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Item No. 5.1	Classification: Open	Date: 19 July 2022	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application 22/AP/1221 for: FULL PLANNING AND OUTLINE APPLICATION</p> <p>Address: TUSTIN ESTATE LAND BOUNDED BY MANOR GROVE ILDERTON ROAD HILLBECK CLOSE OLD KENT ROAD SE15</p> <p>Proposal: Hybrid application comprising a full planning application for Phase 1 comprising the demolition of Hillbeck Close, Ullswater House and garages at Manor Grove and the erection of four buildings at 2/3-storeys (D1 and D2), 5/9-storeys (C) and 7/13-storeys (G1) providing 167 homes (Class C3) with associated parking, public realm, open spaces, landscaping and ancillary infrastructure; and the refurbishment of properties at Manor Grove.</p> <p>Outline planning permission (all matters reserved except for access) for phases 2, 3 and 4 comprising the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way Primary School) ranging in height from 2 to 21 storeys to provide up to 57,786 sqm of floorspace (GEA), comprising up to 523 affordable and market homes (Class C3), up to 3,452 sqm (GEA) of flexible commercial floorspace (Class E, F1 and sui generis) and up to 2,214 sqm (GEA) of educational floorspace (Class F1) including temporary space for the children's centre, with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure. Providing a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis).</p>		
Ward(s) or groups affected:	Old Kent Road		
From:	Director of Planning and Growth		
Application Start Date	08/04/2022	Application Expiry Date	08/07/2022
Earliest Decision Date	01/07/2022		

RECOMMENDATIONS

1. That planning permission is granted subject to conditions, referral to the Mayor of London and the completion of a unilateral undertaking.

2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the Director of Planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of (1.) are not met by 1 October 2022 that the Director of Planning and Growth be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 418 of this report.

EXECUTIVE SUMMARY

5. The proposals involve the phased rebuilding and refurbishment of the low-rise buildings on the Tustin Estate to re-provide existing homes and community services (including Pilgrims Way Primary School) whilst increasing the number of homes on the estate in accordance with the Resident Ballot.
6. The proposals will re-provide the existing quantum of social rent homes (202), as well as result in a net uplift of 241 affordable homes and 220 market homes. The overall quantum of affordable housing would be 64.7% by habitable room. This is considered the maximum quantum that the scheme can support.
7. The quality of the proposed residential accommodation is considered excellent, meeting or exceeding the minimum space standards and providing 97% dual aspect accommodation in Phase 1 with similar standards expected in future phases. The proposal includes a significant proportion of family homes at 25.4%, including a number of four- and five-bedroom homes as well as specialist housing for over 55s to meet identified needs.
8. The provision of extensive private amenity, communal open space and public open space (including children's play space and the re-provision of the existing multi use games area) is considered generous and compliant with policy requirements.
9. The proposal would sit comfortably in the existing and emerging context in massing and design terms, including in the context of the adjoining consented schemes in the Old Kent Road Opportunity Area. It would have acceptable amenity impacts including in terms of daylight and sunlight impacts for neighbours and would not cause any harmful overlooking of adjoining occupiers.
10. All existing car parking will be maintained as per the Resident Manifesto, with a managed strategy imposed to reduce car parking over time (converting surplus spaces into additional amenity spaces); with the additional homes being car free other than a policy compliant number of wheelchair parking spaces and electric

vehicle charging points. The proposal would also provide a level of cycle parking in compliance with policy.

11. The proposals would achieve 94% on-site carbon emissions savings within Phase 1, which is considered excellent, through connection to the SELCHP network and solar photovoltaics, with the 6% deficit being captured by way of a financial contribution. Future phases are expected to achieve similarly excellent carbon reduction standards. The proposal involves the loss of 59 Category B and C trees, albeit 280 new trees are proposed, with conditions to secure adequate replacement and protection measures.
12. The application has resulted in two objections and 26 responses in support. The key issues raised by the objectors relate to the consultation process prior to submitting the application, and heights of buildings in the development. The responses in support have welcomed the provision of new council homes and the excellent standards they have been designed to.
13. The proposal is strongly supported by officers based on the high level of affordable housing, the excellent quality of accommodation, the enhancement to education provision, and the overall design standards proposed. It is on this basis that the development is considered to be in conformity with the development plan when read as a whole (see full list of policies in Appendix 2 of this report) and is recommended for approval, subject to conditions and the completion of a suitable legal agreement.

Planning summary tables

14. Residential:

Tenure	Studio	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab rooms
Existing social rent	60	30	25	87	0	0	202	543
Proposed social rent	0	143	82	87	30	3	345	1313
Proposed Key worker (Intermediate)	0	37	38	23	0	0	98	378
Shared equity	0	3	3	21	0	0	27	120
Market sale	0	88	121	11	0	0	220	804
Total	0	271	244	142	30	3	690	2,615
Percentage	0%	39.3%	35.3%	25.4%				

Affordable housing (by hab room)	64.7% overall 55.4% on net uplift comprising 37.2% social rent and 18.2% Keyworker.
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15. Non-residential:

Use Class	Existing sqm	Proposed sqm	Change +/- sqm
Commercial (E)	800	820	+20
Community (F1 and <i>sui generis</i>)	560	560	0
Education (F1)	1,658	1,993	+335

16. Open space and playspace:

	Existing sqm	Proposed sqm	Change +/- sqm
Public open space	11,150sqm	14,661 sqm	+3,511sqm
Children's playspace	500sqm	5,246 sqm	+4,746sqm

17. Environmental:

CO2 savings beyond Part L Bldg. Regs.	94%
Trees lost	59 (Cat B/C)
Trees gained	280

18.

	Existing	Proposed	Change +/-
Urban Greening Factor Score	0.23	0.40	+0.17
Surface Water Run Off Rate	1,845 l/s	66.3 l/s	-1,778.7 l/s
Green/Brown Roofs	0	1,800 sqm (Phase 1)	+ 1800 sqm

EVCPS (on site)	0	37	+37
Residential Cycle Parking Spaces	12 short-stay	1,245 long-stay 17 short-stay	+ 1,245 long-stay + 5 short-stay

19. CIL and S106 contributions:

SCIL (estimated)	£11,974,243.74
MCIL (estimated)	£2,937,429.81
S106	£1.5m

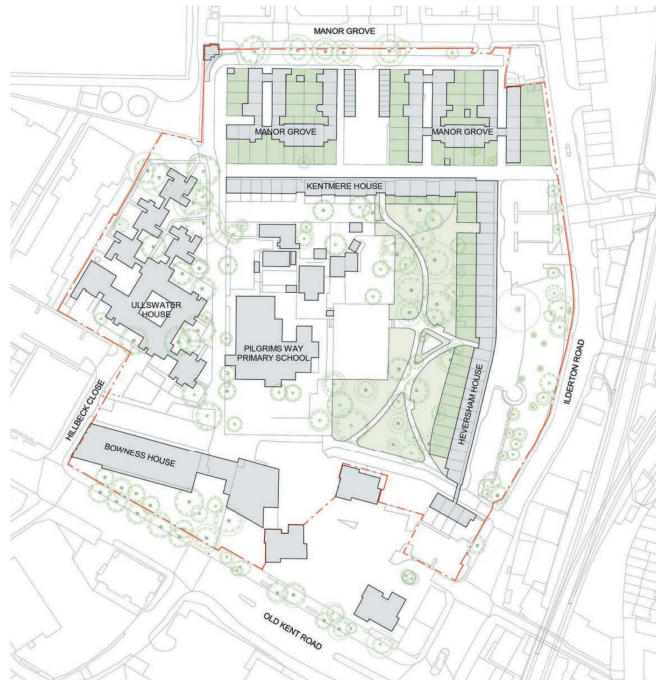
BACKGROUND INFORMATION

Site location and description

20. The subject site is the Tustin Estate built in the 1960's/1970's, and is located to the north of the junction between Old Kent Road and Ilderton Road, and is approximately 5.3 hectares in area. The existing Tustin Estate is predominantly comprised of a range of high rise and terraced residential properties, commercial properties, a school and a relatively large green area in the centre of the estate.
21. The areas surrounding the subject site are highly urbanised and consist of commercial and industrial estates to the north and west and further residential estates to the south and the east. Bridgehouse meadows approximately 125m east of the subject site and Brimington Park is approximately 175 south of the Site. These two areas are the two largest areas of green space within the vicinity of Tustin Estate.
22. Currently, the Tustin Estate provides 526 residential units arranged as: three 20-storey towers (located outside of the red-line boundary for this scheme, to the southeast), four 2-storey blocks and three mid-rise housing blocks. It also includes a Primary School, a number of retail units and a TRA Hall. The school is located in the middle of the Estate, with public open space located centrally.
23. The retail units within the development site are located on the ground floor of Bowness House fronting onto Old Kent Road. The retail units are serviced from the rear of Bowness House and benefit from an area of public realm set back from the Old Kent Road.
24. The Tustin Estate benefits from a significant area of open space with some of the school's open space being made available to residents. The open space provides both routes through the site and between blocks as well access to green space and trees. There are a total of 173 parking bays across the estate.

25. The site is located within an Urban Density Zone and an Air Quality Management Area, as well as being located in Flood Zone 3 as identified by the Environment Agency. The site is not within a Conservation Area, nor are there any listed buildings on or within close proximity to the site. However, the subject site is located approximately 220m to the northeast of the Caroline Gardens Conservation Area. Additionally, the site is designated as being within North Southwark and Roman Roads Archaeological Priority Area.
26. Transport for London's (TfL) Public Transport Accessibility Level (PTAL) provides a score of 1-6b to rate areas within London and their accessibility to public transport options. A score of 1 represents the lowest accessibility with 6b being the best locations of accessibility to public transport. The subject site is rated as 1a-4 on the PTAL system indicating reasonably good accessibility to public transport.
27. There are five bus services that can be accessed within 640m for the majority of the site. Adjoining the site on both Ilderton Road and the Old Kent Road is a bus stop and shelter. The bus stop on Old Kent Road provides access to two east bound services, while the bus stop on Ilderton Road provides access to one north bound. For services in the opposite direction the stop on Ilderton Road can be reached by an uncontrolled crossing of Ilderton Road. However, the west bound stop on Old Kent Road requires use of a formal crossing some distance from much of the site and the bus stop itself. The centre and northern part of the site is only within walking distance the Ilderton Road pair of bus stops. The site is also located between two rail stations, South Bermondsey to the north of the site providing access to Southern Rail services, and Queens Road Peckham to the south, providing access to Overground services and Southern Rail services.
28. Safeguarding still remains for the future provision of the BLE.

Image: Site Plan



Details of proposal

29. A hybrid planning application is proposed comprising of the following description:

Full planning application for Phase 1 comprising the demolition of Hillbeck Close, Ullswater House and garages at Manor Grove and the erection of four buildings at 2/3-storeys (D1 and D2), 5/9-storeys (C) and 7/13-storeys (G1) providing 167 homes (Class C3) with associated parking, public realm, open spaces, landscaping and ancillary infrastructure; and the refurbishment of properties at Manor Grove.

Outline planning permission (all matters reserved except for access) for phases 2, 3 and 4 comprising the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way Primary School) ranging in height from 2 to 21 storeys to provide up to 57,786 sqm of floorspace (GEA), comprising up to 523 affordable and market homes (Class C3), up to 3,452 sqm (GEA) of flexible commercial floorspace (Class E, F1 and sui generis) and up to 2,214 sqm (GEA) of educational floorspace (Class F1) including temporary space for the children's centre, with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure. Providing a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis).

30. It total, the proposed development provides a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis). Of the 690 new homes being developed 443 will be affordable, amounting to 64.7% by habitable room. Also included in Phase 1 of the

development is the refurbishment of 18 council owned homes of the 49 homes within Manor Grove. The development is to be phased with details of the phasing set out in the paragraph below.

31. The following phasing programme is proposed:
 - Phase 1 (Full Planning Permission), scheduled to commence in October 2022 with practical completion in April 2025, delivering 167 homes;
 - Phase 2 (Outline Planning Permission), scheduled to commence in June 2025 with practical completion in February 2028, delivering 247 homes;
 - Phase 3 (Outline Planning Permission), scheduled to commence in June 2026 with practical completion in November 2028, delivering 50 homes and a replacement Primary School;
 - Phase 4 (Outline Planning Permission), scheduled to commence in December 2027 with practical completion in July 2030, delivering 226 homes and replacement commercial floorspace.

32. Phase 1 is submitted in full detail. However, Phases 2-4 are submitted in outline with the following parameters:
 - Site Location Plan – outlining the Application Site boundary (demarcating Phase 1) and other land in the Applicant’s ownership;
 - Demolition Plan – identifying the buildings to be demolished and retained;
 - Parameter Plan (Movement) – identifying the primary pedestrian, cycle and vehicular accesses and routes (including an illustrative movement strategy showing wider connections and future highway improvement works near to the Application Site)
 - Parameter Plan (Land Uses) – outlining the various uses proposed, including residential (Class C3), education (Class F1) and ground floor commercial (Classes E, F1 and sui generis);
 - Parameter Plan (Public Open Spaces) – identifying the location of the public open spaces across the Application Site and the trees to be prioritised for retention;
 - Parameter Plan (Maximum Building Heights) – outlining the maximum building heights for Phases 2-4, ranging from 2 storeys to 21 storeys (including an axonometric diagram showing how the illustrative scheme fits within the height parameters);
 - Parameter Plan (Indicative Phasing) – outlining the location of Phases 2-4.

33. In addition the above, a Design Code has also been submitted to provide further guidance on how Phases 2-4 are to be brought forward at the reserved matters stage(s) to ensure a consistent and high-quality standard of design throughout, building on the high standards of design proposed in Phase 1.

34. The development would provide 690 new homes comprising of 443 affordable homes, amounting to 64.7% by habitable rooms, with the remaining 247 homes consisting of 220 homes being market homes and 27 shared equity homes. Of the 443 affordable homes, 202 are replacement Council-owned social rent

- homes; 143 are additional social rent homes, and 98 are keyworker intermediate homes. 157 of the affordable homes will come forward as part of Phase 1 with 247 homes comprising of phase 2, 50 homes and the reprovided Pilgrim's Way Primary School forming Phase 3, and 226 homes and the majority of commercial space being incorporated into Phase 4. The amount of homes proposed represents a significant uplift on the existing 202 homes currently within the red line boundary of the redevelopment site.
35. Cycle Parking will be provided in accordance with the London Plan and Southwark Plan requirements. A total of 1262 spaces are proposed in the development consisting of various types of parking choices. In addition, visitor cycle spaces will be incorporated into the landscaping and public realm throughout the scheme.
 36. The proposed development will retain 173 existing parking spaces (As per the residential ballot) plus 14 accessible spaces for the new-build dwellings. This equates to 3% of the overall number of dwellings. Aside from the 14 accessible spaces, no other new car parking spaces are proposed. The parking spaces are provided in three forms; ground level parking between the three towers and to the rear of Block C, podium parking beneath Block A, and on-street parking either parallel to or at right angles to the internal road layout.
 37. Refuse and recycling facilities will be provided for each individual dwelling with communal waste facilities located nearby to plots within the red boundary line. The location of the refuse facilities enables collection from Southwark Waste to take place safely and securely. The requirements for the management of commercial waste will be included in the tenant's specification.
 38. Private and communal amenity, along with children's playspace and public open space have been provided within the development proposals. Private amenity for residents include private gardens and balconies, with communal amenity spaces incorporated into each respective plot. A centralised open space, called Tustin Common, provides the majority of open space in the development with other open space areas consisting of a pocket park near Hillbeck Close, and plaza fronting Old Kent Road that is to be brought forward in Phase 4. The Children's playspace is located throughout the development with the existing MUGA being retained and enhanced for the Pilgrim's Way Primary School.
 39. Commercial space within the scheme is to be provided in the later stages of the development. This consists of the retention of all existing commercial spaces, along with the retention of the Redeemed Assemblies Church. The majority of the commercial space will come forward as part of Phase 4 of the redevelopment scheme.

