

Planning Committee (Major Applications) A

Tuesday 17 March 2026

6.30 pm

Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
8.2.	Plot H1 Elephant Park, Elephant Road, London, SE1	1 - 138

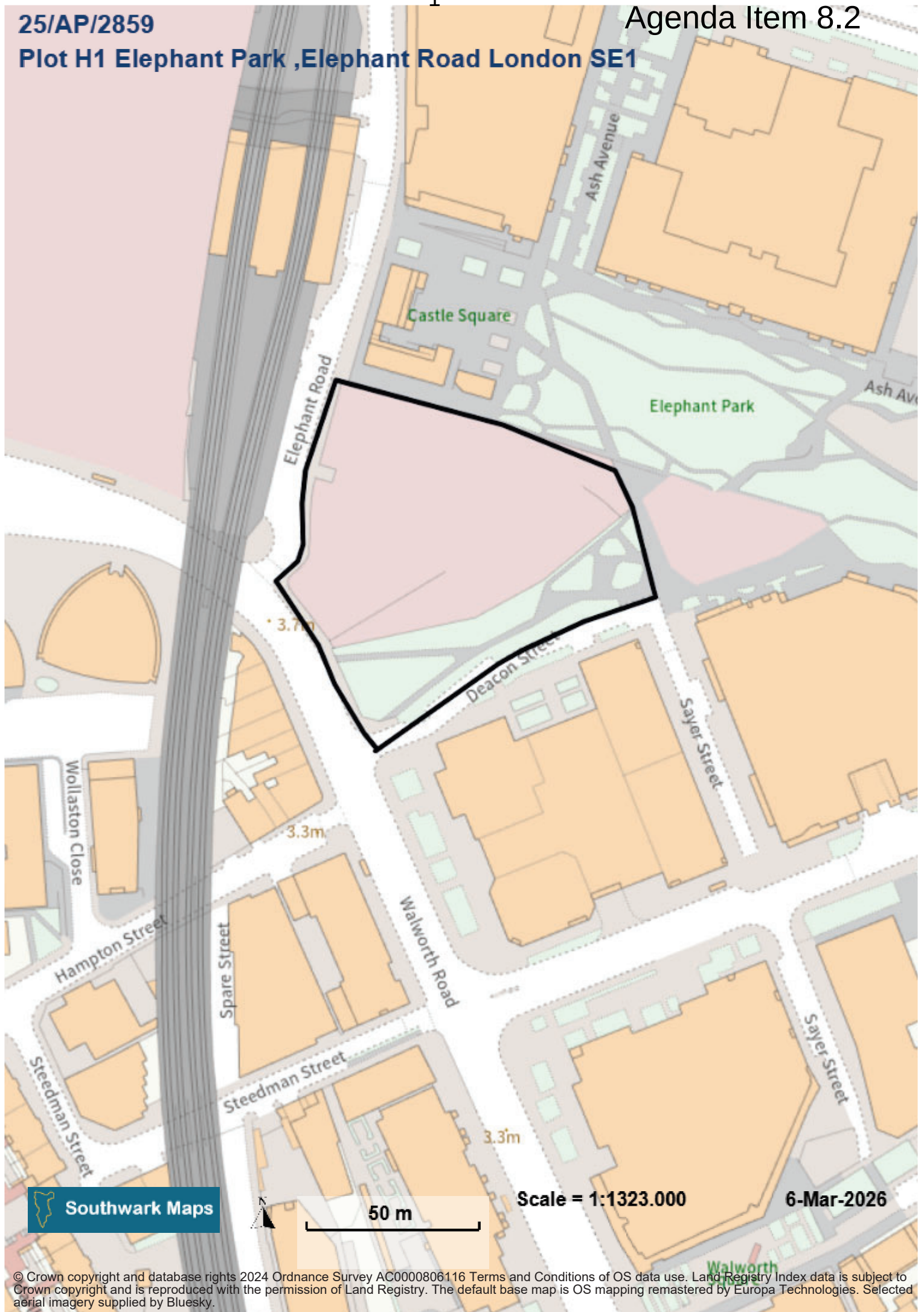
Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Webpage: www.southwark.gov.uk

Date: 10 March 2026

25/AP/2859

Plot H1 Elephant Park ,Elephant Road London SE1



Contents

EXECUTIVE SUMMARY	2
PLANNING SUMMARY TABLES	3
BACKGROUND INFORMATION	4
Site location and description	4
Details of proposal	6
Amendments.....	9
Planning history of the site and adjoining or nearby sites.	9
CGI of previously consented scheme	10
KEY ISSUES FOR CONSIDERATION	10
Summary of main issues	10
Legal context	11
Planning policy.....	11
ASSESSMENT	12
Planning obligations (S.106 agreement).....	38
Mayoral and borough community infrastructure levy (CIL)	42
Community involvement and engagement.....	42
Consultation responses from members of the public and local groups	43
Community impact and equalities assessment.....	46
Human rights implications.....	48
Positive and proactive statement.....	48
Positive and proactive engagement: summary table	48
CONCLUSION	50
BACKGROUND DOCUMENTS	50
APPENDICES	50
AUDIT TRAIL	51

Meeting Name:	Planning Committee (Major Applications) A	
Date:	17 March 2026	
Report title:	Development Management planning applications: 25/AP/2859 for Full Planning Application Address: Plot H1 Elephant Park, Elephant Road, London, SE1 Proposal: Redevelopment of the site to provide a mixed-use development comprising shared living (sui generis), affordable housing (Class C3) and Class E floorspace including ancillary cycle parking, accessible car parking, landscaping, public realm, plant and other associated works incidental to the development.	
Ward(s) or groups affected:	North Walworth	
Classification:	Open	
Reason for lateness:	Not applicable	
From:	Director of Planning and Growth	
Application Start Date: 03/10/2025		PPA Expiry Date: N/A
Earliest Decision Date: 02/01/2026		

RECOMMENDATIONS

1. That planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London.
2. In the event that the requirements of paragraph 1 above are not met by 17 September 2026 the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 149.

EXECUTIVE SUMMARY

3. The Site comprises a cleared brownfield site within Elephant Park, known as Plot H1. The Site has been previously subject to a planning application for major development, which was approved (via appeal) in November 2023 (Ref: 21/AP/1819) for a large office-led, mixed-use development.
4. Permission is now sought for a large residential led, mixed-use scheme. The proposed development will optimise the development potential of this prominent and highly accessible vacant brownfield site through the delivery of a significant quantum of new homes which will contribute to Southwark's housing targets, a

new health hub providing a vital local service, alongside an excellent public realm offer which will complement the wider Elephant Park Masterplan and Elephant and Castle major Town Centre as a whole.

5. The proposal would bring substantial public benefits including (but not limited to) the provision of 695 purpose built shared living units, 79 affordable housing units (all social rent, 28.6% by habitable room), a new health hub, delivery of 360 construction jobs, a comprehensive landscaping scheme (achieving UGF 0.41 and BNG 128.7%), incorporation of sustainable technologies (achieving BREEAM excellent rating), public realm improvements, a Section 106 package, and a CIL payment of approximately £11.1m.

PLANNING SUMMARY TABLES								
<u>Housing</u>								
Homes	Private Homes	Private HR	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total	HR Total
Co-living 1-Bed	695	695	0	0	0	0	695	695
Studio	0	0	0	0	0	0	0	0
1 bed	0	0	28	56	0	0	28	56
2 bed	0	0	31	122	0	0	31	122
3 bed	0	0	20	100	0	0	20	100
4 bed	0	0	0	0	0	0	0	0
Total	695	695	79	278	0	0	774	973
<u>Commercial</u>								
Use class and description				Existing GIA	Proposed GIA		Change +/-	
Class E (Health Hub)				0	2278.5		+2278.5	
Class C3 (Conventional Housing)				0	8668.0		+8668.0	
Sui Generis (PBSA)				0	29873.4		+29873.4	
Employment				Existing no.	Proposed no.		Change +/-	
Operational jobs (FTE)				0	50-90		+50-90	
<u>Parks and child play space</u>								
			Existing area	Proposed area		Change +/-		
Public Open Space			3,266 sqm	3,264 sqm		-2 sqm		

Play Space	330 sqm	330 sqm	0
<u>Carbon Savings and Trees</u>			
Criterion	Details		
CO2 Savings	The proposed development offers circa 86% carbon emission reductions over the Part L 2021 compliant development. Approximately 374.5 tonnes of CO2 saved per annum.		
Trees Lost	0 x Category A	0 x Category B	0 x Category C
Trees for transplanting	0 x Category A	1 x Category B	7 x Category C
Trees Gained	24 single stem new trees at ground level 57 medium / small multi-stem trees at ground level 10 medium multi-stem trees at podium level 35 small multi-stem trees at podium level 126 trees total		
<u>Greening, Drainage and Sustainable Transport Infrastructure</u>			
Criterion	Existing	Proposed	Change +/-
Urban Greening Factor	0	0.41	+0.41
Green/Brown Roof Coverage	0	1,601 sqm	+1,601 sqm
Blue Badge Parking Spaces	0	4	+4
Cycle Parking Spaces	0	634	+634
<u>CIL and Section 106 (or Unilateral Undertaking)</u>			
Criterion	Total Contribution		
CIL (estimated)	CIL charge of £11,124,365 (net), including £2.1million of Mayoral CIL and £9million of Borough CIL		
MCIL (estimated)			
Section 106 Contribution	c. £ 587,373.50		

BACKGROUND INFORMATION

Site location and description

Elephant Park

6. Elephant Park is located in Elephant and Castle, within the administrative boundary of Southwark Council (“the Council”). The Masterplan occupies an area of 9.71 hectares, and is bounded by:
 - New Kent Road (A201) to the north,
 - Rodney Place and Rodney Road to the east,
 - Wansey Street to the south; and
 - Walworth Road (A215) and Elephant Road to the west.
7. Heygate Street bisects Elephant Park with junctions to Walworth Road to the west and Rodney Place and Rodney Road to the east.
8. The masterplan comprises Plots H1 to H7, H10, H11a, H11b, H12, H13, PAV1 and a new park at its centre. All of the plots are completed apart from Plot H11 which is under construction and Plot H1 which is the subject of this planning application and Plot H11b which is well advanced and programmed to be completed by the end of 2026. The Park is also due to be completed by the end of 2026.

Plot H1

9. Plot H1 is a five-sided site at the western edge of the Elephant Park masterplan, bounded by Walworth Road and Elephant Road (with the railway viaduct and station) to the west, Deacon Street to the south, and the park and Castle Square to the north and east. It has an area of 0.78 hectares. The location of the plot is shown in red below, and the boundary of the Elephant Park masterplan is shown by the blue line.



Site location (Elephant Park context)

10. The site currently contains temporary construction offices and has a temporary “urban farm” with its shipping containers. The northern part is surrounded by hoarding. There is a line of retained mature street trees on the Walworth Road side. The southern part of the site alongside Deacon Street has been set out with temporary landscaping, wildflower planting and play features.
11. Nearby plots of Elephant Park have been constructed including Plot H2 to the immediate south, and Plots H4 and H5 to the north-east on the other side of the new central park. The park pavilion has been constructed to the east of Plot H1. Construction has started on Plot H7 to the south-east of the site. Castle Square contains temporary shops in a three-storey building plus public realm and landscaping. Further north are the linked towers of Mawes House, Tantallon House and Portchester House.
12. On the western side of the site are the railway viaduct and the train station on Elephant Road, the Elephant and Castle Shopping Centre (currently under construction), Strata tower and lower Victorian properties on the western side of Walworth Road. These, along with the site are within the Central Activities Zone (CAZ), Elephant and Castle town centre and Opportunity Area. The site is within the Elephant and Castle Strategic Cultural Quarter.
13. The site is approximately 180m to the north of the Walworth Road Conservation Area and the grade II listed buildings of the Southwark municipal offices (Walworth Town Hall), library and clinic buildings on Walworth Road and nos. 140, 142, 150 and 152 Walworth Road. The site is within the wider setting consultation area of the LVMF view 23A.1 from the centre of the bridge over of the Serpentine to the Palace of Westminster, which itself is a World Heritage Site.
14. With its proximity to the train station, Underground station and bus services, the site has a PTAL of 6b which is the highest level. It is within the air quality management area, flood zone 3 and small parts of the east and southern sides of the site are at risk of surface water flooding.

Details of proposal

15. The H1 Development will deliver a mixed-use development which will build on the key principles established by the wider Elephant Park masterplan. The vision for the Site is to deliver a residential led development which will deliver new homes in the form of shared living accommodation and affordable housing alongside a new Health Hub which will provide an important amenity for Elephant Park.



CGI of proposed development

16. Built form comprises 3 buildings arranged over a podium. The height of the buildings is as follow:
 - Block A: 11 storeys, +39.72m AOD.
 - Block B: 12 storeys, +42.32m AOD.
 - Block C: 25 storeys, +82.77m AOD.

17. A summary of the proposed floorspace and are as follow (further details can be found in the planning summary tables above):
 - Block A 9,764.3 m2 GIA.
 - Block B: 8,668.0 m2 GIA.
 - Block C: 20,109.1 m2 GIA.
 - Health Hub: 2,278.5 m2 GIA.
 - TOTAL development: 40,819.9 m2 GIA.



Massing model with heights in metres AOD

18. Public realm would be provided around the podium, integrated with the existing public realm areas within Elephant Park. The public realm has been designed to provide a series of spaces that integrates with the existing Elephant Park neighbourhood. These spaces include:
- **Elephant Road and Walworth Road:** The NHS Health Hub frontage onto Walworth Road would be complimented by generous footway and large areas of planting underneath existing mature trees. Cut through paths between planters to provide access to the Health Hub would be provided and seating benches. Elephant Road is treated in a simple manner with a paved footway lined with planting. Areas for incidental play would be provided.
 - **Park Edge and Sayer Street North:** This area runs along the northern and eastern extents of the Site providing access for pedestrians and cyclists. There would be clear spill-out zones from active ground floor uses.
 - **Podium:** A communal private amenity garden space would be provided at podium level for residents. The podium would provide amenity spaces to eat, work and socialise. Play opportunities for younger children would be provided on the podium in proximity to Building B.
 - **Roof Terraces:** Buildings A and C would provide private communal roof terraces for the residents of those buildings.



CGI of proposed development from Walworth Road

19. The Proposed Development includes a total of 1,111m² of private communal amenity space at ground floor, podium and roof terraces levels. The total play space to be provided is 330m². Doorstep play space would be provided for 0 to 4 year olds at ground floor and podium level.

Amendments

20. During the course of the application, amended plans were received (6 February 2026), the changes made are summarised as follows:
- Increase of 17 shared living units to Block A.
 - Decrease of 8 residential units from Block B and removal of the top storey reducing the blocks height from 12 to 11 storeys (On 9 March 2026 the scheme was further amended and this housing and the 12th storey was reinstated to maximise affordable housing delivery at officers' request).
 - Redesign of the basement to have individual, smaller basements, sitting under each of the 3 buildings.

Planning history of the site and adjoining or nearby sites.

21. A summary of the most relevant history is provided in appendix 3.

22. The previously consented H1 scheme (21/AP/1819), designed by ACME, was granted planning permission on appeal in December 2023. The approved proposal comprised an 18-storey building (including a mezzanine), along with a basement and rooftop plant, reaching a maximum height of 85.73m AOD. The development included approximately 49,565 sqm GEA of office floorspace, as well as 8,800 sqm GEA of flexible use floorspace accommodating office, retail, services, food and drink, and medical or health uses.



CGI of previously consented scheme

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23. The main issues to be considered in respect of this application are:
- Principle of development
 - Land use
 - Affordable housing
 - Unit mix and quality of accommodation
 - Amenity space and playspace
 - Design and heritage

- Residential amenity impact
- Transport and highways
- Energy and sustainability
- Environmental matters
- Urban greening and biodiversity
- Fire safety
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and borough community infrastructure levy (CIL)
- Consultation responses and community engagement
- Community impact, equalities assessment and human rights

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

Legal context

25. 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. 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.
26. 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

27. The statutory development plan for the Borough comprises the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2024, the draft National Planning Policy Framework 2025 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 are provided in Appendix 2. Any policies, which are particularly relevant to the consideration of this application, are highlighted in the report.
28. The site is subject to the following policy designations:
- AV.09 Elephant and Castle Area Vision
 - Elephant and Castle Strategic Cultural Area
 - Elephant and Castle Opportunity Area
 - Elephant and Castle Major Town Centre
 - Central Activities Zone
 - Air Quality Management Area

29. The site is located within Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding, however it benefits from protection by the Thames Barrier. Small parts of the east and southern sides of the site are at risk of surface water flooding. It is also within the air quality management area. The site has a PTAL of 6b (excellent).
30. The site is within the wider setting consultation area of the LVMF view 23A.1 from the centre of the bridge over of the Serpentine to the Palace of Westminster (a World Heritage Site). It is not within a conservation area, does not contain any listed buildings, and it is approximately 180m north of the Walworth Road Conservation Area and the grade II listed Southwark municipal offices (Walworth Town Hall), library and clinic buildings on Walworth Road and nos. 140, 142, 150 and 152 Walworth Road.

ASSESSMENT

Principle of Development

31. The Proposed Development seeks to make the most efficient use of a currently underutilised Site in a highly sustainable and accessible location.
32. The Site is located in the Central Activities Zone (CAZ) and the Elephant and Castle Opportunity Area where the London Plan recognises the potential to deliver greater levels of housing alongside employment. The Elephant and Castle Opportunity Area is identified in the London Plan as having an indicative capacity for 5,000 new homes and 10,000 jobs.
33. The proposed development will optimise the development potential of this prominent and highly accessible vacant brownfield site through the delivery of a significant quantum of new homes which will contribute to Southwark's housing targets, a new health hub providing a vital local service, alongside an excellent public realm offer which will complement the wider Elephant Park Masterplan and Elephant and Castle major Town Centre as a whole. It is therefore considered that the principle of development is acceptable and in accordance with the Development Plan.

Land Use

Delivery of Housing (Purpose Built Shared Living)

34. The Southwark Plan (2022) Policy P6 (Purpose Built Shared Living) recognises that shared housing is part of London's housing offer. The proposed shared-living accommodation is considered an appropriate form of housing to deliver as part of a mixed-use development, adding to the diversity of accommodation types and mix of uses within the Elephant and Castle Town Centre providing it delivers sufficient on site conventional affordable housing. The accommodation will

introduce a high-quality form of private rented accommodation which will diversify the borough's housing offer, as well as providing conventional social rent affordable housing as required by policy P6.

35. The proposals would deliver 695 purpose built shared living rooms (sui generis) alongside 79 affordable homes (Class C3). The London Plan recognises that shared living rooms contribute towards meeting housing targets on the basis of a 1.8:1 ratio with one point eight bedrooms/units being counted as a single home. The approach to monitoring net housing provision from different forms of non-self-contained accommodation is based on the amount of self-contained housing this form of supply will free up.
36. The shared living proposals will therefore make an equivalent contribution of 386 homes to the boroughs housing targets, alongside 79 conventional homes which would equate to the overall provision of 465 new homes on the site which would significantly contribute towards Southwark's housing targets, in line with London Plan Policy SD1, while also increasing London's housing supply, in accordance with London Plan Policy H1.

Affordable Housing

37. The Proposed Development will provide a total of 79 social rent affordable homes (278 habitable rooms). The affordable homes will be arranged in Block B which will reach 12 storeys (Ground plus 11 storeys). In terms of the on-site affordable housing by habitable room this would be 28.6%. This offer is less than the 35% minimum identified in the Southwark Plan but is at least its equivalent given that the rather than provide 25% social rent and 10% the developer has opted to maximise the social rent provided on the site at 28.6%.
38. In accordance with the equivalency principles set out by the GLA in the 'Accelerating Housing Delivery' Practice Note (December 2024). This equivalency method works by establishing the Gross Development Value (GDV) of a policy compliant scheme and comparing this to an Alternative GDV, reflecting the increased provision of social rent homes and market homes at the expense of a reduction in intermediate homes. Given the relatively late change in the affordable housing offer on this, increasing the social rent offer by an additional 8 homes and 35 habitable rooms a full re-assessment of the viability position will be reported through an addendum to this report.

Health Hub

39. A new NHS Health Hub is intended to be delivered in response to the pre-existing identified need for a new community health hub for Elephant and Castle in the Southwark Plan. The proposed Health Hub measures 2,279sqm (GIA) and is arranged over ground and first floor levels.
40. The Applicant has engaged in discussions with the NHS who have fed into the

design of the Health Hub to ensure that it meets the relevant design standards and requirements. The NHS have confirmed that the health hub space meets their requirements. A draft schedule of areas was provided by the NHS at the start of the process which has been captured in the proposed design, as well as other key design parameters, such as maximising the number of treatment rooms with façade access to receive natural daylight.

41. The delivery of a health hub at Elephant Park is supported by policy. It is proposed to secure the provision of the health hub space to “shell and core” through s106 planning obligations. The Council would then take on the lease of the space and its consequent fit out would be likely funded from Community Infrastructure Levy (CIL) payments.

Conclusion

42. The scheme would deliver major regeneration benefits, including a significant contribution to Southwark’s housing stock, including on-site affordable housing and the delivery of a new Health Hub. It is therefore considered that the development, in land use terms, is acceptable, and will contribute to the creation of a mixed and inclusive community at Elephant Park.

Quality of Accommodation

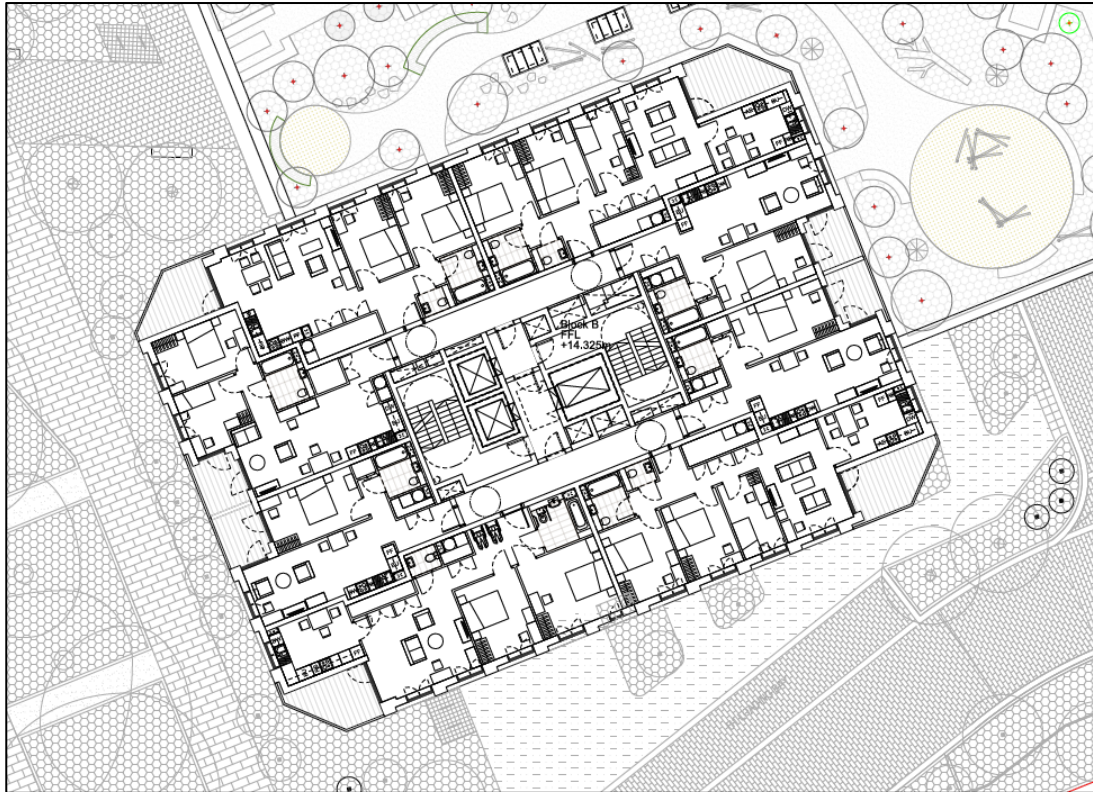
Class C3

Unit mix

43. Southwark Plan Policy P2 states that major residential developments must provide a minimum of 60% of the residential units with two or more bedrooms. The Policy also states that studios should not constitute more than 5% of the total housing, and that studios should only be provided in open market tenure.
44. 65% of the units would have 2 or more bedrooms, and 25% of the units would contain 3 bedrooms. There are no studios proposed. The dwelling size mix therefore meets the requirements of Policy P2.

Dwelling sizes

45. 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 of the 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.



Affordable housing block plan

Wheelchair dwellings

46. It is proposed to deliver 9 'wheelchair accessible' units compliant with M4(3), amounting to 12.7% of the total number of dwellings. These would be provided in a range of dwelling sizes, and on various floors of the building. All other dwellings would be designed to achieve the M4(2) standard. The number and layout of wheelchair dwellings, and their distribution across the tenures, meets the policy requirements.

Floor to ceiling height

47. All dwellings would have a floor-to-ceiling height of 2.5m ceiling heights are provided in living rooms and bedrooms. This exceeds 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 and outlook

48. Of the 79 proposed dwellings, 50% of the affordable dwellings are dual aspect homes comprising the two- and three-bedroom flats, with the remaining single-aspect units comprising one bed flats carefully designed to ensure adequate daylight, ventilation, and outlook.
49. In summary, the proposal would achieve an acceptable quality of outlook for all the flats. Although a number would be single-aspect, these would be single

bedroom rather than family sized units and none would be north-facing.

Internal noise and vibration levels

50. A Noise and Vibration assessment is submitted with the application. The assessment includes a sound survey which has been undertaken to establish baseline sound conditions and to inform the design. The local soundscape is mainly affected by road traffic, train traffic and the neighbouring Corsica Studios music venue on Elephant Road.
51. An assessment of noise affecting the proposed residential accommodation has been undertaken. This has determined that the relevant indoor sound standards are capable of being achieved with high performance acoustic grade double glazing.
52. Noise and vibration generated from building services, such as chillers and air handling units will be controlled through mitigation measures such as high-performance acoustic attenuation packages and acoustically rated louvred screens around the plant area. Roof mounted plant will be installed on anti vibration mounts. Based on the measured background sound levels, external plant noise emission limits have been derived in line with the development plan.

