reviewed the documents and confirm that the borough raises no objection.*

Officer response: No objection is raised.London Fire and Emergency Planning Authority

- *No comments received.*

Officer response: Noted.London Underground

- No comments received.

Officer response: Noted.Metropolitan Police

- *I believe a Secured by Design condition should be attached to any permissions granted.*

The suggested wording:

A. Notwithstanding the approved plans and documents, prior to the commencement of the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the development will achieve Secured by Design accreditation.

B. Within three [3] months of first occupation, evidence that Secure by

Design Accreditation has been achieved shall be provided in writing to the Local Planning Authority.

C. The development shall be carried out and retained in accordance with the approved details.

Reason: In order to achieve the principles and objectives of Secured By Design, to improve community safety and crime prevention.

I have searched the Metropolitan Police service crime data base and discovered that West Bermondsey ward average 402 crimes per month, these mainly include: anti-social behaviour, theft offences and violence and sexual offences. The above figure has been obtained from London Bridge and West Bermondsey | Police.uk (www.police.uk) and is the average reported crimes for the months of August, September and October 2024. Having reviewed the submitted documents, I note that there has been mention of Secured by Design and that a meeting with the Designing out Crime Officer took place pre-planning.

I would ask that you consider several aspects of the development; These include but are not limited to;

Physical Security: External

Public Realm: Planting in public areas is important for crime prevention. Shrubs should not exceed 1m in height, and tree canopies should have the branches trimmed to at least 2m high to maintain clear sightlines. Ground-level planting should be sparse to prevent hiding weapons or other items. Lighting must meet British Standards.

Access control: Access control within the development should have a data logging facility enabled whereby the management company can access data to see which fob or flat has opened each access controlled door and when. This is a valuable management tool when it comes to dealing with ASB within the scheme and attributing this to building users. Any green break glass within the development should be fitted with a tamper proof cover to mitigate against misuse.

Doors: All doors and doorsets providing direct access to the building core or home must meet Police Preferred Standard, with testing and certification.

Mail delivery: The mail strategy must be agreed before works commence to ensure that theft of mail and identity theft is mitigated as much as possible. All external mailboxes must meet Secured by Design Specification.

Windows: All easily accessible windows (including easily accessible roof lights and roof

Windows) shall be Police Preferred Specification tested and accredited in all identified locations.

Cycle Storage: Theft, including cycle theft is prevalent in this area. To comply with Secured by Design, any cycle store should be well lit and have CCTV and, in most cases, a tested and certified door meeting Police Preferred Standards.

Physical security: Internal

Compartmentalisation: As the development is over 26 dwellings, compartmentalisation will be required. Please refer to section 29.30 of the Homes 2024 guide.

Doors: All doors giving direct access to a dwelling must meet Police Preferred Standard, with testing and certification.

Officer response: No objection is raised. The recommended conditions will be attached to the decision notice.

Natural England

- No Objection

Officer response: No objection is raised.

Network Rail

- No comments received.

Officer response: Noted.

NHS HUDU

- *HUDU Response to Southwark Planning Application*

Southwark's GPs, acute and mental healthcare services are under substantial pressure as it relates to limited space and recruiting additional clinicians, e.g., pharmacists and physiotherapists, to provide enhanced services to local people. Compounding this, LB Southwark records amongst the highest levels of population growth in South East London and has areas of high deprivation.

To meet the health needs of the new residents of the proposed scheme, and to limit adverse impacts on existing residents, developments need to provide financial contributions via the relevant S106 agreement for the expansion of health infrastructure serving the locality.

The NHS Long Term Plan (2019) and the Fuller Stocktake Report (2022) re-emphasise the importance of providing care close to the community and to provide services on a neighbourhood basis where possible. This means in addition to increasing and improving primary capacity NHS Trusts are seeking to provide increased facilities and services locally where appropriate. The South East London Integrated Care System has developed its Estate Strategy, and requirements for greater capacity and providing infrastructure to meet future growth are subject to ongoing discussion with the Council as part of its infrastructure planning. GP surgeries require significant investment to accommodate new patients as well as the additional clinical roles being incorporated within primary care. Alongside this is the requirement to expand acute and mental health infrastructure including additional beds at Guy's Hospital and community health provision within the area.