Table: Proposed land uses

Land Use	Use Class	GIA
Residential	C3	64,144sqm
Commercial	E	820sqm
Community	F1/ Sui Generis	560sqm
Education	F1	1,993sqm

Revisions and amendments

40. Whilst no design or alterations to the total number of residential units has occurred during the lifespan of this application, additional information regarding some areas of assessment was submitted. The documents were submitted in light of comments received from consultee during the consultation period. In acknowledging the further documents, and the nature of the information received, re-consultation of the scheme was not required.
41. The documents of additional information submitted during the course of this application were chapters of the submitted environmental statement, and revisions to the submitted flood risk assessment following consultation with Southwark Flood Risk Officers. The revisions are as follows:
 - TE ES VOL 1 - CHAPTER 1
 - TE ES VOL 4 - NON TECHNICAL SUMMARY
 - TE ES VOL 1 - CHAPTER 10
 - TE ES VOL 1 - CHAPTER 11
 - TE ES VOL 1 - CHAPTER 12
 - TE ES VOL 1 - CHAPTER 13
 - TE ES VOL 1 - CHAPTER 14
 - TE ES VOL 1 - CHAPTER 15
 - TE ES VOL 1 - CHAPTER 16
 - TE ES VOL 2 - APPENDIX 1.1 - PART 1 OF 3
 - TE ES VOL 2 - APPENDIX 10.1
 - FLOOD RISK ASSESSMENT AND SUDS STRATEGY REPORT

Consultation responses from members of the public

42. Two representations have been received raising objections to the proposed development. In addition, 1 representation has been received making neutral comments on the scheme, and 26 comments have been submitted in support of the application. The nature of the objections and comments are summarised in the table below.

Table: Public comments on the development

Objections	Officer Response
<p><u>Consultation process</u>: I, like others on our estate, have tried to work with the council from the start, acknowledging that painful though it may be, perhaps demolition and regeneration is a way forward – however, it should be an improvement on what we have, be for the benefit of us living here and other locals, and stick to the Mayor’s pledges. We are instead headed for another Heygate.</p>	<p>The proposal would result in the creation of 690 new homes that the residents of Tustin have been included in the consultation process from the beginning. The discussions between the Council and the residents of Tustin have been transparent, and the residents of Tustin’s comments during the consultation process have helped mould the design of the dwellings and flats, along with the open space area and re-provision of commercial and educational floorspace.</p>
<p><u>Height of Plot E1</u>: The height of block E1 is largely being shown as sloping downwards from 3 to 2 stories, including in the submitted daylight/sunlight assessment. We have no objection to this but are concerned that this has crept up to 4 stories in the maximum building height parameter plan. We object to this potential change which, to our knowledge, has not been communicated at any consultation meetings or included in the submitted daylight/sunlight assessment.</p>	<p>Building E1 is shown as 4 storeys in the maximum parameter plan to provide flexibility to accommodate any changes to lift rooms, plant rooms, services etc that could affect height, within the bounds of site conditions. The illustrative masterplan remains the intention at this stage and any changes to proposed heights of buildings in later phases will be subject to further detailed consultation with residents as part of detailed design work for each phase.</p>
Neutral comment	Officer Response
<p><u>Storage</u> - I have a shed at the end of the garages in Manor grove of which you are planning to demolish, will you have an alternative shed close by that I can use , because my shed is of course very useful storage space for items I cannot store in my 1 bed flat.</p>	<p>Council officers have tried to contact the individual, and will continue to pursue contact to work out a solution.</p>
Comments in support	
<p>26 representations in support of the planning application were received as follows.</p>	

- Better quality of accommodation.
- The development will have a positive impact on the Tustin community
- The development will help get people out of crowded accommodation
- Redevelopment would provide a safer environment for kids to grow up
- The redevelopment is much needed and long overdue. The efforts to consult with residents over the years are appreciated together with the hard work of the council officers.
- The scheme provides 4 and 5 bedroom homes for larger families
- Provision for over 55's living and the centralised park are welcomed
- Job opportunities created during and after construction
- The development provides long overdue work to the Manor Grove blocks
- Support for the re-provision of Pilgrim's Way Primary School
- Appreciation that existing tenants are given the right to return.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

43. The main issues to be considered in respect of this application are:
- Equalities Impact Assessment
 - Environmental Impact Assessment
 - Principle of the proposed development in terms of land use;
 - Opportunity Area;
 - Estate regeneration;
 - Provision of housing;
 - Non-residential uses, TRA Hall and MUGA;
 - Old Kent Road Phasing;
 - Affordable housing;
 - Development viability;
 - Design issues including site layout, tall buildings and heritage considerations;
 - Landscaping, trees, biodiversity, and urban greening;
 - Design Review Panel;
 - Housing mix;
 - Density;
 - Quality of residential accommodation;
 - Designing out crime;
 - Private, communal amenity space, children's playspace & public open space;
 - Impact of proposed development on amenity of adjoining neighbours and surrounding area;
 - Transport;
 - Archaeology;
 - Refuse and waste;
 - Wind and microclimate;

- Fire strategy;
- Flood risk and water resources;
- Ground contamination;
- Air quality and noise;
- Energy, sustainability and digital connectivity;
- Whole Life-Cycle and Circular Economy;
- Health Impact Assessment;
- Planning obligations; and
- Mayoral and borough community infrastructure levy

Legal context

44. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Southwark Plan 2022 and the draft Old Kent Road Area Action Plan 2020.
45. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections in the overall assessment at the end of the report.

EQUALITIES

46. The Equality Act (2010) provides protection from discrimination for the following protected characteristics: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. Section 149 of the Equality Act 2010 places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers, including planning powers. Officers have taken this into account in the assessment of this application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:
 - Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; and
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
47. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she knew and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.

48. The Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units. The provision of communal amenity spaces to be shared by different tenures would also contribute to the potential for increased social cohesion. This is a positive aspect of the scheme. In addition the provision of over 55s housing within the redevelopment would offer the opportunity for better integration between age groups.
49. There are a large number of existing black and ethnic minority businesses in the local area, which would not be directly affected by the proposed development. However, the impact of the development would increase footfall in the local area and could create a number of opportunities for these existing businesses. The existing BAME businesses on the estate would be provided with temporary accommodation in the Old Kent Road during construction and would be subsequently offered spaces back on the estate or new spaces within the borough.
50. With regards to social value the company, Beyond The Box were instructed to design a specific social value project to engage a wide range of residents with the regeneration of the Tustin estate. This included local commissions to support the monthly community engagement events. The design and delivery of a youth project, a Designers & Makers week, and the creation of paid roles for Community Content Producers to work with Beyond The Box to develop a community website. It was also ensured that collaboration with local creatives and businesses in the area was established, with the remuneration of fees coming back into the borough of Southwark.
51. The submitted Equalities Impact Assessment demonstrates that the proposed development has the potential to provide improved living conditions, housing quality, accessibility, public realm and community facilities. This, coupled with the favourable resident ballot means there is a compelling case in the public interest for the redevelopment. The Applicant, Southwark Council, has also sought to mitigate any impacts through a range of reasonable and proportionate measures focused on engagement, rehousing assistance and compensation options to improve the outcomes for the current and future estate communities.

Other equality impacts

52. Travellers are a group with protected characteristics. The closest Travellers site to the proposed development is located close to the junction with Rotherhithe New Road and Ilderton Road. The distance between the Travellers site and the subject site is circa 695 metres to northeast. Given the sufficient separation distance it is therefore considered that no adverse impacts would occur to this group.

53. The proposed development would also generate additional opportunities for local employment. The proposed development would deliver 1,380sqm of commercial floorspace that is above the existing 1,360sqm. The new floorspace will provide more efficient layout for businesses to operate in and is considered to be a significantly positive aspect of the development proposal.

Conclusion on equality impacts

54. The proposed development would not result in any adverse equality impacts in relation to the protected characteristics of religion or belief and race as a result of the proposed development incorporating a mixed use scheme of residential units in C3 Use Class and commercial units in E Use Class, and a F1 Use Class. Notwithstanding that the development would result in a significant change to the site, 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.
55. The proposed development would undoubtedly result in a significant change to the site. The public sector equality duty does not prevent change but it is important that the Council consider the acceptability of the change with a careful eye on the equality implications of that change given its duty under Section 149 of the Equality Act 2010. The Council's duty is to have due regard to the objectives identified above when making its decision. In the present context, this means focusing carefully on how the proposed change would affect those with protected characteristics and ensuring that their interests are protected and equality objectives promoted as far as possible.

Environmental impact assessment

56. Due to the scale of the scheme, a request for a formal scoping opinion to determine whether the development constitutes an Environmental Impact Assessment (EIA) development as defined by the Town and Country Planning EIA Regulations 2017 was submitted to the Council in February 2022.
57. The request (Ref: 22/AP/0585) was considered under Schedule 2, 10(b) Urban Development Projects of the EIA Regulations, as the proposals exceed the threshold of more than 150 residential units identified within Schedule 2 (10b). Based on the consideration of the proposals against the requirements set out in Schedule 3, the council considered that the Scoping Opinion is adopted and that the assessment inform the preparation of the Environmental Statement (ES) underpinning any future development proposal as described herein.
58. Given the above, an Environmental Statement (ES) has been submitted with the application. The ES is split into three separate volumes and covers a large range of topics that are assessed further below in this report, in particular, the Environmental Considerations section of this report.

PRINCIPLE OF DEVELOPMENT IN TERMS OF LAND USE

Opportunity Area

59. The Old Kent Road Area Vision of the Southwark Plan 2022 sets out the overall vision for the Old Kent Road. The policy says development should:
- Deliver direct benefits to the existing community including new and improved homes including new council homes, schools, parks, leisure and health centres, and the creation of jobs;
 - Promote car free development and support the Bakerloo Line extension, electric buses, taxis, commercial vehicles and cycling which will help to tackle air and noise pollution;
 - Help foster a community in which old and young can flourish;
 - Build new homes that come in a range of types from terraced houses to apartments with a high design quality including generous room sizes, high ceilings and big windows to ensure people have space to think and to rest;
 - Link existing open spaces like Burgess Park to each other and new park spaces;
 - Demonstrate excellent standards of environmental sustainability including pioneering new district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.
60. The Old Kent Road Area Vision also states that the Old Kent Road Area Action Plan (OKR AAP) will set out the physical framework that will enable the community to realise its potential. The council is in the process of preparing this Area Action Plan for Old Kent Road which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2020. As the document is still in draft form, it can only be attributed limited weight. Whilst not part of any site allocation the OKR AAP always anticipated the possibility of estate regeneration, subject to the support of residents. With this in mind the phasing was adjusted accordingly to allow the site to come forward in phase 1.

Estate regeneration

61. Policy H8 of the London Plan seeks to resist the demolition of affordable housing unless: there has been consideration of alternative options; it is replaced by an equivalent amount of affordable housing floorspace; and it delivers an uplift in affordable housing. The policy also seeks that replacement affordable housing is integrated into the development to ensure mixed and inclusive communities. These issues are discussed in the subsequent paragraphs.

Consideration of alternative options

62. Policy H8 states that before considering demolition of existing estates, alternative options should first be considered, and the potential benefits associated with the option to demolish and rebuild an estate set against the wider social and environmental impacts.
63. The application is therefore supported by a Planning Statement, and Statement of Community Involvement. At the early stage of the engagement with the Tustin community, options were developed with residents on how to improve the quality of the low-rise homes and wider environment of the estate. This enabled the Tustin Community Association to develop a Resident Manifesto for any changes, and a public meeting was held to discuss initial options for the estate.
64. An options survey took place across the estate to rank the options and determine the preferred option for a resident ballot. Residents received an options booklet with details and designs for each option. The five options are:
- Option 1: Maintain Tustin
 - Option 2: Refurbish Tustin With New Infill Homes
 - Option 3: Partial Refurbishment And Partial Redevelopment
 - Option 4: Redevelop Tustin
 - Option 5: Redevelop Tustin And Maintain Manor Grove With New Infill Homes
65. A Resident Ballot took place between Wednesday 10 February and Friday 5 March 2021. The Resident Ballot was carried out independently of the council by Civica Election Services (CES). Residents eligible to vote, in accordance with Greater London Authority (GLA) requirements, were asked, "Are you in favour of the proposal for the redevelopment of the low-rise homes on the Tustin Estate?"
- The results were: · Yes: 87% (266 votes) · No: 13% (41 votes)
66. It is noted that during initial stages of the voting process, that Option 4 was the favoured option across all blocks with the exception of Manor Grove. As there was no clear majority in Manor Grove, Option 5 was selected as the final option as evidenced by the votes listed above. Voter turnout was 307 of 480 representing 64% voter turnout. 73% of those who live in the low rise homes took part and 53% of those who live in the towers took part.
67. The site is located in a predominantly residential area and is considered a sustainable location to replace the existing homes and create new housing. It is also noted that the three existing towers have undergone their own refurbishment works, so the estate as a whole comprises a mixture of redevelopment and refurbishment. Furthermore, the council's adopted planning policies highlight the importance of delivering sufficient housing to meet local needs. Having regard to the evidence put forward by the applicant, the principle of demolition is accepted.

Like-for-like replacement of existing affordable housing floorspace

68. As set out above, the loss of existing affordable housing should be resisted unless it is replaced by an equivalent amount of affordable housing floorspace (with no overall net loss). Policy H8 of the London Plan confirms that replacement affordable housing floorspace must be provided at social rent levels, where it is being provided to enable a right of return for existing social rent tenants.
69. The proposals would involve the development of 443 new affordable homes resulting in the net gain of 241 homes and would also result in an uplift in habitable rooms as detailed below:

Table: Existing and proposed affordable homes

	Existing	Proposed	Net Change
Units	202	443	241
Habitable rooms	543	1,691	1,148

70. The existing social rent floorspace to be demolished is 13,274 sqm across Bowness House, Heversham House, Hillbeck Close, Kentmere House, and Ullswater House, with the proposed social rent floorspace totalling 45,974 sqm. As such, the requirement for like-for-like re-provision has been demonstrated in accordance with London Plan Policy H8.

Increase in affordable housing

71. As outlined in the above, the proposal would result in an uplift of 443 additional homes. This comprises of 202 replacement council-owned social rent homes; 143 additional social rent homes, and 98 intermediate keyworker homes. It is noted that Southwark has an ambition to provide 500 new keyworker homes, and the quantum in this development would provide almost a fifth of the Borough's target. The 27 shared equity homes do not fall under the definition of affordable housing as the product is not capped at a household income level as defined in the Southwark Plan 2022. The increase of 241 additional homes as affordable is a significantly positive aspect of the scheme. Additionally, the proposed social rent homes would be provided at social rent levels.