Conclusion

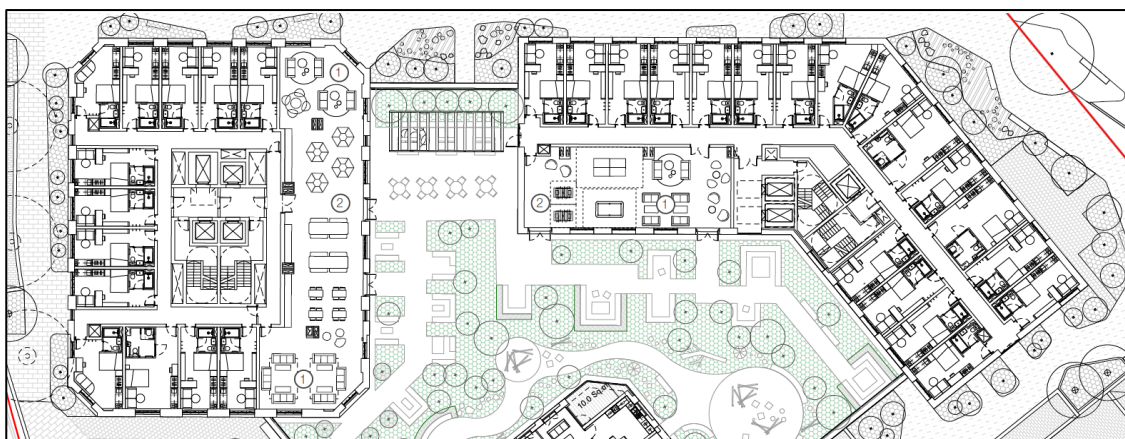
53. The proposal would deliver 79 new homes benefitting from a good quality of outlook, a logical layout and practically sized rooms with high quality private amenity space. Finally, the building would be indistinguishable in terms of quality of external design and fit-out, thus ensuring imperceptibility of tenure. For these reasons, it is considered that the conventional residential accommodation would achieve a high quality of design.

PBSL

54. The proposed development meets criteria set out in the GLA 'Large scale purpose built shared living London Plan Guidance 2024' (LSPBSL LPG). The private units and associated shared communal areas are sufficient in size and are of high-quality design.
55. It contributes towards mixed and inclusive neighbourhoods. There are no notable existing shared living developments in the locality. The introduction of shared living accommodation will, therefore, contribute towards the mix and diversity of the existing neighbourhood and will complement the significant quantum of commercial / conventional residential schemes in the local area.
56. It is located in an area well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency. The Site has the highest level of public transport accessibility (PTAL 6b) and parking permits will be restricted by way of planning obligation.
57. It is under single management, and its units are all for rent with minimum

tenancy lengths of no less than three months.

58. Communal facilities and services are provided that are sufficient to meet the requirements of the intended number of residents. The proposals include a range of high-quality amenity spaces. This includes:
- Communal kitchens are located on the first and second floor, however, their final layout is to be determined at a later stage through consultation with the operators.
 - Building A offers 148 sqm of shared external amenity space on the roof (Level 11) and 343 sqm on the podium (Level 02). Building C offers 64 sqm of shared external amenity space on Level 24, 343 sqm on the podium (Level 02), and 50 sqm at ground.
 - Residents will have access to a variety of shared amenities, which could include lounges, communal kitchens, a gym, multi-purpose studio, laundry, and TV room. These spaces support wellbeing, relaxation, and social interaction. Spaces with less requirement for natural daylight such as the cinema, gym, and laundry are located deeper in the plan, while kitchens, lounges, and reading rooms are placed along the building's edges to benefit from natural light and direct courtyard access. Along the Elephant Park edge, selected amenities will open to the public at certain times, activating both the building and the park.
 - Building A includes 1,012sqm of internal communal amenity space located at ground, level 1 and level 2. This equates to 5sqm per room.
 - Building C includes 1,040sqm of internal communal amenity space located at ground, level 1 and level 2. This equates to 2sqm per resident.
 - All residents will have access to laundry and drying facilities.
 - Concierge will be on site 24/7.
 - Bedding and linen changing and room cleaning services will be available to all residents.
59. The private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes. A detailed layout study has been undertaken for the private rooms, illustrating a furniture arrangement to define distinct functional zones within each unit. The design establishes a clear spatial hierarchy, comprising an arrival zone near the entrance, a sleeping zone with bed and storage, and a living zone for seating, dining, and workspace. This zoning approach enhances usability and comfort within a compact footprint, promoting a sense of organisation and personal space.
60. The average room measures 23sqm. This is 5sqm greater than the minimum size set out in the LSPBSL LPG.



Co-living blocks plan

61. The private rooms would not comply with the legal definition of a dwelling in that they would not individually contain all of the facilities required for day-to-day domestic living and, as such, are incapable of being used as self-contained homes (as is required).
62. A Shared Living Management Plan has been submitted with the application setting out how the operator will manage the accommodation on a day-to-day basis and ensure the long-term quality of the development in a way that supports the community.
63. As such, the proposal is considered to comply with the LSPBSL LPG and the development plan.

Residential Amenity Space and Playspace

64. 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:
 - 10sqm of private amenity space for dwelling containing 3 or more bedrooms;
 - 10sqm of private amenity space for wherever possible, permitting any shortfall to be added to the communal space;
 - 50sqm of communal amenity space per development.
65. Dwellings benefit from private external space, in addition to high-quality communal amenity areas designed to support resident wellbeing. Typical 1-bedroom flats benefit from 6sqm balconies, 2-bedroom flats benefit from 9.2 sqm balconies, and 3-bedroom flats benefit from 11 sqm balconies. 790 sqm of external amenity space is expected (10 sqm per dwelling). 602 sqm of private external amenity space is proposed, this results in a 188 sqm shortfall. This shortfall is to be added to the communal external amenity space.

Community external amenity space

66. The proposed development would deliver 1,111 sqm of communal outdoor amenity space in total. As noted above the co living blocks A and B are each allocated 343sqm of podium space which is 686sqm in total, leaving 425sqm for the affordable residential block. In total 338 sqm communal space would be required for the residential (3 x 50 sqm plus 188 sqm) as a minimum which is met on the podium space. Within that space a landscaped courtyard at podium level provides an inviting place for residents to rest, play and engage with nature. The gardens include play areas, diverse planting, and a range of seating opportunities for socialising and relaxation. Roof terraces on Blocks A and C provide additional amenity space for residents of those blocks with planting and seating with views across Elephant and Castle. It is therefore considered there is sufficient private and communal amenity space provided across the development.



Proposed podium plan

Playspace

67. Play facilities and communal open space can be designed to be intertwined but must be counted as discrete elements. If a development proposes any on site public open space, this can be counted towards the play space provision and towards the public open space, provided that the public open space is genuinely playable.
68. The Proposed Development includes 330sqm of doorstep play space for 0-4 year olds at ground and podium levels. 780.2 sqm playspace is required (see table below for age group breakdown). This results in a shortfall of play provision

of 450.2 sqm within the site boundary. A financial contribution to offset this shortfall is to be secured in the S106 legal agreement. It is also noted that residents from block H1 will also benefit from close proximity to Elephant Park and the play facilities within the park.

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	33.2	33.2
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	25.9	25.9
Ages 12, 13, 14 & 15	0.0	12.4	12.4
Ages 16 & 17	0.0	6.6	6.6
18-64	0.0	122.3	122.3
65+	0.0	2.9	2.9
Total Yield	0.0	203.2	203.2

Play Space Calculator

Total Children	78.0
----------------	-------------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	780.2

Age Group	Playspace requirement (sqm)	Provision (sqm)
Doorstep Play (0-4)	332	330
Local Play (5-11 years)	259	0
Neighbourhood Play (12+ years)	190	0
Play Total	780	330

Design and Heritage

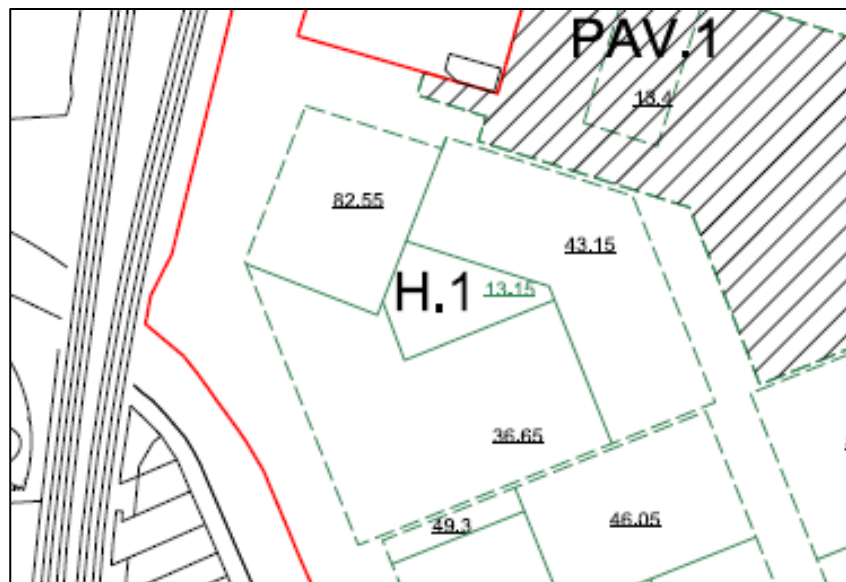
General Layout

69. The proposal is for a stand-alone comprehensive redevelopment of a plot within

the Elephant Park Masterplan site. The vacant site is at the corner of Walworth Road and Elephant Road and includes a frontage onto Elephant Park and Elephant Square along its northern edge.

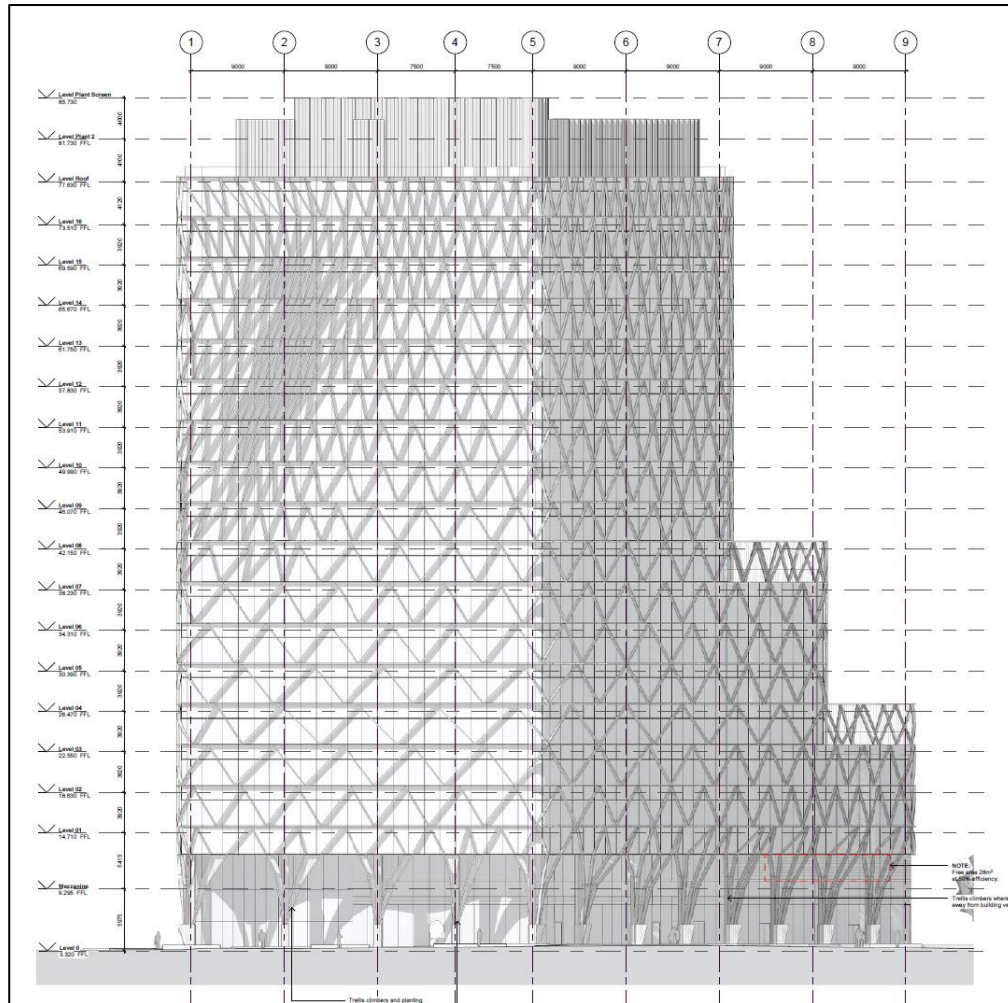
Urban Design (Height, Massing and Arrangement)

70. The proposal is made up of three buildings arranged around the broadly triangular-shaped site. The tallest is a 25-storey tower (82.8m AOD Block C), at the northern corner of the site facing onto Elephant Square and Elephant Road. The second is an L-shaped a 10-storey plus set-back 11thstorey block (39.7m AOD Block A) that extends from Elephant Park onto Sayer Street and makes up the eastern flank of the site. These two buildings comprise a co-living development. At the southern corner on the corner of Walworth Road and Deacon Street is a third a 12-storey block (42.32m AOD Block B) offering affordable housing.
71. The three buildings generally follow the urban design principles set out in the permitted Elephant Park OPP with clear gaps separating each block and the group of buildings arranged around a double-height podium topped by a shared garden that takes up the site. The proposal also includes a Health Centre at the base of Block B and accessed from the Walworth Road.
72. The OPP set out the maximum parameters for the development on the site were defined in the agreed parameter plans. Below is an extract of the relevant plan which shows a tower and two L-shaped blocks arranged around Plot H1.



OPP parameter plan

73. These parameters were adjusted and increased in the scheme approved by the Inspector who agreed a maximum height of 86.7m AOD. Below is an extract of the approved elevations for the scheme granted on appeal:



Previous office permission elevation drawing

74. The current proposal reflects more closely the ambitions of the OPP Masterplan with a 'family' of three buildings arranged around the three corners of the site.



Proposed podium level plan

75. The buildings respond appropriately to their urban setting, the tallest being located at the north-west corner and immediately opposite the railway station. The L-shaped block addresses the park and returns along Stainer Street thus completing the sense of enclosure of the park and respecting the throughfare that starts at Walworth Square. Finally, the Block B (Affordable housing) sits on the corner of Walworth Road and Deacon Street. It is set well back from Walworth Road to ensure the retention of the TPO trees in this location. The clear gaps between the blocks ensures each has a strong architectural identity and takes its place in the streetscene. This not only allows natural light and air to the podium-level garden but also ensures that these relatively large blocks do not coalesce into a singular mass which is appropriate for this highly urbanised location.

Heritage Assets

76. The property is not located in a conservation area and does not include any heritage assets within its curtilage. However, due to the scale and massing of the proposed development there are likely to be heritage assets both in Southwark and nearby Lambeth that could be affected by the proposal.
77. The nearest heritage assets to the site include the Grade II Listed Tabernacle façade around 200m to the west and the Grade II Listed former Walworth Town Hall and Nos 140, 142, 150 and 152 Walworth Road around 250m to the south of the site. The nearest conservation areas include the Walworth Road CA around 250m to the south and the Elliotts Row CA around 300m to the west.
78. Immediately across the road for the site on Walworth Road are the Locally Listed group at Nos 86 to 96 (even). The Significance of these undesignated heritage

assets is in their group historical value as a modest fragment of the historic townscape which retains many of its original detailing and features. The traditional brick cladding and ornate window surrounds typical of Victorian commercial properties. They are appreciated mainly from the Walworth Road and to a lesser degree from Hampton Street. The development is separated from these undesignated heritage assets by the four lanes of traffic on Walworth Road will not interfere with the viewer's appreciation of these historic buildings. Indeed the design, by being brick clad with articulated fenestration and rising from the back-edge of the Walworth Road pavement, the development reflects the historic pattern of development that these undesignated heritage assets have set.

79. The council's policies require all development to conserve or enhance the architectural and historic significance of heritage assets and their settings avoiding causing any harm. The proposal does not cause harm to any designated heritage assets in Southwark. It is not likely to be visible from within the Walworth Road, the Elliotts Road nor the Pullens Estate CAs and it will not give rise to any harm to the settings of any Listed Buildings. This is principally due to the alignment of the buildings in the CAs and the sheer scale of the historic buildings coupled with the narrow nature of the historic streets. In addition any visibility from the nearest Listed buildings including the former Walworth Town Hall is masked by the constructed Plot H2 and H3 developments.

Views

80. The site falls within the backdrop of LVMF View 23A.1 of the Palace of Westminster World Heritage Site from the Serpentine Bridge. The consented OPP for Elephant Park included a maximum height for the tower on this plot to avoid causing any harm in the protected view. The proposed height for the tower has been designed to not exceed the maximum parameter defined in the OPP. This has been tested in the in the View 1 of the submitted TVIA to demonstrate that it will not give rise to any harm.



81. The development is shown in green wireline in LVMF View 23A.1 and demonstrates that the development is located within the Strategic Vista and in the Backdrop of the Palace of Westminster World Heritage Site. However, the view demonstrates that the development will be hidden by both the treeline and existing buildings in this view and will not affect the viewer's ability to recognise and appreciate the WHS and its Outstanding Universal Value. Also, visible and to the right of the protected Strategic Vista other towers are visible including Strata,

One the Elephant and Tower 360 which appear over the treeline.

82. The effect of the development in the view from the Serpentine has also been tested in the kinetic sequence from the northern approach to the Strategic Viewpoint and (Views 2, 3 and 4 in the TVIA). This demonstrates that the development will only have a limited and fleeting presence in this sequence and disappears as one approaches the centre of the bridge and the Strategic Viewpoint.
83. A full set of views have been scoped for the site and take in all the local heritage assets and sensitive local landmarks. These demonstrate that, in the main the proposed tower will take its place among the cluster of taller buildings in Elephant Park. It is not the tallest tower in the group and, in the main, due to its substantial separation from other towers, has clear space between it and its neighbours.

The Setting of Listed Buildings

84. The submitted views have tested every instance where the tower might be seen together with a listed building. These range from further afield including the Grade II* Listed Obelisk at St George's Circus (View 12) and the Grade II Imperial War Museum (view 11), to the more nearby Grade II Listed Faraday Memorial at the northern peninsula of the Elephant and Castle.
85. In all instances the building is either hidden by existing towers or the historic townscape when viewed from these listed buildings. In the closest views, like the view from London Road (View 13) which includes the Faraday Memorial, the proposed tower is in the distant backdrop of the view and largely occluded by the Shopping Centre Development in the midground. This limited visibility is not considered to give rise to any harm to the setting of the Faraday Memorial which remains prominent in its peninsula location.
86. The significance and the setting Grade II listed façade of the Tabernacle is unaffected by this proposal. This listed facade is appreciated from Newington Butts looking west and away from the site therefore the proposed tower will be behind the viewer and will not affect this view. In conclusion, it is considered that there is no harm arising to the setting of any of the surrounding listed buildings. The proposal is considered to conserve the settings of these important designated heritage assets.

The Settings of Conservation Areas

87. The views demonstrate that there is no harm arising to the setting of nearby Conservation Areas in Southwark including Elliott's Row (View 10), Pullens Estate (View 9) and the Walworth Road CA (View 7). In the view from Walcot Square (View 18) in Lambeth the proposed tower is hidden behind One the Elephant and does not give rise to any harm.
88. The tallest building on the site being located at the northern edge of the site and less visible from the south on Walworth Road due to the Plot H2 tower and from New Kent Road by the Tantallon/Raglan House buildings and plots H4 and H5. It

becomes more visible in the wider views from Amelia Street and the western approaches along Newington Butts and Lambeth.

Architectural design

89. The proposed blocks are designed as a 'family' of buildings. All are proposed to be brick clad and each has its own unique character. The double-height podium is designed as a 'linking' feature set-back from the façades of the three main blocks and in a contrasting glass and metal finish. In this way each of the three block is designed to meet the ground effectively.
90. Block A is an L-shaped block designed with contrasting panels of glazed terracotta to complement the brick in a chequerboard pattern. It mimics the design of the block fronting onto Sayer Street on Plot H2. The lowest two floors are clad in glazed green terracotta to give the building a strong base that reflects its parkland setting. The top floor is set-back to ensure that the established 'shoulder' of the park-frontage buildings is respected.
91. Block B (affordable housing) takes on the form of the similar block on Plot H2 designed by the same architects. It has a compact a chamfered octagonal design with highlighted window surrounds that appear to spiral as it rises vertically. This block is clad in a dark brick with deep-set balconies. The interlocking design of the windows and balconies reflect the tradition stone and brick quoins of the historic buildings on Walworth Road including the group of locally listed buildings directly opposite Block B.
92. Echoing the design of Block B, Block C (the tower) is a chamfered octagon. Here however, the design emphasises its verticality with strong vertical 'ribbons' of brick arranged in triple-height modules with alternating horizontal bands that encircle the building. The base of the tower extends to the double-height level of the podium and is articulated in an arched motif that reflects the visual language of the arched viaduct on Elephant Road. The three-storey module extends to the 'crown' of the tower which is expressed, on the northern (park-facing façade) by an arched opening at the roof-top garden.
93. In the main the appearance of the buildings is welcomed and considered high quality.

Design Review Panel

94. The design was reviewed by the DRP in the pre-application stage in May 2025. In their conclusion the Panel generally endorsed the massing and arrangement of the blocks on the plot. They welcomed the inclusion of the medical centre and the provision of affordable housing on this site. They stressed the importance of the site in the wide context of the Walworth Road, the Station and Elephant Park and felt more of the ground floor should be devoted to town centre uses that contribute to the economy and the vitality of the area.
95. They expressed their confidence in the designers to develop an architectural identity that embraces this complex design and highlighted the complexity of the

podium-level garden where the residential and Co-Living uses will overlap. Since that time the tower and the Block A (affordable housing) design have been refined. The park-facing ground floor area is animated by the communal spaces for the Co-Living development.

Conclusion

96. In conclusion this is a successful interpretation of the original principles of the consented OPP. The design for a highly articulated 'family' of buildings linked by the double-height communal podium sits comfortably within the site and addresses its context appropriately. The height is appropriate and does not give to rise to any heritage harms and complements the cluster of tall buildings at the Elephant and Castle.

Residential Amenity Impact

Daylight, Sunlight and Overshadowing

97. 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. 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. 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.
98. An assessment of the effect of the Proposed Development on daylight and sunlight amenity experienced by local residents has been undertaken. The daylight sunlight (DLSL) assessment has considered all of the closest neighbouring residential properties with windows overlooking the proposed development. The effect of the Proposed Development from overshadowing on the amenity value of the local public amenity areas of Castle Square and The Park as well as the private amenity area on the podium between Tantallon and Mawes House were also assessed.



Site location and assessed neighbouring residential properties

99. The DLSL assessment concludes that all receptors assessed will either improve upon or present the same compliance as the Office Planning Permission. Whilst there will be some isolated instances of reductions to individual windows, these are not considered to be material shifts from the consented position. The development's impact upon the neighbouring properties is therefore considered to be entirely consistent with the previous accepted levels of daylight and sunlight found within appeal (ref: APP/A5840/W/23/3319797).

Property	Revised VSC Compliance	Submitted VSC Compliance	2021 Commercial VSC Compliance
Hurlock Heights	76%	75%	63%
Weymouth Building	50%	45%	24%
Vowler House	85%	85%	44%
Maurice House	87%	88%	67%
Hawksbury Heights	93%	93%	91%
80-96 Walworth Road	4%	4%	3%
Verdoux Apartments	100%	100%	100%
Ayrton Court	100%	100%	99%
Mawes House	92%	93%	81%
Tantallon House	94%	87%	78%

Julian Markham House	100%	100%	81%
Elephant & Castle Shopping Centre	67%	67%	66%
Strata Building	89%	89%	76%
Ashwell Apartments	100%	100%	87%

VSC in relation to BRE guidance

Property	Revised NSL Compliance	Submitted NSL Compliance	2021 Commercial NSL Compliance
Hurlock Heights	86%	85%	71%
Weymouth Building	71%	71%	71%
Vowler House	95%	95%	87%
Maurice House	89%	90%	71%
Hawksbury Heights	96%	94%	90%
80-96 Walworth Road	69%	69%	40%
Verdoux Apartments	100%	100%	100%
Ayrton Court	100%	100%	98%
Mawes House	99%	98%	91%
Tantallon House	100%	100%	90%
Julian Markham House	100%	100%	100%
Elephant & Castle Shopping Centre	89%	88%	73%
Strata Building	84%	84%	74%
Ashwell Apartments	100%	100%	100%

NSL in relation to BRE guidance

100. With the Development in place, the overshadowing results show that each amenity area assessed within proximity to the Site, will satisfy the BRE Guidelines and would not experience a noticeable reduction beyond the threshold.
101. Elephant Park and Castle Square will retain more than 50% of their areas receiving at least two hours of direct sunlight on 21st March, with compliance levels of 74% and 81% respectively. This represents a 1% improvement in total sunlight area for the main Elephant Park and 4% increase in compliance as the Consented Commercial Scheme for the public realm at Castle Square.

102. The podium space between Tantallon and Mawes House experiences lower levels of sunlight amenity in the baseline scenario, achieving 47%, primarily due to the southerly orientation of Mawes House. This residential tower sits directly to the south of over half of the podium space and therefore limits the level of sunlight amenity to this space. With the Proposed Development in place, this podium space retains 40% of the area benefitting from 2 hours of sun on ground. This equates to a proportional reduction of 13% from the baseline, which is not considered noticeable under BRE Guidelines and represents a 1% improvement compared to the amenity level under the Consented Commercial Scheme.
103. Given the similar levels of amenity across all three assessed spaces compared to the Consented Commercial Scheme, the effect of overshadowing resulting from the Proposed Development is considered to be consistent with, and marginally improved upon, previously consented levels.
104. As such, the proposal is considered to be compliant with the development regarding daylight, sunlight and overshadowing.

Overlooking and Privacy

105. The proposed development would not be in close proximity to neighbouring property's windows (over 21m). It would have a similar form and spacing as the other existing developments within Elephant Park and as such is not considered to cause undue harm.

Noise and Disturbance

106. Conditions are attached to control terraces, operating hours, servicing and delivery, external lighting, plant noise and internal noise insulation in the interest of protecting neighbouring amenity.

Transport and Highways

Trip Generation

107. A multi-modal trip generation assessment has been undertaken, demonstrating that the Proposed Development will generate in the order of 374 multi-modal journeys during the AM peak period. During the PM period, the development is forecast to generate in the order of 339 multi-modal journeys.
108. A net trip generation assessment has been undertaken, comparing the Proposed Development trips against the Office Planning Permission (Ref: 21/AP/1819). The net trip assessment determined that the Proposed Development will have a total net reduction in the order of 1,627 less journeys during the AM peak period. During the PM period, the Proposed Development will have a net reduction in the order of 1,734 less journeys associated with the Site when compared against the

Office Planning Permission.

109. Ultimately, the trip generation assessments demonstrate that the Proposed Development will have a drastically reduced impact on the local transport networks against the Office Planning Permission.
110. A rail impact assessment has been undertaken, demonstrating that the Proposed Development will have a negligible impact on local rail services routeing towards Central London. The Proposed Development will generate in the order of 3 overground journeys and a four tube journeys during the AM peak. During the PM peak, it will generate 3 overground and four tube journeys.

Car Parking

111. The Proposed Development will be car-free, with four internal blue badge bays proposed, to be accessed via a gated access. The existing blue badge space on Deacon Street adjacent to Plot H2 will be re-provided. There will also be a dedicated drop-off bay delivered on Deacon Street.

Cycle Parking

112. A shared ground-floor internal cycle store will be delivered as part of the proposals to support the residential and health hub elements. In total, 634 cycle parking spaces will be provided across the development and land uses. The gross provision will be comprised of 621 long-stay and 13 visitor cycle parking spaces, with appropriate accessible spaces – in line with London Plan and LCDS guidance.