The site is within the Old Kent Road Area Action Plan and is listed as a Site Allocation in the Southwark Plan 2022. Further, Policy 45 of the Southwark Plan gives additional credence to supporting healthy developments. To that effect, major developments should ensure that impacts to health infrastructure are mitigated.

The closest GP practice to the site is the Silverlock Medical Practise. The closest hospitals are Guy's and King's College Hospitals.

The HUDU Planning Contributions Model, as set out in the 2021 London Plan, is required to be used to calculate the cost of mitigation for health. (please note that the HUDU Model does not currently incorporate the impact on Accident and Emergency and outpatient infrastructure nor the impact on the London Ambulance Service and therefore underestimates the cost of mitigation to the NHS).

The current scheme consists of 184 new homes, including affordable housing. The benefits of the scheme are recognised and supported including the delivery of housing across London including affordable units and the enhancement of the green spaces. The HUDU Planning Contributions Model has been used to calculate the contribution. The requirement would meet the tests in CIL Regulation 122 as it is considered necessary, reasonable and directly related to the development.

We have run the HUDU model for this based on 184 new dwellings with the proposed housing mix (accounting for both the market and affordable housing components) as indicated in the planning statement. The final summary information from the HUDU model is set out below.

Final Summary

Total Capital Cost

£521,054 Total Revenue Cost

£449,237 Combined Cost

£970,291 Total Number of Housing Units

184 Capital Cost Requirement Per Unit

£2,832

The HUDU Planning Contributions Model calculates a total healthcare (primary, acute and mental health) capital s106 requirement of £521,054, with a further revenue cost of £449,237.

Discussions with the NHS Trusts and the ICB indicate that practices in this area which are under significant strain could be reconfigured to be able to accommodate additional patients. Further, funding is required for key mental health projects, particularly given higher uptake of these services by student-aged populations. As a result of these discussions, we have reduced the capital cost of mitigation to £78,305. We welcome discussion regarding the phasing and wording in relation to the contribution within the S106 agreement.

The amount solely relates to the capital costs required to mitigate the impacts of the development on primary care and mental health services. At this stage we are not asking for a contribution to be made for acute services – NHS HUDU and the South East London Integrated Care Board will continue working with relevant health partners in the development of capital works programs in order to ensure that acute services in Southwark are accessible and appropriately account for Southwark's population growth. We welcome future CIL funding discussions to mitigate the impacts of development on acute services in the Borough.

Further, and s106 funding sought in this submission does not request that developers cover the additional revenue costs of providing health services. However, developers should be made aware that there are significant pressures and costs on the NHS of development.

The request is the Council to secure £78,305 within the S106 agreement to be paid on commencement and indexed linked to building costs.

It is noted that the Southwark Infrastructure Delivery Plan does propose a health facility within the Old Kent Road AAP and the NHS has been working collaboratively with the Borough to secure facility. However, as noted within the IDP, this facility is still not fully funded. Any contributions from this development could be purposed to fit out this facility.

Health Impact Assessment

The NHS welcomes the inclusion of a Health Impact Assessment. While this is not a validation requirement in Southwark, HIAs require developers to assess the impacts on health up-front, with justification given to the way in which spaces are designed.

The NHS has completed a brief review of the HIA and raises no concern with the methodology. It is acknowledged that the applicant at one point concurs that mitigation for health infrastructure is required, but at other times claims that existing facilities can absorb the impact of this development. Whilst the closest GP has not closed its list, this should not be used as a proxy in assuming that the GP Practice is operating without strain – closing lists is a lengthy and complex process that only occurs as a last resort.

Further, the NHS defers to Southwark's Public Health team to provide further comments on the HIA.

Conclusion

I trust that the above comments are useful in pursuing the application. However, please contact me if you require any clarification or if I can be of further assistance. We would request that we are consulted if there are any further amendments to the scheme which may effect primary and acute care provision and on any subsequent planning applications on the site and, as stated above, would welcome any involvement regarding the negotiation of the s106 contribution.