Good Practice Guide to Estate Regeneration (GPGER)

72. Paragraph 4.8.4 of London Plan Policy H8 states that all estate regeneration proposals should take account of the requirements of the Mayor's Good Practice Guide to Estate Regeneration. These comprise the above detailed like-for-like replacement of existing affordable housing and an increase in affordable housing; a full right to return for social housing tenants; a fair deal for leaseholders and/or freeholders; and full and transparent consultation. The table below in the decant and rehousing strategy section provides a breakdown of numbers.

73. All residents would have a right to return and all replacement units would be provided at social rent levels and would all be afforded the same security of tenure. The applicant has and continues to work closely with the Southwark Housing and Leasehold teams in the development of the design proposals. This is to ensure that the replacement homes meet the needs of residents with the right to return.

Decant and rehousing strategy

Table: Decant and rehousing breakdown

	Secure tenants remaining in homes	Leaseholders	Temporary accommodation	Voids	Total
Bowness House	18	15	1	0	34
Heversham House	66	28	4	0	98
Hillbeck Close	15	5	3	9	32
Kentmere House	31	3	4	0	38
Total	130	51	12	9	202

74. Phase 1 of the scheme requires the demolition of Ullswater House and Hillbeck Close which will be replaced by Building C. The other new buildings in Phase 1 do not require demolition of existing buildings. Existing residents of Ullswater House and Hillbeck Close will be required to move to allow vacant possession and demolition of these buildings. Residents will be able to move temporarily on or off the estate and then move to a new home on the estate. Once the Phase 1 buildings have been completed, residents of Bowness House, Kentmere House and Heversham House will be able to move to a newly built home, enabling vacant possession and demolition of these buildings. If residents wish to move to a new home on the site of their current home which may be in a later phase, they will be able to move twice to allow this.
75. The below principles have been established and will form the basis of a local lettings policy to be formalised after planning permission has been granted.

Secure council tenants:

- Tenants will be guaranteed a newly built council home on the estate

- Allocations will be on a like for like basis: for example where tenants currently have a garden or a ground floor home, similar new homes will be allocated where feasible
 - Tenants will be able to express a choice based on layout, size, location
 - If tenants are currently in a larger property than they need, they will be eligible for a property with one more bedroom than their need, however they will be able to downsize if they wish.
 - Each household will receive a home loss payment and a disturbance payment
76. Council tenants in the towers and in Manor Grove who are in overcrowded accommodation, wish to downsize or have a medical need will be given priority status to move into a new home on the estate after homes have been allocated to existing low rise tenants. Applicants on the housing register on the estate for 12 months prior to the resident ballot in March 2021 will also be able to bid for a new home on the estate.
77. Ullswater House has provided temporary accommodation with residents of the building being on a licence. As these homes were not self-contained, residents were supported to move to more suitable accommodation during the COVID-19 pandemic. Ullswater House was fully vacated in January 2022.
78. Existing council tenants in Hillbeck Close received priority re-housing status in August 2021. Residents will be able to move temporarily on or off the estate and then return to a newly built home, or may move permanently if they wish. Officers from the Tustin & Ledbury Housing Team are working closely with residents. As part of the major works in the Tustin towers, thirteen 'hidden homes' have been built. All these homes will be made available for residents of Hillbeck Close to move to on a temporary or permanent basis. The homes were completed in May 2022.
79. The council will seek to acquire all leaseholder interests to deliver vacant possession of the buildings subject to demolition.

Resident leaseholders:

- Resident leaseholders will be able to remain on the estate by purchasing a replacement home or will be offered a council tenancy where appropriate
 - A range of purchase options will be offered including shared equity, equity loan and shared ownership
 - Allocations will be on a like for like basis: for example where leaseholders currently have a garden or a ground floor home, similar new homes will be allocated where feasible
 - Leaseholders will be able to express a choice based on layout, size, location
80. The council has built a positive dialogue with the majority of residents and leaseholders and it remains the intention to acquire all leasehold interests by agreement rather than by compulsory acquisition. However, Cabinet approval

has been granted to proceed with a compulsory purchase process as a last resort if required.

Consultation

81. In the summer of 2019 Southwark began to develop options with residents on how to improve the quality of the low-rise homes and wider environment of the estate. The Tustin Community Association developed a Resident Manifesto for any changes, and a public meeting was held to discuss initial options for the estate. From June 2019 – March 2020 Further consultation was undertaken to evolve options, including: - A Tustin Resident Project Group was set up with monthly meetings; continued discussions with the Tustin Resident Project Group and Tustin Community Association; and estate-wide meetings and drop-in design events held.
82. In March 2020 the five options for the estate's development were confirmed, including maintaining the current estate, refurbishment and redevelopment. From September – October 2020 a resident options survey took place to rank the five final options for the estate to determine a preferred option for the resident ballot. Residents received an options booklet with details of each option and redevelopment was chosen as the favoured option, albeit with the refurbishment of Manor Grove. From October 2020 – February 2021 the final option was developed further in consultation with residents, including: - A feasibility masterplan developed by Common Grounds, led by DSDHA; - Design workshops and weekly drop-in sessions were held; and - A Landlord Offer Document was published setting out the Council's commitments to residents ahead of the ballot, based on the Resident Manifesto.

Provision of housing

83. The scheme would provide 690 new homes including more than a policy compliant affordable housing comprising social rented housing, at 64.7% affordable housing (443 homes). There is a pressing need for housing in the borough, and this contribution of housing would assist in being able to provide new quality homes to serve the needs of residents within the borough. This provision of housing would significantly assist the council's aim to provide 11,000 new council homes as detailed in the Southwark Plan.
84. London Plan Policy H1 (Increasing Housing Supply) highlights the need for new homes in London and sets out 10-year housing targets for each borough which are to be achieved by allocating a range of sites for housing; encouraging development on appropriate windfall sites; and optimising the potential for housing deliver on all suitable and available brownfield land. Table 4.1 of the London Plan sets Southwark a 10-year target (2018/29/ to 2028/29) for net housing completions of 23,550 (equivalent of 2,355 dwellings a year).
85. This is reiterated in the Southwark Plan and draft OKR AAP. Specifically Policy ST1 Development targets of the Southwark Plan states that we will work with our partners, local communities and developers to ensure that developments deliver the required growth and improvements to achieve our targets including 40,035

homes between 2019 and 2036 (2,355 new homes per annum). Similarly, the draft OKR AAP sets out the phased delivery target of 20,000 homes.

86. In line with London Plan and Southwark Plan ambitions, the development would make a sizeable contribution to the borough's housing stock and combined with a policy compliant affordable housing offer. This is considered to represent a significant positive aspect of the scheme.

Employment and affordable workspace

87. The proposed development will include the full re-provision of all other non-residential floorspace on the subject site and seeks to provide this as flexible and modern space for existing (and new) businesses. Commercial units will be located on the ground floor of the buildings fronting the proposed new Old Kent Road Plaza (Plots A and J) and Ilderton Road (Plot H) to create activity and support the vitality of the both the estate and the District Town Centre in accordance with Policy P35 of the Southwark Plan.
88. In line with Policy P33 of the Southwark Plan the existing small businesses will be given the opportunity to move back into the finished scheme should they wish; or, alternatively, will be provided with support for relocating elsewhere. In either scenario, a business relocation strategy will be provided at the relevant reserved matters phase(s), including details of:
- The amount of existing and proposed non-residential floorspace (separated by use class);
 - A schedule of existing businesses operating on the site (including business sector, estimated number of employees and lease terms);
 - Details of engagement with existing businesses regarding the re-provision of premises or their relocation options (including temporary arrangements and/or reasons why existing businesses cannot be located on-site); and
 - Details of engagement with the council, local agents, businesses, business associations and workspace providers to identify alternative premises in Southwark for existing businesses and/or to secure occupiers for the new employment space.
89. Policy P31 of the Southwark Plan requires developments proposing 500sqm GIA or more employment floorspace to provide 10% of the proposed gross employment floorspace as affordable workspace on site at discount market rents. As the scheme re-provides the existing commercial space on-site, the 1,360sqm amount proposed triggers the requirement for 10% of the commercial space to be provided as affordable workspace. Triggers and controls regarding the affordable workspace are to be agreed in the S106 Unilateral Undertaking.
90. Other employment triggers requested by Southwark's Economy Team will also be secured in the Unilateral Undertaking, and these include; an employment, skills and business support plan, and end user development jobs and requirements. Since commercial space is not proposed in the first phase, all employment related Unilateral Undertaking obligations are to be secured for the Reserved Matters for Phases 2, 3, and 4.

Reprovision of Pilgrims Way Primary School

91. The NPPF states that great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications. In accordance with Policy P27 of the Southwark Plan, Pilgrims Way Primary School is proposed to be re-provided on-site as a 1FE+ school that is future proofed to be capable of expansion to a 2FE school in the future should this be required.
92. The detailed design of the school will be determined at the relevant reserved matters stage. Notwithstanding, significant thought at this stage has gone into how the school can provide the necessary space for teaching, halls, dining, physical education, staff and administration activities, storage, toilets and personal care, kitchen facilities, circulation, plant and any non-school or support functions. The illustrative scheme also shows how the building can receive adequate daylight and sunlight, provide high quality external areas that avoid sightlines from neighbouring homes, and support safe and healthy travel by pupils.

Reprovision of Pilgrims Way MUGA

93. As part of the redevelopment proposals, the existing MUGA is to be retained and enhanced. The location of the MUGA is within the re-provided Pilgrims Way Primary School.

Old Kent Road Phasing

94. Greater London Authority (GLA) and Transport for London (TfL) officers have worked closely with Southwark Council officers to agree the broad geography and phasing of development in the area covered by the Old Kent Road Area Action Plan (OKR AAP), to help provide certainty to communities, local businesses and developers in advance of the Bakerloo Line Extension (BLE) and a clear timetable for its delivery. This has resulted in broad agreement between the GLA, TfL and Southwark Council on the scale and geography of the area's new town centres, where industrial uses will be retained, replaced and intensified, and how housing delivery will be phased in advance of the Bakerloo Line Extension (BLE). Broad alignment and the location of potential tube stations has also been agreed between Southwark Council and TfL and formal safeguarding is in place (which is further discussed later in the below paragraphs).
95. As part of this process, a cap of 9,500 net additional homes has been agreed for Phase 1 until a BLE construction contract is in place. In this case, recognition has been given to the severity of the need to provide housing stock along with the need to improve the living standards for residents of the Tustin Estate. In addition, the intended delivery programme with a start on site this year. As such, officers have worked to incorporate the redevelopment of the Tustin Estate into the 9,500 cap.

Prematurity

96. Legal Advice received in relation to this issue highlights the following from the National Planning Policy Guidance:

“arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.
97. Refusal of planning permission on grounds of prematurity would seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.”
98. The most up to date adopted development plan documents pertinent to the Old Kent Road are the 2021 London Plan and the Southwark Plan 2022. These identify the Old Kent Road Opportunity Area as having significant potential for housing led growth. The draft OKR AAP has been developed in response to the adopted London Plan (and its previous iteration London Plan 2016) and has also sought to address the increased housing target for the opportunity area and the need to ensure that the London Plan aspirations for employment and residential are addressed. The scheme under consideration here is not considered to undermine either the strategic or local plan making process, and reflects the adopted statutory development plan position of the 2021 London Plan, the Southwark Plan 2022, and the 2017 and 2020 draft OKR AAPs. It is not therefore considered to be premature.

Conclusion on land use

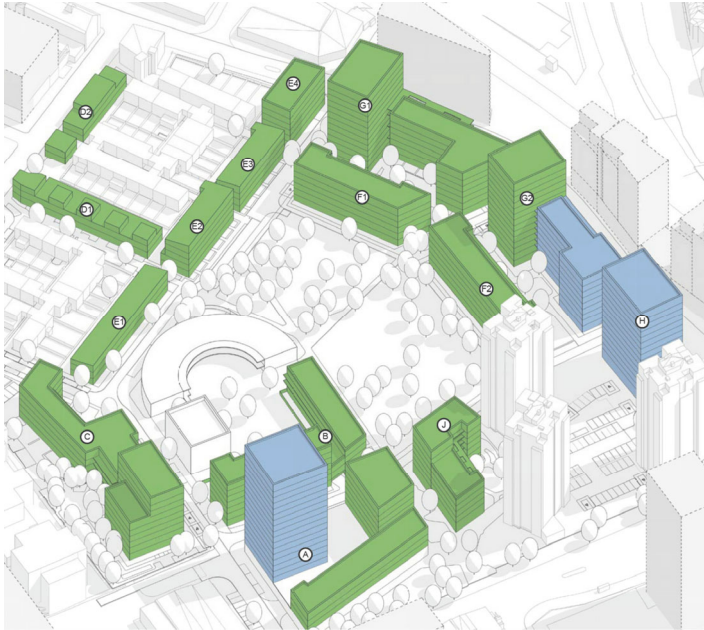
99. The scheme would deliver major regeneration benefits, including a significant contribution to the borough’s housing stock, 64.7% affordable housing, job creation, the re-provision of the Pilgrim’s Way Primary School, and the retention of the existing commercial space to the development. It is therefore considered that the development, in land use terms, is acceptable, and its contribution to the surrounding Old Kent Road Opportunity Area (OKROA) should be supported.

AFFORDABLE HOUSING AND DEVELOPMENT VIABILITY

Affordable Housing

100. National, regional and local planning policies place a high priority on the delivery of affordable housing as part of the plan led approach to addressing the housing crisis. Southwark's Strategic Housing Market Assessment (SHMA) identifies a need for 2,077 social rented and intermediate homes per annum which is approximately 71% of Southwark's total housing need. The SHMA suggests that approximately 78% of the total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions.
101. The NPPF requires affordable housing as part of major residential developments. Policy H4 (Delivering affordable housing) of the London Plan sets out the strategic target that 50% of all new homes delivered across London are to be genuinely affordable. Policy P1 of the Southwark Plan requires development that creates 10 or more homes to provide the maximum viable amount of social rented and intermediate homes and the minimum amount should be 35%.
102. In addition, Policy H5 of the London Plan states that development on publically owned land should deliver a minimum of 50% affordable housing.
103. In accordance with Policy P1 of the Southwark Plan, the proposed development provides 64.7% affordable housing (by habitable room), comprising a mixture of social rent and intermediate housing, with the intermediate tenure being available for key worker and shared equity homes. Phase 1 of the development consists of 100% affordable housing, with Phases 2-4 providing a mixture of approximately 60% affordable housing and 40% private market homes. The exact split of social rent, keyworker and shared equity will be refined as the scheme progresses through subsequent reserved matters applications for phases 2-4 based on housing needs. The market homes are to be located in Plot A, Plot G2, and Plot H. The below image illustrates the demarcation for which plots are affordable and which are private.

Image: Housing tenures



Key

- Site boundary - outline planning application
- Blue line boundary
- Affordable tenures
- Market sale tenure

Table: Affordable housing mix

Tenure	Studio	1-bed	2-bed	3-bed	4-bed	5-bed	Total homes	Hab rooms
Existing social rent	60	30	25	87	0	0	202	543
Proposed social rent	0	143	82	87	30	3	345	1313
Proposed Key worker (Intermediate)	0	37	38	23	0	0	98	378
Shared equity	0	3	3	21	0	0	27	120
Market sale	0	88	121	11	0	0	220	804
Total	0	271	244	142	30	3	690	2,615
Percentage	0%	39.3%	35.3%	25.4%				

Affordable housing	64.7% overall
(by hab room)	55.4% on net uplift comprising 37.2% social rent and 18.2% Keyworker.