Delivery and Servicing

113. Amendments to Deacon Street are proposed, comprising shifting the existing functions associated with plot H2 on the northern side of the carriageway to the southern side of Deacon Street – shortening the existing loading bay in the process to preclude an overprovision of loading capacity and retain the existing vegetation on Deacon Street.
114. Refuse access will approach from Sayer Street, with no other servicing vehicles permitted to use Sayer Street to preserve the low-traffic nature of the street. This will be a managed solution with the Elephant Park Property Management Team. There is an existing loading bay on Sayer Street that already operates under the same system.
115. Two 18m loading bays will also be delivered on Deacon Street and Elephant Road to support refuse collection, servicing and deliveries. Swept path analysis has been undertaken to demonstrate the largest possible vehicles associated with servicing operations will be able to access the development. The new

servicing and deliveries strategy provides benefits for adjacent block H2, by the introduction of a turning head allowing vehicles to safely enter and egress from Deacon Street whilst still maintaining maximum pedestrian connectivity along this route to the Park.

116. A servicing capacity assessment has been undertaken, demonstrating the servicing activity associated with the Proposed Development will be accommodated and as a result there will no negative impacts on the surrounding amenity.
117. The servicing strategy is overall an improvement upon what was agreed as part of the Office Planning Permission – principally owing to the allowance of a turning head on Deacon Street which ensures servicing vehicles will be able to turn on the street and egress the development.
118. Furthermore, the layout will be designed so that emergency vehicles will be able to access all elevations of the Proposed Development.

Energy & Sustainability

Energy

119. The Energy Strategy has been designed following the energy hierarchy: Be Lean, Be Clean, Be Green and Be Seen.
120. Be Lean: A range of energy efficiency measures are proposed for the new dwellings which enable the proposed development to significantly reduce regulated CO2 emissions by 11% over the gas heating-led baseline through energy efficiency measures alone. The non-domestic part of the development achieves an 8% improvement over baseline scenario from the Be Lean measures. These include very well insulated building fabric, mechanical ventilation with heat recovery, low energy lighting throughout and good systems' controls.
121. Be Clean: The opportunity for the proposed development to link into an existing or planned decentralised energy network has been considered. The heating strategy for the development centres around the provision of a site-wide heat network linking to the existing Elephant & Castle network operated by E-On.
122. The existing energy centre (EC), provided as part of the consented masterplan strategy and approved under OPP granted in 2013 for the Elephant Park Masterplan (LBS Ref: 12/AP/1092) comprises gas combined heat and power (CHP) engines and gas boilers providing space and water heating to the existing part of the Elephant & Castle development. The network will be decarbonised through progressive injection of biomethane, replacing mains gas demand of the development. E-On is contractually bound to offset the entire gas demand by

biomethane prior to the development completion and for the duration of the ESCO contract up to 2054, and therefore this low carbon fuel has been used in calculations.

123. The incorporation of this low carbon fuel will lead to an estimated carbon emissions reduction of 95% over the Be Lean scenario.
124. Be Green: A feasibility study has been undertaken to establish suitability of the development for integration of renewable technology on site. It has been concluded that the most feasible technology for the development will be Photovoltaic panels (PV) mounted on roofs of the new buildings where appropriate. It has been estimated that circa 50kWp of PV can be installed on site.
125. A highly optimised energy strategy based on passive design, building fabric performance and building services systems and controls, and suitable Low and Zero Carbon systems will allow the scheme to achieve an improvement on total regulated carbon dioxide emissions over the Part L 2021 compliant scenario of over 86%, exceeding the London Plan carbon emissions on-site reduction target of 35%, and a 50% emission reduction benchmark for residential buildings. Please refer to the table below for details:

Elephant Park Plot H1	Baseline (tonnes/ year)	Be Lean (tonnes/ year)	Be Clean (tonnes/ year)	Be Green (tonnes/ year)	Reduction in Regulated CO2 (over baseline)	Reduction %
Dwellings	68.60	61.20	-47.80	-46.70	115.40	168%
Shared living	350.60	325.43	91.18	95.73	254.87	72%
Health Hub	10.80	8.77	6.02	6.57	4.23	39%
Total	430.00	389.60	54.00	59.90	363.70	86%

Carbon emissions reduction for the development for each stage of energy hierarchy

126. Zero Carbon: The on-site 'zero carbon' target for the development will be met through payment towards Southwark Council's carbon offsetting fund. The funds secured by the council will be ring-fenced to deliver carbon emissions savings off site through a variety of projects and will be secured through Section 106 legal agreements.
127. Be Seen: The Applicant will commit to carrying out energy monitoring and reporting at construction and in-use processes to enable the Southwark Council and the GLA to record the estimated and actual energy uses in new developments, helping to achieve net zero-carbon buildings and providing a

number of environmental and socio-economic benefits.

Sustainability

128. The Proposed Development incorporates sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques and measures to enhance the ecological value of the site.
129. The key sustainability features outlined in this Sustainability Statement are listed below:
 - BREEAM: The shared living accommodation and health hub will be designed and built to achieve a BREEAM 'Excellent' rating under the New Construction v6 scheme.
 - Energy efficiency: A highly optimised energy strategy based on passive design, building fabric performance and building services systems and controls, and suitable Low and Zero Carbon systems will allow the scheme to achieve an improvement on total regulated carbon dioxide emissions over the Part L 2021 compliant scenario of 87%, exceeding the London Plan carbon emissions on-site reduction target of 35%, and a 50% emission reduction benchmark for residential buildings.
 - Overheating: The scheme has been designed to ensure overheating risk is reduced to acceptable levels in accordance with Building Regulations Approved Document Part O and CIBSE TM59:2017 requirements.
 - Water efficiency: Flow control devices and water efficient fixtures and fittings will be installed in all dwellings to target a maximum internal daily water consumption of 105 litres/person/day.
 - Waste and recycling: Adequate facilities will be provided for domestic and construction related waste, including segregated bins for refuse and recycling.
 - Circular Economy: The principles of a circular economy shall be incorporated into the development, where possible.
 - Materials: Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials will be selected based on their environmental impact and responsible suppliers will be used where possible.
 - Sustainable Urban Drainage Systems (SuDS): SuDS such as blue roofs, green roofs and tanked permeable paving will be provided. These measures provide multiple benefits, including source control of runoff, pollutants interception, enhanced biodiversity, and reduction in peak discharge rates.
 - Sound insulation: The dwellings are to target an improvement on Building Regulations Part E through party walls and floors.

- Inclusive access: 87% of the new dwellings will be designed to meet Building Regulations Approved Document M4(2) and 13% will meet Part M4(3).
- Sustainable transport: The site will benefit from a good existing public transport network and sustainable modes will be encouraged through the provision of cycle storage spaces and measures outlined in the Travel Plan.
- Biodiversity and ecology: Enhancements will be implemented through the provision of extensive green roof, landscaped areas, play space and additional tree and shrub planting across the site. The proposed development will achieve an on-site net gain of 128.66% in habitat units.
- Sustainable construction: The site will aim to achieve a Very Good score with the Considerate Constructors Scheme and will closely monitor construction site impacts.

Environmental Matters

Flood Risk and SuDS

130. Whilst the Site and surrounding area is identified to be within regulatory mapped Flood Zone 3 associated with the River Thames, the Elephant and Castle Borough is protected by Thames Tidal Defences and the Thames Barrier (which provide a 1 in 1,000-year standard of protection). Residual risk of flooding at the site are limited to a breach in the Thames Defences which is considered to be highly improbable event.
131. The Proposed Development is not anticipated to increase the flood risk elsewhere. Flood Risk limited to a future breach event with a peak flood level on site of 3.20m AOD.
132. Surface water to be attenuated by Green/Blue roofs before discharging to masterplan sewer network. Full details are provided within the supporting Drainage Strategy which outlines a comprehensive and policy compliant drainage strategy, addressing both surface and foul water management. The proposed solution adheres to key national and local planning policies.
133. The strategy effectively mitigates the significant increase in runoff from the site's redevelopment. It employs a combination of Sustainable Drainage Systems (SuDS), specifically green roofs, blue roofs, and tanked permeable paving. These measures will reduce the peak surface water discharge rate to just 7.7 l/s, representing a 95% reduction from existing rates.

Land Contamination

134. The Geotechnical Environmental Phase 1 Desk Based Assessment concludes

that the site presents a low to medium risk to human health and vegetation, with a low risk to controlled waters. Remedial measures are proposed to address this, which are to be secured by condition, including hard surfacing and capping, construction management (inc. watching brief and materials management plan), and protective design measures. The Site also poses a risk from ground gas, which requires specific gas mitigation measures to be implemented in the development's design. Subject to conditions, the proposals are considered to be acceptable.

Air Quality

135. In terms of the construction phase, a condition will be secured requiring a Construction Environmental Management Plan (CEMP). This CEMP will ensure that effective dust control measures are in place during demolition, earthworks, and construction to mitigate air quality impacts. As a result, the potential for significant adverse effects from dust is considered low.
136. For the operational phase, the Proposed Development impact on annual mean concentrations is predicted to be negligible, with levels remaining below the GLA target. The changes are so small that they are considered insignificant. The development includes a single life-safety diesel generator which would be used for testing and maintenance. This minimal use means its contribution to annual air pollutant concentrations will be negligible.
137. Overall impact on local air quality from the development is considered adverse but insignificant in EIA terms. Subject to the proposed mitigation measures, the effects on air quality during construction and operation are considered to be acceptable and the air quality neutral standards for buildings and transport will be met.

Wind Microclimate

138. The Wind Microclimate Report submitted which assesses the likely wind conditions as a result of the Proposed Development and the suitability of these in terms of pedestrian comfort and safety was undertaken. The assessment has been informed by appropriate meteorological data and detailed wind tunnel testing.
139. Wind conditions would be safe and suitable or better for the intended pedestrian uses at all areas around the Site and within including thoroughfares, bus stops, building entrances, amenity spaces, balconies and the railway platforms at Elephant and Castle Railway Station. Overall, the effect on pedestrian comfort is considered acceptable.

Urban Greening and Biodiversity

140. The Proposed Development has been designed to deliver significant green infrastructure enhancements on Site. It provides an opportunity to enhance and complete the wider Elephant Park development, linking and enhancing the existing public realm, creating new routes and connections, and opening up parts of the Site to the public that are currently inaccessible.
141. In line with London Plan Policy G5, the Proposed Development incorporates urban greening as a fundamental element of its design. Policy requires major developments to contribute to the greening of London through high-quality landscaping, including trees, green roofs, walls and sustainable drainage. For residential developments, the policy requirement UGF score is 0.4. The Proposed Development targets a UGF score of 0.41, exceeding policy requirements and demonstrating a commitment to maximising urban greening across the Site.



Proposed landscape plan

142. The vast majority of the application site is not considered to be of any intrinsic ecological value at present. The development proposals for the site will not only avoid significant adverse ecological effects but moreover deliver enhancements compared to the existing situation. Enhancements will be implemented through the provision of extensive green roof, landscaped areas, play space and additional tree and shrub planting across the site. The proposed development will achieve an on-site net gain of 128.66% in habitat units.

Fire Safety

143. A Gateway One Fire Statement and London Plan Fire Statement have been submitted to support this planning application, in line with mandatory requirements of the HSE for all referable planning application submissions.
144. The Fire Strategy confirms that the Proposed Development incorporates various active and passive fire safety systems. Each block will be provided with two firefighting shafts, each containing a firefighting stair, firefighting lifts. The shafts run throughout the full building height and serve every overground floor in the building.
145. In accordance with the London Plan Policy D5(B5) (Inclusive Design), all lifts within all blocks will be firefighting lifts programmed to function as evacuation lifts.
146. The Fire Statements demonstrate that the proposals have considered fire safety at the earliest stage, and the further development of the fire strategy will be based upon these principles. The fire strategy will be further developed for submission to the Approving Authority at the appropriate time and will meet the functional requirements of the Building Regulations 2010, taking recommendations from BS 9999:2017 and the requirements of Policy D5 and D12 of the London Plan.

Planning obligations (S.106 agreement)

147. London Plan Policy DF1 and Southwark Plan Policy IP3 advise 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 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations 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
148. Following the adoption of Southwark's Community Infrastructure Levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as Education and Strategic Transport have been replaced by SCIL. Only defined site-specific mitigation that meets the tests in Regulation 122 can be given weight.

Planning Obligation	Mitigation	Applicant Position
Affordable housing	a. Secure on-site affordable housing (79 units).	Agreed

	b. Tenure split: 100% social rent. c. Use and occupation restrictions, to require the affordable housing to be made ready for occupation before the private market housing can be occupied. d. On-going reporting requirements on the delivery of the affordable housing. e. Affordable housing monitoring fee £150 x 79 (£11,850).	
Wheelchair units	a. Provide a minimum of 10% wheelchair units. b. To secure marketing of the wheelchair units, in listed locations, and to prevent occupation of wheelchair units by non-wheelchair users until the marketing has been demonstrated to approved. c. Level of fit out for the social rent wheelchair units to be secured.	Agreed
Purpose Built Shared Living Accommodation (PBSL)	a. Shared living to be operated under sole management and a minimum tenancy length for no less than three months.	
Health Hub	a. Provision of shell and core of health hub (2368.7 sqm GEA).	Agreed
Construction phase jobs and training	a. Deliver 83 sustained jobs to unemployed Southwark residents, 83 short courses, and take on 20 construction industry apprentices during the construction phase or meet the Employment and Training Contribution (if not achievable). b. Submission of an Employment, skills and business support plan.	Agreed

Local procurement	a. Allow local businesses to tender for the procurement of goods and services generated by the development both during and after construction.	Agreed
Energy statement and carbon offset financial payment	a. Secure agreed carbon target (uplift over Part L). b. Secure futureproofed connection to DHN. c. Energy schedule (standard wording). d. Secure carbon off-set contribution (£158,175).	Agreed
Be Seen – on-going monitoring and post-installation review	Post-construction monitoring and reporting.	Agreed
Highway works and transport contributions	a. Delivery and Servicing Management Plan Bond and Monitoring Fee (£2,790). b. Travel Plan and Monitoring Fee (£2,790). c. Revocation of Parking Permits. d. Provision of blue badge parking bays. e. Car Park and Street Management Plan (with focus on Deacon Street). f. Santander cycle contribution (£120,000) g. Legible London contribution (£12,000)	
Playspace	a. Play Space and outdoor amenity Contribution (Shortfall in amenity	

	space, child play space or open space (sqm) x £325) shortfall of 450.2 sqm (£157,570)	
Tree monitoring	a. Tree Monitoring Fee (£275 per new tree planted): based on 81 trees on GF Level (£22,275).	Agreed
CCTV	a. CCTV network expansion. To increase coverage in the interest of public safety (in response to increased footfall). Equipment cost (£18,847.50). b. CCTV consultancy fee for redesign of network and project management (7% of all works carried out).	Agreed
BNG	a. Delivery of significant on-site enhancements. b. BNG Plan (to include proof of purchase of off-site units). c. BNG monitoring fee (£12,874).	Agreed
CEMP monitoring	CEMP (air quality) monitoring fee (£3,200).	Agreed
EPT monitoring	EPT monitoring fee (£45,002).	
S106 administration	S106 administration and compliance fee (£20,000 baseline).	Agreed

149. In the event that an agreement has not been completed by 17 September 2026, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to IP Policy 3 Community infrastructure levy (CIL) and Section 106 planning obligations of the Southwark Plan 2022; and Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan 2021; and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD 2025.

Mayoral and borough community infrastructure levy (CIL)

150. 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 Southwark 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 invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in Southwark.
151. Since the proposed development comprises dwellings, it will be a CIL chargeable development. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 zone. Based on the floor areas from the applicant's CIL Form1 (05-Feb-26), the gross amount of CIL is £14million (pre-relief). Potentially £2,890,367 of social housing relief can be claimed before commencement of development, resulting in CIL charge of £11,124,365 (net), including £2.1million of Mayoral CIL and £9million of Borough CIL. It should be noted that this is an estimate and subject to change, as floor areas will be measured and checked when related CIL Assumption of Liability is submitted after planning approval has been secured.

Community involvement and engagement

152. This application was accompanied by a statement of community involvement (which provides full details of the public consultation). In summary, the document confirms that the following public consultation events were undertaken from by the applicant prior to submission of the application. This involved a comprehensive community engagement programme led by Urban Symbiotics, running from January to July 2025. The process combined inclusive outreach with targeted sessions, ensuring a wide range of local voices informed the proposals. Over 900 individuals participated through events, conversations and digital channels. This involved:
- 12 engagement events covering exhibitions, workshops, focus groups and drop-ins.
 - More than 850 written comments submitted through forms, boards and online feedback.
 - 5,713 households reached through two door-to-door mail outs.
 - Targeted engagement with 9 specific underrepresented groups.
 - Conversations held in at least 7 different languages, with Spanish and English being the most common.
153. The applicant provided an engagement summary for the development consultation charter. It details the extent of pre-application consultation and demonstrates that the applicant has made acceptable efforts to engage with those affected by the proposals. As part of its statutory requirements, the council, sent letters to surrounding residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have,

therefore, been made to ensure the community has been given the opportunity to participate in the planning process.

154. Details of consultation undertaken by the local planning authority in respect of this application are set out in the appendices. The responses received are summarised later in this report.

Consultation responses from members of the public and local groups

155. Public consultation was undertaken on 16.10.2025 and again on 10.02.2026 (due to amendments). 2221 neighbours were consulted, 27 comments were received, 1 in support, and 26 in objection.
156. Summarised below are the planning matters raised by members of the public with an officer response. Further detail on these matters is set out within the relevant sections in the report.

Support

157. The proposal introduces a thoughtful mix of housing types, including 14% family-sized units, which contributes to the diversity of housing stock in Southwark and supports the borough's long-term housing strategy. The development creates opportunities for commercial spaces, fostering a vibrant local economy and supporting independent and minority-owned traders. The building's height is justified by its landmark location, offering a distinctive addition to the local skyline and contributing positively to the area's identity. The cost per habitable room reflects the high quality and sustainability of the development, offering excellent value for residents and contributing to the long-term viability of the area. Extensive community engagement has informed the design and tenancy model.

Officers agree that the development brings many public benefits to the area.

Objection

Excessive height/massing

158. Officer comment: The Site is located within the Central Activities Zone and Elephant and Castle Opportunity Area. It falls within an area where Southwark 'expect tall buildings' outlined in the adopted Policies Map and Figure 4 of Southwark Plan (2022).
159. The proposal is of a similar height to the previously approved office scheme (approved by the planning inspectorate). The massing is more akin to the original approach under the outline planning permission (which proposed a residential scheme). The proposal is similar in design (podium and tower arrangement) to other established Elephant Park plots and will have a good fit with the masterplan. In February 2026 the height of the residential block, block B was reduced from 12 storeys to 11 resulting in a reduction in 8 social rent homes.

Whilst this was welcomed by some of the objectors (in terms of height) the remainder of the scheme was still felt to be too high. Subsequently at the request of officers the story that was removed has been re-instated to increase the affordable housing provision on site. For the reasons set out above and in the main body of this report the height mass and bulk of the scheme is still considered to be acceptable.

Overshadowing (of Park)

160. Officer comment: The site is identified for development; a vacant site is not a reasonable comparator when it comes to overshadowing expectations. The approximate parameters for a development on this site have been established by the outline planning permission and recent office planning permission.
161. The submitted daylight/sunlight assessment concludes that all receptors assessed will either improve upon or present the same compliance as the previous planning permission. Whilst there will be some isolated instances of reductions to individual windows, these are not considered to be material shifts from the consented position and achieve the required compliance with the BRE Guidance. The development's impact upon the neighbouring properties is therefore considered to be entirely consistent with the previous accepted levels of daylight and sunlight.

Co-living use

162. Officer comment: The London Plan supports the provision of large-scale purpose-built shared accommodation, recognising that it provides a housing option for single person households who cannot, or chose not to, live in self-contained homes or HMOs. The Southwark Plan also allows for the provision of co-living accommodation subject to the provision of on-site affordable housing.
163. This scheme has addressed Southwark Plan policy by providing on site affordable social rent housing, at a policy compliant level.

Excessive density

164. Officer comment: Increasing density in close proximity to major transport hubs (such as Elephant and Castle station) is encouraged by the London Plan Southwark Plan and NPPF. Proposed density levels are considered to be well within acceptable ranges for this central London location (within the CAZ, PTAL 6b). The development would also contribute a health hub, affordable housing and a substantial CIL and S106 package which contributes to improving local amenities alleviating pressures caused by increased density.

Lack of ground floor activation

165. Officer comment: The ground floor of the development has been carefully planned to accommodate a mix of communal residential functions. This includes shared internal amenity, offering a range of communal facilities that support social interaction and foster a sense of community. These spaces may include

lounges, co-working zones, kitchens, and wellness areas, encouraging resident engagement beyond individual living units. Large expanses of glazing and well-placed entrances ensure these vibrant internal activities remain visible from the street, creating a dynamic and welcoming active frontage that enhances the safety and character of the public realm. Delivering commercial space alongside communal spaces was explored as part of pre-application engagement but it was concluded that further ground floor commercial space was not required given the extensive provision already delivered as part of the wider masterplan.

Insufficient notification

166. Officer comment: Notification letters were sent were sent to 2221 nearby properties (all properties within 100m of the site). Multiple site notices and a press notice were also displayed. This meets the consultation requirements set out in Southwark Council's statement of community involvement (SCI). The applicant also addressed the requirements of the councils Development Consultation Charter (DCC).
167. In terms of the DCC, the applicant carried out extensive public consultation with key stakeholders and the local community in order to understand their objectives, aspirations and expectations for the H1 Development. The engagement programme provided multiple, accessible opportunities for local people to participate, ensuring a wide range of voices were heard and reflected in the evolving proposals. Activities included public exhibitions, informal drop-in sessions, on-site flyers, stakeholder workshops, and targeted outreach to underrepresented groups.

Consultation responses from external and statutory consultees

168. Summarised below are the planning matters raised by external and statutory consultees. Matters are addressed within the relevant sections in the Assessment section of this report.
169. Greater London Authority (inc TfL):
 - Land use principles: The proposed shared-living led scheme, with the provision of affordable C3 housing units and proposed Class E floorspace for a health hub is supported in line with London Plan Policies SD1, SD4, H1, H15 and Good Growth Objectives GG2 and GG3. All affordable housing units should be appropriately secured.
 - Affordable housing: The proposal is for 40% affordable housing delivered as 79 conventional (Class C3) affordable housing units, which are proposed to be 100% social rent. This is strongly supported and could follow the Fast Track Route subject to the affordable offer being appropriately secured.
 - Urban Design and Heritage: The proposed design is broadly supported in strategic terms. There would be a very low extent of less than substantial harm to heritage assets, however GLA officers consider that the proposed public benefits have the potential to clearly and convincingly outweigh the heritage harm.

- Transport: The proposed scheme is generally acceptable in terms of strategic transport, subject to the completion of an acceptable ATZ assessment, further information on cycle parking access and further discussion around the proposed pelican crossing on Walworth Road.
- Environment and sustainable infrastructure: Further information on energy, whole life-cycle carbon, circular economy, urban greening, flood risk and air quality is required to ensure full compliance with London Plan requirements.

Officer response: Further information has been submitted by the applicant, which is considered to adequately address the points made regarding transport, environment and sustainability. Any information considered outstanding will be provided prior to stage 2 and/or secured by way of condition/obligation.

170. Environment Agency: No objection.
171. Historic England: No objection.
172. Health and Safety Executive: No objection.
173. National Air Traffic Services: No objection.
174. Natural England: No objection.
175. Metropolitan Police (Design out crime): No objection subject to conditions.
Officer response: Conditions attached accordingly.
176. TfL Infrastructure: No objection subject to conditions.
Officer response: Conditions attached accordingly.
177. Thames Water: No objection subject to conditions.
Officer response: Conditions attached accordingly.
178. NHS (HUDU): No objection subject to obligation (after amendments).
Officer response: Obligation to be secured accordingly.
179. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

180. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
181. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
182. 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.
183. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
184. There are a range of potential impacts on the local community during construction and operation. Potential impacts in terms of infrastructure, environmental factors, amenity, accessibility, housing, employment creation and health have been discussed in detail in the relevant sections of this committee report and any necessary mitigation to limit adverse impacts has been secured through s106 obligations and planning conditions (for example construction impacts will be minimised through the use of a CEMP).
185. This application would deliver a significant amount of residential and commercial floorspace, including 79 affordable housing units and a health hub, thus presenting opportunities to increase access to housing, employment and health care offerings for all residents of the borough including those with protected characteristics. There will also be positive health and amenity benefits through enhanced public realm. The positive impacts arising from the development would benefit those groups with protected characteristics as well as the wider community.
186. The detailed proposals have been designed to ensure inclusive access for all. All public realm areas have appropriate gradients and slopes instead of steps wherever possible. The landscaped areas will incorporate appropriately designed furniture for a range of users. There is level access into the buildings and internally the design incorporates an appropriate provision of wheelchair

accessible toilets, lifts, wide corridors, doors and circulation areas. Furthermore, both buildings provide DDA cycle parking facilities.

187. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

188. 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.
189. This application has the legitimate aim of redeveloping this site for a mixed-use building comprising housing, community, retail and commercial floorspace together with accessible public realm. 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

190. 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.
191. 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	YES

recommendation in advance of the agreed Planning Performance Agreement date?	
--	--

CONCLUSION

192. The proposed development provides substantial public benefits, stemming from the comprehensive development of an existing, vacant, brownfield site, which in turn makes a significant contribution to delivering the vision and objectives of the development plan.
193. Public benefits include:
- A significant contribution to the Borough's housing supply; 695 purpose built shared living units (sui generis) alongside 79 affordable homes (Class C3). An equivalent of 465 homes to help meet the Borough's housing targets.
 - The delivery of 79 high quality affordable residential units (Use Class C3) all of which are Social Rent.
 - Residential units (Class C3) to deliver family sized housing with 20 (25%) three-bedroom homes.
 - Delivery of a new Health Hub in response to the pre-existing identified need for a new community health hub for Elephant and Castle in the Southwark Plan measuring 2,279 sqm (GIA).
 - The delivery of sustainable buildings of exemplary design quality that will enhance the local townscape and the character and quality of the immediate area, in combination with the public realm improvement works.
 - Optimisation and reuse of brownfield land, which transform a currently underutilised site into a high-quality, accessible urban environment with a range of outdoor spaces.
 - The delivery is of high-quality landscaping and public realm, tying into and complementing the Park Area, and completing the wider Elephant Park masterplan.
 - The provision of a highly sustainable development, targeting BREEAM Excellent.
 - The delivery of substantial economic benefits during the construction and operational phases, including 360 construction jobs (with local employment and apprenticeship opportunities), worker and resident expenditure, tax revenues and business rates.
 - Enhancing local biodiversity through extensive greening of a brownfield site, securing an Urban Green Factor of 0.41, and achieving an on-site net gain of 128.66% in habitat units.
 - Building upon the highly accessible location, with an excellent level of public transport, to deliver a car-free development. In parallel, realising a prioritisation and celebration of pedestrian and cycle accessibility and inclusivity.
 - Generation of substantial Community Infrastructure Levy ('CIL') payments for local and regional benefit, as well as supporting wider initiatives, including through contributions as part of a comprehensive Section 106

package.