Officer response: The Council has a published CIL charging schedule. Therefore, and in accordance with Regulation 122, HUDU's requested sum will not be secured. The appropriate avenue is for the NHS to make structured bids for funding from the Community Infrastructure Levy fund.

Pages Walk Residents Association

- No comments received.

Officer response: Noted.

Thames Water

- *With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.*

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in

the time available and as such Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Wastewater: 4.22. The proposed discharge rate of 12.6 l/s is less than 3 times the greenfield runoff rate (4.4 l/s) and comprises an 81% reduction compared to the existing rate. In addition, it provides betterment compared to the consented scheme, which proposed surface water to be restricted to 50% of the existing rate. To restrict the runoff rate further would require surface water pumping, which is not considered sustainable nor practical.

Phase 3 site area [ha] 0.485

Surface Water discharge connecting into the 300mm on Willow Walk (discharging via gravity)(FRA PART 7)

Foul Discharge : 5.4. Foul water arising from the proposed development would be discharged into the combined sewer beneath Crimscott Street or Willow Walk,

Drainage Report incomplete:

Please provide info on Foul drainage and connection points

- Surface Discharge rates are too high and needs to be reduced further to match greenfield rates or closer.

Officer response: The recommended conditions will be added to the decision notice. The point advising greater discharge rates to be sought is noted, but given the current proposal offers a significant enhancement on runoff rates compared to

the extant permission, the recommendation for the application will not be contingent on this matter.

Transport for London

- *The application site is located within the OKR AAP. It was agreed in September 2018 between Jules Pipe and leader of Southwark Council, that up to 9,500 homes could be permitted, and subsequently implemented, in advance of the BLE contract being let providing that public transport capacity (particularly buses) is significantly improved. Permissions for other sites in the area would be subject to Grampian S106 obligations allowing implementation only once the BLE contract has been let.*

The extant permission for the phased mixed-use scheme at Rich Industrial Estate (GLA reference number GLA3395 and Southwark reference number 15/AP/2474), in which Phase 3 had a quantum of 130 homes, was granted prior to 1st April 2018. The application currently being consulted on reconsiders the proposals for Phase 3 and seeks an uplift in 53 homes at this site to a total of 183.

It will need to be demonstrated at the time of Committee that the proposed uplift can be accommodated within the 9,500 agreed cap. Should it not be accommodated within the cap, then a Grampian obligation will be required for the uplift in homes at this site.

Healthy Streets and Active Travel

As acknowledged in TfL's previous response to this application, the Transport Assessment included an Active Travel Zone (ATZ). Since previously commenting on this application, there has been an increased focus on how routes to key trip attractors, and how they perform against certain Healthy Streets criteria, can vary at different times of the day. TfL is aware that some people change their route, mode or even refrain from travelling at all when it is dark. This particularly affects women and others with protected characteristics. It can undermine the success of new developments, particularly where there is no route choice. With this in mind, it is recommended that a night-time assessment of the routes to key trip attractors is undertaken.

We would encourage the Council to secure a contribution towards improvements to the active travel environment beyond the red line boundary. These improvements should be informed by the previously provided ATZ assessment and the night-time assessment requested above. The points previously raised about the purpose and use of the gates from Willow Walk and Crimscott Street have not been addressed:

'It is noted that the proposed development includes a number of gates. The proposed gates could act as a barrier to walking and cycling movement through this site, as such should remain open 24/7. It is useful to note that the Mayor's Public London Charter calls for the highest level of public access irrespective of land ownership, with landowners promoting and encouraging public use of public space for all communities. As such, the provision of gates does not align with the principles of the Mayor's Public London Charter. Further detail and justification on this matter is required. Furthermore, behind the gates is access to cycle storage areas. Should the gates be closed on a regular basis, this would represent a significant

additional barrier to cycle use. Further detail on the management arrangements of the gates is required. '

Clarification should be provided about public access at these two entry-points to the site, including whether the Willow Walk gate is intended as a pedestrian or cycle entrance to the site at any time. Some short-stay cycle parking is provided behind the gates, suggesting that there is public access beyond the gates. The status of the courtyard garden – as private to residents or accessible to the public – should also be clarified.