104. The development would provide 202 replacement Council-owned social rent homes; 219 additional Council-owned homes, 143 additional social rent homes, and 98 intermediate keyworker homes, which equates to an increase of 241 affordable homes within the Tustin Estate. In addition, 27 shared equity homes, and 220 private market homes form part of the development proposals.
105. In accordance with the Rent Standard Guidance social rents are set as formula rents which by definition are exclusive of service charges. The Guidance allows for social rents to increase by CPI+1% and the mechanisms in the s.106 brings services charges in line with that by limiting increases in service charges to the lower of CPI+1% or such other limit imposed by Government. This would be secured in the s106 agreement.
106. It is noted that the 27 shared equity homes are a shared equity product facilitating a right to return for existing households, and are not considered to constitute intermediate affordable housing under a shared ownership basis and are to be occupied by former leaseholders who are not qualifying for affordable housing provision.
107. The affordable housing quantum proposed exceeds the requirement for 25% of homes to be social rented complying with Southwark Plan Policy P1. In addition, at least 50% of the affordable provision in relation to the uplift in homes also complies with Policy H5 of the London Plan which requires a minimum of 50% affordable housing on publically owned land.
108. The Unilateral Undertaking would secure the delivery of these units, including clauses to prevent the occupation of more than 50% of the private apartments until 50% of the affordable units are completed. In line with the Mayor's Affordable Housing and Viability SPG, an early review mechanism would be secured by the Unilateral Undertaking, since the development would not substantially commence within 24 months. The review would determine whether the viability of the development has improved during that time, and accordingly whether it could deliver any more affordable housing. However, it should be stressed that the overall quantum of 64.7% would remain as the minimum level of provision. The review mechanism would capture any increase should the development be able to support it. It should further be noted that the GLA, in their Stage 1 report, advised that mid and late stage viability reviews should also be secured but given the substantial delivery of affordable housing and the findings of the viability review (as referred to in the subsequent paragraphs), it is felt that this would not be justified in this instance.

Development viability

109. Southwark's Development Viability SPD requires a financial viability appraisal to be submitted for all planning applications which trigger a requirement to provide affordable housing. The financial viability appraisal should identify the maximum level of affordable housing that can be sustained and justify any proposed departures from planning policy requirements. The appraisal submitted was reviewed by an independent consultant, acting on the council's behalf.
110. The council's consultant has reviewed the Financial Viability Assessment prepared on behalf of the applicant which concludes that the proposed scheme generates a Residual land value of -£9.57m and when benchmarked against a site value of c. £15.26m the proposed scheme generates a deficit of circa. £5.69m. This differs slightly from the applicant's appraisal of the scheme generating a negative Residual land value of -£7.51m. On that basis the council's consultant agrees that the scheme cannot offer more affordable housing; however, the sensitivity analysis undertaken by the independent consultant indicates that increasing sales values may result in a surplus and the viability of the Development should be revisited as construction progresses.

Conclusion on affordable housing

111. The level of affordable housing secured represents a significant benefit of the proposed development. Not only would the existing social rented homes be re provided but a significant proportion of the uplift would also be secured as social rented housing.

DESIGN CONSIDERATIONS

112. The NPPF stresses that good design is a key aspect of sustainable development and is indivisible from good planning (paragraph 124). Chapter 3 of the London Plan seeks to ensure that new developments optimise site capacity whilst delivering the highest standard of design in the interest of good place making. New developments must enhance the existing context and character of the area, providing high quality public realm that is inclusive for all with high quality architecture and landscaping.
113. The importance of good design is further reinforced in the Southwark Plan Policies P13 and P14 which require all new buildings to be of appropriate height, scale and mass, respond to and enhance local distinctiveness and architectural character; and to conserve and enhance the significance of the local historic environment. Any new development must take account of and improve existing patterns of development and movement, permeability and street widths; and ensure that buildings, public spaces and routes are positioned according to their function, importance and use. There is a strong emphasis upon improving opportunities for sustainable modes of travel by enhancing connections, routes and green infrastructure. Furthermore all new development must be attractive, safe and fully accessible and inclusive for all.

Site layout

Plot C

114. The layout for C1 makes efficient use of the site by creating south-facing homes looking out to the new tree-planted street and resident gardens to the west, sunny and well lit. The buildings are carefully arranged to retain the large trees on site, which creates a new public green space. The lower scale block provides dual aspect homes that benefit from deck access, and overlook the new public space. The southern taller block creates a strong face towards the Old Kent Road and provides ground floor homes with front doors to the future east-west quiet way.

Plot D

115. The layout of Plot D consists of two distinct blocks which are connected by a corner unit and garden wall, creating a consistent frontage along Manor Grove road. The mature trees and planted buffer to the north-west of the site are retained. In addition, a new pedestrianised play street is proposed connecting Manor Grove to the wider estate to the south. All homes have front doors onto the street and private gardens to the rear.

Manor Grove refurbishment

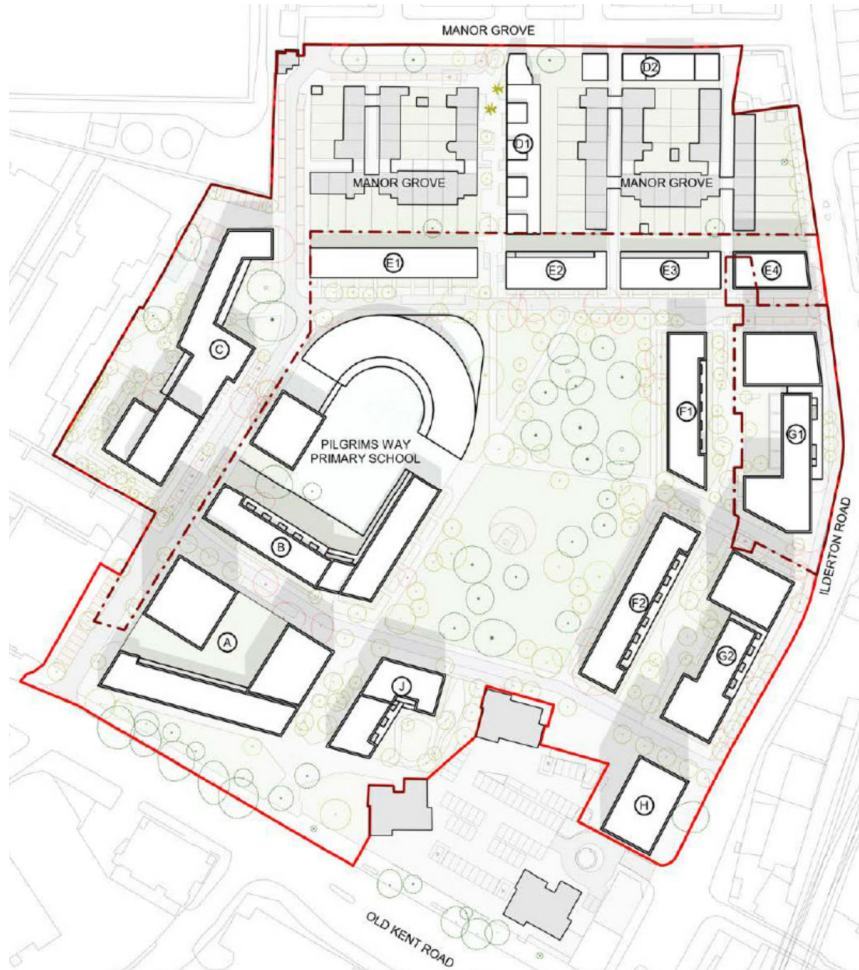
116. Manor Grove, located at the north part of the Tustin Estate is characterised by two storey terraced houses creating a denser urban grain on the site. The houses are accessed via pedestrian alleys, some of which are not through routes. The surrounding streetscaped is tree lined with a grassy bank dividing the road of Manor Grove from a car parking area. Despite the number of footways and routes through, the Manor Grove area is currently disconnected from the rest of Tustin Estate, with Kentmere House creating a barrier to the south. The new masterplan layout improves connectivity between Manor Grove and the estate.

Plot G1

117. The massing of Plot G1 has been developed in parallel to the illustrative masterplan, designed with consideration for the existing and emerging context, as well as, the estate's future development phases. The form of the building re-interprets the existing barrier block massing of Heversham House and establishes a new eastern boundary to Tustin Estate. The proposed building provides a buffer between Ilderton Road and Tustin Common, but unlike the existing Heversham House, ensures a level of permeability into and through the site.

Illustrative Masterplan

Image: Site Layout of Illustrative Masterplan



118. The plots, as seen in the above image, are arranged around the enlarged and enhanced Tustin Common central green space, prioritising frontages to this space where possible. Key routes within the estate have been aligned to existing street patterns where possible, with provision for the anticipated future quietway connection to the west. Tustin Walk, a key north-south pedestrian route is aligned to the western edge of the common connecting Manor Grove and Old Kent Road. Two east-west routes are aligned with the existing street pattern of Hornshay and Wagner Streets. Secondary east-west routes will provide pedestrian priority routes that also allow servicing access.
119. Tustin Walk is proposed as a key north-south pedestrian route, and is aligned to the western edge of the common connecting Manor Grove and Old Kent Road. Two east-west routes are aligned with the existing street pattern of Hornshay and Wagner Streets. Secondary east-west routes will provide pedestrian priority routes that also allow servicing access.

120. The arrangement of buildings along Old Kent Road retain the existing setback to the road with this arrangement enabling the retention of the existing trees within the public realm. These buildings frame the north-south route of Tustin Walk. Along Ilderton Road, the arrangement of buildings present a barrier to the busy street while allowing routes and access through. These plots create central landscaped residents gardens and provide maisonette homes facing the park.
121. To the west of the site, Plot C is proposed to the boundary on the west side of the Hillbeck Close extension and sweeps in from around two existing mature trees at the north of the plot. With regards to the new Pilgrim's Way Primary School, in contrast to the predominant rectilinear residential block typologies, the school is proposed as a curved form that reconciles the intersection of Hillbeck Close extension and Hornshay Street extension while also providing a contrast to the residential form.

Height Scale and Massing (including consideration of Tall Buildings)

122. London Plan Policy D9 provides guidance on tall buildings. The policy sets out a list of criteria against which to assess the impact of a proposed tall building (location/visual/functional/environment/cumulative). London Plan Policy D4 requires that all proposals exceeding 30 metres in height and 350 units per hectare must have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny.
123. Southwark Plan Policy P17 deals with tall buildings. The policy identifies this site as suitable for tall buildings as it is located within the Old Kent Road opportunity core area. The policy sets out a list of requirements for tall buildings of which the policy states that tall buildings must:
1. Be located at a point of landmark significance; and
 2. Have a height that is proportionate to the significance of the proposed location and the size of the site; and
 3. Make a positive contribution to the London skyline and landscape, taking into account the cumulative effect of existing tall buildings and emerging proposals for tall buildings; and
 4. Not cause a harmful impact on strategic views, as set out in the London View Management Framework, or to our Borough views; and
 5. Respond positively to local character and townscape; and
 6. Provide a functional public space that is appropriate to the height and size of the proposed building; and
 7. Provide a new publicly accessible space at or near to the top of the building and communal facilities for users and residents where appropriate.

124. Policy 8 of the Draft OKR AAP sets out a tall building strategy with the ‘Stations and Crossings’ reinforcing the proposed hierarchy of buildings. The three tier strategy defines a clear building height strategy across the opportunity area. ‘Tier One’ buildings represent developments that exceed 20 storeys in height. These developments are proposed to be sited in the vicinity of the proposed BLE stations, to mark their city wide significance and optimise the use of land in the most accessible locations. Mid height ‘Tier Two’ buildings proposes building heights within the range of 16 to 20 storeys to mark places of local importance to help define their character and assist wayfinding. ‘Tier Three’ tall buildings up to 15 storeys will act as markers within the neighbourhood. The strategic locations of Tier One and Tier Three buildings assist in wayfinding and markers at a junction. When the last iteration of the OKR AAP was published residents of the Tustin had still not determined how they would like to see the estate regenerated. Consequently the AAP doesn’t set out a tall building strategy for the estate. However as set out below the masterplan is considered to deliver the principles of the AAP tall building strategy.

Plot C

125. The massing of Plot C1 is articulated in response to the constraints of the site. The varied massing allows light in and views across the site, and to respond to this, the massing consists of a taller southern 9 storey core block that reduces in scale to a lower northern 5 storey deck access block. A lower scale 5 storey building is situated to the north, reducing impact to the existing neighbouring properties on Manor Grove and Sylvan Grove.
126. The deck-access building type is preferred as it is considered to reduce the building depth at the most constrained points on the site. The building footprint uses a cranked geometry to avoid rootball protection areas so that existing trees on site can be retained. The building creates a continuous south-facing frontage onto the new Hillbeck extension, with height located to the south in Building C1. Building C1 is setback from 6 storeys to a smaller in footprint 9 storeys massing to reduce impact to the residents in Sylvan Grove. Proximity to future plots (A) and (B) is managed using setback inset balconies at corners and along the street, to create separation to habitable rooms. Overall, the appearance of the buildings would make a positive contribution to the townscape and skyline. An assessment of the development with regards to the London View Management Framework and local Borough Views is discussed in further detail in the relevant section of this report.

Plot D

127. The position of Plot D on the outer northern edge of the illustrative masterplan requires careful thought when proposed scale and massing within this section of the masterplan. Given its location, Building height has been limited to three storeys to reflect and respect the existing scale of Manor Grove. The massing has been designed to reflect the existing homes whilst creating a new, interesting form which responds to the varying site conditions. Alternating heights of three and two storeys in height mimic the existing extruded chimneys and plant rooms

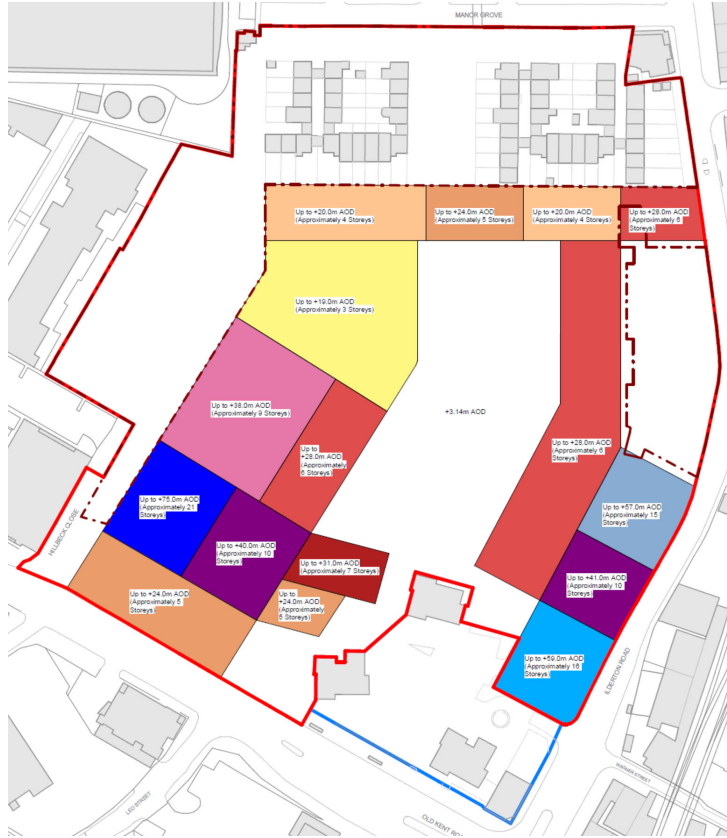
of existing Manor Grove homes and Kentmere house. The corner unit has additional height, and is identified as a gateway and announcement into the estate when entering from the north.