194. The proposed development would deliver a high-quality residential-led development incorporating a health hub and social rent affordable housing and would provide a high-quality public realm offering. It is compliant with both the London and Southwark Plans and is therefore supported.
195. For the reasons set out in the Assessment section of this report, it is recommended that planning permission be granted, subject to conditions, referral to the Mayor of London, and the timely completion of a S106 Agreement.

Reasons for urgency

196. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, the application is considered to comply with the development plan. An extension of time has been agreed to 5 May 2026; in order to meet that timescale and complete the s106 agreement and referral to the Mayor of London, the application needs to be considered at this meeting.

Reasons for lateness

197. Officers have been working to improve the affordable housing offer and work through the viability process on this matter; a revised offer was received on Monday 9 March 2026.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Resource Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk

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

AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth		
Report Author	Nathaniel Young, Team Leader		
Version	Final		
Dated	10 March 2026		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director, Resources		No	No
Strategic Director, Environment, Sustainability and Leisure		No	No
Strategic Director, Housing		No	No
Date final report sent to Constitutional Team			10 March 2026

APPENDIX 1**Recommendation**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	Hub Propco (Elephant) Limited c/o Agent	Reg. Number	25/AP/2859
Application Type	Major application		
Recommendation	GRANT permission	Case Number	PP-14219135

Draft of Decision Notice

planning permission is GRANTED for the following development:

Redevelopment of the site to provide a mixed use development comprising shared living (sui generis), affordable housing (Class C3) and Class E floorspace including ancillary cycle parking, accessible car parking, landscaping, public realm, plant and other associated works incidental to the development.

Plot H1 Elephant Park Elephant Road London SE1

In accordance with application received on 3 October 2025 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Other Documents

received

Permission is subject to the following Pre-Commencements Condition(s)

2. No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
 - A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - Site perimeter continuous automated noise, dust and vibration monitoring;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
- A commitment that all non-road mobile machinery (NRMM) equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- Section 61 of Control of Pollution Act 1974;
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- Relevant Stage emission standards to comply with Non-Road Mobile

Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2024); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

3. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2024); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:
https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf

4. a) Prior to the commencement of any development, a phase 1 desktop study of the historic and current uses of the site and adjacent premises shall be carried out together with an associated preliminary risk assessment including a site walkover survey, identification of contaminants of the land and controlled waters and develop a conceptual model of the site with conclusion and recommendations whether a Phase 2 intrusive investigation is required.

This report shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

b) If the phase 1 site investigation reveals possible presence of contamination on or beneath the site or controlled waters, then, prior to the commencement of development works, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

c) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements. The scheme shall also ensure that as a minimum, the site should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

d) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.

e) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-d above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P64 (Contaminated land and hazardous substances), and the National Planning

Policy Framework 2024.

5. The development hereby permitted shall not be commenced until the following documents (in consultation with London Underground) for each progressive stage of the development have been submitted to and approved in writing by the local planning authority which::

- provide demolition and construction details on all structures. Details on all of the foundations, basement and ground floor structures, or for any other structures below ground level, including boreholes and bored piles (temporary and permanent) shall be submitted to LU and their written approval should be obtained. Driven piles will not be permitted in the vicinity of LU's tunnels or other subsurface structure;
- identify existing London Underground structures to ensure that the works have no impacts on LU assets;
- provide assessment of ground movement impact on London Underground structures and tunnels due to temporary and permanent changes in loading associated with the proposed works;
- an assessment of railway noise and vibration shall be carried out and appropriate protective measures shall be taken to protect the users of the property and of other properties potentially affected as a result of the current development against noise and vibration.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with policy T3 of the London Plan (2021) and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

6. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water

wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

7. 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 and details of flow control measures. 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 and drainage strategy. 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).

Permission is subject to the following Grade Condition(s)

8. Prior to the commencement of the first floor structure, the following details must be submitted to, and approved by, the local planning authority:
 - o Full-scale mock-up of a typical bay and corner of the tower (Block C);

- o Sample Panels of all facing materials (min 1m x 1m) for each of the buildings (Blocks A, B and C); and
- o 1:5 / 1:10 scale details of the main architectural features, Heads, cills and jambs of all openings, parapets and balconies

Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with the National Planning Policy Framework (2024); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

9. Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;

- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. Any trees, shrubs, grass or other planting that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

- 10. (i) Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works

commencing on site.

No less than 30; Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks.

(ii) Full details of the nesting features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the nesting features have been installed in full in accordance with part (ii)

(iii) The nesting features shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

11. (i) Details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than six; Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats.

(ii) Full details of the features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the features have been installed in full in accordance with part (ii)

(iii) The Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2024); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

Permission is subject to the following Pre-Occupation Condition(s)

12. Before the first occupation of each relevant part of the development, the refuse storage arrangements shown on the approved drawings; shall be provided and made available for use by the occupiers.

The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2024) and Policy P56 (Protection of amenity) and P62 (Reducing waste) of the Southwark Plan (2022).

13. Prior to the occupation of the development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the LPA in writing.

Reason: In order to maximise the re-use of materials and in the interests of sustainable waste management.

14. Prior to the occupation of the development, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

15. Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved by the local planning authority.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and Policy P16 (Designing out crime) of the Southwark Plan (2022).

16. The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the local planning authority prior to commencement of the development and shall be implemented in accordance with the approved details prior to occupation.

Reason: In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2024); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and Policy P16 (Designing out crime) of the Southwark Plan (2022).

17. 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 approved flood risk assessment and drainage strategy 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).

18. (a) Non-residential uses within the development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher.

(b) Before the first occupation of each relevant phase of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed excellent standard at as outlined within the submitted BREEAM pre-assessment have been met.

Reason: To ensure the proposal complies with Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P70 (Energy) of the Southwark Plan (2022).

19. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021). Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed. The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the LPA for approval in writing.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Southwark Plan 2022 Policy P16 (Designing out crime); Policy P56 (Protection of amenity).

20. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority. Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: So that the Council may be satisfied with the details of the landscaping scheme, in accordance with Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

21. Prior to occupation, the completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in tree protection condition shall be submitted for approval in writing by the Local Planning Authority. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of

compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained project or pre-appointed tree specialist.

Works shall comply to BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) - Tree Pruning Standard; EAS 02:2022 (EN) - Tree Cabling/Bracing Standard; EAS 03:2022 (EN) - Tree Planting Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Policy G7 (Trees and Woodlands) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

22. No development shall be occupied until confirmation has been provided that either:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. 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.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" 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 (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

23. The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.

Suitable acoustic treatments shall be used to ensure compliance with the above standard. A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes).

24. Before the first occupation of the development hereby approved, the cycle facilities (including cycle storage, showers, changing rooms and lockers where appropriate) as shown on the drawings hereby approved; shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2024); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

25. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement ref. 250819-1.2- Plot H1-AMS-MS; prepared by Treework Environmental

Practice. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs. In any case, all works shall adhere to BS5837: (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, EAS 01:2021 (EN) -Tree Pruning Standard.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

26. The development hereby approved shall be carried out in accordance with the recommendations of the approved Fire Statement (ref: AF5329-OFS-I03 Rev I03, prepared by Ashton Fire Ltd); unless a revised Fire Statement is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policies D5 (Inclusive Design) and D12 (Fire safety) of the London Plan (2021).

27. The development hereby permitted shall be carried out in accordance with the recommendations of the approved Flood Risk Assessment (ref: REH2024N04818-RAM-RP-00003 Rev 4.0, prepared by Ramboll), unless a revised flood risk assessment is submitted to and approved in writing by the Local Planning Authority prior to the relevant works being carried out.

Reason: To ensure the development is designed safely in reference to flood risk, in accordance with policy SI2 Flood risk management of the London Plan (2021) and P68 Reducing flood risk of the Southwark Plan (2022).

28. The development hereby permitted shall be carried out in accordance with the recommendations of the approved Shared Living Management Plan (ref: EC Plot H1 - Shared Living Rev 1.0, prepared by Hub Propco (Elephant)

Limited), unless a revised Shared Living Management Plan is submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the occupiers and users of the proposed development and neighbouring residents do not suffer a loss of amenity from activities associated with the proposed development in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

Informatives

- 1 Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

- 2 Once the Post-Construction Monitoring report is approved by the LPA, the Applicant should provide the approved post-construction monitoring report and any supporting information to the GLA at circulareconomystatements@london.gov.uk

- 3 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.

- 4 Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is:

"third-party independent and suitably-qualified" The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

- 5 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.enquiry@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- 6 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.

- 7 The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-ourpipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.
- 8 With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention" (NGWCL Centre Project NC/99/73).

APPENDIX 2

Relevant planning policies

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in December 2024 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 02 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The particularly relevant chapters from the Framework are:

- Section 2 - Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 6 - Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed and beautiful places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

The London Plan 2021

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. The relevant policies are:

- The London Plan is the regional planning framework and was adopted on March 2nd 2021. The most relevant policies are those listed below.
- 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 SD4 – The Central Activities Zone (CAZ)
- 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 D13 - Agent of Change
- 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 S4 - Play and informal recreation
- Policy HC1 - Heritage conservation and growth
- Policy HC3 - Strategic and local views
- Policy G1 - Green infrastructure
- Policy G4 - Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- 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 T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- 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
- P32 – Small shops
- 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
- P56 – Protection of amenity
- P59 – Green infrastructure
- P60 – Biodiversity
- P61 – Trees
- 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
- AV.09 – Elephant and Castle Area Vision

APPENDIX 3

Planning history of the site and nearby sites

The Outline Planning Permission

- The Council granted two planning permissions for Elephant Park on 27 March 2013: the OPP and the Demolition Planning Permission (ref: 12/AP/3203).
- In summary, the OPP granted consent for up to 254,400 sqm of residential floorspace, up to 16,750 sqm of retail floorspace, up to 5,000 sqm of business floorspace and up to 10,000 sqm of community, culture and leisure floorspace, alongside a new energy centre, a new park ("The Park"), and public realm.
- The OPP reserved the detailed design elements of Elephant Park for future approval at the Reserved Matters stage but did establish a series of approved parameters and principles for the Development within three approved application documents: the Parameter Plans, the Development Specification and the Design Strategy Document, as well as being accompanied by a section 106 agreement that was entered into on the same date that the OPP was granted.
- Elephant Park was further sub-divided into 12 individual development plots (H1 to H7, H10, H11a, H11b, H12, and H13) plus a Pavilion to be located in the new park at the centre of the scheme (known as plot 'PAV1'), refer to Figure 2 below. The individual development plots comprise a mix of residential and/or other land uses and included varying heights and massing to fit into the specific character areas in which they are located and the surrounding urban context. In particular, the height and massing of all tall buildings within Elephant Park was informed by a townscape assessment that takes into account both local and strategic London views.

The Office Planning Permission (Ref: 21/AP/1819)

- In May 2021, a full planning application was submitted which proposed redevelopment of the H1 site to provide an 18-storey building (including a mezzanine floor) plus basement and rooftop plant providing office floorspace (Class E(g)(i)) and areas of floorspace for the following flexible uses: office/retail/services/food and drink/medical or health floorspace (Class E(g)(i), E(a), E(c), E(b) or E(e)), including ancillary cycle parking, accessible car parking, servicing, plant, roof terraces, landscaping, public realm improvements, and other associated works incidental to the development.
- A standalone full planning application rather than an RMA was made because the proposal for Plot H1 does not fit within the scope of the OPP, in terms of the quantum of floorspace for the proposed uses and the scale of the building

being different to the approved OPP parameters. The submission was therefore not subject to the same controls as for an RMA proposal, and was therefore determined against the current development plan and material considerations.

- The application was recommended for approval but was refused by LBS's Planning Committee. The refusal notice is dated 21 December 2022. The reasons for refusal are as follows:
 - 1. The excessive height, massing and bulk of the application would cause harm to the character and appearance of Elephant Road, Elephant Park and Walworth Road contrary to Southwark policies P13 part 1 and 2, and P17 part 2.5, and contrary to London Plan policies D9 part C.1.a.iii and D3 part D.
 - 2. That the proposal would cause unacceptable harm to the neighbouring amenity due to loss of daylight, contrary to Southwark Plan policies P14 part 3 and P56, and London Plan policy D6 part D.
 - 3. In the absence of a signed legal agreement there is no mechanism in place to mitigate against the adverse impacts of the development (e.g. transport impacts) nor to secure development plan compliance (such as carbon offset contribution, jobs and training, health hub and/or affordable workspace, public access). It is therefore contrary to policies E3 Affordable workspace, E11 Skills and opportunities for all, SI2 Minimising greenhouse gas emissions, T4 Assessing and mitigating transport impacts, D9 Tall buildings and DF1 Delivery of the Plan and Planning Obligations of the London Plan (2021); P17 Tall buildings, P28 Access to employment and training, P31 Affordable workspace, P47 Community uses, P49 Public transport, P50 Highway impacts, P70 Energy, IP2 Transport infrastructure, IP3 CIL and section 106 planning obligations and AV.09 Elephant and Castle Area Vision of the Southwark Plan (2022); and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015 as amended).
- An Appeal was lodged against the refusal and was subsequently allowed on 30 November 2023. This permission has not been implemented and will expire on 30 November 2026.

Consultation undertaken

Site notice date: 22/10/2025

Press notice date: 23/10/2025

Case officer site visit date: n/a

Neighbour consultation letters sent: 10/02/2026

Internal services consulted

LBS Transport Policy Team

LBS Planning Policy [Formal Consultation] - General

LBS Transport Policy Team

LBS Highways Development & Management

LBS Highways Licensing

LBS Building Control Division

LBS Archaeologist

LBS Design And Conservation Team [Formal Consultation]

LBS Local Economy

LBS Housing Regeneration And Delivery Division

LBS Ecology Officer

Flood Risk Management & Urban Drainage Team

LBS Urban Forester

LBS Waste Management Team

LBS Network Developments Construction Management Plans

LBS Environmental Protection Team

LBS Parks And Cemeteries Team

Children & Youth Play Area Consultee

LBS Public Health

LBS CCTV - Public Space Surveillance

LBS Community Infrastructure Team

Statutory and non-statutory organisations

Greater London Authority

HSE Fire Risk Assessments

Historic England - Heritage

Environment Agency

Transport For London

TFL Railway Infrastructure Manager

Network Rail

Fire And Emergency Department

Natural England - London Region & South East Region

Metropolitan Police Service (Designing Out Crime)

Thames Water

Arqiva

UK Power Networks

NHS London Healthy Urban Development Unit

South East London Integrated Care Board (ICB)

Planning Casework Unit

Active Travel England

Civil Aviation Authority

National Air Traffic Safeguarding Office

The Walworth Society

Neighbour and local groups consulted:

Flat 136 Draper House 20 Elephant And
Castle

Flat 102 Draper House 20 Elephant And
Castle

Apartment 1406 Raglan House 120
Elephant Road

Apartment 1507 8 Walworth Road
London

Apartment 1206 Raglan House 120
Elephant Road

Flat 503 Highline Building 10 Steedman
Street

Apartment 1105 Raglan House 120
Elephant Road

Apartment 905 Raglan House 120
Elephant Road

Apartment 902 Raglan House 120
Elephant Road

Apartment 705 Raglan House 120
Elephant Road

Apartment 502 Raglan House 120
Elephant Road

Flat 105 Highline Building 10 Steedman
Street

Apartment 1105 Tantallon House 130
Elephant Road

1602 Mawes House 5 Castle Square
London

1503 Mawes House 5 Castle Square
London

Apartment 604 Tantallon House 130
Elephant Road

Apartment 505 Tantallon House 130
Elephant Road

1305 Mawes House 5 Castle Square
London

Apartment 1901 Tantallon House 130
Elephant Road

Apartment 1704 Tantallon House 130
Elephant Road

Unit 8 4 Spare Street London

Unit 7 3 Spare Street London

Apartment 2306 8 Walworth Road
London

202 Julian Markham House 114
Walworth Road London

Apartment 1910 8 Walworth Road
London

102 Julian Markham House 114
Walworth Road London

Apartment 1904 8 Walworth Road
London

Apartment 1901 8 Walworth Road
London

Apartment 1809 8 Walworth Road
London

Apartment 1806 8 Walworth Road
London

Apartment 1801 8 Walworth Road
London

405 Julian Markham House 114
Walworth Road London

Apartment 1703 8 Walworth Road
London

Apartment 1608 8 Walworth Road
London

Apartment 1504 8 Walworth Road
London

Apartment 1401 8 Walworth Road
London

Apartment 3308 8 Walworth Road
London

Apartment 3302 8 Walworth Road
London

Apartment 3211 8 Walworth Road
London

Apartment 810 8 Walworth Road London

Apartment 801 8 Walworth Road London

Apartment 703 8 Walworth Road London

Apartment 3102 8 Walworth Road

London

Apartment 2906 8 Walworth Road
London

Apartment 2809 8 Walworth Road
London

Apartment 3901 8 Walworth Road
London

Apartment 3806 8 Walworth Road
London

Apartment 2608 8 Walworth Road
London

Apartment 503 8 Walworth Road London

Apartment 1803 Hawksbury Heights 11
Hewson Way

Apartment 1808 Hawksbury Heights 11
Hewson Way

Apartment 505 Hawksbury Heights 11
Hewson Way

Apartment 601 Hawksbury Heights 11
Hewson Way

Apartment 605 Hawksbury Heights 11
Hewson Way

Apartment 607 Hawksbury Heights 11
Hewson Way

Apartment 708 Hawksbury Heights 11
Hewson Way

Apartment 308 Hawksbury Heights 11
Hewson Way

Unit 3 1 Spare Street London

Unit 3 Arch 145 Eagle Yard Walworth
Road

First Floor Arch 146 Eagle Yard
Walworth Road

Apartment 905 Vowler House 10 Ash
Avenue

Apartment 903 Vowler House 10 Ash
Avenue

Apartment 805 Vowler House 10 Ash

Avenue

Apartment 605 Vowler House 10 Ash
Avenue

Apartment 601 Vowler House 10 Ash
Avenue

Apartment 502 Vowler House 10 Ash
Avenue

Apartment 302 Vowler House 10 Ash
Avenue

Apartment 203 Vowler House 10 Ash
Avenue

Apartment 1104 Maurice House 4 Ash
Avenue

Apartment 801 Maurice House 4 Ash
Avenue

Apartment 706 Maurice House 4 Ash
Avenue

Apartment 606 Maurice House 4 Ash
Avenue

Apartment 504 Maurice House 4 Ash
Avenue

Apartment 503 Maurice House 4 Ash
Avenue

Apartment 501 Maurice House 4 Ash
Avenue

Apartment 407 Maurice House 4 Ash
Avenue

Apartment 404 Maurice House 4 Ash
Avenue

Apartment 106 Maurice House 4 Ash
Avenue

Apartment 105 Maurice House 4 Ash
Avenue

9 Ash Avenue London Southwark

5 Spare Street London Southwark

Apartment 604 Weymouth Building 2
Deacon Street

Apartment 501 Weymouth Building 2

Deacon Street

Apartment 403 Weymouth Building 2
Deacon Street

Apartment 206 Weymouth Building 2
Deacon Street

Apartment 106 Weymouth Building 2
Deacon Street

Apartment 101 Weymouth Building 2
Deacon Street

Apartment 702 Levy Building 37 Heygate
Street

Apartment 602 Levy Building 37 Heygate
Street

Apartment 505 Levy Building 37 Heygate
Street

Apartment 405 Levy Building 37 Heygate
Street

Apartment 303 Levy Building 37 Heygate
Street

Apartment 103 Levy Building 37 Heygate
Street

Apartment 1001 Raglan House 120
Elephant Road

Flat 60 Draper House 20 Elephant And
Castle

304 Julian Markham House 114
Walworth Road London

Apartment 701 Raglan House 120
Elephant Road

Apartment 604 Raglan House 120
Elephant Road

Apartment 504 Raglan House 120
Elephant Road

Apartment 503 Raglan House 120
Elephant Road

Apartment 403 Raglan House 120
Elephant Road

Apartment 401 Raglan House 120

Elephant Road

Flat 302 Highline Building 10 Steedman
Street

Apartment 204 8 Walworth Road London

Apartment 2706 8 Walworth Road
London

Apartment 2701 8 Walworth Road
London

Apartment 102 2 Walworth Road London

Apartment 2405 8 Walworth Road
London

Apartment 2205 8 Walworth Road
London

Apartment 2202 8 Walworth Road
London

Apartment 3307 8 Walworth Road
London

Apartment 3203 8 Walworth Road
London

Apartment 3105 8 Walworth Road
London

Apartment 3008 8 Walworth Road
London

Apartment 1201 8 Walworth Road
London

Apartment 2807 8 Walworth Road
London

Apartment 2009 8 Walworth Road
London

Apartment 2002 8 Walworth Road
London

Apartment 1707 8 Walworth Road
London

Apartment 3609 8 Walworth Road
London

Apartment 3501 8 Walworth Road
London

Apartment 609 8 Walworth Road London

Apartment 509 8 Walworth Road London
Apartment 310 8 Walworth Road London
Apartment 307 8 Walworth Road London
704 Julian Markham House 114
Walworth Road London
Apartment 702 Livery House 31 Heygate
Street
Apartment 607 Livery House 31 Heygate
Street
Apartment 304 Livery House 31 Heygate
Street
Apartment 303 Livery House 31 Heygate
Street
Apartment 201 Livery House 31 Heygate
Street
Apartment 806 Singer House 1 Hewson
Way
Apartment 804 Singer House 1 Hewson
Way
Apartment 801 Singer House 1 Hewson
Way
Apartment 501 Singer House 1 Hewson
Way
Apartment 407 Singer House 1 Hewson
Way
Apartment 305 Singer House 1 Hewson
Way
Apartment 302 Singer House 1 Hewson
Way
Third Floor Flat 84 Walworth Road
London
Flat 48 Draper House 20 Elephant And
Castle
3 Hampton House Hampton Street
London
Flat 5 Draper House 20 Elephant And
Castle
Flat 104 Draper House 20 Elephant And

84

Castle
Flat 98 Draper House 20 Elephant And
Castle
Flat 96 Draper House 20 Elephant And
Castle
Flat 72 Draper House 20 Elephant And
Castle
Flat 65 Draper House 20 Elephant And
Castle
Flat 61 Draper House 20 Elephant And
Castle
Flat 127 Draper House 20 Elephant And
Castle
Flat 122 Draper House 20 Elephant And
Castle
Flat 115 Draper House 20 Elephant And
Castle
Flat 20 Draper House 20 Elephant And
Castle
14 Walworth Road London Southwark
84 Walworth Road London Southwark
First Floor Flat 6 Hampton Street London
Unit 3 4 Spare Street London
Apartment 1102 Tantallon House 130
Elephant Road
Apartment 1002 Tantallon House 130
Elephant Road
Apartment 906 Tantallon House 130
Elephant Road
Apartment 706 Tantallon House 130
Elephant Road
Apartment 506 Tantallon House 130
Elephant Road
Apartment 2504 Tantallon House 130
Elephant Road
Apartment 2302 Tantallon House 130
Elephant Road