It appears from the vehicle tracking drawings in the TA that the gates need to be open to allow larger vehicles to reverse back into the bays.

The visual impact of vehicles using the loading bays on the Willow Walk front has been mitigated by the landscaping. However, a concern remains about the impact of the access to the bays on the pedestrian environment on Willow Walk. Pedestrian priority should be enhanced through the approach to surface materials – treating it as a minor vehicular crossover and continuing the footway materials across the access.

The extant consent secured £20,000 indexed linked from 2026 and to be paid on first occupation for Legible London signage. We have no record of receiving this payment from Southwark despite first occupation taking place in 2021 and so would ask for confirmation that it has been paid and used by the Council for wayfinding. The current application which seeks an uplift in the number of residential units compared to the extant consent makes such provision even more necessary.

The s106 agreement for the extant consent also secured £200,000 for a cycle hire docking station together with the provision of site for a docking station. Again, we have no record of either the funding or the site being provided and would ask for clarification on this matter. Having considered the additional trips generated by the uplift in development, we consider the previously secured cycle hire provision to be sufficient but the obligations in the extant consent must be met to meet demand from all three phases.

In addition (not instead) given now there are dockless bike and scooters schemes appropriately located and sized bays from which bikes can be hired and to which they should be returned should be identified and their delivery secured through the s278 agreement or alternative mechanism. If adequate provision is not made then these bikes and scooters will become obstructions on the highway, a particular issue for those with less mobility or sight, increase the risk of accidents contrary to Vision Zero, and detract from the amenity and function of the public realm.

Public Transport Impact

As highlighted in TfL's previous comments on this application, There is limited capacity on the transport network to accommodate the demand generated by the growth within the Old Kent Road, in advance of the Bakerloo Line opening. As noted above it has been agreed between the GLA, TfL and Southwark Council that some development could be accommodated ahead of this, based on modelling and through improvements to the existing public transport network and active travel. Until the BLE is delivered, buses will be the main mode of public transport for users of the proposed development. However, the existing network is already at or close to capacity and cannot cater for the additional peak time

demand from residents and other seeking to travel towards central London in the morning and away in the afternoon/evening.

It is noted that a contribution of £810,000 indexed linked from 2016 was secured as part of the extant permission for the 406 residential units at this site, which is equivalent to a contribution of £1995 per residential unit excluding indexation. This contribution was split into three payments, with the first to be made prior to the occupation of the first residential unit and the other two to be paid on the first anniversary of the Occupation of the Development and the second anniversary of the Occupation of the Development. It is TfL's understanding that first occupation, was in March 2021, as such the triggers for the bus contribution payments have been reached. To date according to our records we have not received any payment from the Council and seek clarification as to whether contributions which are due have been paid or not.

Since the granting of this permission, a tariff based approach of £2,700 per residential unit has been introduced within the OKR for improvements to the bus network. As such, a bus contribution of £2,700 per home (indexed from March 2019) for the uplift of 53 dwellings should be secured additional to the aforementioned s106 contribution included in the extant consent.

It also noted that the extant planning permission secured a contribution of £50,000 index linked towards bus stop improvements. This was also to be paid prior to the first occupation of the proposed development. Confirmation of this payment would also be appreciated and transfer of the funds to TfL.

Parking

The proposed development is to be car-free, with the exception of six disabled person parking spaces. This is welcomed subject to a permit-free agreement and appropriate contribution towards reviewing local parking controls being secured.

As required by London Plan policy a Parking Design and Management Plan (PDMP), which should be secured through the appropriate mechanism to ensure that the parking is used only by Blue Badge holders and allocated on the basis of need. Proposals should also be put forward as to how the access needs of disabled people will be met additional to the 3% outset car parking provision. One disabled persons' parking space should be provided for the commercial use.

Noting the low level of parking, the applicant is strongly encouraged to have active electric vehicle charging provision from the outset.