Plot G1

128. The building mass is visualised as two trapezoidal core accessed buildings, with a linear building linking between the two. The three elements are separated by expressed circulation, helping to break down the length of the building. This enables the form factor is optimised with balconies and external circulation adding interest to the building form. The long views down Ilderton Road have been considered, to ensure that the plot does not form a walled mass on the west side of the street. To allow for this, a six storey step in height has been introduced to establish a castellated skyline, in contrast with the consented scheme opposite at 313-349 Ilderton Road. The expression of the circulation spaces extends to the roof, where the lift and core pop-up adds dynamism to the silhouette of the building.
129. At varying heights of seven and thirteen storeys, the proposal aligns with the illustrative Masterplan, and sits within the maximum building heights parameter set in the Masterplan Outline Planning Application. To balance the proximity of the plot to Ilderton Road and tall building emerging context, the building is arranged to optimise views. As a result, the northern part is taller to maximise views towards the city and lower sections prioritise views towards Tustin Common and communal courtyard.
130. The slenderness of the middle section of the southern and northern parts is chamfered on the north-east to respond to the curve of Ilderton Road and on the south-west to accentuate connection to Tustin Common that enables the plot to optimise views to the Common. The form is designed to work together with the future Plot F, so as to form a courtyard block arrangement. The slenderness of the middle section of the link building allows for a green buffer along Ilderton Road, and a generous allowance for private and communal garden to the west. Overall, the appearance of the buildings would make a positive contribution to the townscape and skyline. An assessment of the development with regards to the London View Management Framework and local Borough Views is discussed in further detail in the relevant section of this report.

Illustrative Masterplan

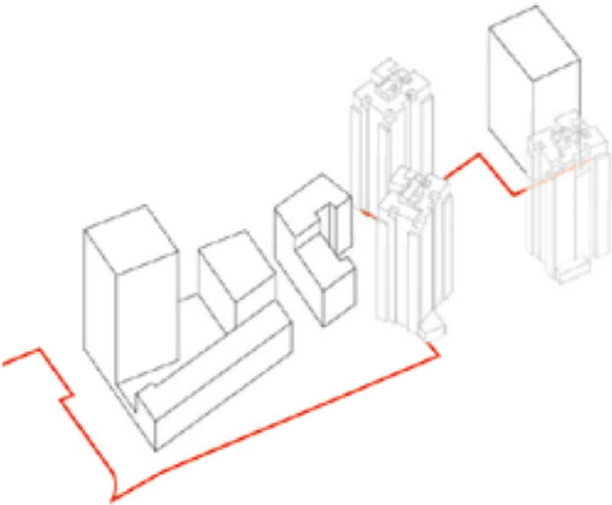
Image: Parameter plan heights of Illustrative Masterplan



Old Kent Road elevation

131. Building heights within this area of the Masterplan do not exceed the heights of Windermere, Grasmere and Ambleside towers along the south-eastern frontage of the Estate fronting Old Kent Road. In addition, a maximum height of 5 storeys should be adhered to for buildings fronting onto Old Kent Road, with the Plot A building setback from the frontage being a maximum of 21 storeys.

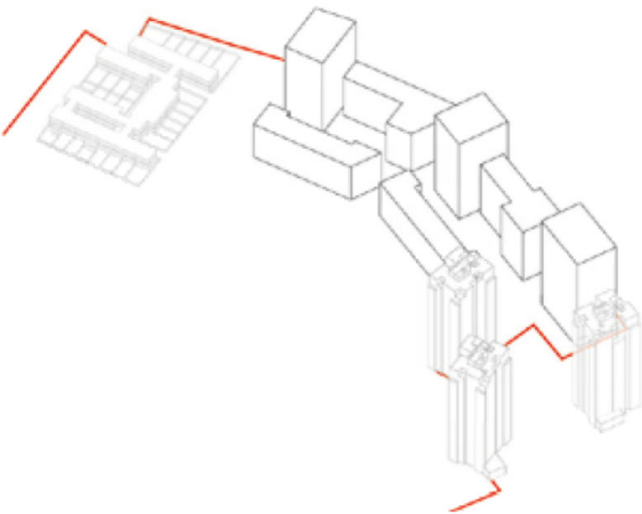
Image: Illustrative Massing heights for Old Kent Road frontage



Ilderton Road elevation

132. Generally, building height along the Ilderton frontage should be varied and distributed to avoid development to a consistent datum. The positioning of tall buildings along Ilderton Road must be considered in relation to surrounding existing and proposed buildings. The maximum height proposed fronting Ilderton Road is 16 storeys. This height is broadly compliant with the height approved for the redevelopment of 313-349 Ilderton Road located adjacent to the Tustin Estate.

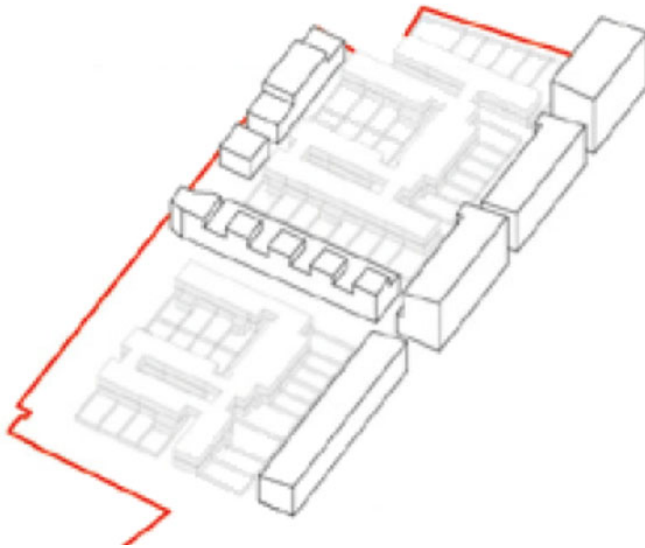
Image: Illustrative Massing heights for Ilderton Road frontage



Manor Grove elevation

133. The buildings within this area of the masterplan are of a low-rise nature that reflects the scale of the buildings to existing Manor Grove homes. Additionally, appropriate setbacks should be observed from the boundary of existing Manor Grove properties. The height and massing demonstrated in the parameter plan above indicates that a maximum of 5 storeys is appropriate for the proposed middle building, with the buildings either side being a maximum of four storeys. A six storey building is located close to Manor Grove forming the frontage for Ilderton Road with its six storey height an appropriate transition in scale from the highest buildings along Ilderton Road to the low rise homes of Manor Grove.

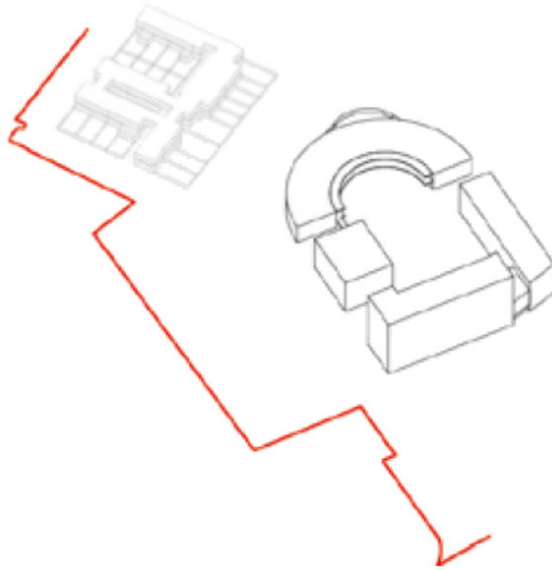
Illustrative Massing heights for Manor Grove frontage



Tustin Common elevation

134. The layout and arrangement of building heights within this area limits overshadowing to the school grounds. The layout of the school and surrounding buildings are designed to achieve a good level of sunlight to the school playground. Buildings facing Tustin Common are of a human scale and not overwhelm the open space, and have therefore been proposed as a maximum of 6 storeys in height to either side of the common. The tallest building in this area is on the western side fronting the north-south orientated Tustin Walk, and will be a maximum of 9 storeys. Furthermore, the school must have a distinct identity within the masterplan. A contrasting building and efficient form to the residential buildings is encouraged to achieve this, and the school building should enjoy physical and visual connections to Tustin Common.

Illustrative Massing heights for Tustin Common frontage



Architectural design and materiality

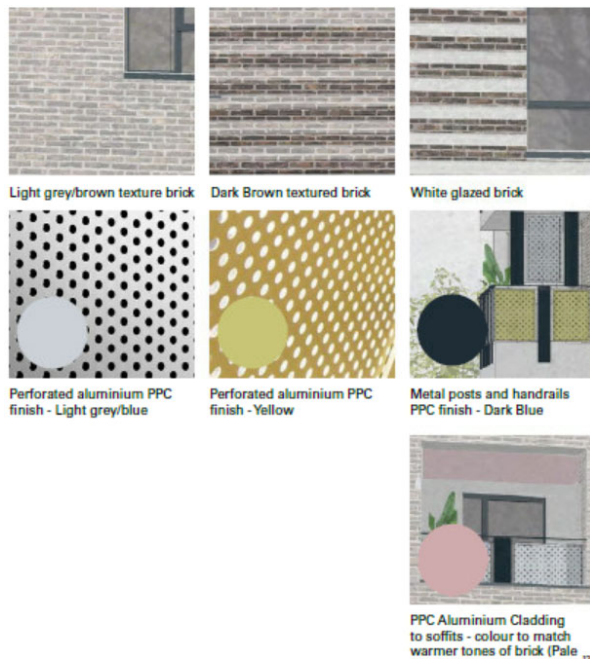
135. Southwark Plan Policy P14 sets out the criteria for securing high quality design. In respect of architectural design and materials the policy requires all developments to demonstrate high standards of design including building fabric, function and composition; presenting design solutions that are specific to the site's historic context, topography and constraints; responding positively to the context using durable, quality materials which are constructed and designed sustainably to adapt to the impacts of climate change.

Plot C

136. The material palette for Plot C will consist of a range of materials in a variety of ways that enables the overall create a sense of communality and specificity across the plot. In using the feedback from consultation with local residents with it was considered important to preserve the way in which the existing buildings sat amongst the trees. From consultation it was agreed with residents that the use of a lighter grey/brown textured brick taking reference to the warmer brown brick of Ullswater and Hillbeck House. Entrances will be made special with white glazed brick that follows the contrasting language of the light and dark brick coursing at the base of the building.
137. The use of colour for the metalwork will not only complement the tones of the brickwork, but also accent special moments such as entrances or balconies to add interest and another layer of detail to the facade, giving a sense of identity to Building C1 and C2. The detailing of these materials will be simple to form a robust and tectonic expression.

138. Whilst having different massing and typologies, buildings C1 and C2 share the same base brickwork cladding with detailing that helps differentiation. The brickwork banding defines a clear and visually robust base to the buildings, and also helps identifying communal entrances. The layered approach the balconies and decks metal balustrades help reducing the visual weight while offering good protection against wind and overlooking issues. Communal and private canopies are designed to match balustrades.

Image: Materiality palette



139. The Eastern elevation is the primary frontage facing the Hillbeck extension and will reveal an articulated western boundary edge to the Tustin Estate. The elevation responds to the varying scale and proportion of the building as well as enhancing the sense of identity and character across the taller over 55's building C1 and the courtyard building C2. The Western elevation overlooks the residential garden, with a regular rhythm of projecting balconies that are located for repeated upper floors and for the maisonettes overlooking the gardens. The design of the metalwork uses vertical metal posts that are expressed with perforated metal panels of the projecting balconies or applied to the solid metal panels of the deck access. Like the east elevation, the deck integrates the language of vertical brick pier to reduce the scale of the garden frontage. The top of building C1 uses setback brick panels to accent a vertical brick expression panel used across the elevation in a varying rhythm.

140. The southern elevation continues the language of a regular grid of openings that vary to express the deep inset balconies at the edges. The proportion of openings differ on the upper floors to reflect the change in the smaller 1/1.5 bed homes. The elevation continues with the dark brickwork base and setback brick panels at the top to express an articulated top of building. Projecting metal balconies are located along western corner, revealing the rhythm of the darker

metal posts against the lighter coloured perforated metal to add detail and variation to the facade.

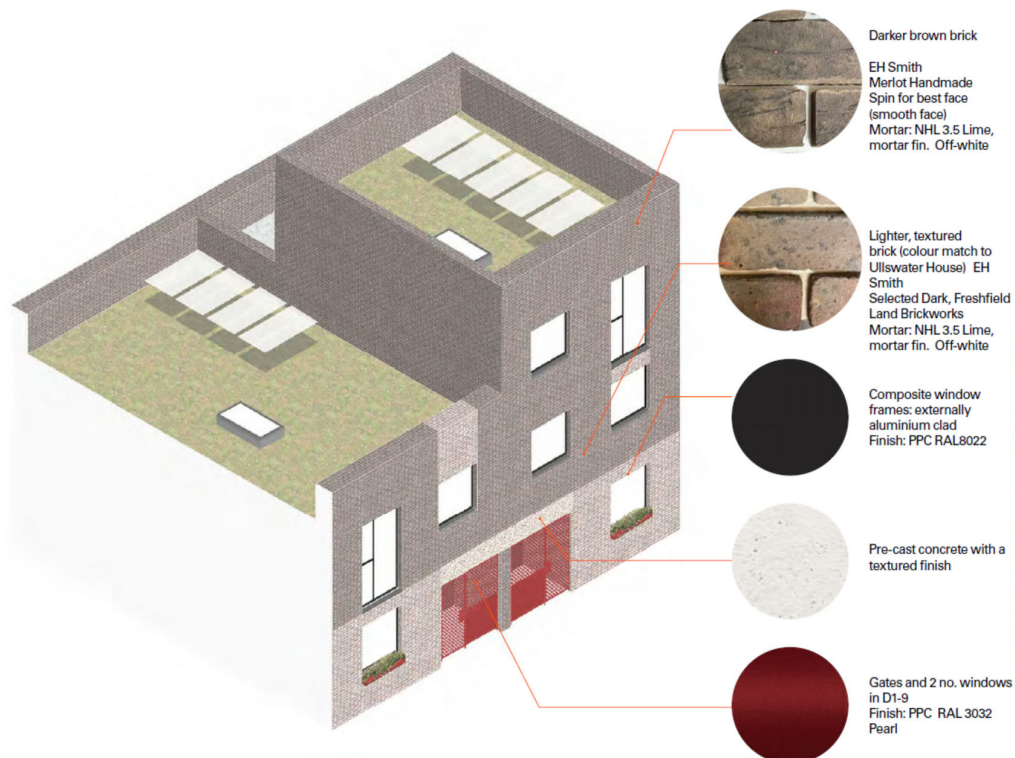
141. The five storey northern elevation responds to the lower scale of the neighbouring Manor Grove character area. The elevation transitions from being a face to the new street to a secondary face to the tree planted car park. The elevation is more solid in its brickwork expression, grounded by the continuity of the darker brickwork base. Openings are grouped within the mass of the brickwork creating a more domestic face to Manor Grove.