Apartment 2203 Tantallon House 130
Elephant Road

1603 Mawes House 5 Castle Square
London

1504 Mawes House 5 Castle Square
London

1407 Mawes House 5 Castle Square
London

1306 Mawes House 5 Castle Square
London

1302 Mawes House 5 Castle Square
London

1107 Mawes House 5 Castle Square
London

Apartment 2504 Raglan House 120
Elephant Road

Apartment 2501 Raglan House 120
Elephant Road

Apartment 2103 Raglan House 120
Elephant Road

Apartment 1801 Raglan House 120
Elephant Road

Apartment 1705 Raglan House 120
Elephant Road

805 Mawes House 5 Castle Square
London

708 Mawes House 5 Castle Square
London

403 Mawes House 5 Castle Square
London

Apartment 1502 Raglan House 120
Elephant Road

Apartment 1101 Raglan House 120
Elephant Road

Flat 703 Highline Building 10 Steedman
Street

Flat 502 Highline Building 10 Steedman
Street

Flat 104 Highline Building 10 Steedman
Street

Apartment 303 8 Walworth Road London

Apartment 2506 8 Walworth Road
London

Apartment 203 2 Walworth Road London

Apartment 2102 Raglan House 120
Elephant Road

Apartment 2505 Tantallon House 130
Elephant Road

Unit 1 3 Spare Street London

Crossway Church Hampton Street
London

Ground Floor Julian Markham House
114 Walworth Road

141 Walworth Road London Southwark

Apartment 603 Raglan House 120
Elephant Road

Flat 38 Draper House 20 Elephant And
Castle

Unit 3 2 Spare Street London

Flat 94 Draper House 20 Elephant And
Castle

Flat 42 Draper House 20 Elephant And
Castle

Flat 105 Draper House 20 Elephant And
Castle

Apartment 1404 Tantallon House 130
Elephant Road

Apartment 601 Tantallon House 130
Elephant Road

Apartment 2010 8 Walworth Road
London

Elephant Park Sayer Street London

Flat 3 88 Walworth Road London

Site Office Elephant Road London

16 Sayer Street London Southwark

Apartment 1609 8 Walworth Road
London

Flat 44 Draper House 20 Elephant And
Castle

Flat 43 Draper House 20 Elephant And
Castle

Unit 9 4 Spare Street London

606 Mawes House 5 Castle Square
London

Apartment 2002 Tantallon House 130
Elephant Road

Apartment 1405 Tantallon House 130
Elephant Road

Apartment 1206 8 Walworth Road
London

Flat 73 Draper House 20 Elephant And
Castle

Flat 18 Draper House 20 Elephant And
Castle

Flat 74 Draper House 20 Elephant And
Castle

Flat 71 Draper House 20 Elephant And
Castle

Elephant And Castle Railway Station
Elephant Road London

90 Walworth Road London Southwark

Unit 16 Draper House 20 Elephant And
Castle

Parking Bays 2 6 Steedman Street
London

702 Julian Markham House 114
Walworth Road London

507 Julian Markham House 114
Walworth Road London

705 Julian Markham House 114
Walworth Road London

501 Julian Markham House 114
Walworth Road London

Flat 10 88 Walworth Road London

Flat 13 88 Walworth Road London

Flat 33 Draper House 20 Elephant And
Castle

92A Walworth Road London Southwark

16 Elephant And Castle London
Southwark

Arch 143 Eagle Yard Walworth Road

Unit 2B And 2C 40 Elephant Road
London

4 Hampton Street London Southwark

100 Walworth Road London Southwark

7 Hampton Street London Southwark

Flat 99 Draper House 20 Elephant And
Castle

Apartment 203 Singer House 1 Hewson
Way

Apartment 202 Singer House 1 Hewson
Way

Apartment 107 Singer House 1 Hewson
Way

Apartment 806 Babar House 7 Hewson
Way

Apartment 706 Babar House 7 Hewson
Way

Apartment 607 Babar House 7 Hewson
Way

Apartment 605 Babar House 7 Hewson
Way

Apartment 504 Babar House 7 Hewson
Way

Apartment 503 Babar House 7 Hewson
Way

Apartment 407 Babar House 7 Hewson
Way

Apartment 403 Babar House 7 Hewson
Way

Apartment 605 Belfield Mansions 35
Heygate Street

Apartment 601 Belfield Mansions 35
Heygate Street

Apartment 504 Belfield Mansions 35
Heygate Street

Apartment 306 Belfield Mansions 35
Heygate Street

Apartment 103 Belfield Mansions 35
Heygate Street

Apartment 101 Belfield Mansions 35
Heygate Street

Apartment 1208 Hawksbury Heights 11
Hewson Way

Apartment 1207 Hawksbury Heights 11
Hewson Way

Apartment 1202 Hawksbury Heights 11
Hewson Way

Apartment 2402 Hurlock Heights 4
Deacon Street

Apartment 2306 Hurlock Heights 4
Deacon Street

Apartment 2304 Hurlock Heights 4
Deacon Street

Apartment 2202 Hurlock Heights 4
Deacon Street

Apartment 2108 Hurlock Heights 4
Deacon Street

Apartment 2008 Hurlock Heights 4
Deacon Street

Apartment 2007 Hurlock Heights 4
Deacon Street

Apartment 1904 Hurlock Heights 4
Deacon Street

Apartment 1901 Hurlock Heights 4
Deacon Street

Apartment 1805 Hurlock Heights 4
Deacon Street

Apartment 1804 Hurlock Heights 4
Deacon Street

Apartment 1602 Hurlock Heights 4
Deacon Street

Apartment 1503 Hurlock Heights 4
Deacon Street

Apartment 1403 Hurlock Heights 4
Deacon Street

Apartment 1401 Hurlock Heights 4
Deacon Street

Apartment 1302 Hurlock Heights 4
Deacon Street

Apartment 1208 Hurlock Heights 4
Deacon Street

Apartment 1205 Hurlock Heights 4
Deacon Street

Apartment 1204 Hurlock Heights 4
Deacon Street

Apartment 1008 Hurlock Heights 4
Deacon Street

Apartment 906 Hurlock Heights 4
Deacon Street

Apartment 902 Hurlock Heights 4
Deacon Street

Apartment 808 Hurlock Heights 4
Deacon Street

Apartment 802 Hurlock Heights 4
Deacon Street

Apartment 801 Hurlock Heights 4
Deacon Street

Apartment 706 Hurlock Heights 4
Deacon Street

Apartment 2408 8 Walworth Road
London

Apartment 2204 8 Walworth Road
London

Apartment 3209 8 Walworth Road
London

Apartment 3108 8 Walworth Road
London

Apartment 3011 8 Walworth Road
London

Apartment 2908 8 Walworth Road
London

Apartment 1509 8 Walworth Road
London

Apartment 1508 8 Walworth Road
London

Apartment 1210 8 Walworth Road
London

Apartment 1107 8 Walworth Road
London

Apartment 1104 8 Walworth Road
London

Apartment 1101 8 Walworth Road
London

Apartment 1902 8 Walworth Road
London

Apartment 1711 8 Walworth Road
London

Apartment 1710 8 Walworth Road
London

Apartment 1607 8 Walworth Road
London

Apartment 4103 8 Walworth Road
London

Apartment 4003 8 Walworth Road
London

Apartment 3802 8 Walworth Road
London

Apartment 3702 8 Walworth Road
London

Apartment 3601 8 Walworth Road
London

Apartment 3509 8 Walworth Road
London

88

Apartment 709 8 Walworth Road London

Apartment 605 8 Walworth Road London

Apartment 502 8 Walworth Road London

Apartment 402 8 Walworth Road London

302 Julian Markham House 114
Walworth Road London

Parking Bays 9 6 Steedman Street
London

505 Julian Markham House 114
Walworth Road London

604 Julian Markham House 114
Walworth Road London

Apartment 807 Livery House 31 Heygate
Street

Apartment 803 Livery House 31 Heygate
Street

Apartment 703 Livery House 31 Heygate
Street

Apartment 503 Livery House 31 Heygate
Street

Apartment 405 Livery House 31 Heygate
Street

Flat 93 Draper House 20 Elephant And
Castle

Flat 100 Draper House 20 Elephant And
Castle

Flat 37 Draper House 20 Elephant And
Castle

Flat 92 Draper House 20 Elephant And
Castle

707 Julian Markham House 114
Walworth Road London

Apartment 301 Raglan House 120
Elephant Road

907 Mawes House 5 Castle Square
London

Apartment 1805 Tantallon House 130
Elephant Road

Apartment 1603 8 Walworth Road
London

Apartment 806 Tantallon House 130
Elephant Road

Apartment 301 2 Walworth Road London
402 Mawes House 5 Castle Square
London

Apartment 2803 8 Walworth Road
London

Second Floor Flat 4 Hampton Street
London

Apartment 708 8 Walworth Road London

Apartment 702 Raglan House 120
Elephant Road

Apartment 1305 Tantallon House 130
Elephant Road

Apartment 1003 Raglan House 120
Elephant Road

Apartment 1401 Tantallon House 130
Elephant Road

Apartment 1701 Raglan House 120
Elephant Road

Apartment 602 Raglan House 120
Elephant Road

506 Mawes House 5 Castle Square
London

Apartment 1706 Raglan House 120
Elephant Road

Apartment 1704 Raglan House 120
Elephant Road

701 Mawes House 5 Castle Square
London

603 Mawes House 5 Castle Square
London

503 Mawes House 5 Castle Square
London

Apartment 1604 Raglan House 120
Elephant Road

Apartment 405 Raglan House 120
Elephant Road

Apartment 404 Tantallon House 130
Elephant Road

Apartment 401 Tantallon House 130
Elephant Road

Apartment 305 Tantallon House 130
Elephant Road

Apartment 303 Tantallon House 130
Elephant Road

9 Castle Square London Southwark

Flat 114 Draper House 20 Elephant And
Castle

Flat 117 Draper House 20 Elephant And
Castle

204 Julian Markham House 114
Walworth Road London

Flat 116 Draper House 20 Elephant And
Castle

Flat 119 Draper House 20 Elephant And
Castle

6 Hampton House Hampton Street
London

Flat 34 Draper House 20 Elephant And
Castle

Unit 6 Farrell Court Elephant Road

Flat 7 88 Walworth Road London

Unit 3 Farrell Court Elephant Road

Flat 134 Draper House 20 Elephant And
Castle

Flat 131 Draper House 20 Elephant And
Castle

Flat 130 Draper House 20 Elephant And
Castle

First Floor Flat 84 Walworth Road
London

Apartment 404 Livery House 31 Heygate
Street

Apartment 106 Livery House 31 Heygate Street

Apartment 101 Livery House 31 Heygate Street

Unit 1 Farrell Court Elephant Road

Apartment 808 Singer House 1 Hewson Way

Apartment 708 Singer House 1 Hewson Way

Apartment 703 Singer House 1 Hewson Way

Apartment 503 Singer House 1 Hewson Way

Apartment 402 Singer House 1 Hewson Way

Apartment 401 Singer House 1 Hewson Way

Apartment 307 Singer House 1 Hewson Way

Apartment 306 Singer House 1 Hewson Way

Apartment 506 Babar House 7 Hewson Way

Apartment 105 Babar House 7 Hewson Way

Apartment 104 Babar House 7 Hewson Way

Ground Floor Arch 147 Eagle Yard Walworth Road

Apartment 806 Belfield Mansions 35 Heygate Street

Apartment 608 Belfield Mansions 35 Heygate Street

Apartment 307 Belfield Mansions 35 Heygate Street

Apartment 208 Belfield Mansions 35 Heygate Street

9 Hewson Way London Southwark

Apartment 1204 Hawksbury Heights 11 Hewson Way

Apartment 2806 Hurlock Heights 4 Deacon Street

Apartment 2803 Hurlock Heights 4 Deacon Street

Apartment 2703 Hurlock Heights 4 Deacon Street

Apartment 2407 Hurlock Heights 4 Deacon Street

Apartment 2405 Hurlock Heights 4 Deacon Street

Apartment 2404 Hurlock Heights 4 Deacon Street

Apartment 2305 Hurlock Heights 4 Deacon Street

Apartment 2302 Hurlock Heights 4 Deacon Street

Apartment 2301 Hurlock Heights 4 Deacon Street

Apartment 2101 Hurlock Heights 4 Deacon Street

Apartment 1607 Hurlock Heights 4 Deacon Street

Apartment 1407 Hurlock Heights 4 Deacon Street

Apartment 1406 Hurlock Heights 4 Deacon Street

Apartment 1202 Hurlock Heights 4 Deacon Street

Apartment 1105 Hurlock Heights 4 Deacon Street

Apartment 1003 Hurlock Heights 4 Deacon Street

Apartment 907 Hurlock Heights 4 Deacon Street

Apartment 901 Hurlock Heights 4 Deacon Street

Apartment 807 Hurlock Heights 4
Deacon Street

Apartment 804 Hurlock Heights 4
Deacon Street

Apartment 603 Hurlock Heights 4
Deacon Street

Apartment 507 Hurlock Heights 4
Deacon Street

Apartment 205 Hurlock Heights 4
Deacon Street

Apartment 204 Hurlock Heights 4
Deacon Street

Apartment 105 Hurlock Heights 4
Deacon Street

Flat 5 88 Walworth Road London

Flat 52 Draper House 20 Elephant And
Castle

Flat 51 Draper House 20 Elephant And
Castle

Flat 54 Draper House 20 Elephant And
Castle

Flat 21 Draper House 20 Elephant And
Castle

Flat 11 Draper House 20 Elephant And
Castle

Flat 4 88 Walworth Road London

406 Julian Markham House 114
Walworth Road London

307 Julian Markham House 114
Walworth Road London

402 Julian Markham House 114
Walworth Road London

201 Julian Markham House 114
Walworth Road London

203 Julian Markham House 114
Walworth Road London

106 Julian Markham House 114
Walworth Road London

306 Julian Markham House 114
Walworth Road London

207 Julian Markham House 114
Walworth Road London

105 Julian Markham House 114
Walworth Road London

Unit 4 Flat 1 Draper House 20 Elephant
And Castle

Unit 1 Flat 1 Draper House 20 Elephant
And Castle

Studio 15 86 Walworth Road London

Studio 11 86 Walworth Road London

Studio 10 86 Walworth Road London

Studio 9 86 Walworth Road London

Studio 5 86 Walworth Road London

Studio 1 86 Walworth Road London

Apartment 903 Ashwell Apartments 7
New Lion Way

Apartment 803 Ashwell Apartments 7
New Lion Way

Apartment 701 Ashwell Apartments 7
New Lion Way

Apartment 601 Ashwell Apartments 7
New Lion Way

Apartment 504 Ashwell Apartments 7
New Lion Way

Apartment 202 Ashwell Apartments 7
New Lion Way

Apartment 104 Ashwell Apartments 7
New Lion Way

Apartment 103 Ashwell Apartments 7
New Lion Way

Apartment 2509 8 Walworth Road
London

602 Mawes House 5 Castle Square
London

Apartment 603 Tantallon House 130

Elephant Road

406 Mawes House 5 Castle Square
London

Apartment 3605 8 Walworth Road
London

Apartment 2810 8 Walworth Road
London

Apartment 1807 8 Walworth Road
London

Apartment 1610 8 Walworth Road
London

Apartment 305 8 Walworth Road London

Apartment 803 8 Walworth Road London

404 Julian Markham House 114
Walworth Road London

16A Newington Butts London Southwark

803 Mawes House 5 Castle Square
London

1108 Mawes House 5 Castle Square
London

1102 Mawes House 5 Castle Square
London

Apartment 2206 Raglan House 120
Elephant Road

Apartment 2201 Raglan House 120
Elephant Road

23 Sayer Street London Southwark

401 Mawes House 5 Castle Square
London

3 Spare Street London Southwark

Third Floor Flat 6 Hampton Street
London

82 Walworth Road London Southwark

First Floor Flat 4 Hampton Street London

Unit 8 Farrell Court Elephant Road

Apartment 2100 Raglan House 120
Elephant Road

Patacon Adjacent Unit 1 Elephant Road
London

Apartment 701 Sandow House 39
Heygate Street

Apartment 604 Sandow House 39
Heygate Street

Apartment 602 Sandow House 39
Heygate Street

Apartment 503 Sandow House 39
Heygate Street

Apartment 401 Sandow House 39
Heygate Street

Apartment 203 Sandow House 39
Heygate Street

13 Sayer Street London Southwark

Apartment 2203 Hawksbury Heights 11
Hewson Way

Apartment 2208 Hawksbury Heights 11
Hewson Way

Apartment 1902 Hawksbury Heights 11
Hewson Way

Apartment 2006 Hawksbury Heights 11
Hewson Way

Apartment 803 Hawksbury Heights 11
Hewson Way

Apartment 807 Hawksbury Heights 11
Hewson Way

Apartment 1001 Hawksbury Heights 11
Hewson Way

Apartment 702 Hawksbury Heights 11
Hewson Way

Apartment 408 Hawksbury Heights 11
Hewson Way

Apartment 407 Hawksbury Heights 11
Hewson Way

Apartment 205 Hawksbury Heights 11
Hewson Way

Apartment 203 Hawksbury Heights 11

Hewson Way

Arch 142 Eagle Yard Walworth Road

Arch 141 Eagle Yard Walworth Road

Apartment 505 Vowler House 10 Ash Avenue

Apartment 306 Vowler House 10 Ash Avenue

Apartment 206 Vowler House 10 Ash Avenue

Apartment 201 Vowler House 10 Ash Avenue

Apartment 101 Vowler House 10 Ash Avenue

Apartment 903 Maurice House 4 Ash Avenue

Apartment 902 Maurice House 4 Ash Avenue

Apartment 804 Maurice House 4 Ash Avenue

Apartment 803 Maurice House 4 Ash Avenue

Apartment 704 Maurice House 4 Ash Avenue

Apartment 602 Maurice House 4 Ash Avenue

Apartment 506 Maurice House 4 Ash Avenue

Apartment 505 Maurice House 4 Ash Avenue

Apartment 402 Maurice House 4 Ash Avenue

Apartment 301 Maurice House 4 Ash Avenue

Apartment 203 Maurice House 4 Ash Avenue

8 Ash Avenue London Southwark

1 - 3 Ash Avenue London Southwark

Apartment 605 Weymouth Building 2 Deacon Street

Apartment 406 Weymouth Building 2 Deacon Street

Apartment 306 Weymouth Building 2 Deacon Street

Apartment 303 Weymouth Building 2 Deacon Street

Apartment 305 Weymouth Building 2 Deacon Street

Apartment 301 Weymouth Building 2 Deacon Street

Apartment 705 Weymouth Building 2 Deacon Street

Apartment 702 Weymouth Building 2 Deacon Street

Railway Arch 113 Elephant Road London

Apartment 1206 Tantallon House 130 Elephant Road

Flat 301 Highline Building 10 Steedman Street

Apartment 905 Tantallon House 130 Elephant Road

302 Mawes House 5 Castle Square London

1703 Mawes House 5 Castle Square London

1701 Mawes House 5 Castle Square London

Apartment 2205 Tantallon House 130 Elephant Road

Apartment 2202 Tantallon House 130 Elephant Road

Apartment 2502 Raglan House 120 Elephant Road

Flat 79 Draper House 20 Elephant And Castle

Unit 10 3 Spare Street London

107 Julian Markham House 114
Walworth Road London

403 Julian Markham House 114
Walworth Road London

Apartment 1709 8 Walworth Road
London

Apartment 1706 8 Walworth Road
London

Apartment 1108 8 Walworth Road
London

Apartment 3505 8 Walworth Road
London

Apartment 1404 8 Walworth Road
London

Apartment 3010 8 Walworth Road
London

Apartment 3004 8 Walworth Road
London

Unit 4 And Unit 5 Farrell Court Elephant
Road

Apartment 4002 8 Walworth Road
London

Apartment 2711 8 Walworth Road
London

Apartment 2502 8 Walworth Road
London

Apartment 308 8 Walworth Road London

Flat 17 Draper House 20 Elephant And
Castle

Flat 28 Draper House 20 Elephant And
Castle

Flat 25 Draper House 20 Elephant And
Castle

Flat 63 Draper House 20 Elephant And
Castle

Flat 59 Draper House 20 Elephant And
Castle

Flat 58 Draper House 20 Elephant And
Castle

Flat 118 Draper House 20 Elephant And
Castle

80 - 82 Walworth Road London
Southwark

86 Walworth Road London Southwark

Unit 6 4 Spare Street London

Unit 11 3 Spare Street London

Apartment 1203 Tantallon House 130
Elephant Road

Apartment 902 Tantallon House 130
Elephant Road

Apartment 602 Tantallon House 130
Elephant Road

Apartment 304 Tantallon House 130
Elephant Road

Apartment 2105 Tantallon House 130
Elephant Road

Apartment 2001 Tantallon House 130
Elephant Road

2 Spare Street London Southwark

1401 Mawes House 5 Castle Square
London

1307 Mawes House 5 Castle Square
London

1206 Mawes House 5 Castle Square
London

1106 Mawes House 5 Castle Square
London

1104 Mawes House 5 Castle Square
London

Stanhope House 116 - 118 Walworth
Road London

Flat 6 88 Walworth Road London

Cafe The Hut Elephant & Castle Ltd
Elephant And Castle Railway Station
Elephant Road

Apartment 201 Hawksbury Heights 11
Hewson Way

Unit 1 2 Spare Street London

2 Hampton House Hampton Street
London

Flat 2 Draper House 20 Elephant And
Castle

Flat 30 Draper House 20 Elephant And
Castle

Flat 13 Draper House 20 Elephant And
Castle

4 Hampton House Hampton Street
London

Flat 8 88 Walworth Road London

4 Walworth Road London Southwark

Railway Arch 5 Elephant Mews Elephant
Road

1 Hampton House Hampton Street
London

Unit 1 3 Elephant Road London

16A Elephant And Castle London
Southwark

133C Elephant Road London Southwark

401 Julian Markham House 114
Walworth Road London

Railway Arch 6 Elephant Mews Elephant
Road

21 Elephant Road London Southwark

137 Walworth Road London Southwark

94 - 96 Walworth Road London
Southwark

Unit 5 Flat 1 Draper House 20 Elephant
And Castle

Unit 6 Flat 1 Draper House 20 Elephant
And Castle

Apartment 802 Livery House 31 Heygate
Street

Apartment 801 Livery House 31 Heygate
Street

Apartment 502 Livery House 31 Heygate
Street

Apartment 403 Livery House 31 Heygate
Street

Apartment 301 Livery House 31 Heygate
Street

Apartment 206 Livery House 31 Heygate
Street

Apartment 202 Livery House 31 Heygate
Street

Apartment 102 Livery House 31 Heygate
Street

Apartment 605 Singer House 1 Hewson
Way

Apartment 506 Singer House 1 Hewson
Way

Apartment 504 Singer House 1 Hewson
Way

Apartment 204 Singer House 1 Hewson
Way

Apartment 701 Weymouth Building 2
Deacon Street

Apartment 801 Levy Building 37 Heygate
Street

Apartment 705 Levy Building 37 Heygate
Street

Apartment 604 Levy Building 37 Heygate
Street

Apartment 502 Levy Building 37 Heygate
Street

Apartment 402 Levy Building 37 Heygate
Street

Apartment 206 Levy Building 37 Heygate
Street

Apartment 205 Levy Building 37 Heygate
Street

Apartment 107 Levy Building 37 Heygate Street

Apartment 104 Levy Building 37 Heygate Street

Studio 13 86 Walworth Road London

Unit 11 To 12 40 Elephant Road London

Unit 18 40 Elephant Road London

Unit 8 40 Elephant Road London

Unit 5 40 Elephant Road London

Apartment 405 Ashwell Apartments 7 New Lion Way

Apartment 403 Ashwell Apartments 7 New Lion Way

Apartment 105 Ashwell Apartments 7 New Lion Way

Apartment 3303 8 Walworth Road London

Apartment 3003 8 Walworth Road London

Apartment 1002 Raglan House 120 Elephant Road

Flat 110 Draper House 20 Elephant And Castle

Apartment 1909 8 Walworth Road London

Apartment 1803 8 Walworth Road London

Flat 95 Draper House 20 Elephant And Castle

Apartment 1503 8 Walworth Road London

Apartment 1308 8 Walworth Road London

Apartment 2006 Raglan House 120 Elephant Road

Apartment 1703 Raglan House 120 Elephant Road

1001 Mawes House 5 Castle Square London

Flat 85 Draper House 20 Elephant And Castle

Flat 10 Draper House 20 Elephant And Castle

Flat 403 Highline Building 10 Steedman Street

Unit 2 3 Spare Street London

Apartment 2502 Tantallon House 130 Elephant Road

Apartment 1702 Tantallon House 130 Elephant Road

Apartment 4202 8 Walworth Road London

Apartment 3204 8 Walworth Road London

Apartment 607 8 Walworth Road London

6 Steedman Street London Southwark

Apartment 603 8 Walworth Road London

1301 Mawes House 5 Castle Square London

Apartment 2111 8 Walworth Road London

Management Office 8 Walworth Road London

Flat 46 Draper House 20 Elephant And Castle

Apartment 1503 Raglan House 120 Elephant Road

1005 Mawes House 5 Castle Square London

Apartment 2605 8 Walworth Road London

Apartment 610 8 Walworth Road London

Apartment 2404 Raglan House 120 Elephant Road

Apartment 2105 Raglan House 120
Elephant Road

Apartment 2004 Raglan House 120
Elephant Road

7 Elephant Road London Southwark

Apartment 1702 Raglan House 120
Elephant Road

902 Mawes House 5 Castle Square
London

702 Mawes House 5 Castle Square
London

8 Castle Square London Southwark

Apartment 1501 Raglan House 120
Elephant Road

Apartment 1106 Raglan House 120
Elephant Road

Apartment 906 Raglan House 120
Elephant Road

Apartment 703 Raglan House 120
Elephant Road

Apartment 601 Raglan House 120
Elephant Road

Flat 107 Highline Building 10 Steedman
Street

Flat 102 Highline Building 10 Steedman
Street

Apartment 2709 8 Walworth Road
London

Apartment 202 2 Walworth Road London

Apartment 103 2 Walworth Road London

Apartment 2303 8 Walworth Road
London

Apartment 2302 8 Walworth Road
London

Apartment 3106 8 Walworth Road
London

Apartment 2811 8 Walworth Road
London

Apartment 1406 8 Walworth Road
London

Apartment 1402 8 Walworth Road
London

Apartment 1311 8 Walworth Road
London

Apartment 1310 8 Walworth Road
London

Apartment 1307 8 Walworth Road
London

Apartment 1304 8 Walworth Road
London

Apartment 1211 8 Walworth Road
London

Apartment 1110 8 Walworth Road
London

Apartment 1109 8 Walworth Road
London

Apartment 1105 8 Walworth Road
London

Apartment 2110 8 Walworth Road
London

Apartment 2011 8 Walworth Road
London

Apartment 1906 8 Walworth Road
London

Apartment 1808 8 Walworth Road
London

5 Ash Avenue London Southwark

2 Ash Avenue London Southwark

Studio 1 Highline Building 10 Steedman
Street

Railway Arch 111 Elephant Road
London

Apartment 603 Weymouth Building 2
Deacon Street

Apartment 602 Weymouth Building 2
Deacon Street

Apartment 503 Weymouth Building 2
Deacon Street

Apartment 302 Weymouth Building 2
Deacon Street

Apartment 708 Babar House 7 Hewson
Way

Apartment 705 Babar House 7 Hewson
Way

Apartment 406 Babar House 7 Hewson
Way

Apartment 307 Babar House 7 Hewson
Way

Apartment 207 Babar House 7 Hewson
Way

Apartment 706 Belfield Mansions 35
Heygate Street

Apartment 703 Belfield Mansions 35
Heygate Street

Apartment 701 Belfield Mansions 35
Heygate Street

Apartment 603 Belfield Mansions 35
Heygate Street

Apartment 503 Belfield Mansions 35
Heygate Street

Apartment 407 Belfield Mansions 35
Heygate Street

131 Walworth Road London Southwark

Apartment 2906 Hurlock Heights 4
Deacon Street

Apartment 2901 Hurlock Heights 4
Deacon Street

Apartment 2705 Hurlock Heights 4
Deacon Street

Apartment 2605 Hurlock Heights 4
Deacon Street

Apartment 2601 Hurlock Heights 4
Deacon Street

Apartment 2506 Hurlock Heights 4

Deacon Street

Apartment 2505 Hurlock Heights 4
Deacon Street

Apartment 2303 Hurlock Heights 4
Deacon Street

Apartment 2106 Hurlock Heights 4
Deacon Street

Apartment 1808 Hurlock Heights 4
Deacon Street

Apartment 1806 Hurlock Heights 4
Deacon Street

Apartment 1704 Hurlock Heights 4
Deacon Street

Apartment 1703 Hurlock Heights 4
Deacon Street

Apartment 1606 Hurlock Heights 4
Deacon Street

Apartment 1405 Hurlock Heights 4
Deacon Street

Apartment 1303 Hurlock Heights 4
Deacon Street

Apartment 1206 Hurlock Heights 4
Deacon Street

Apartment 1007 Hurlock Heights 4
Deacon Street

Apartment 908 Hurlock Heights 4
Deacon Street

Apartment 703 Hurlock Heights 4
Deacon Street

Flat 82 Draper House 20 Elephant And
Castle

Flat 304 Highline Building 10 Steedman
Street

504 Julian Markham House 114
Walworth Road London

Apartment 1404 Raglan House 120
Elephant Road

901 Mawes House 5 Castle Square

London

Apartment 2203 Raglan House 120
Elephant Road

Apartment 1204 Raglan House 120
Elephant Road

Apartment 505 Raglan House 120
Elephant Road

Flat 201 Highline Building 10 Steedman
Street

Apartment 1103 Tantallon House 130
Elephant Road

Apartment 804 Tantallon House 130
Elephant Road

Apartment 801 Tantallon House 130
Elephant Road

308 Mawes House 5 Castle Square
London

Apartment 2501 Tantallon House 130
Elephant Road

Apartment 2405 Tantallon House 130
Elephant Road

Apartment 606 Tantallon House 130
Elephant Road

6 Castle Square London Southwark

Apartment 2101 Tantallon House 130
Elephant Road

1303 Mawes House 5 Castle Square
London

1205 Mawes House 5 Castle Square
London

Apartment 2505 Raglan House 120
Elephant Road

Apartment 2406 Raglan House 120
Elephant Road

Flat 75 Draper House 20 Elephant And
Castle

Flat 84 Draper House 20 Elephant And
Castle

Flat 29 Draper House 20 Elephant And
Castle

Flat 8 Draper House 20 Elephant And
Castle

Flat 16 Draper House 20 Elephant And
Castle

Flat 135 Draper House 20 Elephant And
Castle

Unit 5 4 Spare Street London

Unit 2 4 Spare Street London

Flat 401 Highline Building 10 Steedman
Street

104 Julian Markham House 114
Walworth Road London

Apartment 2105 8 Walworth Road
London

Apartment 1303 8 Walworth Road
London

Apartment 1209 8 Walworth Road
London

Apartment 1111 8 Walworth Road
London

Apartment 3202 8 Walworth Road
London

Apartment 1501 8 Walworth Road
London

Apartment 1001 8 Walworth Road
London

Apartment 2904 8 Walworth Road
London

Apartment 2901 8 Walworth Road
London

Apartment 3707 8 Walworth Road
London

Apartment 3701 8 Walworth Road
London

Apartment 2702 8 Walworth Road
London

Apartment 2611 8 Walworth Road London	Way
Apartment 505 8 Walworth Road London	Apartment 604 Singer House 1 Hewson Way
Flat 14 88 Walworth Road London	Apartment 502 Singer House 1 Hewson Way
Flat 12 88 Walworth Road London	Apartment 405 Singer House 1 Hewson Way
Flat 103 Draper House 20 Elephant And Castle	Apartment 308 Singer House 1 Hewson Way
Apartment 1602 8 Walworth Road London	Apartment 201 Singer House 1 Hewson Way
Apartment 4004 8 Walworth Road London	Apartment 105 Singer House 1 Hewson Way
Apartment 3804 8 Walworth Road London	Apartment 808 Babar House 7 Hewson Way
Apartment 3708 8 Walworth Road London	Apartment 707 Babar House 7 Hewson Way
Apartment 905 8 Walworth Road London	Apartment 701 Babar House 7 Hewson Way
Apartment 808 8 Walworth Road London	Apartment 604 Babar House 7 Hewson Way
Apartment 805 8 Walworth Road London	Apartment 405 Babar House 7 Hewson Way
701 Julian Markham House 114 Walworth Road London	Apartment 404 Babar House 7 Hewson Way
Apartment 606 Livery House 31 Heygate Street	Apartment 202 Babar House 7 Hewson Way
Apartment 602 Livery House 31 Heygate Street	Apartment 807 Belfield Mansions 35 Heygate Street
Apartment 407 Livery House 31 Heygate Street	Apartment 804 Belfield Mansions 35 Heygate Street
Apartment 402 Livery House 31 Heygate Street	Apartment 803 Belfield Mansions 35 Heygate Street
Apartment 307 Livery House 31 Heygate Street	Apartment 802 Belfield Mansions 35 Heygate Street
Apartment 204 Livery House 31 Heygate Street	Apartment 801 Belfield Mansions 35 Heygate Street
Apartment 103 Livery House 31 Heygate Street	Apartment 707 Belfield Mansions 35
Apartment 807 Singer House 1 Hewson Way	
Apartment 704 Singer House 1 Hewson	