333 long-stay and six short-stay cycle parking spaces are proposed for the residential element. This quantum is in line with minimum London Plan quantum standards subject to there being space and arrangements for compliance with LCDS as also in T5..

High quality cycle parking should be delivered to support facilitating a strategic modal shift. With this in mind, cycle parking should be designed in line with London Cycle Design Standards (LCDS), referred to in Policy T5 of the London Plan. Based on the plans provided, there is a concern that this is not being achieved, with key areas of non-compliance summarised below:

- *LCDS is clear that 2500mm beyond the lowered tier should be provided to enable a cycle to be turned and loaded. In a number of cycles stores, this is not being achieved in the majority of stores. There are some stores which currently have a aisle width of 2.3m or less.*

- LCDS sets out other aisle width requirements for Sheffield stands (see the table below). These haven't been met in a number of cases. Access to long-stay cycle parking is shared with waste storage – the same entrance and same lift to the basement, both from Willow Walk and Leather Place. This is likely to be unattractive for users and to depress cycle use. We would recommend providing access to cycle storage from lifts accessed from the main pedestrian entrances rather than the bin stores. Dropped kerb access should be provided from the carriageway to entrances to cycle parking areas.

Access to long-stay cycle parking is shared with waste storage – the same entrance and same lift to the basement, both from Willow Walk and Leather Place. This is likely to be unattractive for users and to depress cycle use. We would recommend providing access to cycle storage from lifts accessed from the main pedestrian entrances rather than the bin stores. Dropped kerb access should be provided from the carriageway to entrances to cycle parking areas.

Delivery and Servicing

It is understood that the delivery and servicing strategy is to be a mixture of both on-street and on-site – two off-street loading bays accessed from Willow Walk and refuse vehicles stopping on Crimscott Street. Policy T7 states that adequate space should be provided within the red line boundary to accommodate delivery and servicing activity.

Furthermore, it is not clear whether the two off-street loading bays are to be used by other phases of the development, and how this has factored into the delivery and servicing assessment. The Delivery and Servicing assessment uses the same information as that provided for the 2020 Transport Assessment – noting the time that has passed and changes in shopping habits in this period, is there more up-to-date information that could inform this assessment?

A Delivery and Servicing Plan (DSP) should be secured through the appropriate mechanism. This should detail the measures that will be implemented to reduce the impact of this activity on the surrounding transport network, and the measures that will be implemented to support sustainable and active freight at this site.

Construction Logistics

As noted in TfL's previous comments, a Construction Logistics Plan (CLP) should be secured through the appropriate mechanism in line with Policy T7 and take account of the now occupied earlier phases of the development as well as surrounding residential and other uses.

Travel Plan

An updated Travel Plan has been provided.

It is noted that the below text is included within the Travel Plan addendum submitted to support this planning application, which refers to the use of a car for late-night journeys or a big shop.:

Please see above comment in relation to the night-time ATZ assessment. It is key that the active travel environment is attractive, safe and perceived to be safe, at all times of the day, with any deficiencies addressed without resort to use of a car. Similarly the cycle parking and delivery and servicing arrangements should support alternatives to the car for a big shop as indeed

should pedestrian and public transport arrangements support shops by these modes.

Noting the sites accessibility and it being car free in line with London Plan policy, the focus of the Travel Plan should be on promoting the use of sustainable and active travel modes, rather than private vehicles. It is considered that additional measures should be identified and committed to within the Travel Plan to achieve this objective.

Officer response: No objection is raised. The recommended obligations and conditions will be added to the decision notice.

Appendix 6 – Community Review Panel

Reference:

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

Summary

1. The Community Review Panel warmly welcomes the proposals for this part of the Rich Industrial Estate. The panel appreciates the care with which the architecture has been designed and likes its industrial character. The variety of residential units is also positive. The panel's main concern is the extent to which the scheme feels part of the wider Old Kent Road area. Although there are public routes through the Rich Industrial Estate, gated entrances make these feel private. There is also not yet much in the way of cafes, restaurants or shops to draw people in to use the public spaces.
2. At a detailed level, the panel supports the use of brickwork, painted metal windows, and the variety of inset and projecting balconies. Where there are large windows, the risk of overheating should be considered. The panel is impressed by the landscapes that have already been completed to date, which seem well

maintained. Whilst the proposed shared private garden will be valuable to residents, the panel notes that children passing by may feel frustrated if they can see in but not access this space.