Plot D

Existing Manor Grove appearance



Image: Materiality palette



142. The design of Plot D has been formed by the existing appearance of the Manor Grove blocks, and celebrates the varying characters of each facade typology: fronts, flanks and backs. Across all the elevations, a restrained family of windows have been designed. The façades are made up of a generous, square window and a tall window with the same width. Paired with a change in brick type directly

above or below, the windows create varying compositions despite being the restrained in size. On all façades, the ground floor windows have deep window reveals whereas the upper floor windows are flush. This variation creates a sense of movement up the facade. It reflects the civic, more public out-looking realms on the ground floor and the bedrooms and private spaces above.

143. The front elevations of the homes proposed are vertically expressed with tall, generous windows. The porches have deep precast lintels consistent with the lintels of the existing homes opposite. Where the tall and square windows are connected across the first and second floor a direct relationship is made to the tall thin windows of the existing stairwells. A change in brick type defines a ground floor datum. Unifying the two blocks and corner building, the change in brick relates the existing datum of the garden walls and first floor bridges.
144. The flank elevations are livelier in their appearance than the other elevations, With only a few punctured windows they express a minimal quality. Where the end of a precast lintel spanning the rear of the home terminates, it pushes through the brick flank wall becoming a playful detail. The same condition can be seen in the existing flank and garden walls.
145. Like the existing, the rear elevations are expressed horizontally with a deep precast lintel spanning the width of the house giving way to a large glazed opening beneath. The first and second floor rear elevations are simply expressed with two square windows picture windows. The rear elevations are sober in their expression have a direct relationship to the existing backs of Manor Grove.

Manor Grove refurbishment

146. The majority of the properties on Manor Grove are in freehold ownership following right to buy. The 18 council owned properties are made up of two, three and four bedroom two-storey homes. There are four typical layouts, with properties in various conditions. The properties are spread across the Manor Grove area, with the majority sharing a party wall condition with freehold properties on one or both sides. Some of the houses are linked by a suspended first floor, which has bedrooms and forms a bridge over the existing footpaths. Although the homes have no defensible space and are located in close proximity to each other, the backs of the properties benefit from large back gardens and wide distances between backs of buildings.
147. The homes were constructed in the 1960s and comprise of a load bearing brickwork cavity wall. Reinforced concrete beams and lintels with a pebble-dash finish that is expressed on the façades. The internal partitions are a mixture of timber and blockwork walls. Floors and roofs are timber construction. The first floor bridges are concrete, as well as the staircases within the houses. A structural assessment was carried out by Consibee in June 2021, which identifies areas and properties which require significant repairs. The report identifies the following defects that are repeated on most of the houses, including:

- Brickwork cracking and deterioration of reinforced concrete
 - Damaged wall ties between inner and outer skins of the cavity wall construction
 - Staining to the roof joists around the rainwater gully on the roof
 - Poor condition of boundary walls
148. The above defects are not considered to make the structures unsafe, but are in need of refurbishment and repair to mitigate water ingress that could lead to additional defects. Two houses have been identified as having more significant structural disrepair, as they are affected by subsidence. The properties have been previously underpinned. The intention is to carry out further remedial work to internal structure, which will alter the internal layout of the buildings, but should not impact external appearance.
149. To improve the existing conditions of the identified properties, the following is a summary of the brief for Manor Grove refurbishment, as defined by the Landlord Offer and Tustin Residents' Manifesto, and refined through discussions with Tustin Estate residents and the Estate Management team:
- Minimum impact on the external appearance of the buildings, so as to ensure that tenanted properties do not stand out from the freehold properties and the Manor Grove character is maintained
 - Improve and enhance landscape in and around Manor Grove, to improve surface water permeability, provide space for waste storage and a safer and welcoming environment
 - Improve sense of safety and security in the existing alleyways
 - Improve the energy performance of council owned properties
 - Repair and extend the lifespan of the building fabric and structure in line with the recommendations of Consibee's reports
 - Consider impact on freehold properties at Manor Grove - 13 of the council owned properties share party walls with freehold properties
 - Improve waste storage and management in the area
 - Improve connection with the wider Tustin Estate and future development phases
 - Consider how existing properties relate to the infill housing development at Plots D1 and D2
 - Address displacement of car parking in the area, specifically blue badge/wheelchair car parking

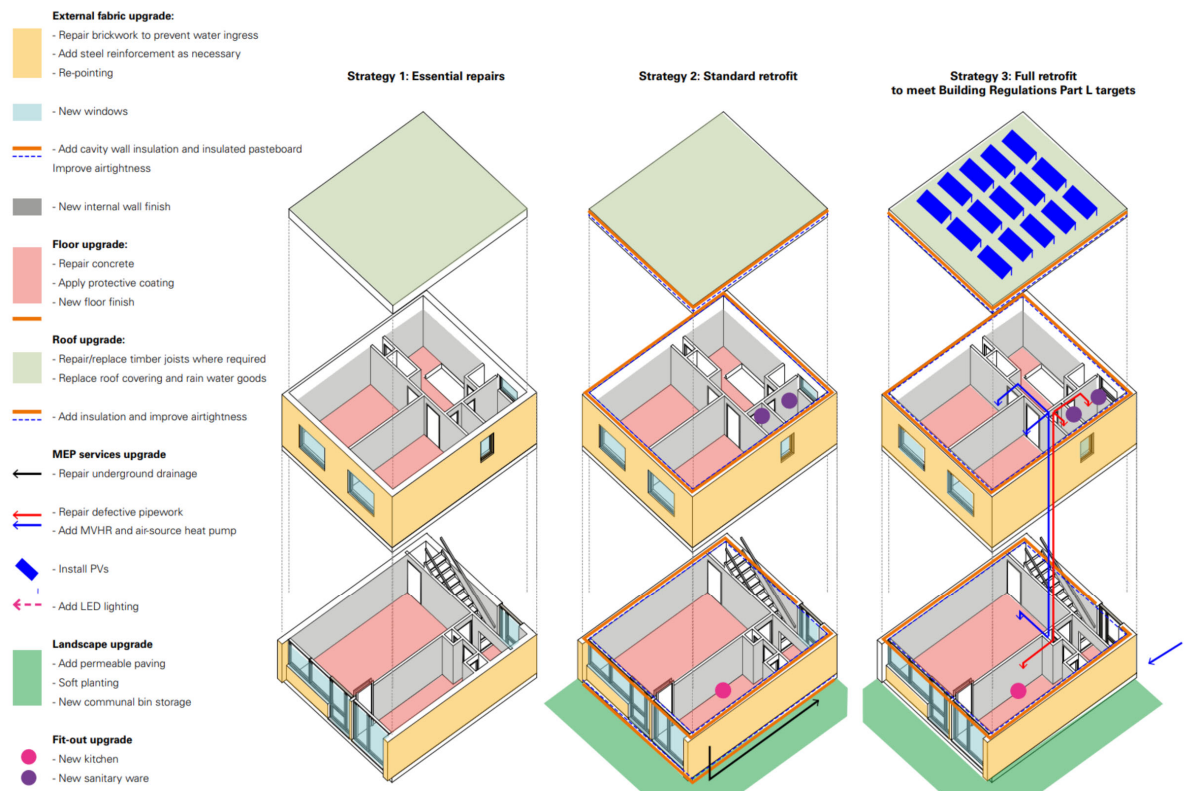
150. Three refurbishment strategies were developed by the design team and reviewed with Tustin residents and the Estate Management Team. Following assessment of the options above with the council, residents and design team, the strategy chosen for the 18 council owned properties to be refurbished is the 'Full retrofit' option. Below is a breakdown of the three refurbishment strategies proposed.

151. **Essential repairs:** include making the house structurally safe, mitigate water ingress and improve some internal finishes.

Standard retrofit: include minimal interventions such as improving the building fabric to make the houses more comfortable and energy efficient. This retrofit includes adding insulation, improving the airtightness, replacing the windows with triple glazing, repairing underground drainage, and improving the landscape. Kitchen and bathroom fit-outs will also be renewed.

Full retrofit: this is a more intensive intervention, aiming to achieve deeper levels of carbon savings per home than standard retrofit. This strategy takes a holistic approach to the property, aiming to improve the 'building fabric' (walls, windows, floors, and roofs) and the heating system and install renewable energy where possible (such as heat pumps and solar panels). Energy performance of the building is to be improved in line with Building Regulations Part L.

Image: Full Retrofit



152. Below is the refurbishment works proposed to the 18 council owned Manor Grove properties. It is expected that these works will have minimum impact on

external appearance of the buildings, and would result in a refurbishment plan that revitalises this section of Manor Grove and produces a higher standard of living and accommodation for the residents of the 18 homes.

- External brickwork repaired and re-pointed
- Concrete elements repaired
- Insulating cavity walls, insulated plasterboard internally
- New roof covering (small increase to parapet height levels)
- New windows and doors to fit existing openings and match appearance
- New bathrooms and kitchens
- Connection to air source heat pump
- PV cells on roofs (subject to structural loading on existing beams and space for batteries)
- New electrical, rainwater goods and plumbing
- New radiators
- Re-decorating internally
- Structural repairs to numbers 81 and 79

Image: Existing and proposed elevations



Plot G1

153. The design of the façades has been developed within the context of the emerging masterplan. Plot G1 has been developed in line with the design for the Ilderton Road character area, as an ensemble with Plot F and anticipated design for Plot

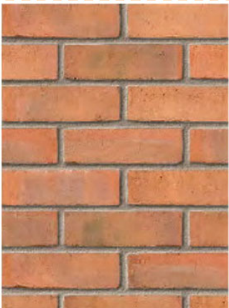


- G2. The external appearance has been influenced by the principles of legibility and creating a strong character to the eastern boundary of Tustin Estate.
154. The architectural expression for Plot G1 articulates three primary elements of the building that includes; the homes, the circulation, and the external amenity spaces. The part containing the homes is conceived as a simple, robust and solid linear form. Vertical glazed slots containing circulation and lobbies, split the building into three sections. These are: the central 'link' building, containing deck access homes, and the south and north ends, which contain core accessed homes.
155. The second expression, regarding circulation and entrances is considered to add legibility to the building, ensuing that entrances are easy to find and the building easy to navigate. The glazing would also provide views through the building, creating a connection from Ilderton Road to the communal garden.
156. The final element consists of coloured metal balconies and deck access walkways. These appear suspended from the masonry block and are lighter in contrast to the solid mass of the building. The expression of these lighter elements varies depending on their function and orientation. The 'bolt on' balcony components add animation, depth and interest to the building. They share a common language which helps tie the whole building together. The linear language of deck access, double height spaces of the duplex homes reference the existing Heversham and Kentmere House.
157. The materiality proposed for Plot G1 draws inspiration from the existing Heversham House. From discussions with residents, it was clear that preserving and acknowledging the Estate history and residents relationship with building is crucial for maintaining the sense of community and identity of the Estate. Therefore, the base material for the plot is brick, with a darker brown base cladding the ground floor and lighter red brickwork for the upper floors. The metalwork is designed to match the coloured spandrel panel elements found at Heversham House. The choice of material also been driven by discussions with residents, Estate Management team during the lengthy consultation process, and embodied carbon and circular-economy analysis.

Image: Existing Heversham House appearance


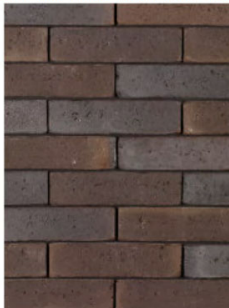




Image: Materiality palette

Combination 1

		
Upper floors Red waterstruck brick	Ground floor Brown waterstruck brick	

Combination 2

			
Upper floors- Red waterstruck brick	Ground floor- Brown waterstruck brick	Corrugated perforated aluminium pale green PPC finish	Pale green PPC Aluminium cladding

158. Regarding elevational approaches to the overall design of Plot G1, it is important for the facade design to give the building a strong identity. To highlight the elevations, a graphic pattern is created by using a contrast of articulated projecting brickwork and flat brick façades. Together with the projecting balconies, the brickwork treatment wraps around corners, creating a brickwork box joint where balconies flip. The central link building is defined by a chequerboard pattern, of projecting and flat brickwork. This helps to signify each individual duplex home.
159. The East elevation includes the two main entrances and the deck access. Maisonette homes are located in the middle section of the building and corners are activated by bicycle stores. The West elevation is defined by the relationship with the communal garden. Private amenity to this facade is maximised, with deck access homes enjoying large balconies conceived as 'external rooms.' These have full height screens between; providing privacy, and allowing residents to grow plants within the integrated planters. Like the deck access-way to the east, these balconies are formed of a steel structure and balustrades. The floor finish is tiled on pedestals to allow for drainage. Beneath each deck is a metal panelled soffit. The glazed vertical slots split the building into three separate elements and signifies the communal entrances/access to courtyard garden.

Image: G1 viewed from junction of Hornshay Street and Ilderton Road



160. The facade materials and colours, including balconies described for all plots in this document are indicative. The final materials will be subject to conditions which are attached to this decision notice.

Illustrative Masterplan

161. The materiality of the illustrative masterplan plots has been derived from a Design Code submitted along with this application. It has been created to ensure that the project vision, design principles and design quality objectives of the project are delivered. Generally, façade materials must be durable and easily maintained. Where located in close proximity to public areas, external materials must be suitably robust.

Old Kent Road elevation

162. The buildings proposed for this section of the masterplan should make reference to the architectural heritage of Bowness House. These include; the expressed vertical structure; strong horizontal emphasis of deck access and spandrel panels; and, vaulted soffit to ground floor commercial properties.
163. Proposed buildings in this section of the masterplan will sit alongside the refurbished towers and their multi-coloured façade treatments located at the south east corner of the Tustin Estate. The proposed buildings must complement this existing context. The tall buildings within this section should be of a single primary façade material, in a single bold colour so as to fit in with the tower context but not compete with the multi-coloured façade treatment. Large format façade materials should be used to the tall buildings in this area, to reflect their scale and prominence, and a strong sense of colour is also encouraged within this area. In addition, the low rise buildings should feature a light-coloured textured palette.

Image: Preferred material finish to primary elevations on Old Kent Road



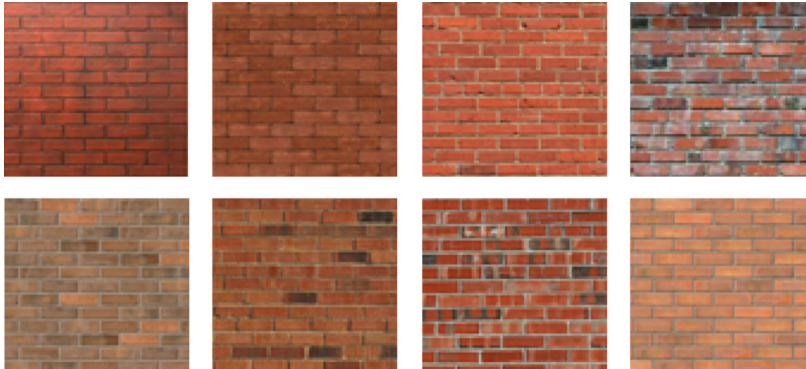
Ilderton Road elevation

164. Proposals in this section of the masterplan should take reference from the existing mid-century Heversham and Kentmere buildings. Derived from this should be architectural features such as;
- Linear form and expression of the existing blocks
 - Exposed structural columns

- Articulation of duplex homes across the façade
- Paired and mirrored expression of the homes across the façade
- Visible external circulation (decks)
- Use of colour throughout the façade

The predominant material to the primary façades for the buildings fronting Ilderton Road should be brick. The colours should be between red to reddish brown hues as demonstrated in the image below.