Heygate Street

Apartment 604 Belfield Mansions 35
Heygate Street

Apartment 502 Belfield Mansions 35
Heygate Street

Apartment 404 Belfield Mansions 35
Heygate Street

Apartment 305 Belfield Mansions 35
Heygate Street

Apartment 303 Belfield Mansions 35
Heygate Street

Apartment 302 Belfield Mansions 35
Heygate Street

Apartment 107 Belfield Mansions 35
Heygate Street

Apartment 106 Belfield Mansions 35
Heygate Street

Apartment 102 Belfield Mansions 35
Heygate Street

133 Walworth Road London Southwark

6 Deacon Street London Southwark

Apartment 704 Weymouth Building 2
Deacon Street

Apartment 902 Levy Building 37 Heygate
Street

Apartment 704 Levy Building 37 Heygate
Street

Apartment 605 Levy Building 37 Heygate
Street

Apartment 506 Levy Building 37 Heygate
Street

Apartment 406 Levy Building 37 Heygate
Street

Apartment 403 Levy Building 37 Heygate
Street

Apartment 307 Levy Building 37 Heygate
Street

Apartment 203 Levy Building 37 Heygate

Street

Apartment 202 Levy Building 37 Heygate
Street

Apartment 201 Levy Building 37 Heygate
Street

Studio 14 86 Walworth Road London

Studio 4 86 Walworth Road London

Apartment 604 Ashwell Apartments 7
New Lion Way

Apartment 505 Ashwell Apartments 7
New Lion Way

Apartment 502 Ashwell Apartments 7
New Lion Way

Apartment 305 Ashwell Apartments 7
New Lion Way

Apartment 3109 8 Walworth Road
London

Flat 40 Draper House 20 Elephant And
Castle

Apartment 207 8 Walworth Road London

Flat 801 Highline Building 10 Steedman
Street

Apartment 2403 8 Walworth Road
London

Apartment 1202 8 Walworth Road
London

Apartment 1801 Tantallon House 130
Elephant Road

Apartment 403 8 Walworth Road London

Flat 603 Highline Building 10 Steedman
Street

Apartment 1205 8 Walworth Road
London

Apartment 2201 8 Walworth Road
London

Apartment 1204 Tantallon House 130
Elephant Road

305 Mawes House 5 Castle Square
London

Apartment 503 Tantallon House 130
Elephant Road

Apartment 1203 8 Walworth Road
London

904 Mawes House 5 Castle Square
London

706 Mawes House 5 Castle Square
London

Apartment 2401 Raglan House 120
Elephant Road

Flat 103 Highline Building 10 Steedman
Street

1208 Mawes House 5 Castle Square
London

Apartment 1701 Tantallon House 130
Elephant Road

Apartment 1501 Tantallon House 130
Elephant Road

Flat 83 Draper House 20 Elephant And
Castle

Apartment 2404 8 Walworth Road
London

Apartment 209 8 Walworth Road London

Apartment 101 2 Walworth Road London

Apartment 2304 8 Walworth Road
London

Apartment 2108 8 Walworth Road
London

Apartment 3305 8 Walworth Road
London

Apartment 3107 8 Walworth Road
London

Apartment 1004 8 Walworth Road
London

Flat 9 Draper House 20 Elephant And
Castle

Flat 31 Draper House 20 Elephant And
Castle

Flat 88 Draper House 20 Elephant And
Castle

Flat 81 Draper House 20 Elephant And
Castle

Flat 7 Draper House 20 Elephant And
Castle

Flat 66 Draper House 20 Elephant And
Castle

Flat 121 Draper House 20 Elephant And
Castle

Unit 10 4 Spare Street London

Unit 1 4 Spare Street London

Unit 12 3 Spare Street London

Apartment 1304 Tantallon House 130
Elephant Road

Apartment 805 Tantallon House 130
Elephant Road

Apartment 405 Tantallon House 130
Elephant Road

1706 Mawes House 5 Castle Square
London

Apartment 2201 Tantallon House 130
Elephant Road

Apartment 1804 Tantallon House 130
Elephant Road

Apartment 1606 Tantallon House 130
Elephant Road

Apartment 1505 Tantallon House 130
Elephant Road

Apartment 1503 Tantallon House 130
Elephant Road

Apartment 1406 Tantallon House 130
Elephant Road

4 Spare Street London Southwark

1704 Mawes House 5 Castle Square
London

1702 Mawes House 5 Castle Square
London

1502 Mawes House 5 Castle Square
London

1103 Mawes House 5 Castle Square
London

906 Mawes House 5 Castle Square
London

903 Mawes House 5 Castle Square
London

Apartment 301 Tantallon House 130
Elephant Road

Apartment 2101 Raglan House 120
Elephant Road

Apartment 2001 Raglan House 120
Elephant Road

703 Mawes House 5 Castle Square
London

601 Mawes House 5 Castle Square
London

504 Mawes House 5 Castle Square
London

7 Castle Square London Southwark

2 Castle Square London Southwark

Apartment 1306 Raglan House 120
Elephant Road

Apartment 1304 Raglan House 120
Elephant Road

Apartment 1103 Raglan House 120
Elephant Road

Apartment 803 Raglan House 120
Elephant Road

Apartment 302 Raglan House 120
Elephant Road

Flat 601 Highline Building 10 Steedman
Street

Arch 150 10 Steedman Street London

407 Julian Markham House 114

Walworth Road London

Apartment 2707 8 Walworth Road
London

Apartment 2606 8 Walworth Road
London

Apartment 2603 8 Walworth Road
London

Apartment 302 2 Walworth Road London

Apartment 2409 8 Walworth Road
London

Apartment 2311 8 Walworth Road
London

Apartment 3003 Hurlock Heights 4
Deacon Street

Apartment 2805 Hurlock Heights 4
Deacon Street

Apartment 2804 Hurlock Heights 4
Deacon Street

Apartment 2706 Hurlock Heights 4
Deacon Street

Apartment 2602 Hurlock Heights 4
Deacon Street

Apartment 2502 Hurlock Heights 4
Deacon Street

Apartment 2401 Hurlock Heights 4
Deacon Street

Apartment 2204 Hurlock Heights 4
Deacon Street

Apartment 2107 Hurlock Heights 4
Deacon Street

Apartment 2006 Hurlock Heights 4
Deacon Street

Apartment 2005 Hurlock Heights 4
Deacon Street

Apartment 2003 Hurlock Heights 4
Deacon Street

Apartment 2002 Hurlock Heights 4
Deacon Street

Apartment 1807 Hurlock Heights 4
Deacon Street

Apartment 1603 Hurlock Heights 4
Deacon Street

Apartment 1502 Hurlock Heights 4
Deacon Street

Apartment 1308 Hurlock Heights 4
Deacon Street

Apartment 1307 Hurlock Heights 4
Deacon Street

Apartment 1301 Hurlock Heights 4
Deacon Street

Apartment 1203 Hurlock Heights 4
Deacon Street

Apartment 1102 Hurlock Heights 4
Deacon Street

Apartment 1101 Hurlock Heights 4
Deacon Street

Apartment 1006 Hurlock Heights 4
Deacon Street

Apartment 708 Hurlock Heights 4
Deacon Street

Apartment 501 Hurlock Heights 4
Deacon Street

Apartment 307 Hurlock Heights 4
Deacon Street

Apartment 305 Hurlock Heights 4
Deacon Street

Apartment 303 Hurlock Heights 4
Deacon Street

Apartment 106 Hurlock Heights 4
Deacon Street

Apartment 103 Hurlock Heights 4
Deacon Street

Apartment 902 Sandow House 39
Heygate Street

Apartment 802 Sandow House 39
Heygate Street

Apartment 703 Sandow House 39
Heygate Street

Apartment 603 Sandow House 39
Heygate Street

Apartment 402 Sandow House 39
Heygate Street

Apartment 202 Sandow House 39
Heygate Street

Apartment 102 Sandow House 39
Heygate Street

Apartment 2102 Hawksbury Heights 11
Hewson Way

Apartment 2107 Hawksbury Heights 11
Hewson Way

Apartment 2205 Hawksbury Heights 11
Hewson Way

Apartment 2207 Hawksbury Heights 11
Hewson Way

Apartment 2303 Hawksbury Heights 11
Hewson Way

Apartment 2304 Hawksbury Heights 11
Hewson Way

Apartment 2306 Hawksbury Heights 11
Hewson Way

Apartment 2004 Hawksbury Heights 11
Hewson Way

Apartment 2008 Hawksbury Heights 11
Hewson Way

Apartment 607 Hurlock Heights 4
Deacon Street

Apartment 502 Hurlock Heights 4
Deacon Street

Apartment 408 Hurlock Heights 4
Deacon Street

Apartment 407 Hurlock Heights 4
Deacon Street

Apartment 403 Hurlock Heights 4
Deacon Street

Apartment 304 Hurlock Heights 4
Deacon Street

Apartment 206 Hurlock Heights 4
Deacon Street

Apartment 807 8 Walworth Road London

Apartment 2909 8 Walworth Road
London

Apartment 4105 8 Walworth Road
London

Apartment 404 8 Walworth Road London

Flat 3 Draper House 20 Elephant And
Castle

Unit 7 Farrell Court Elephant Road

Flat 78 Draper House 20 Elephant And
Castle

Flat 24 Draper House 20 Elephant And
Castle

Flat 64 Draper House 20 Elephant And
Castle

Flat 141 Draper House 20 Elephant And
Castle

Apartment 1306 Tantallon House 130
Elephant Road

Apartment 1205 Tantallon House 130
Elephant Road

Apartment 1104 Tantallon House 130
Elephant Road

Apartment 701 Tantallon House 130
Elephant Road

Apartment 501 Tantallon House 130
Elephant Road

Apartment 403 Tantallon House 130
Elephant Road

Apartment 2503 Tantallon House 130
Elephant Road

Apartment 2204 Tantallon House 130
Elephant Road

Apartment 2006 Tantallon House 130

Elephant Road

Apartment 2003 Tantallon House 130
Elephant Road

Apartment 1905 Tantallon House 130
Elephant Road

Apartment 1903 Tantallon House 130
Elephant Road

Apartment 1705 Tantallon House 130
Elephant Road

Apartment 1502 Tantallon House 130
Elephant Road

1207 Mawes House 5 Castle Square
London

908 Mawes House 5 Castle Square
London

Apartment 2506 Raglan House 120
Elephant Road

Apartment 2503 Raglan House 120
Elephant Road

Apartment 2301 Raglan House 120
Elephant Road

Apartment 2204 Raglan House 120
Elephant Road

Apartment 2202 Raglan House 120
Elephant Road

Apartment 1804 Raglan House 120
Elephant Road

Apartment 1602 Raglan House 120
Elephant Road

Apartment 1504 Raglan House 120
Elephant Road

505 Mawes House 5 Castle Square
London

Apartment 1405 Raglan House 120
Elephant Road

Apartment 1005 Raglan House 120
Elephant Road

Apartment 1004 Raglan House 120

Elephant Road

London

Flat 402 Highline Building 10 Steedman Street

Apartment 2804 8 Walworth Road London

Flat 303 Highline Building 10 Steedman Street

Apartment 1003 8 Walworth Road London

Arch 151 10 Steedman Street London

Apartment 2109 8 Walworth Road London

Apartment 303 2 Walworth Road London

Apartment 2008 8 Walworth Road London

Apartment 2710 8 Walworth Road London

Apartment 1911 8 Walworth Road London

Apartment 702 Hurlock Heights 4 Deacon Street

Apartment 1905 8 Walworth Road London

Apartment 604 Hurlock Heights 4 Deacon Street

Apartment 1903 8 Walworth Road London

Apartment 405 Hurlock Heights 4 Deacon Street

Apartment 1802 8 Walworth Road London

Apartment 404 Hurlock Heights 4 Deacon Street

Apartment 4101 8 Walworth Road London

Apartment 401 Hurlock Heights 4 Deacon Street

Apartment 3705 8 Walworth Road London

Apartment 904 Sandow House 39 Heygate Street

Apartment 3703 8 Walworth Road London

Apartment 804 Sandow House 39 Heygate Street

Apartment 3608 8 Walworth Road London

Apartment 403 Sandow House 39 Heygate Street

Apartment 3606 8 Walworth Road London

Apartment 301 Sandow House 39 Heygate Street

Apartment 3409 8 Walworth Road London

Apartment 201 Sandow House 39 Heygate Street

Apartment 902 8 Walworth Road London

Apartment 3304 8 Walworth Road London

Apartment 809 8 Walworth Road London

Apartment 3207 8 Walworth Road London

Apartment 705 8 Walworth Road London

Apartment 2911 8 Walworth Road London

Apartment 704 8 Walworth Road London

Apartment 608 8 Walworth Road London

Apartment 1505 8 Walworth Road London

Apartment 506 8 Walworth Road London

Apartment 408 8 Walworth Road London

Apartment 1305 8 Walworth Road

Apartment 309 8 Walworth Road London

305 Julian Markham House 114 Walworth Road London	Way
303 Julian Markham House 114 Walworth Road London	Apartment 406 Singer House 1 Hewson Way
103 Julian Markham House 114 Walworth Road London	Apartment 207 Singer House 1 Hewson Way
4 Steedman Street London Southwark	Apartment 905 Hawksbury Heights 11 Hewson Way
606 Julian Markham House 114 Walworth Road London	Apartment 906 Hawksbury Heights 11 Hewson Way
601 Julian Markham House 114 Walworth Road London	Apartment 907 Hawksbury Heights 11 Hewson Way
Unit 2 Flat 1 Draper House 20 Elephant And Castle	Apartment 1303 Hawksbury Heights 11 Hewson Way
Apartment 707 Livery House 31 Heygate Street	Apartment 1307 Hawksbury Heights 11 Hewson Way
Apartment 706 Livery House 31 Heygate Street	Apartment 1404 Hawksbury Heights 11 Hewson Way
Apartment 701 Livery House 31 Heygate Street	Apartment 1406 Hawksbury Heights 11 Hewson Way
Apartment 507 Livery House 31 Heygate Street	Apartment 1502 Hawksbury Heights 11 Hewson Way
Apartment 506 Livery House 31 Heygate Street	Apartment 1606 Hawksbury Heights 11 Hewson Way
Apartment 505 Livery House 31 Heygate Street	Apartment 506 Hawksbury Heights 11 Hewson Way
Apartment 406 Livery House 31 Heygate Street	Apartment 606 Hawksbury Heights 11 Hewson Way
Apartment 305 Livery House 31 Heygate Street	Apartment 706 Hawksbury Heights 11 Hewson Way
Apartment 203 Livery House 31 Heygate Street	Apartment 401 Hawksbury Heights 11 Hewson Way
Apartment 107 Livery House 31 Heygate Street	Apartment 306 Hawksbury Heights 11 Hewson Way
Apartment 608 Singer House 1 Hewson Way	Apartment 204 Hawksbury Heights 11 Hewson Way
Apartment 606 Singer House 1 Hewson Way	Apartment 802 Vowler House 10 Ash Avenue
Apartment 603 Singer House 1 Hewson	Apartment 701 Vowler House 10 Ash

Avenue

Apartment 604 Vowler House 10 Ash Avenue

Apartment 602 Vowler House 10 Ash Avenue

Apartment 503 Vowler House 10 Ash Avenue

Apartment 401 Vowler House 10 Ash Avenue

Apartment 205 Vowler House 10 Ash Avenue

Apartment 1002 Maurice House 4 Ash Avenue

Apartment 807 Maurice House 4 Ash Avenue

Apartment 805 Maurice House 4 Ash Avenue

Apartment 707 Maurice House 4 Ash Avenue

Apartment 703 Maurice House 4 Ash Avenue

Apartment 608 Maurice House 4 Ash Avenue

Apartment 508 Maurice House 4 Ash Avenue

Apartment 307 Maurice House 4 Ash Avenue

Apartment 208 Maurice House 4 Ash Avenue

Apartment 103 Maurice House 4 Ash Avenue

Apartment 803 Weymouth Building 2 Deacon Street

Apartment 402 Weymouth Building 2 Deacon Street

Apartment 703 Weymouth Building 2 Deacon Street

Apartment 203 Weymouth Building 2

Deacon Street

Apartment 205 Weymouth Building 2 Deacon Street

Apartment 901 Levy Building 37 Heygate Street

Apartment 803 Levy Building 37 Heygate Street

Apartment 504 Levy Building 37 Heygate Street

Apartment 305 Levy Building 37 Heygate Street

Apartment 105 Levy Building 37 Heygate Street

Studio 6 86 Walworth Road London

Unit 20 40 Elephant Road London

Unit 4 40 Elephant Road London

Apartment 704 Ashwell Apartments 7 New Lion Way

Apartment 703 Ashwell Apartments 7 New Lion Way

Apartment 203 Hurlock Heights 4 Deacon Street

Apartment 605 Sandow House 39 Heygate Street

Apartment 502 Sandow House 39 Heygate Street

Apartment 305 Sandow House 39 Heygate Street

Apartment 104 Sandow House 39 Heygate Street

Hut 1 Elephant Park Sayer Street

19 Sayer Street London Southwark

Apartment 2103 Hawksbury Heights 11 Hewson Way

Apartment 1901 Hawksbury Heights 11 Hewson Way

Apartment 1904 Hawksbury Heights 11

Hewson Way

Apartment 2001 Hawksbury Heights 11
Hewson Way

Apartment 2005 Hawksbury Heights 11
Hewson Way

Apartment 904 Hawksbury Heights 11
Hewson Way

Apartment 1101 Hawksbury Heights 11
Hewson Way

Apartment 1104 Hawksbury Heights 11
Hewson Way

Apartment 1105 Hawksbury Heights 11
Hewson Way

Apartment 1107 Hawksbury Heights 11
Hewson Way

Apartment 1402 Hawksbury Heights 11
Hewson Way

Apartment 1405 Hawksbury Heights 11
Hewson Way

Apartment 1407 Hawksbury Heights 11
Hewson Way

Apartment 1605 Hawksbury Heights 11
Hewson Way

Apartment 1702 Hawksbury Heights 11
Hewson Way

Apartment 1703 Hawksbury Heights 11
Hewson Way

Apartment 1704 Hawksbury Heights 11
Hewson Way

Apartment 1705 Hawksbury Heights 11
Hewson Way

Apartment 501 Hawksbury Heights 11
Hewson Way

Apartment 705 Hawksbury Heights 11
Hewson Way

Apartment 406 Hawksbury Heights 11
Hewson Way

Apartment 207 Hawksbury Heights 11

Hewson Way

Apartment 102 Hawksbury Heights 11
Hewson Way

Common Area 1 Spare Street London
Unit 4 Arch 145 Eagle Yard Walworth
Road

First Floor Arch 147 Eagle Yard
Walworth Road

Arch 144 Eagle Yard Walworth Road

Apartment 902 Vowler House 10 Ash
Avenue

Apartment 803 Vowler House 10 Ash
Avenue

Apartment 705 Vowler House 10 Ash
Avenue

Apartment 2704 8 Walworth Road
London

Apartment 2601 8 Walworth Road
London

Apartment 2310 8 Walworth Road
London

Apartment 2907 8 Walworth Road
London

Apartment 1506 8 Walworth Road
London

Apartment 1411 8 Walworth Road
London

Apartment 1102 8 Walworth Road
London

Apartment 2107 8 Walworth Road
London

Apartment 2101 8 Walworth Road
London

Apartment 1701 8 Walworth Road
London

Apartment 1605 8 Walworth Road
London

Apartment 3902 8 Walworth Road

London

Apartment 3808 8 Walworth Road
London

Apartment 3807 8 Walworth Road
London

Apartment 3602 8 Walworth Road
London

Apartment 3506 8 Walworth Road
London

Apartment 3404 8 Walworth Road
London

Apartment 901 8 Walworth Road London

Apartment 507 8 Walworth Road London

Apartment 504 8 Walworth Road London

Apartment 501 8 Walworth Road London

Apartment 304 8 Walworth Road London

706 Julian Markham House 114
Walworth Road London

607 Julian Markham House 114
Walworth Road London

Apartment 806 Livery House 31 Heygate
Street

Apartment 804 Livery House 31 Heygate
Street

Apartment 704 Livery House 31 Heygate
Street

Apartment 603 Livery House 31 Heygate
Street

Apartment 306 Livery House 31 Heygate
Street

Apartment 302 Livery House 31 Heygate
Street

Apartment 604 Livery House 31 Heygate
Street

Apartment 803 Singer House 1 Hewson
Way

Apartment 701 Singer House 1 Hewson

110

Way

Apartment 607 Singer House 1 Hewson
Way

Apartment 601 Singer House 1 Hewson
Way

Apartment 301 Singer House 1 Hewson
Way

Apartment 208 Singer House 1 Hewson
Way

Apartment 104 Singer House 1 Hewson
Way

Apartment 804 Babar House 7 Hewson
Way

Apartment 801 Babar House 7 Hewson
Way

Apartment 703 Babar House 7 Hewson
Way

Apartment 601 Babar House 7 Hewson
Way

Apartment 505 Babar House 7 Hewson
Way

Apartment 301 Babar House 7 Hewson
Way

Apartment 205 Babar House 7 Hewson
Way

Apartment 101 Babar House 7 Hewson
Way

Unit 1B 40 Elephant Road London

Apartment 702 Babar House 7 Hewson
Way

Apartment 805 Belfield Mansions 35
Heygate Street

Apartment 2101 Hawksbury Heights 11
Hewson Way

Apartment 2105 Hawksbury Heights 11
Hewson Way

Apartment 2201 Hawksbury Heights 11
Hewson Way

Apartment 1908 Hawksbury Heights 11
Hewson Way

Apartment 2002 Hawksbury Heights 11
Hewson Way

Apartment 2003 Hawksbury Heights 11
Hewson Way

Apartment 804 Hawksbury Heights 11
Hewson Way

Apartment 805 Hawksbury Heights 11
Hewson Way

Apartment 808 Hawksbury Heights 11
Hewson Way

Apartment 1002 Hawksbury Heights 11
Hewson Way

Apartment 1005 Hawksbury Heights 11
Hewson Way

Apartment 1008 Hawksbury Heights 11
Hewson Way

Apartment 1102 Hawksbury Heights 11
Hewson Way

Apartment 1304 Hawksbury Heights 11
Hewson Way

Apartment 1308 Hawksbury Heights 11
Hewson Way

Apartment 1403 Hawksbury Heights 11
Hewson Way

Apartment 1504 Hawksbury Heights 11
Hewson Way

Apartment 1708 Hawksbury Heights 11
Hewson Way

Apartment 1805 Hawksbury Heights 11
Hewson Way

Apartment 608 Hawksbury Heights 11
Hewson Way

Apartment 701 Hawksbury Heights 11
Hewson Way

Apartment 707 Hawksbury Heights 11
Hewson Way

Apartment 403 Hawksbury Heights 11
Hewson Way

Apartment 305 Hawksbury Heights 11
Hewson Way

Apartment 301 Hawksbury Heights 11
Hewson Way

Apartment 202 Hawksbury Heights 11
Hewson Way

Apartment 105 Hawksbury Heights 11
Hewson Way

Apartment 103 Hawksbury Heights 11
Hewson Way

Apartment 901 Vowler House 10 Ash
Avenue

Apartment 801 Vowler House 10 Ash
Avenue

Apartment 206 Singer House 1 Hewson
Way

Apartment 205 Singer House 1 Hewson
Way

Apartment 803 Babar House 7 Hewson
Way

Apartment 802 Babar House 7 Hewson
Way

Apartment 602 Babar House 7 Hewson
Way

Apartment 401 Babar House 7 Hewson
Way

Apartment 304 Babar House 7 Hewson
Way

Apartment 302 Babar House 7 Hewson
Way

Apartment 206 Babar House 7 Hewson
Way

Apartment 107 Babar House 7 Hewson
Way

Apartment 602 Belfield Mansions 35
Heygate Street

Apartment 501 Belfield Mansions 35
Heygate Street

Apartment 403 Belfield Mansions 35
Heygate Street

Apartment 304 Belfield Mansions 35
Heygate Street

Apartment 108 Belfield Mansions 35
Heygate Street

Apartment 105 Belfield Mansions 35
Heygate Street

Apartment 104 Belfield Mansions 35
Heygate Street

Apartment 1205 Hawksbury Heights 11
Hewson Way

Apartment 3004 Hurlock Heights 4
Deacon Street

Apartment 3001 Hurlock Heights 4
Deacon Street

Apartment 2905 Hurlock Heights 4
Deacon Street

Apartment 2903 Hurlock Heights 4
Deacon Street

Apartment 2802 Hurlock Heights 4
Deacon Street

Apartment 2801 Hurlock Heights 4
Deacon Street

Apartment 2701 Hurlock Heights 4
Deacon Street

Apartment 2604 Hurlock Heights 4
Deacon Street

Apartment 2408 Hurlock Heights 4
Deacon Street

Apartment 2403 Hurlock Heights 4
Deacon Street

Apartment 2208 Hurlock Heights 4
Deacon Street

Apartment 2207 Hurlock Heights 4
Deacon Street

Apartment 2104 Hurlock Heights 4
Deacon Street

Apartment 2004 Hurlock Heights 4
Deacon Street

Apartment 1905 Hurlock Heights 4
Deacon Street

Apartment 1902 Hurlock Heights 4
Deacon Street

Apartment 1802 Hurlock Heights 4
Deacon Street

Apartment 1701 Hurlock Heights 4
Deacon Street

Apartment 1608 Hurlock Heights 4
Deacon Street

Apartment 1507 Hurlock Heights 4
Deacon Street

Apartment 1504 Hurlock Heights 4
Deacon Street

Apartment 1402 Hurlock Heights 4
Deacon Street

Apartment 1305 Hurlock Heights 4
Deacon Street

Apartment 1108 Hurlock Heights 4
Deacon Street

Apartment 1103 Hurlock Heights 4
Deacon Street

Apartment 903 Hurlock Heights 4
Deacon Street

Apartment 805 Hurlock Heights 4
Deacon Street

Apartment 803 Hurlock Heights 4
Deacon Street

Apartment 702 Ashwell Apartments 7
New Lion Way

Apartment 501 Ashwell Apartments 7
New Lion Way

Apartment 402 Ashwell Apartments 7
New Lion Way

Apartment 204 Ashwell Apartments 7
New Lion Way

Apartment 203 Ashwell Apartments 7
New Lion Way

708 Julian Markham House 114
Walworth Road London

Flat 108 Draper House 20 Elephant And
Castle

Flat 12 Draper House 20 Elephant And
Castle

Unit 3 3 Spare Street London

Apartment 1005 Tantallon House 130
Elephant Road

Apartment 306 Tantallon House 130
Elephant Road

Apartment 2402 Raglan House 120
Elephant Road

Flat 90 Draper House 20 Elephant And
Castle

Apartment 904 8 Walworth Road London
605 Julian Markham House 114
Walworth Road London