3. The arts centre that is already open on site could be better publicised, for example through building links with local schools. The panel suggests that offering commercial units of smaller sizes may make these more attractive to local businesses – another way of knitting the scheme into the Old Kent Road area. It also notes that the lack of parking may limit the ability of some people from the surrounding area to use shops, cafes or the arts centre. These comments are expanded below.

Integration into the Old Kent Road area

4. The panel admires the quality of the completed development plots and landscape design at the Rich Industrial Estate. However, it does not think these feel well integrated into the wider Old Kent Road area. It asks for further thought about how people from the surrounding area could be made to feel welcome to walk through the site, and enjoy its facilities.
5. Gated entrances give the impression that the routes and spaces are private – although they are intended to be public.
6. The panel recommends that the gates should be opened during the day, with retractable bollards to control vehicle access. The gates could then be closed at night if required for security.
7. It also encourages more thought about how shops, cafes, affordable workspace and community uses could be brought into the ground floor spaces.
8. For example, a café where families could sit outside and watch their children play, would allow them to enjoy the new public spaces.
9. Improved signage could also help make it clear that there are public routes through the site.

Architecture

10. The panel is supportive of the architecture proposed, with thinks this will fit well with the character of the area.
11. The brickwork, painted metal framed windows, and precast concrete lintels are successful in responding to the historic industrial buildings on the site.
12. The faceted form of elevations facing Crimscott Road add welcome interest.
13. The variety of balconies, some inset and some projecting, also add character, as well as providing private outdoor space for residents.
14. Where there are large windows facing south or west, the panel asks for careful thought about overheating.

Landscape

15. The panel is impressed by the landscapes that have already been completed at the Rich Industrial Estate, which seem well maintained.
16. There are a mix of public and shared private spaces, which the panel appreciates are needed for residents.
17. A shared private garden with payable elements is part of the current proposals. This will be valuable to residents, but panel noted that it could be frustrating for children passing by if they can see into this space, but not access it.

Arts centre

18. Although the Community Review Panel members live in the area, most were unaware of the arts centre which is already open.
19. It would encourage more publicity about the arts centre, for example through building links with local schools.

Commercial units

20. The panel understands that the commercial units already completed have been slow to let. It suggests that larger units may not be suited to local businesses, who may prefer smaller units of around 200 or 250 sq ft.
21. Bringing more community run businesses onto the site would help make it feel better integrated into the Old Kent Road area.
22. Only wheelchair accessible parking is provided as part of the scheme. This may limit the ability of some people from the surrounding area to visit shops, cafes or the arts centre.
23. The panel encourages the Council and applicant to consider how short stay parking could be provided, giving inclusive access to the commercial uses.

Next steps

24. The panel asks the applicant team to consider its comments in liaison with Southwark planning officers, and looks forward to seeing the scheme built.

Appendix 7 – S106 Heads of terms**Reference:**

20/AP/2993

Proposal:

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Location:

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

Obligation	Mitigation / Terms
Previous Permission	
Previous Permission	Covenant requiring the owner to 'give up' the right to develop Phase 3 under the existing planning permission (ref. 15/AP/2474). Agreed
Energy and Sustainability	
Carbon Offset Payment	The development as built is to achieve the carbon reduction set out in the submitted Application Stage Energy Strategy. Prior to implementation, the Developer shall pay an offset contribution of £332,310. (excluding the Devonshire Grove works), with the exception of any site clearance/demolition and archaeological