Image: Preferred material finish to primary elevations along Ilderton Road



Manor Grove elevation

165. For this area of the Masterplan, brickwork is strongly encouraged as the principle façade material. New building façade material must relate to the existing materiality of the Manor Grove homes, and should be complementary.

Tustin Common elevation

166. The buildings within this area will share common of design features so that a complementary character is clearly established. Where residential buildings are located adjacent to school play space, screening is encouraged to communal areas to limit direct overlooking of the school grounds. Regarding the school, its external appearance should be distinctive, and entrances must be clearly legible and include the school name in prominent signage. The positioning of school windows facing the public realm must be considered to limit views into classrooms from the public realm. At ground level, high level windows may be appropriate.
167. Regarding materials for this section of the masterplan, the use of brick will be limited to enable this area to contrast in its appearance to the surrounding residential buildings that form the rest of the masterplan area.
168. The facade materials and colours, including balconies described for all plots in the Design Code are indicative. The final materials will be subject to conditions at reserved matters stage(s) when each phase comes forward for implementation. The recommended conditions are attached to this decision notice.

Conclusion on design issues

169. Whilst not directly referenced in the OKR AAP, the development is considered to be an exemplar addition to the overall ambitions for the wider OKR AAP objectives from a design perspective. The high quality architecture is considered to enhance the existing estate whilst referencing the surrounding context. Submitted section details and material samples for relevant phases ensure that there would be depth and articulation to facades of all buildings within the masterplan. This level of detail will be secured through the inclusion of conditions in order to ensure that this level of design quality is maintained in the construction of the proposal in all relevant phases. These conditions have been attached to the decision notice.

Landscaping

170. Policy P59 of the Southwark Plan (Green infrastructure) states that major developments that are referable to the Mayor of London must provide new publically accessible open space and green links. Additionally, developments should provide multiple benefits for the health of people and wildlife, and to integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity. Point 3 of London Plan Policy G1 (Green Infrastructure) requires Development Plans and Opportunity Area Planning Frameworks should identify key green infrastructure assets, their function and their potential function. They should also identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

Plot C

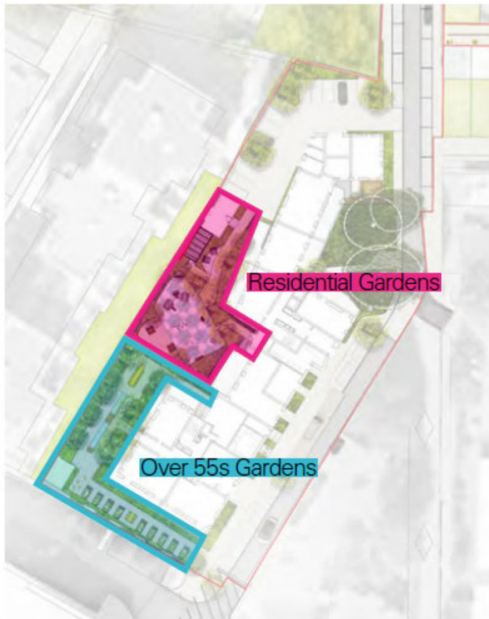
171. Due to the proximity of Plot C to the adjacent Sylvan Grove development, the site is constrained by a high perimeter brick wall. This proximity also results in the communal amenity space being overlooked by the neighbouring residents. Therefore, the form of the landscape is articulated by the twisting nature of the building around the proposed retained London Plane trees along the road, providing two distinct landscaped areas within Plot C.
172. The Plot is split in half, one which is associated with the wider residential component of the plot, and the other area for dedicated over 55's accommodation. As part of the landscape proposals, the communal residential amenity space is divided into two areas. A sensory focused space, which offers areas of single or group relaxation and interaction is located within the southern half of the plot. This garden is accessible from the residential street via an orchard walk, a space which is vibrant, seasonal and enables residents to partake in gardening opportunities within a secure and safe environment. A long water feature runs through the middle of the garden. Within the northern area, is a long table that encourages social interaction and group activities for residents. Throughout the space, planting is proposed that is of a prairie typology, with soft immersive swathes of perennial shrubs and grasses.

173. In the northern half of the plot is the second communal residents' garden. This space provides opportunities for all ages, including social spaces for relaxing or entertaining as well as a play space for younger children. A key consideration of the design for plot C is the retention of the existing trees to the residential street. The areas of hard landscape and access routes are proposed to avoid the root protection areas of the trees where possible. Below the trees is an area with informal, natural playable features that also features groundcover planting that highlights a soft, verdant space.

Image: Plot C landscape



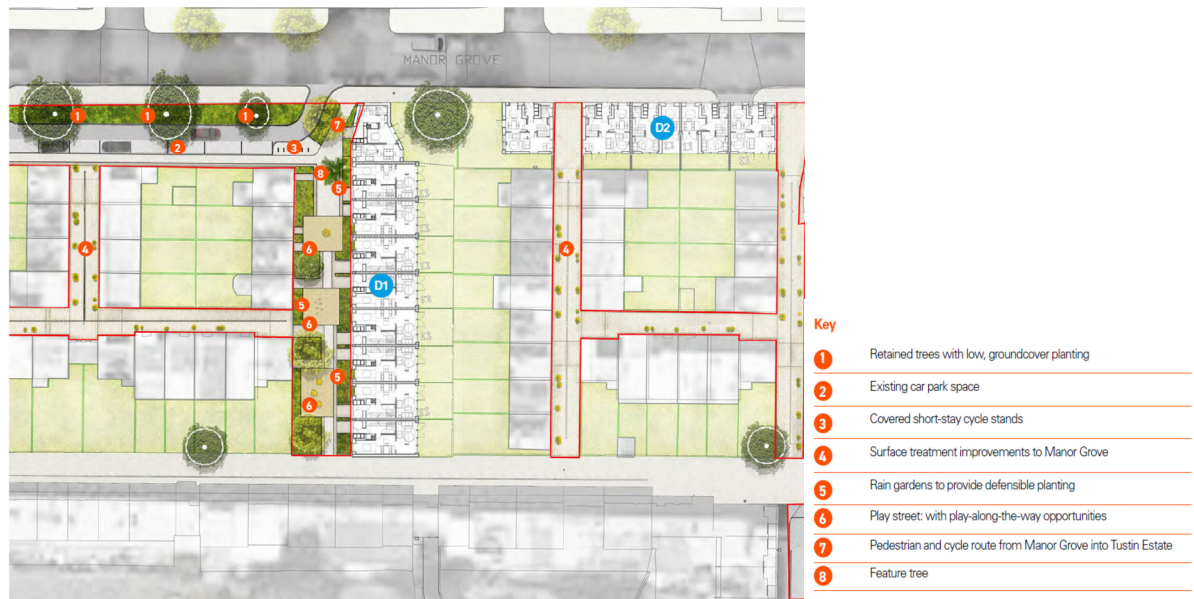
Image: Demarcation of Plot C landscape



Plot D

174. The landscaping area of Plot D is characterised by a series of play pods that are dispersed over the path down the length of the street. With overlapping elements across the path, the space retains a 3m pedestrian route but allows for a meandering walkway between areas of play and planting. The play street incorporated into the design of the landscape are small play interventions for local doorstep elements that provides a unique and playful pedestrian route between Manor Grove and Tustin Common. Playable elements are situated within appropriately located areas of safety surface, which is integrated into the wider hard landscaped area.
175. The route ties together the new residential dwellings that form Plot D with the existing Manor Grove properties that are being refurbished, whilst retaining access to the existing lanes that link Manor Grove. The proposed planting palette for this plot contains species that are both interesting and sensory whilst being educational and climate adaptive.

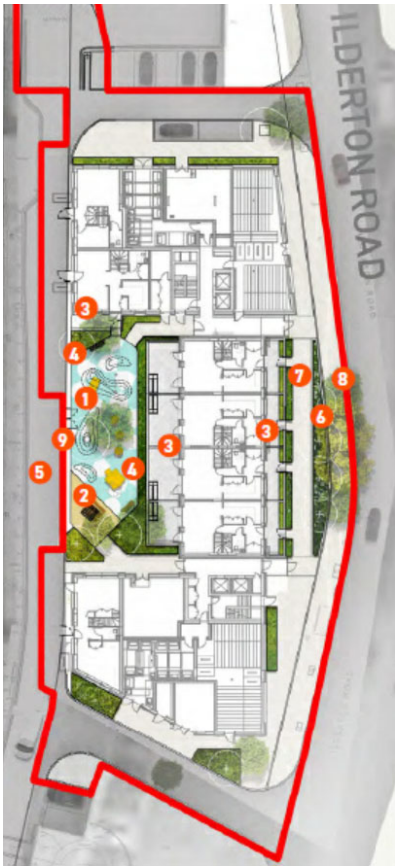
Image: Plot D landscape



Plot G1

176. The communal landscape for this plot will be constructed in stages. The temporary stage of the landscape will be completed as part of Phase 1 works with the final stages being completed with the construction of the adjacent Plot F1 (Phase 2). The Ilderton Road frontage provides a green buffer to the street. Pulling the pedestrian path towards the building and buffering between the pedestrian path and the future cycle route with planting and SuDS allows for large trees setback from the building deck access.
177. The temporary design retains a 7.5m demolition clearance zone which can be activated by a painted surface. The demolition clearance zone surface painting has potential to be incorporated into various community engagement projects within the phase 1 development. The temporary design aims to implement as much permanent structures as possible to allow for the establishment of planting and quality play space as part of Plot G1. In the temporary condition, the communal space to Plot G1 will be secured via a fence and gate, to ensure resident safety. The private terraces boundaries are embedded within an area of defensible planting creating that barrier between private and communal areas.
178. The final landscape concept creates communal areas for the residents of plots G1 and F1, with the temporary boundary treatment securing Plot G1 in phase 1 removed to create a larger communal space. The use of a range of permeable paving including tiles, gravel and mulch within the amenity spaces of the plot allows for enhanced drainage of the space.

Image: Plot G1 landscape



- Key**
- 1 Play space
 - 2 Social space
 - 3 Private terrace areas
 - 4 Defensible planting
 - 5 Opportunity for community engagement through surface painting etc
 - 6 Ilderton Road green buffer
 - 7 Realigned footpath
 - 8 Provision for Ilderton Road future cycle route
 - 9 Secure boundary treatment to Plot G1 in first phase with access gate

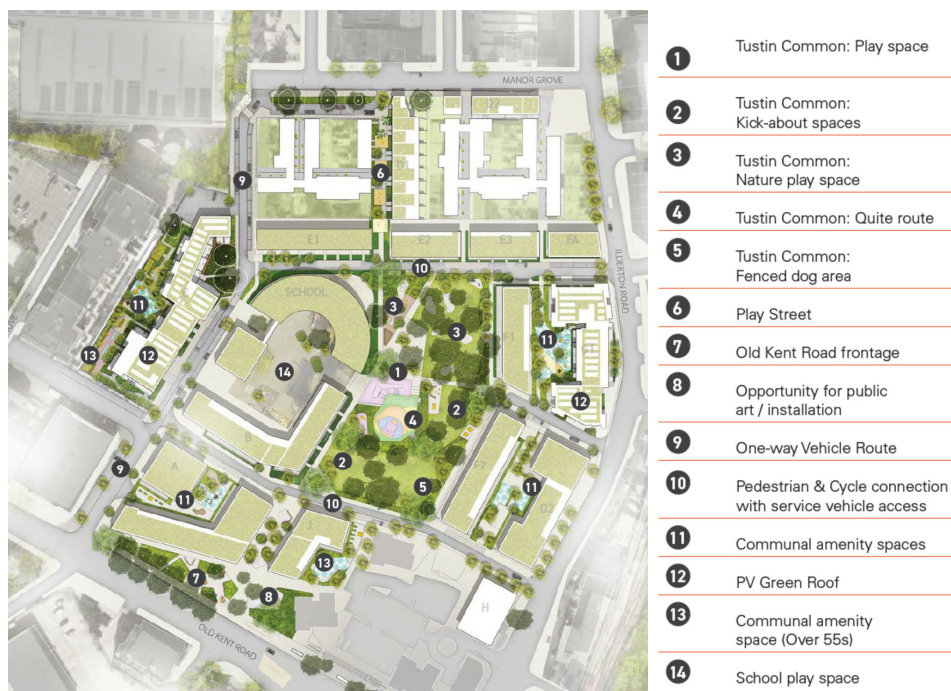
Image: Future phase illustrative communal amenity space to Plot G1 & F1



Illustrative masterplan landscape

179. The overall landscape vision for the redevelopment of the site is centred upon the Tustin Common. Whilst retaining the original MUGA structure in part, and existing trees within the open space, the common provides a range of play and social spaces for residents of the estate and wider community. Its central location provides ease of access for all residents within the development. With multiple open spaces throughout the site including private communal spaces, Tustin Common and an active plaza along Old Kent Road, the landscape offers a range of open spaces for the residents of Tustin Estate.
180. The illustrative masterplan aims to improve the sustainability of the site and enhance the ecological aspects of the space. Additional tree planting assists in creating a greener Tustin. The concept is highly focused on a sustainable future for Tustin by various initiatives including; sustainable materiality choices such as permeable paving and up-cycling where possible; and native planting. Additionally, the streetscapes with supplementary tree planting aim to prioritize pedestrians and cyclists where possible creating safer, accessible and walk-able spaces within the estate.

Image: Illustrative masterplan landscape proposals



181. Overall, the landscape proposals are considered to be a significantly positive aspect of the redevelopment of the Tustin site. All plans are indicative with detailed landscape plans involving hard and soft features being subject to conditions which are attached to the decision notice.

Ecology

182. A Preliminary Ecological Appraisal (PEA) prepared by Greengage is contained within Appendix 11.1 Volume 2 of the submitted Environmental Statement. The PEA has identified common and widespread habitats that are predominantly of limited ecological value given the sites isolation from other areas of good quality habitats. The nearest designated site is the Senegal Railway Banks SINC, approximately 60m east of the site. As part of the CEMP that will need to be produced prior to construction taking place, the CEMP should be produced to manage construction activities and prevent any adverse effect on the SINC. It is also noted that the report recommends further bat surveys prior to demolition.
183. The development proposals will result in a net gain of 1.38 biodiversity units should existing plans be adhered to, equivalent to a 29.10% increase in ecological value and is in compliance with local targets, and is compliant with the Biodiversity Net Gain Mandate which states a target of 10% net gain in biodiversity.
184. The council's Ecologist has reviewed the submitted PEA and raises no issues with the report. The Ecologist acknowledges that the soft landscaping offers a good mix of flora that will benefit biodiversity, and recommends that Elms should be included in the palette. Furthermore, conditions regarding; biodiversity mitigation and enhancement measures; swift bricks and bat tubes; invertebrate hotels, and 14-20 bee bricks are to be installed in the development and should be south or west facing; have been attached to this decision notice.

Urban greening factor

185. Policy G5 of the London Plan 2021 encourages major developments to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy also recommends a target score of 0.4 for developments that are predominately residential.
186. The overall development proposes an Urban Greening Factor (UGF) of 0.40 both the Phase 1 element and for when all phases of the development are completed. This meets the requirements of Policy G5 of the London Plan. Further improvements to the UGF score could be achieved if the Blue Roofs proposed are vegetated.
187. The Greater London Authority (GLA) has reviewed the submission and regarding the UGF, the approach proposed in the Design Codes submitted with this application is supported, and are satisfied that the target factor for the full Estate is to be reviewed at each phase to ensure compliance.