Apartment 2002 Raglan House 120
Elephant Road

Apartment 405 8 Walworth Road London

Apartment 201 8 Walworth Road London

Apartment 1301 Raglan House 120
Elephant Road

Apartment 903 Raglan House 120
Elephant Road

801 Mawes House 5 Castle Square
London

Apartment 2304 Raglan House 120
Elephant Road

Apartment 2104 Raglan House 120
Elephant Road

Apartment 1805 Raglan House 120
Elephant Road

92 Walworth Road London Southwark

405 Mawes House 5 Castle Square
London

Apartment 2306 Tantallon House 130
Elephant Road

1403 Mawes House 5 Castle Square
London

Apartment 705 Tantallon House 130
Elephant Road

Apartment 402 Raglan House 120
Elephant Road

Apartment 2005 Tantallon House 130
Elephant Road

Apartment 1605 Tantallon House 130
Elephant Road

Apartment 1506 Tantallon House 130
Elephant Road

Apartment 2407 8 Walworth Road
London

Apartment 2102 8 Walworth Road
London

Apartment 2001 8 Walworth Road
London

Apartment 301 8 Walworth Road London

Apartment 201 2 Walworth Road London

Apartment 1010 8 Walworth Road
London

Apartment 3408 8 Walworth Road
London

Apartment 3405 8 Walworth Road
London

Apartment 3801 8 Walworth Road
London

Apartment 3508 8 Walworth Road
London

Apartment 2504 8 Walworth Road
London

Apartment 4203 8 Walworth Road

London

Avenue

Flat 109 Draper House 20 Elephant And Castle

Apartment 205 Maurice House 4 Ash Avenue

Flat 138 Draper House 20 Elephant And Castle

Apartment 204 Maurice House 4 Ash Avenue

Flat 137 Draper House 20 Elephant And Castle

Apartment 108 Maurice House 4 Ash Avenue

Apartment 506 Vowler House 10 Ash Avenue

Apartment 104 Maurice House 4 Ash Avenue

Apartment 406 Vowler House 10 Ash Avenue

Apartment 705 Belfield Mansions 35 Heygate Street

Apartment 403 Vowler House 10 Ash Avenue

Apartment 702 Belfield Mansions 35 Heygate Street

Apartment 303 Vowler House 10 Ash Avenue

Apartment 508 Belfield Mansions 35 Heygate Street

Apartment 204 Vowler House 10 Ash Avenue

Apartment 507 Belfield Mansions 35 Heygate Street

Apartment 105 Vowler House 10 Ash Avenue

Apartment 406 Belfield Mansions 35 Heygate Street

Apartment 103 Vowler House 10 Ash Avenue

Apartment 405 Belfield Mansions 35 Heygate Street

Apartment 1103 Maurice House 4 Ash Avenue

Apartment 401 Belfield Mansions 35 Heygate Street

Apartment 904 Maurice House 4 Ash Avenue

Apartment 207 Belfield Mansions 35 Heygate Street

Apartment 605 Maurice House 4 Ash Avenue

Apartment 205 Belfield Mansions 35 Heygate Street

Apartment 604 Maurice House 4 Ash Avenue

Apartment 202 Belfield Mansions 35 Heygate Street

Apartment 507 Maurice House 4 Ash Avenue

Apartment 201 Belfield Mansions 35 Heygate Street

Apartment 405 Maurice House 4 Ash Avenue

Apartment 1203 Hawksbury Heights 11 Hewson Way

Apartment 403 Maurice House 4 Ash Avenue

Apartment 308 Belfield Mansions 35 Heygate Street

Apartment 306 Maurice House 4 Ash Avenue

135 Walworth Road London Southwark

Apartment 206 Maurice House 4 Ash

Apartment 2904 Hurlock Heights 4 Deacon Street

Apartment 2702 Hurlock Heights 4
Deacon Street

Apartment 2603 Hurlock Heights 4
Deacon Street

Apartment 2503 Hurlock Heights 4
Deacon Street

Apartment 2501 Hurlock Heights 4
Deacon Street

Apartment 2105 Hurlock Heights 4
Deacon Street

Apartment 2102 Hurlock Heights 4
Deacon Street

Apartment 1803 Hurlock Heights 4
Deacon Street

Apartment 1707 Hurlock Heights 4
Deacon Street

Apartment 1705 Hurlock Heights 4
Deacon Street

Apartment 1505 Hurlock Heights 4
Deacon Street

Apartment 1207 Hurlock Heights 4
Deacon Street

Apartment 1104 Hurlock Heights 4
Deacon Street

Apartment 1005 Hurlock Heights 4
Deacon Street

Apartment 1004 Hurlock Heights 4
Deacon Street

Apartment 905 Hurlock Heights 4
Deacon Street

Apartment 904 Hurlock Heights 4
Deacon Street

Apartment 806 Hurlock Heights 4
Deacon Street

Apartment 506 Hurlock Heights 4
Deacon Street

Apartment 505 Hurlock Heights 4
Deacon Street

Apartment 503 Hurlock Heights 4
Deacon Street

Apartment 302 Hurlock Heights 4
Deacon Street

Apartment 201 Hurlock Heights 4
Deacon Street

Apartment 508 Hurlock Heights 4
Deacon Street

Apartment 801 Sandow House 39
Heygate Street

Apartment 704 Sandow House 39
Heygate Street

Apartment 405 Sandow House 39
Heygate Street

Apartment 404 Sandow House 39
Heygate Street

Apartment 103 Sandow House 39
Heygate Street

15B Sayer Street London Southwark

Apartment 504 Sandow House 39
Heygate Street

18 Sayer Street London Southwark

Apartment 707 Hurlock Heights 4
Deacon Street

Apartment 608 Hurlock Heights 4
Deacon Street

Apartment 605 Hurlock Heights 4
Deacon Street

Apartment 308 Hurlock Heights 4
Deacon Street

Apartment 301 Hurlock Heights 4
Deacon Street

Apartment 208 Hurlock Heights 4
Deacon Street

Apartment 207 Hurlock Heights 4
Deacon Street

Apartment 101 Hurlock Heights 4
Deacon Street

Apartment 905 Sandow House 39
Heygate Street

Apartment 901 Sandow House 39
Heygate Street

Apartment 805 Sandow House 39
Heygate Street

Apartment 501 Sandow House 39
Heygate Street

Apartment 205 Sandow House 39
Heygate Street

Apartment 204 Sandow House 39
Heygate Street

Apartment 101 Sandow House 39
Heygate Street

Cafe Elephant Park Sayer Street

11 Sayer Street London Southwark

Apartment 2204 Hawksbury Heights 11
Hewson Way

Apartment 2301 Hawksbury Heights 11
Hewson Way

Apartment 1905 Hawksbury Heights 11
Hewson Way

Apartment 1004 Hawksbury Heights 11
Hewson Way

Apartment 1103 Hawksbury Heights 11
Hewson Way

Apartment 1301 Hawksbury Heights 11
Hewson Way

Apartment 1408 Hawksbury Heights 11
Hewson Way

Apartment 1503 Hawksbury Heights 11
Hewson Way

Apartment 1505 Hawksbury Heights 11
Hewson Way

Apartment 1607 Hawksbury Heights 11
Hewson Way

Apartment 1608 Hawksbury Heights 11
Hewson Way

Apartment 1801 Hawksbury Heights 11
Hewson Way

Apartment 1802 Hawksbury Heights 11
Hewson Way

Apartment 507 Hawksbury Heights 11
Hewson Way

Apartment 304 Hawksbury Heights 11
Hewson Way

Apartment 302 Hawksbury Heights 11
Hewson Way

Unit 4 1 Spare Street London

Unit 1 And 2 Arch 145 Eagle Yard
Walworth Road

Chaqueno Grill Arch 145 Eagle Yard
Walworth Road

Carolina Bar And Lounge Arch 145
Eagle Yard Walworth Road

Arches 148 To 149 Eagle Yard Walworth
Road

Apartment 904 Vowler House 10 Ash
Avenue

Apartment 806 Vowler House 10 Ash
Avenue

Apartment 804 Vowler House 10 Ash
Avenue

Apartment 706 Vowler House 10 Ash
Avenue

Apartment 703 Vowler House 10 Ash
Avenue

Apartment 305 Vowler House 10 Ash
Avenue

Apartment 806 Maurice House 4 Ash
Avenue

Apartment 702 Maurice House 4 Ash
Avenue

Apartment 406 Maurice House 4 Ash
Avenue

12 Walworth Road London Southwark

Unit 12 4 Spare Street London	Elephant Road
Unit 9 3 Spare Street London	Apartment 1203 Raglan House 120 Elephant Road
Unit 5 3 Spare Street London	Apartment 904 Raglan House 120 Elephant Road
Apartment 1202 Tantallon House 130 Elephant Road	Apartment 704 Raglan House 120 Elephant Road
Apartment 605 Tantallon House 130 Elephant Road	Flat 702 Highline Building 10 Steedman Street
Apartment 502 Tantallon House 130 Elephant Road	Flat 504 Highline Building 10 Steedman Street
Apartment 2404 Tantallon House 130 Elephant Road	Apartment 302 8 Walworth Road London
Apartment 2305 Tantallon House 130 Elephant Road	Apartment 208 8 Walworth Road London
Apartment 2004 Tantallon House 130 Elephant Road	Apartment 205 8 Walworth Road London
Apartment 1603 Tantallon House 130 Elephant Road	Apartment 2609 8 Walworth Road London
1501 Mawes House 5 Castle Square London	Apartment 2511 8 Walworth Road London
1402 Mawes House 5 Castle Square London	Apartment 2508 8 Walworth Road London
1204 Mawes House 5 Castle Square London	Apartment 2505 8 Walworth Road London
1101 Mawes House 5 Castle Square London	Apartment 2411 8 Walworth Road London
1008 Mawes House 5 Castle Square London	Apartment 2305 8 Walworth Road London
1004 Mawes House 5 Castle Square London	Apartment 2207 8 Walworth Road London
Apartment 1903 Raglan House 120 Elephant Road	Apartment 3301 8 Walworth Road London
407 Mawes House 5 Castle Square London	Apartment 3206 8 Walworth Road London
304 Mawes House 5 Castle Square London	Apartment 3201 8 Walworth Road London
201 Mawes House 5 Castle Square London	Apartment 3111 8 Walworth Road London
Apartment 1403 Raglan House 120	Apartment 3101 8 Walworth Road London

Apartment 2910 8 Walworth Road
London

Apartment 2905 8 Walworth Road
London

Apartment 1408 8 Walworth Road
London

Apartment 1208 8 Walworth Road
London

Apartment 1204 8 Walworth Road
London

Apartment 1009 8 Walworth Road
London

Apartment 1005 8 Walworth Road
London

Apartment 2104 8 Walworth Road
London

Apartment 2206 Hawksbury Heights 11
Hewson Way

Apartment 2302 Hawksbury Heights 11
Hewson Way

Apartment 903 Hawksbury Heights 11
Hewson Way

Apartment 1401 Hawksbury Heights 11
Hewson Way

Apartment 1706 Hawksbury Heights 11
Hewson Way

Apartment 1804 Hawksbury Heights 11
Hewson Way

Apartment 1806 Hawksbury Heights 11
Hewson Way

Apartment 502 Hawksbury Heights 11
Hewson Way

Apartment 508 Hawksbury Heights 11
Hewson Way

Apartment 603 Hawksbury Heights 11
Hewson Way

Apartment 604 Hawksbury Heights 11
Hewson Way

Apartment 405 Hawksbury Heights 11
Hewson Way

Apartment 404 Hawksbury Heights 11
Hewson Way

Apartment 402 Hawksbury Heights 11
Hewson Way

Apartment 303 Hawksbury Heights 11
Hewson Way

Apartment 101 Hawksbury Heights 11
Hewson Way

Unit 2 1 Spare Street London

Unit 1 1 Spare Street London

Ground Floor Arch 146 Eagle Yard
Walworth Road

Apartment 606 Vowler House 10 Ash
Avenue

Apartment 504 Vowler House 10 Ash
Avenue

Apartment 501 Vowler House 10 Ash
Avenue

Apartment 405 Vowler House 10 Ash
Avenue

Apartment 402 Vowler House 10 Ash
Avenue

Apartment 304 Vowler House 10 Ash
Avenue

Apartment 301 Vowler House 10 Ash
Avenue

Apartment 1001 Maurice House 4 Ash
Avenue

Apartment 808 Maurice House 4 Ash
Avenue

Apartment 701 Maurice House 4 Ash
Avenue

Apartment 603 Maurice House 4 Ash
Avenue

Apartment 502 Maurice House 4 Ash
Avenue

Apartment 302 Maurice House 4 Ash Avenue

Apartment 102 Maurice House 4 Ash Avenue

6 Ash Avenue London Southwark

7 Ash Avenue London Southwark

Apartment 901 Weymouth Building 2 Deacon Street

Apartment 504 Weymouth Building 2 Deacon Street

Apartment 404 Weymouth Building 2 Deacon Street

Apartment 105 Weymouth Building 2 Deacon Street

Apartment 804 Levy Building 37 Heygate Street

Apartment 802 Levy Building 37 Heygate Street

Apartment 501 Levy Building 37 Heygate Street

Apartment 407 Levy Building 37 Heygate Street

Apartment 306 Levy Building 37 Heygate Street

Apartment 207 Levy Building 37 Heygate Street

134 Elephant Road London Southwark

Studio 12 86 Walworth Road London

Studio 3 86 Walworth Road London

Apartment 401 Maurice House 4 Ash Avenue

Apartment 305 Maurice House 4 Ash Avenue

14 Ash Avenue London Southwark

Studio 2 Highline Building 10 Steedman Street

Apartment 801 Weymouth Building 2

Deacon Street

Apartment 601 Weymouth Building 2 Deacon Street

Apartment 407 Weymouth Building 2 Deacon Street

Apartment 502 Weymouth Building 2 Deacon Street

Apartment 201 Weymouth Building 2 Deacon Street

Apartment 202 Weymouth Building 2 Deacon Street

Apartment 102 Weymouth Building 2 Deacon Street

Apartment 701 Levy Building 37 Heygate Street

Apartment 603 Levy Building 37 Heygate Street

Apartment 601 Levy Building 37 Heygate Street

Apartment 304 Levy Building 37 Heygate Street

33 Heygate Street London Southwark

139 Walworth Road London Southwark

Studio 8 86 Walworth Road London

Studio 2 86 Walworth Road London

Unit 17 40 Elephant Road London

Unit 15 40 Elephant Road London

Unit 6 40 Elephant Road London

Apartment 902 Ashwell Apartments 7 New Lion Way

Apartment 901 Ashwell Apartments 7 New Lion Way

Apartment 804 Ashwell Apartments 7 New Lion Way

Apartment 401 Ashwell Apartments 7 New Lion Way

Apartment 205 Ashwell Apartments 7

New Lion Way

Apartment 101 Ashwell Apartments 7
New Lion Way

Flat 41 Draper House 20 Elephant And
Castle

Flat 106 Draper House 20 Elephant And
Castle

Flat 113 Draper House 20 Elephant And
Castle

Apartment 1402 Tantallon House 130
Elephant Road

Apartment 1003 Tantallon House 130
Elephant Road

Apartment 2801 8 Walworth Road
London

608 Mawes House 5 Castle Square
London

1308 Mawes House 5 Castle Square
London

Apartment 1008 8 Walworth Road
London

Apartment 3805 8 Walworth Road
London

Apartment 1906 Raglan House 120
Elephant Road

Flat 70 Draper House 20 Elephant And
Castle

Flat 35 Draper House 20 Elephant And
Castle

Flat 112 Draper House 20 Elephant And
Castle

Apartment 3208 8 Walworth Road
London

1105 Mawes House 5 Castle Square
London

Apartment 1904 Raglan House 120
Elephant Road

Apartment 1902 Raglan House 120

120

Elephant Road

Apartment 1803 Raglan House 120
Elephant Road

Flat 701 Highline Building 10 Steedman
Street

Apartment 1908 8 Walworth Road
London

Apartment 1704 8 Walworth Road
London

Apartment 4104 8 Walworth Road
London

Apartment 3709 8 Walworth Road
London

Apartment 907 8 Walworth Road London

Apartment 710 8 Walworth Road London

Apartment 701 8 Walworth Road London

Apartment 406 8 Walworth Road London

503 Julian Markham House 114
Walworth Road London

6 Hampton Street London Southwark

Apartment 705 Livery House 31 Heygate
Street

Apartment 601 Livery House 31 Heygate
Street

Apartment 401 Livery House 31 Heygate
Street

Apartment 207 Livery House 31 Heygate
Street

Apartment 105 Livery House 31 Heygate
Street

Apartment 802 Singer House 1 Hewson
Way

Apartment 707 Singer House 1 Hewson
Way

Apartment 706 Singer House 1 Hewson
Way

Apartment 702 Singer House 1 Hewson

Way	602 Julian Markham House 114 Walworth Road London
Apartment 505 Singer House 1 Hewson Way	Flat 101 Draper House 20 Elephant And Castle
Apartment 404 Singer House 1 Hewson Way	Flat 47 Draper House 20 Elephant And Castle
Apartment 403 Singer House 1 Hewson Way	Apartment 2703 8 Walworth Road London
Apartment 303 Singer House 1 Hewson Way	Apartment 2103 Tantallon House 130 Elephant Road
Apartment 106 Singer House 1 Hewson Way	Flat 89 Draper House 20 Elephant And Castle
Apartment 102 Singer House 1 Hewson Way	1203 Mawes House 5 Castle Square London
Apartment 807 Babar House 7 Hewson Way	Apartment 707 8 Walworth Road London
Apartment 805 Babar House 7 Hewson Way	Apartment 2506 Tantallon House 130 Elephant Road
Apartment 608 Babar House 7 Hewson Way	Flat 802 Highline Building 10 Steedman Street
Apartment 606 Babar House 7 Hewson Way	Apartment 1511 8 Walworth Road London
Apartment 603 Babar House 7 Hewson Way	Second Floor Flat 84 Walworth Road London
Apartment 502 Babar House 7 Hewson Way	Apartment 2102 Tantallon House 130 Elephant Road
Apartment 306 Babar House 7 Hewson Way	Flat 101 Highline Building 10 Steedman Street
Apartment 303 Babar House 7 Hewson Way	Apartment 2306 Raglan House 120 Elephant Road
Apartment 203 Babar House 7 Hewson Way	Apartment 1603 Raglan House 120 Elephant Road
Unit 9 40 Elephant Road London	Apartment 2604 8 Walworth Road London
Apartment 603 Ashwell Apartments 7 New Lion Way	Apartment 2210 8 Walworth Road London
Apartment 602 Ashwell Apartments 7 New Lion Way	Apartment 1403 8 Walworth Road London
Apartment 503 Ashwell Apartments 7 New Lion Way	101 Julian Markham House 114