	<p>investigative works, the developer shall pay an off-site contribution of 50% of the total application stage predicted carbon shortfall (138.9 tonnes/CO₂).</p> <p>Agreed</p>
Be Seen Monitoring	<p>Prior to implementation of the development (with the exception of Devonshire Grove works and demolition), the owner shall submit to the GLA and the Council accurate and verified estimates of the 'Be Seen' energy performance indicators. Prior to occupation of the development the owner shall provide to the GLA and the Council updated accurate and verified estimates of the 'Be Seen' energy performance indicators.</p> <p>On the first anniversary of occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner shall submit to the GLA accurate and verified annual in-use energy performance data for all relevant indicators.</p> <p>In the event that the 'in-use stage' evidence shows that the 'as-built stage' performance estimates have not been or are not being met, the owner shall identify the causes of underperformance and the potential mitigation measures. The owner shall submit to the GLA and the Council a Be Seen Mitigation Measures Plan comprising of measures that are reasonably practicable to implement, along with a proposed timescale for implementation. The measures shall be implemented in accordance with the approved Be Seen Mitigation Measures Plan.</p> <p>Agreed</p>
Revised Energy Strategy and District Heat Network	<p>Prior to occupation, a DHN Energy Strategy must be approved setting out how the development will be designed and built so that all parts of it will be capable of connecting to any future DHN. Council to retain right to serve Connection Notice at regular intervals, with applicant to retain right to submit feasibility study in response.</p> <p>Agreed</p>
Transport and Highways	
Parking Permit Eligibility Exclusion	<p>All of the Class C3 housing occupants and tenants of the commercial space of the development shall be prohibited from being eligible for CPZ parking permits.</p> <p>Agreed</p>

Section 278 Agreement Specification	<p>Prior to implementation, with the exception of any site clearance/demolition and archaeological investigative works, the developer is to submit the Section 278 Highway Works Specification, detailed design and estimated costs to the LPA (who shall liaise with the Highways Authority) and receive its approval in writing. This Specification, detailed design and estimated costs shall comprise the following parcels of works, and all shall be constructed in accordance with SSDM standards</p> <p>Agreed</p>
Enter into Section 278 Agreement	<p>Prior to commencement of the agreed highway works, the developer is to enter into a Highway Agreement under Section 278 (and Section 38).</p> <p>Agreed</p>
Highway Works Approval for Basement	<p>Prior to implementation, with the exception of any site clearance/demolition and archaeological investigative works, the developer is to submit the 'Highway Works Specification and Estimated Costs' for approval. Prior to Implementation, an Approval in Principle (AIP), relating specifically to the basement element of the proposed development, shall be submitted to and received approval from the LPA (who shall liaise with Council's Highways Structures Team)</p> <p>Agreed</p>
Blue Badge Parking Spaces	<p>Two Blue Badge bays in the car park shall be able to access active Electric Vehicle Charging Points (EVCPs), and they shall be operational from the first occupation. The remainder of the spaces must benefit from passive provision.</p> <p>Agreed</p>
Delivery Servicing Management Plan Bond	<p>Prior to occupation of any part of the development, a Delivery and Servicing Monitoring Fee of £2,790 is to be paid to cover the Council's cost of monitoring.</p>
Cycle Hire	Requirement for previously agreed obligations to be fulfilled
Children's Play Space	
Play Space Contribution	<p>Prior to implementation, whichever is the earlier, the developer is to pay £13,137 (BCIS index linked), based on 87 square metres of 12-and-overs play space not provided on site, at a rate of £151 per square metre of shortfall.</p> <p>Agreed</p>