Walworth Road London

Apartment 3403 8 Walworth Road
London

Apartment 3006 8 Walworth Road
London

Railway Arch 3 Elephant Mews Elephant
Road

Apartment 2806 8 Walworth Road
London

Apartment 2602 8 Walworth Road
London

205 Julian Markham House 114
Walworth Road London

1601 Mawes House 5 Castle Square
London

Apartment 501 Raglan House 120
Elephant Road

Apartment 1505 Raglan House 120
Elephant Road

506 Julian Markham House 114
Walworth Road London

1404 Mawes House 5 Castle Square
London

Apartment 2007 8 Walworth Road
London

Flat 4 Draper House 20 Elephant And
Castle

Flat 126 Draper House 20 Elephant And
Castle

Apartment 3604 8 Walworth Road
London

1007 Mawes House 5 Castle Square
London

807 Mawes House 5 Castle Square
London

804 Mawes House 5 Castle Square
London

Apartment 2302 Raglan House 120

Elephant Road

Apartment 1303 Raglan House 120
Elephant Road

Flat 602 Highline Building 10 Steedman
Street

Apartment 1303 Tantallon House 130
Elephant Road

Arch 152 10 Steedman Street London

Apartment 1201 Tantallon House 130
Elephant Road

Apartment 1102 Raglan House 120
Elephant Road

Apartment 1006 Raglan House 120
Elephant Road

Apartment 802 Raglan House 120
Elephant Road

Apartment 605 Raglan House 120
Elephant Road

Apartment 1601 Raglan House 120
Elephant Road

Flat 203 Highline Building 10 Steedman
Street

202 Mawes House 5 Castle Square
London

1705 Mawes House 5 Castle Square
London

Apartment 406 Tantallon House 130
Elephant Road

Apartment 2301 Tantallon House 130
Elephant Road

Apartment 2106 Tantallon House 130
Elephant Road

Apartment 1802 Tantallon House 130
Elephant Road

Apartment 1706 Tantallon House 130
Elephant Road

Apartment 1602 Tantallon House 130
Elephant Road

Apartment 1504 Tantallon House 130
Elephant Road

Railway Arch 4 Elephant Mews Elephant
Road

Flat 125 Draper House 20 Elephant And
Castle

206 Julian Markham House 114
Walworth Road London

Apartment 2004 8 Walworth Road
London

Apartment 2206 8 Walworth Road
London

Apartment 1301 8 Walworth Road
London

Apartment 3502 8 Walworth Road
London

Apartment 3104 8 Walworth Road
London

Apartment 906 8 Walworth Road London

Apartment 903 8 Walworth Road London

Apartment 3007 8 Walworth Road
London

Apartment 3704 8 Walworth Road
London

Apartment 2510 8 Walworth Road
London

Apartment 2507 8 Walworth Road
London

Apartment 508 8 Walworth Road London

Apartment 401 8 Walworth Road London

Flat 1 88 Walworth Road London

Flat 11 88 Walworth Road London

Flat 53 Draper House 20 Elephant And
Castle

Flat 50 Draper House 20 Elephant And
Castle

Flat 49 Draper House 20 Elephant And

Castle

Flat 36 Draper House 20 Elephant And
Castle

Flat 87 Draper House 20 Elephant And
Castle

Flat 26 Draper House 20 Elephant And
Castle

Flat 22 Draper House 20 Elephant And
Castle

Store 4 Spare Street London

Unit 4 2 Spare Street London

Apartment 1302 Tantallon House 130
Elephant Road

Apartment 1106 Tantallon House 130
Elephant Road

Apartment 1101 Tantallon House 130
Elephant Road

Apartment 901 Tantallon House 130
Elephant Road

Apartment 803 Tantallon House 130
Elephant Road

Apartment 802 Tantallon House 130
Elephant Road

Apartment 106 Babar House 7 Hewson
Way

Apartment 808 Belfield Mansions 35
Heygate Street

Apartment 704 Belfield Mansions 35
Heygate Street

Apartment 402 Belfield Mansions 35
Heygate Street

Apartment 301 Belfield Mansions 35
Heygate Street

Apartment 206 Belfield Mansions 35
Heygate Street

Apartment 1201 Hawksbury Heights 11
Hewson Way

Concierge Office Hurlock Heights 4

Deacon Street

Apartment 3002 Hurlock Heights 4
Deacon Street

Apartment 2406 Hurlock Heights 4
Deacon Street

Apartment 2205 Hurlock Heights 4
Deacon Street

Apartment 2001 Hurlock Heights 4
Deacon Street

Apartment 1907 Hurlock Heights 4
Deacon Street

Apartment 1903 Hurlock Heights 4
Deacon Street

Apartment 1801 Hurlock Heights 4
Deacon Street

Apartment 1702 Hurlock Heights 4
Deacon Street

Apartment 1605 Hurlock Heights 4
Deacon Street

Apartment 1508 Hurlock Heights 4
Deacon Street

Apartment 1408 Hurlock Heights 4
Deacon Street

Apartment 1201 Hurlock Heights 4
Deacon Street

Apartment 1107 Hurlock Heights 4
Deacon Street

Apartment 1002 Hurlock Heights 4
Deacon Street

Apartment 705 Hurlock Heights 4
Deacon Street

Apartment 701 Hurlock Heights 4
Deacon Street

Apartment 606 Hurlock Heights 4
Deacon Street

Apartment 602 Hurlock Heights 4
Deacon Street

Apartment 601 Hurlock Heights 4

Deacon Street

Apartment 406 Hurlock Heights 4
Deacon Street

Apartment 402 Hurlock Heights 4
Deacon Street

Apartment 306 Hurlock Heights 4
Deacon Street

Apartment 104 Hurlock Heights 4
Deacon Street

Apartment 102 Hurlock Heights 4
Deacon Street

Apartment 803 Sandow House 39
Heygate Street

Apartment 601 Sandow House 39
Heygate Street

Apartment 505 Sandow House 39
Heygate Street

Apartment 304 Sandow House 39
Heygate Street

Pavilion Building Elephant Park Sayer
Street

21 Sayer Street London Southwark

Apartment 2007 Hawksbury Heights 11
Hewson Way

Apartment 901 Hawksbury Heights 11
Hewson Way

Apartment 902 Hawksbury Heights 11
Hewson Way

Apartment 1003 Hawksbury Heights 11
Hewson Way

Apartment 1006 Hawksbury Heights 11
Hewson Way

Apartment 1007 Hawksbury Heights 11
Hewson Way

Apartment 1106 Hawksbury Heights 11
Hewson Way

Apartment 1108 Hawksbury Heights 11
Hewson Way

Apartment 1001 Tantallon House 130
Elephant Road

Apartment 2402 Tantallon House 130
Elephant Road

Apartment 703 Tantallon House 130
Elephant Road

Apartment 303 Raglan House 120
Elephant Road

Apartment 2104 Tantallon House 130
Elephant Road

1202 Mawes House 5 Castle Square
London

Apartment 1904 Tantallon House 130
Elephant Road

Flat 62 Draper House 20 Elephant And
Castle

Flat 76 Draper House 20 Elephant And
Castle

5 Hampton House Hampton Street
London

Flat 15 Draper House 20 Elephant And
Castle

Unit 11 4 Spare Street London

Apartment 2401 8 Walworth Road
London

Apartment 1804 8 Walworth Road
London

Apartment 2203 8 Walworth Road
London

Apartment 704 Hawksbury Heights 11
Hewson Way

Apartment 3402 8 Walworth Road
London

Apartment 3110 8 Walworth Road
London

Apartment 1410 8 Walworth Road
London

Apartment 1407 8 Walworth Road

London

Apartment 1007 8 Walworth Road
London

17 - 19 Elephant And Castle London
Southwark

Apartment 3803 8 Walworth Road
London

Apartment 3607 8 Walworth Road
London

Apartment 2410 8 Walworth Road
London

Apartment 604 8 Walworth Road London

Apartment 410 8 Walworth Road London

Apartment 407 8 Walworth Road London

502 Julian Markham House 114
Walworth Road London

Flat 9 88 Walworth Road London

Flat 92 Walworth Road London

Flat 45 Draper House 20 Elephant And
Castle

Unit 2 Farrell Court Elephant Road

Flat 107 Draper House 20 Elephant And
Castle

Flat 19 Draper House 20 Elephant And
Castle

Flat 80 Draper House 20 Elephant And
Castle

Apartment 1606 8 Walworth Road
London

Flat 69 Draper House 20 Elephant And
Castle

Flat 68 Draper House 20 Elephant And
Castle

Flat 14 Draper House 20 Elephant And
Castle

Flat 77 Draper House 20 Elephant And
Castle

Flat 133 Draper House 20 Elephant And Castle

Flat 132 Draper House 20 Elephant And Castle

Flat 57 Draper House 20 Elephant And Castle

Flat 55 Draper House 20 Elephant And Castle

10 Walworth Road London Southwark

Unit 4 4 Spare Street London

Unit 8 3 Spare Street London

Unit 6 3 Spare Street London

Apartment 1601 Tantallon House 130 Elephant Road

1604 Mawes House 5 Castle Square London

1405 Mawes House 5 Castle Square London

1201 Mawes House 5 Castle Square London

1003 Mawes House 5 Castle Square London

Apartment 302 Tantallon House 130 Elephant Road

Apartment 2205 Raglan House 120 Elephant Road

Apartment 1901 Raglan House 120 Elephant Road

Apartment 1806 Raglan House 120 Elephant Road

Apartment 1605 Raglan House 120 Elephant Road

Apartment 1506 Raglan House 120 Elephant Road

806 Mawes House 5 Castle Square London

802 Mawes House 5 Castle Square London

507 Mawes House 5 Castle Square London

501 Mawes House 5 Castle Square London

404 Mawes House 5 Castle Square London

306 Mawes House 5 Castle Square London

4 Castle Square London Southwark

Apartment 804 Raglan House 120 Elephant Road

Apartment 801 Raglan House 120 Elephant Road

Apartment 404 Raglan House 120 Elephant Road

Apartment 210 8 Walworth Road London

Apartment 2610 8 Walworth Road London

Apartment 2501 8 Walworth Road London

Apartment 2402 8 Walworth Road London

Apartment 2308 8 Walworth Road London

Studio 16 86 Walworth Road London

Apartment 3306 8 Walworth Road London

Apartment 3103 8 Walworth Road London

Apartment 3005 8 Walworth Road London

Apartment 3002 8 Walworth Road London

Apartment 2903 8 Walworth Road London

Apartment 2902 8 Walworth Road London

Apartment 1405 8 Walworth Road

London	Apartment 1707 Hawksbury Heights 11 Hewson Way
Apartment 1302 8 Walworth Road London	Apartment 1807 Hawksbury Heights 11 Hewson Way
Apartment 2805 8 Walworth Road London	Apartment 503 Hawksbury Heights 11 Hewson Way
Apartment 2802 8 Walworth Road London	Apartment 504 Hawksbury Heights 11 Hewson Way
Apartment 1002 8 Walworth Road London	Apartment 602 Hawksbury Heights 11 Hewson Way
Apartment 2106 8 Walworth Road London	Apartment 703 Hawksbury Heights 11 Hewson Way
Apartment 1811 8 Walworth Road London	Apartment 307 Hawksbury Heights 11 Hewson Way
Apartment 1810 8 Walworth Road London	Apartment 208 Hawksbury Heights 11 Hewson Way
Apartment 1805 8 Walworth Road London	Apartment 206 Hawksbury Heights 11 Hewson Way
Apartment 1705 8 Walworth Road London	Apartment 104 Hawksbury Heights 11 Hewson Way
Apartment 1702 8 Walworth Road London	Arches 130 To 136 Elephant Road London
Apartment 4201 8 Walworth Road London	Arches 129 To 135 Elephant Road London
Apartment 3504 8 Walworth Road London	Apartment 202 Vowler House 10 Ash Avenue
Apartment 3503 8 Walworth Road London	Apartment 106 Vowler House 10 Ash Avenue
Apartment 908 8 Walworth Road London	Apartment 104 Vowler House 10 Ash Avenue
Apartment 806 8 Walworth Road London	Apartment 102 Vowler House 10 Ash Avenue
Apartment 802 8 Walworth Road London	Apartment 1102 Maurice House 4 Ash Avenue
Apartment 1302 Hawksbury Heights 11 Hewson Way	Apartment 809 Maurice House 4 Ash Avenue
Apartment 1602 Hawksbury Heights 11 Hewson Way	Apartment 708 Maurice House 4 Ash Avenue
Apartment 1604 Hawksbury Heights 11 Hewson Way	
Apartment 1701 Hawksbury Heights 11 Hewson Way	

Apartment 607 Maurice House 4 Ash Avenue

Apartment 304 Maurice House 4 Ash Avenue

Apartment 202 Maurice House 4 Ash Avenue

12 Ash Avenue London Southwark

Studio 3 Highline Building 10 Steedman Street

Apartment 802 Weymouth Building 2 Deacon Street

Apartment 505 Weymouth Building 2 Deacon Street

Apartment 307 Weymouth Building 2 Deacon Street

Apartment 204 Weymouth Building 2 Deacon Street

Apartment 103 Weymouth Building 2 Deacon Street

Apartment 503 Levy Building 37 Heygate Street

Apartment 301 Levy Building 37 Heygate Street

Apartment 204 Levy Building 37 Heygate Street

Unit 13 40 Elephant Road London

Unit 2 2 Spare Street London

Apartment 904 Tantallon House 130 Elephant Road

Apartment 704 Tantallon House 130 Elephant Road

Flat 140 Draper House 20 Elephant And Castle

Apartment 2401 Tantallon House 130 Elephant Road

Apartment 2303 Tantallon House 130 Elephant Road

Apartment 2206 Tantallon House 130

Elephant Road

Apartment 2403 Tantallon House 130 Elephant Road

Apartment 1803 Tantallon House 130 Elephant Road

Apartment 2106 Raglan House 120 Elephant Road

Apartment 1905 Raglan House 120 Elephant Road

Apartment 1802 Raglan House 120 Elephant Road

705 Mawes House 5 Castle Square London

605 Mawes House 5 Castle Square London

604 Mawes House 5 Castle Square London

307 Mawes House 5 Castle Square London

303 Mawes House 5 Castle Square London

203 Mawes House 5 Castle Square London

Apartment 1104 Raglan House 120 Elephant Road

Flat 604 Highline Building 10 Steedman Street

Flat 404 Highline Building 10 Steedman Street

Flat 202 Highline Building 10 Steedman Street

Flat 106 Highline Building 10 Steedman Street

Apartment 202 8 Walworth Road London

Apartment 2607 8 Walworth Road London

Apartment 2503 8 Walworth Road London

Apartment 2307 8 Walworth Road
London

Apartment 2211 8 Walworth Road
London

Apartment 3401 8 Walworth Road
London

Apartment 3309 8 Walworth Road
London

Apartment 3210 8 Walworth Road
London

Apartment 3009 8 Walworth Road
London

Apartment 1502 8 Walworth Road
London

Apartment 1409 8 Walworth Road
London

Apartment 1207 8 Walworth Road
London

Apartment 910 8 Walworth Road London

Apartment 2006 8 Walworth Road
London

Apartment 2003 8 Walworth Road
London

Apartment 1708 8 Walworth Road
London

Apartment 1604 8 Walworth Road
London

Apartment 3905 8 Walworth Road
London

Apartment 3903 8 Walworth Road
London

Apartment 3603 8 Walworth Road
London

Apartment 3407 8 Walworth Road
London

Apartment 702 8 Walworth Road London

Apartment 606 8 Walworth Road London

Apartment 409 8 Walworth Road London

Apartment 306 8 Walworth Road London

Railway Arch 2 Elephant Mews Elephant
Road

Apartment 704 Vowler House 10 Ash
Avenue

Apartment 702 Vowler House 10 Ash
Avenue

Apartment 603 Vowler House 10 Ash
Avenue

Apartment 404 Vowler House 10 Ash
Avenue

Apartment 1101 Maurice House 4 Ash
Avenue

Apartment 1003 Maurice House 4 Ash
Avenue

Apartment 901 Maurice House 4 Ash
Avenue

Apartment 802 Maurice House 4 Ash
Avenue

Apartment 705 Maurice House 4 Ash
Avenue

Apartment 601 Maurice House 4 Ash
Avenue

Apartment 408 Maurice House 4 Ash
Avenue

Apartment 308 Maurice House 4 Ash
Avenue

Apartment 303 Maurice House 4 Ash
Avenue

Apartment 207 Maurice House 4 Ash
Avenue

Apartment 201 Maurice House 4 Ash
Avenue

Apartment 107 Maurice House 4 Ash
Avenue

Apartment 101 Maurice House 4 Ash
Avenue

11 Ash Avenue London Southwark

Apartment 902 Weymouth Building 2
Deacon Street

Apartment 804 Weymouth Building 2
Deacon Street

Apartment 506 Weymouth Building 2
Deacon Street

Apartment 602 8 Walworth Road London
703 Julian Markham House 114
Walworth Road London

20 Sayer Street London Southwark

Unit 3 Flat 1 Draper House 20 Elephant
And Castle

Apartment 805 Livery House 31 Heygate
Street

Apartment 605 Livery House 31 Heygate
Street

Apartment 504 Livery House 31 Heygate
Street

Apartment 501 Livery House 31 Heygate
Street

Apartment 205 Livery House 31 Heygate
Street

Apartment 104 Livery House 31 Heygate
Street

Apartment 805 Singer House 1 Hewson
Way

Apartment 705 Singer House 1 Hewson
Way

Apartment 602 Singer House 1 Hewson
Way

Apartment 508 Singer House 1 Hewson
Way

Apartment 507 Singer House 1 Hewson
Way

Apartment 408 Singer House 1 Hewson
Way

Apartment 304 Singer House 1 Hewson
Way

Apartment 108 Singer House 1 Hewson
Way

Apartment 103 Singer House 1 Hewson
Way

Apartment 101 Singer House 1 Hewson
Way

Apartment 704 Babar House 7 Hewson
Way

Apartment 507 Babar House 7 Hewson
Way

Apartment 501 Babar House 7 Hewson
Way

Apartment 402 Babar House 7 Hewson
Way

Apartment 305 Babar House 7 Hewson
Way

Apartment 204 Babar House 7 Hewson
Way

Apartment 201 Babar House 7 Hewson
Way

Apartment 103 Babar House 7 Hewson
Way

Apartment 102 Babar House 7 Hewson
Way

Apartment 708 Belfield Mansions 35
Heygate Street

Apartment 607 Belfield Mansions 35
Heygate Street

Apartment 606 Belfield Mansions 35
Heygate Street

Apartment 506 Belfield Mansions 35
Heygate Street

Apartment 505 Belfield Mansions 35
Heygate Street

Apartment 408 Belfield Mansions 35
Heygate Street

Apartment 204 Belfield Mansions 35
Heygate Street

Apartment 203 Belfield Mansions 35
Heygate Street

Apartment 1206 Hawksbury Heights 11
Hewson Way

Apartment 2902 Hurlock Heights 4
Deacon Street

Apartment 2704 Hurlock Heights 4
Deacon Street

Apartment 2606 Hurlock Heights 4
Deacon Street

Apartment 2504 Hurlock Heights 4
Deacon Street

Apartment 2308 Hurlock Heights 4
Deacon Street

Apartment 2307 Hurlock Heights 4
Deacon Street

Apartment 2206 Hurlock Heights 4
Deacon Street

Apartment 2203 Hurlock Heights 4
Deacon Street

Apartment 2201 Hurlock Heights 4
Deacon Street

Apartment 705 Ashwell Apartments 7
New Lion Way

Apartment 605 Ashwell Apartments 7
New Lion Way

Apartment 404 Ashwell Apartments 7
New Lion Way

Apartment 304 Ashwell Apartments 7
New Lion Way

Apartment 301 Ashwell Apartments 7
New Lion Way

Apartment 102 Ashwell Apartments 7
New Lion Way

Apartment 2808 8 Walworth Road
London

Flat 23 Draper House 20 Elephant And
Castle

Flat 39 Draper House 20 Elephant And
Castle

Apartment 2208 8 Walworth Road
London

Apartment 1006 8 Walworth Road
London

Apartment 702 Tantallon House 130
Elephant Road

Apartment 510 8 Walworth Road London

Flat 67 Draper House 20 Elephant And
Castle

1408 Mawes House 5 Castle Square
London

508 Mawes House 5 Castle Square
London

Apartment 804 8 Walworth Road London

Apartment 2309 8 Walworth Road
London

Flat 6 Draper House 20 Elephant And
Castle

1006 Mawes House 5 Castle Square
London

Apartment 805 Raglan House 120
Elephant Road

Apartment 3706 8 Walworth Road
London

Apartment 1305 Raglan House 120
Elephant Road

1002 Mawes House 5 Castle Square
London

704 Mawes House 5 Castle Square
London

Apartment 2403 Raglan House 120
Elephant Road

Apartment 2005 Raglan House 120
Elephant Road

Apartment 2003 Raglan House 120
Elephant Road

Apartment 1201 Raglan House 120
Elephant Road

Flat 704 Highline Building 10 Steedman
Street

Flat 501 Highline Building 10 Steedman
Street

Apartment 1006 Tantallon House 130
Elephant Road

Apartment 1004 Tantallon House 130
Elephant Road

Apartment 903 Tantallon House 130
Elephant Road

408 Mawes House 5 Castle Square
London

1406 Mawes House 5 Castle Square
London

Apartment 1906 Tantallon House 130
Elephant Road

Flat 139 Draper House 20 Elephant And
Castle

Unit 4 3 Spare Street London

301 Julian Markham House 114
Walworth Road London

Apartment 1907 8 Walworth Road
London

Apartment 206 8 Walworth Road London

Apartment 2301 8 Walworth Road
London

Railway Arch 1 Elephant Mews Elephant
Road

6 Walworth Road London Southwark

Unit 21 And 22 40 Elephant Road
London

Gate 4 Arch 114 Elephant Road London

Apartment 405 Weymouth Building 2
Deacon Street

Apartment 401 Weymouth Building 2
Deacon Street

Apartment 304 Weymouth Building 2
Deacon Street

Apartment 207 Weymouth Building 2
Deacon Street

Apartment 104 Weymouth Building 2
Deacon Street

Apartment 703 Levy Building 37 Heygate
Street

Apartment 404 Levy Building 37 Heygate
Street

Apartment 401 Levy Building 37 Heygate
Street

Apartment 302 Levy Building 37 Heygate
Street

Apartment 106 Levy Building 37 Heygate
Street

Apartment 102 Levy Building 37 Heygate
Street

Apartment 101 Levy Building 37 Heygate
Street

Studio 7 86 Walworth Road London

Rear Of Arch 1 Farrell Court Elephant
Road

Unit 19 40 Elephant Road London

Unit 16 40 Elephant Road London

Unit 14 40 Elephant Road London

Unit 10 40 Elephant Road London

Unit 7 40 Elephant Road London

Unit 3 40 Elephant Road London

Unit 2 40 Elephant Road London

Unit 1 40 Elephant Road London

Apartment 802 Ashwell Apartments 7
New Lion Way

Apartment 801 Ashwell Apartments 7
New Lion Way

Apartment 303 Ashwell Apartments 7
New Lion Way

Apartment 302 Ashwell Apartments 7
New Lion Way

Apartment 201 Ashwell Apartments 7
New Lion Way

Apartment 1302 Raglan House 120
Elephant Road

Apartment 2103 8 Walworth Road
London

Flat 129 Draper House 20 Elephant And
Castle

Flat 91 Draper House 20 Elephant And
Castle

Flat 204 Highline Building 10 Steedman
Street

Unit 7 4 Spare Street London

Apartment 2406 Tantallon House 130
Elephant Road

Apartment 4001 8 Walworth Road
London

Apartment 3507 8 Walworth Road
London

Apartment 1403 Tantallon House 130
Elephant Road

Apartment 2304 Tantallon House 130
Elephant Road

Apartment 2406 8 Walworth Road
London

Apartment 3205 8 Walworth Road
London

Apartment 1601 8 Walworth Road
London

Apartment 3406 8 Walworth Road
London

Apartment 2005 8 Walworth Road
London

Apartment 1402 Raglan House 120
Elephant Road

Apartment 203 8 Walworth Road London

Flat 32 Draper House 20 Elephant And
Castle

Flat 124 Draper House 20 Elephant And
Castle

Apartment 2209 8 Walworth Road
London

Apartment 2103 Hurlock Heights 4
Deacon Street

Apartment 1908 Hurlock Heights 4
Deacon Street

Apartment 1906 Hurlock Heights 4
Deacon Street

Apartment 1708 Hurlock Heights 4
Deacon Street

Apartment 1706 Hurlock Heights 4
Deacon Street

Apartment 1604 Hurlock Heights 4
Deacon Street

Apartment 1601 Hurlock Heights 4
Deacon Street

Apartment 1506 Hurlock Heights 4
Deacon Street

Apartment 1501 Hurlock Heights 4
Deacon Street

Apartment 1404 Hurlock Heights 4
Deacon Street

Apartment 1306 Hurlock Heights 4
Deacon Street

Apartment 1304 Hurlock Heights 4
Deacon Street

Apartment 1106 Hurlock Heights 4
Deacon Street

Apartment 1001 Hurlock Heights 4
Deacon Street

Apartment 704 Hurlock Heights 4
Deacon Street

Apartment 504 Hurlock Heights 4
Deacon Street

Apartment 202 Hurlock Heights 4
Deacon Street

Apartment 903 Sandow House 39
Heygate Street

Apartment 705 Sandow House 39
Heygate Street

Apartment 702 Sandow House 39
Heygate Street

Apartment 303 Sandow House 39
Heygate Street

Apartment 302 Sandow House 39
Heygate Street

15A Sayer Street London Southwark

17 Sayer Street London Southwark

Apartment 2104 Hawksbury Heights 11
Hewson Way

Apartment 2106 Hawksbury Heights 11
Hewson Way

Apartment 2108 Hawksbury Heights 11
Hewson Way

Apartment 2202 Hawksbury Heights 11
Hewson Way

Apartment 2305 Hawksbury Heights 11
Hewson Way

Apartment 2307 Hawksbury Heights 11
Hewson Way

Apartment 2308 Hawksbury Heights 11
Hewson Way

Apartment 1903 Hawksbury Heights 11
Hewson Way

Apartment 1906 Hawksbury Heights 11
Hewson Way

Apartment 1907 Hawksbury Heights 11
Hewson Way

Apartment 801 Hawksbury Heights 11
Hewson Way

Apartment 802 Hawksbury Heights 11
Hewson Way

Apartment 806 Hawksbury Heights 11
Hewson Way

Apartment 908 Hawksbury Heights 11
Hewson Way

Apartment 1305 Hawksbury Heights 11
Hewson Way

Apartment 1306 Hawksbury Heights 11
Hewson Way

Apartment 1501 Hawksbury Heights 11
Hewson Way

Apartment 1506 Hawksbury Heights 11
Hewson Way

Apartment 1507 Hawksbury Heights 11
Hewson Way

Apartment 1508 Hawksbury Heights 11
Hewson Way

Apartment 1601 Hawksbury Heights 11
Hewson Way

Apartment 1603 Hawksbury Heights 11
Hewson Way

Apartment 1611 8 Walworth Road
London

Apartment 1510 8 Walworth Road
London

Apartment 1309 8 Walworth Road
London

Apartment 1306 8 Walworth Road
London

Apartment 1106 8 Walworth Road
London

Apartment 1103 8 Walworth Road
London

Apartment 909 8 Walworth Road London

Apartment 706 8 Walworth Road London

Apartment 3001 8 Walworth Road
London

Apartment 3904 8 Walworth Road
London

Apartment 2708 8 Walworth Road
London

Apartment 2705 8 Walworth Road
London

Apartment 4102 8 Walworth Road
London

Apartment 4005 8 Walworth Road
London

Apartment 601 8 Walworth Road London
603 Julian Markham House 114
Walworth Road London

Second Floor Flat 6 Hampton Street
London

Flat 2 88 Walworth Road London

Flat 111 Draper House 20 Elephant And
Castle

Flat 97 Draper House 20 Elephant And
Castle

Flat 86 Draper House 20 Elephant And
Castle

8 Hampton House Hampton Street
London

7 Hampton House Hampton Street
London

Flat 27 Draper House 20 Elephant And
Castle

Flat 128 Draper House 20 Elephant And
Castle

Flat 123 Draper House 20 Elephant And
Castle

Flat 120 Draper House 20 Elephant And
Castle

Flat 56 Draper House 20 Elephant And
Castle

Apartment 1301 Tantallon House 130
Elephant Road

Apartment 504 Tantallon House 130
Elephant Road

Apartment 402 Tantallon House 130
Elephant Road

Apartment 1902 Tantallon House 130
Elephant Road

Apartment 1806 Tantallon House 130
Elephant Road

Apartment 1703 Tantallon House 130
Elephant Road

Apartment 1604 Tantallon House 130
Elephant Road

1304 Mawes House 5 Castle Square
London

905 Mawes House 5 Castle Square
London

Apartment 2405 Raglan House 120
Elephant Road

Apartment 2305 Raglan House 120
Elephant Road

Apartment 2303 Raglan House 120
Elephant Road

808 Mawes House 5 Castle Square
London

707 Mawes House 5 Castle Square
London

607 Mawes House 5 Castle Square
London

502 Mawes House 5 Castle Square
London

301 Mawes House 5 Castle Square
London

Apartment 1401 Raglan House 120
Elephant Road

Apartment 1205 Raglan House 120
Elephant Road

Apartment 1202 Raglan House 120
Elephant Road

Apartment 901 Raglan House 120
Elephant Road

Re-consultation:

APPENDIX 5**Consultation responses received****Internal services**

LBS Transport Policy

LBS Planning Policy

LBS Transport Policy

LBS Archaeology

LBS Design & Conservation Team [Formal]

LBS Ecology

LBS Urban Forester

LBS Community Infrastructure Levy Team

Statutory and non-statutory organisations

Environment Agency

Transport for London

Network Rail

Natural England - London & South East Re

Metropolitan Police Service

Thames Water

Neighbour and local groups consulted:

Flat 4 76 County Street London

Apartment 2504 Hurlock Heights 4
Deacon Street London

Apartment 902 Levy Building 37 Heygate
Street London

28 Sutherland Square London
Southwark

Apartment 2002 8 Walworth Road
London

Apartment 1902 8 Walworth Road

London

Apartment 2806 Hurlock Heights 4
Deacon Street

68 Ann Moss Way London Southwark

Apartment 1403 1 St Gabriel Walk
London

Apartment 902 Levy Building 37 Heygate
Street

Apartment 2201 Tantallon House 130
Elephant Road

Apartment 2401 Hurlock Heights 4
Deacon Street

Apartment 702 Hurlock Heights 4
Deacon Street

Apartment 2603 Hurlock Heights 4
Deacon Street

Apartment 1004 Hurlock Heights 4
Deacon Street

Apartment 1607 Hawksbury Heights 11
Hewson Way

Apartment 801 Weymouth Building 2
Deacon Street

Apartment 202 Weymouth Building 2
Deacon Street

Apartment 1408 Hurlock Heights 4
Deacon Street

Apartment 403 Barnard House 34
Heygate Street London

Apartment 204 Levy Building 37 Heygate
Street

Apartment 1207 8 Walworth Road
London

Apartment 2504 Hurlock Heights 4
Deacon Street

5 Ethel Street London Southwark

Apartment 1004 Hurlock Heights 4
Deacon Street London

Flat 503 Arum House 46 Rodney Road
London

8 Pepys Road London SE14 5SB

Flat 10 Longleigh House Glebe Estate
Peckham Road London

OPEN

COMMITTEE:

PLANNING COMMITTEE (MAJOR APPLICATIONS) A

MUNICIPAL YEAR 2025-26

NOTE:

Original held in Constitutional Team; all amendments/queries to Gerald Gohler, Constitutional Team, Tel: 020 7525 7420

OPEN

COPIES		COPIES	
MEMBERS Councillor Martin Seaton (Vice-Chair) Councillor Gavin Edwards Councillor Darren Merrill Councillor Catherine Rose Councillor Miachel Situ Electronic Copies (No paper) Councillor Richard Livingstone (Chair) Councillor Emily Tester Councillor Ellie Cumbo (reserve) Councillor Sam Dalton (reserve) Councillor Sabina Emmanuel (reserve) Councillor Jon Hartley (reserve) Councillor Nick Johnson (reserve) Councillor Cleo Soanes (reserve) MEMBERS OF PARLIAMENT (Electronic) Neil Coyle MP, House of Commons, London, SW1A 0AA Miatta Fahnbulleh MP, House of Commons, London, SW1A 0AA Helen Hayes MP, House of Commons, London, SW1A 0AA	1 1 1 1 1	PLANNING TEAM Colin Wilson / Stephen Platts	1
		COMMUNICATIONS TEAM (Electronic) Eddie Townsend	
		LEGAL TEAM Kamil Dolebski, Specialist Planning Lawyer 2nd Floor, Hub 2	1
		CONSTITUTIONAL TEAM Gerald Gohler (incl. chair's copy) 2nd Floor, Hub 2	3
		TOTAL PRINT RUN	10
		List Updated: 2 March 2026	