Construction	
	<p>Prior to implementation, the developer is to contribute £7,320 (RPI All Items index linked), based on £40 per C3 residential unit, to cover the cost incurred by the Council's Highways Network Management division in providing the following services:</p> <ul style="list-style-type: none"> - monitoring the construction-related activities associated with the development; - monitoring the cumulative impacts of those activities on the surrounding highways and local environment, together with the other construction activities on nearby sites; and - ensuring compliance with the approved CEMP throughout the duration of the build programme. <p>Agreed</p>
Bus Services Contribution	<p>The developer is to contribute £143,100 (BCIS index linked from 2019) towards TfL bus service improvements, and any necessary associated transport and public realm improvements, in the vicinity of the site. The sum shall be paid in one instalment prior to occupation of the residential dwellings. The contribution is based on a payment of £2700 for each of the additional 53 residential units delivered by the proposal compared to the extant permission (15/AP/2474).</p> <p>Agreed</p>
Landscape	
Public Open Space: In-Lieu Payment	<p>Develop to pay a contribution of up to £180,000 (index linked) to mitigate the failure to deliver all of the public open space requirement arising from the conventional (Class C3) housing element of the proposal.</p> <p>Agreed in principle but £180,000 figure is approximate</p>
Tree Loss Payment	<p>In the event that any of the 30 proposed trees cannot be delivered, the developer is to pay to a sum (subject to CAVAT indexation) per undelivered tree according to the stem girth and species of the tree.</p>
Administration	
Monitoring	<p>Payment to cover the costs of monitoring these necessary planning obligations (with the exception of those that have monitoring contributions already factored-in), calculated as 2% of total sum but with reasonable cap applied).</p> <p>Agreed</p>
Management	

Estate Management Plan	No part of the development shall be occupied until the developer has submitted to and received approval from the Council of an Estate Management Plan within the Site. Agreed
Local Economy	
Construction Phase Jobs / Contributions	<p>The development must:</p> <ul style="list-style-type: none"> - deliver 50 sustained jobs to unemployed Southwark residents; - deliver 50 short courses; and - support 12 construction industry apprentices during the construction phase. <p>Or make the pro-rata Employment and Training Contribution which, at maximum, would be £240,500 (RPI All Items index linked). This breaks down as:</p> <ul style="list-style-type: none"> - £240,500 against sustained jobs; - £7,500 against short courses; and - £18,000 against construction industry apprenticeships. Agreed
Construction Phase, Employment, Skills and Business Plan	<p>The Plan would be expected to detail:</p> <ul style="list-style-type: none"> - methodology of training, skills, support etc.; - targets for construction skills and employment outputs; - methodology for delivering apprenticeships; and - local supply chain activity methodology. Agreed
Local Procurement	The applicant should allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction. Agreed
London Living Wage	The developer shall use reasonable endeavours to pay those who work on site (except in relation to volunteers, apprentices and interns) no less than the LLW. Agreed
Affordable Housing	
Early-Stage Review	An Early Stage Review Mechanism is to be triggered if substantial implementation has not occurred within 30 months of planning permission being granted.

	<p>If the Early Stage Review concludes that additional affordable housing can viably be provided, the developer shall submit an Additional Affordable Housing Scheme confirming:</p> <ul style="list-style-type: none"> - which intermediate units are to be converted into social rent tenure (or agreement to a financial equivalent); - improvements to the tenure mix of affordable housing as far as possible until a compliant split between social rent and intermediate is achieved (or agreement to a financial equivalent); and - at least 10% of the units will be delivered as wheelchair accessible. <p>Agreed, subject to the following formula inputs being fixed and included:</p> <ul style="list-style-type: none"> • Application Stage Costs; • Application Stage GDV; • Profit %; and • Deficit which must be overcome before any PIL.
Transferral to a Registered Provider	<p>Within 3 months of commencing works, the developer is to submit to the Council the name of the chosen Registered Provider. The affordable housing units are, upon their completion, to be handed over to the Registered Provider.</p> <p>Agreed</p>
Social Rent Service Charges	<p>The service charge for the social rent housing units shall be:</p> <ul style="list-style-type: none"> - determined in accordance with the 'Direction for Rent Standard'; and - limited to an increase of CPI + 1% per annum or such other limit imposed by Government regulation and/or direction (whichever is less). <p>Agreed</p>
Housing Units Monitoring	<p>Contribution of £24,247.50 (RPI All Items index linked), based on 183 dwellings at £132.50 per dwelling, towards the Council's costs for monitoring affordable housing delivery. Developer is to complete the Council's Housing Delivery Monitoring Tables at approval, commencement, completion and any amendment stages. Developer is to complete the Affordable Housing Survey, and support it with evidence as necessary, within 28 days of receiving the survey from the Council.</p> <p>Agreed</p>
Accessibility	

Wheelchair Housing	Provision of Wheelchair Accessible housing units in accordance with the approved plans. Agreed
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