Trees

188. London Plan Policies (G1 & G7) and Southwark Plan Policy P61 require that wherever possible, existing trees of value are retained. One of the masterplans strong points is that it has been designed around the retention of mature trees that already exist at the centre of the estate and along Old Kent Road.
189. The submitted Arboricultural Impact Assessment has surveyed all existing 119 trees on site. Overall, 59 trees in total are proposed for removal as part of the scheme. This includes 30 Category B trees, and 25 Category C trees. 4 Category U trees are proposed to be removed but hold no value to be replaced, and 60 existing trees are to be retained. The London Plan states development proposals should ensure that, wherever possible, existing trees of quality are retained [Category A and B]. In necessitating the removal of trees, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large canopied species which provide a wider range of benefits because of the larger surface area of their canopy.
190. Point 4 contained within P61 of Southwark Plan states that where trees are removed to facilitate development, they should be replaced by new trees which result in no net loss of amenity, taking into account canopy cover as measured by stem girth; either
1. Within the development whereby valuation may be calculated using the (CAVAT) methodology or other assessment; or
 2. If this is not possible, outside the development. In this case a financial contribution must be provided to improve borough tree planting located according to 'right tree right place' principles. The financial contribution will include ongoing maintenance costs where trees are planted in the public realm.
191. Full mitigation planting for this scheme would require 4,650cm girth of replacements. To put this into perspective, this is 186 trees at 20-25cm girth replacement.
- Number of Cat. B proposed for removal: 30. Total diameter 1,270cm: Girth 3,990cm.
Number of Cat C proposed for removal 25. Replacement on 1 in 1 out basis at 20-25cm per tree = 625cm
Total: 4,650cm to mitigate for tree loss as a result of this proposal.
192. The development would provide 280 trees, consisting of 76 in Phase 1, and 204 trees across Phases 2-4. As part of this new tree planting provision, officers would seek to encourage long-lived Climate Change resilient species with a greater carbon storage capacity than those trees removed with the applicant showing 25 year canopy projections to ensure that there are no conflicts with the proposed structures. This may be dealt with as a reserved matter as conditioned along with other conditions relating to landscaping.

193. TfL have advised that any new green infrastructure to be installed on the Old Kent Road during the Phase 4 aspect of the development would need to be agreed with TfL, with a contribution towards its maintenance secured. This would form part of the Unilateral Undertaking once discussions with TfL have concluded.
194. The GLA has reviewed the trees information submitted and have requested that a CAVAT Assessment is provided for review prior to the Stage 2 process begins for this application.
195. Given the assessment above, the council's Urban Forester supports the application subject to conditions of which have been attached to the draft decision notice.

Design review panel

196. This application was presented to Southwark Design Review Panel in February 2022. In summary the following views were expressed.
197. The Panel generally supported the principles of the Masterplan, its legibility, the emphasis on streets and the natural permeability across the site both east-west and north-south. They were also encouraged by the emphasis on dual aspect, social housing (especially the early delivery on new council homes) and the focus on open space.
198. Regarding the layout of the development, The Panel recognised the changes introduced by the architectural team when compared to the DSDHA Plan. They questioned the siting and curved form of the proposed school, and also asked if any consideration had been given to the proximity between the school and Block B including to reduce or avoid overlooking.
199. Officer comment: The architectural form of the school is considered to stand out in its form and shape compared to the residential blocks. The contrasting style of the design allows for the school to receive adequate daylight and sunlight, and provide high quality external areas that avoid sightlines from neighbouring homes.
200. The Panel endorsed the distribution of height around the Masterplan. They enjoyed how the earlier plan had placed a tall marker on the Old Kent Road frontage at Plot A. This approach appeared natural, introducing a taller landmark building on the Old Kent Road and at the main route into the estate (some distance from the new school and the housing for over-55s at Plot C). They asked if the new location for the Plot A tower – currently located more towards the centre of the Masterplan – could be reconsidered.
201. Officer comment: In light of the comments from the DRP, the Plot A building is in line with the setback of the current building line fronting Old Kent Road. The building's location underpins the proposed setback to enable the Old Kent Road Plaza to be constructed in Phase 4.

202. The Panel asked the Applicants to demonstrate how the public space proposed will meet the needs of the added population of the regenerated estate. Additionally, the Panel discussed the merits of including palm trees in the green infrastructure of the Masterplan. The issue should be seen in the wider sense, not a question about the merits of introducing new and exotic species into this place but recognising the benefits that larger deciduous street trees can deliver such as cooling, shading, stormwater attenuation and carbon sequestration.
203. Officer comment: The public space proposed is well thought-out with a centralised main space that is easily accessible from all plots within the development. The public space provides a mix of playspace, sensory planting, socialising spaces and quiet areas that enables residents a variety of choices to enjoy the public space amenity. Regarding the introduction of palm trees into the development, whilst this was considered, the presumption towards climate resilient species going forward is the most effective way to respond to the concerns raised by DRP members. It is again noted that landscape proposals are secured by condition to require any landscape and tree palette to be agreed in writing by the LPA.
204. The Panel applauded the ambitious principles presented by the Applicants but noted that these are already established in policy and they wanted to challenge the designers to go further here. The targets in the London Plan (2021) are noted but these are the basic minimum and this scheme should be more ambitious. They encouraged the team to explore embedded principles of form factor and orientation, the reuse of materials and the embodied energy of the existing buildings, as well as the economies of scale that the Masterplan offered.
205. Officer comment: In accordance with the energy hierarchy of Be Lean, Be Clean and Be Green, Phase 1 of the development demonstrates that the Phase 1 element of the scheme will reduce regulated CO2 emissions by 94% against Building Regulations, including 11% through energy efficient measures, and connection to the SELCHP district heating network which is due to reach the Application Site by 2024. Any deficit will be secured through a financial contribution to carbon off-setting. This strategy significantly exceeds the 35% requirement in Policy SI 2 of the London Plan and Policy P70 of the Southwark Plan and will be one of the best performing developments in Southwark. Additionally, in terms of reuse of materials, the accompanied Whole Life Cycle Carbon assessment demonstrates that significant savings in Whole Life Cycle emissions can be achieved over the lifetime of the development.
206. Overall, the Panel generally supported the Masterplan approach and welcomed the efforts made to engage the community in the design of the renewed estate. They were encouraged by the thoughtfulness of each design but noted the challenging timetable for delivery. They encouraged the designers to develop their ideas further, to include a holistic approach to public realm and landscape and to embed the quality of design into the planning applications that follow. Additionally, the Panel also highlighted areas for further detailed development and refinement and welcomed the involvement of the design teams in the Phase 1 plots. They also recognised that the Masterplan would take several years to deliver and asked that later phases return to the DRP in due course.

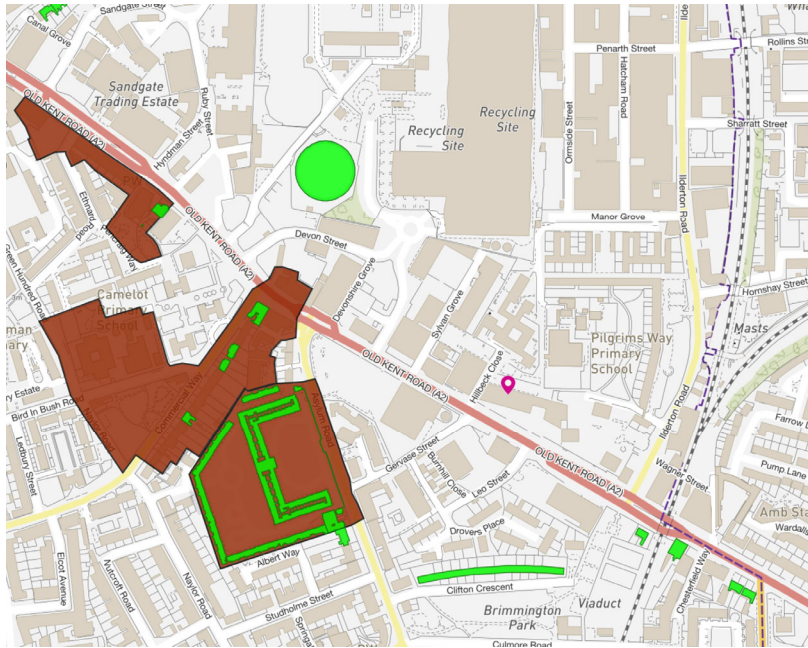
HERITAGE AND TOWNSCAPE CONSIDERATIONS

207. Policy HC1 of the London Plan 2021 advises that development affecting heritage assets and their settings should conserve their significance by being sympathetic in their form, scale, materials and architectural detail. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of proposals upon a conservation area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Para 199 of the NPPF 2021 states that ‘great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

Conservation areas

208. The subject site is not located within the boundaries of a conservation area, nor is it identified as a listed building. The closest conservation area is Caroline Gardens, located approximately 140 metres southwest of the subject site. Designated heritage assets within 500 metres of the site are limited to Grade II listed buildings and structures consist of the Grade II Listed Gasholder, approximately 214 metres to the west of the subject site; the Grade II Listed Licensed Victuallers Benevolent Institution (Caroline Gardens) approximately 170 metres southwest of the application; and, 864 and 866 Old Kent Road, and 880, 882, and 884 Old Kent Road, circa 145 metres and 165 metres to the south/southeast respectively.

Image: Listed buildings (green) and conservation areas (brown) located nearby; subject site is purple pin



Draft OKR APP and Draft Local List

209. Although of limited weight, the draft OKR AAP also identifies buildings and features of townscape merit and buildings of architectural or historic interest. These buildings are also included on the draft Local List published by the Council in March 2018. The terraced row of buildings located at nos. 881, 883, 885 and 887 Old Kent Road, to the southeast of the site are the closest buildings identified as buildings providing features of townscape merit.

Image: Buildings of Townscape Merit



Townscape and Visual Impact Assessment (TVIA)

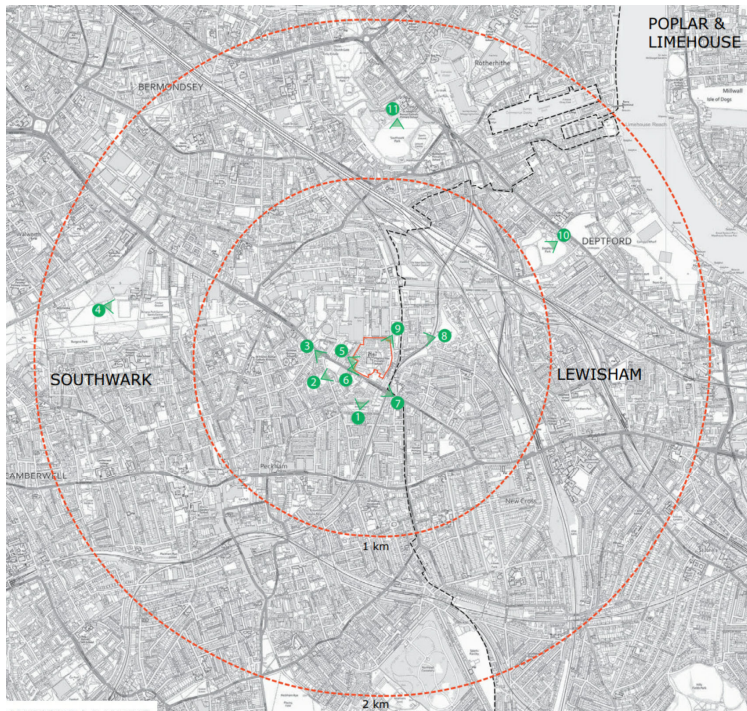
210. Greengage has submitted a Townscape and Visual Impact Assessment (TVIA) as part of this application. The study area for the TVIA is taken to be a 2.5 km radius from the site and has been informed by the Zone of Theoretical Visibility (ZTV). The effects on settings of heritage assets or ecological/ environmental assets will not be assessed within this TVIA, although effects on built landmarks are considered if they contribute to townscape character. Effects on Conservation Areas and Listed Buildings are considered in terms of impact on present day users and residents in addition to townscape effects.
211. The scale of the townscape and visual effects is determined by considering both the sensitivity of the townscape feature, townscape character or view with the magnitude of change. The scale of effects is described as low, medium, high, very high or negligible. The following table provides a breakdown of how the effects are assessed and rated.

Table: Magnitude of change to views

Magnitude	Criteria
Negligible	No notable change in the view
Low	Some change in the view that is not prominent / few visual receptors affected
Medium	Some change in the view that is clearly visible and forms an important but not defining element in the view, moderate number of visual receptors affected
High	Major change in the view that has a defining influence on the overall view / many visual receptors affected in the local area
Very High	Major change in the view that has a defining influence on the overall view / many visual receptors affected across a wide geographical area.

212. There are 11 viewpoints conducted as part of the TVIA assessment. The table below provides detail on the distance of the viewpoint to the development site, potential receptors, the value of the view, the susceptibility of the view, and the sensitivity of the viewpoint.

Image: Viewpoint locations



- 1** Assessment Viewpoints
- 1 Brimington Park
 - 2 Caroline Gardens
 - 3 Old Kent Road / Commercial Way
 - 4 Burgess Park
 - 5 Sylvan Grove
 - 6 Old Kent Road West of Site
 - 7 A2 New Cross Road
 - 8 Bridgehouse Meadows
 - 9 Ilderton Road / Manor Grove
 - 10 Deptford Park
 - 11 Southwark Park

Table: Viewpoint assessment

<u>Viewpoint and Location</u>	<u>Distance to site boundary</u>	<u>Receptors</u>	<u>Value (Of view)</u>	<u>Susceptibility to change</u>	<u>Sensitivity</u>
1. Brimington Park	0.28km	Recreational Users of Public Open Space	Medium	Medium	Medium
2. Caroline Gardens	0.22km	Recreational Users of Public Open Space	Medium	Medium	Medium
		Residents		Medium	Medium

3. Old Kent Road/Commercial Way	0.29km	Pedestrians	Medium	Medium	Medium
		Road users		Low	Low
4. Burgess Park	1.65km	Recreational Users of Public Open Space	High	Low	Medium
5. Sylvan Grove	0.4km	Pedestrians	Low	Medium	Low
		Residents		High	Medium
		Workers		Medium	Low
6. Old Kent Road west of site	0.05km	Pedestrians	Low	Medium	Low
		Road users		Low	Low
7. New Cross Road	0.21km	Pedestrians	Low	Medium	Low
		Road users		Low	Low
8. Bridgehouse Meadows	0.26km	Recreational Users of Public Open Space	Medium	Low	Low
9. Ilderton Road	0.03km	Pedestrians	Low	Medium	Low
		Road users		Low	Low
10. Deptford Park	1.27km	Recreational Users of Public	Medium	Low	Low

		Open Space			
11. Southwark Park	1.37km	Recreational Users of Public Open Space	High	Low	Medium

213. Given the densely built-up character of the viewpoints areas assessed above, changes to residents views towards the site are fairly restricted from low-rise housing, with exception of areas within a close proximity of the site. Residents in higher residential blocks such as Ambleside Point, Grasemere Point and Windermere Point, have an open elevated aspect towards the site and therefore will experience negligible impacts. In terms of impacts on listed buildings and conservation areas and s72 considerations. Whilst the development would be visible to the south of Caroline Gardens the new development would not generally be visible in the backdrop of the listed buildings or the conservation area. It would therefore create no harm to the setting of the listed building or the conservation area in which it is located. The same considerations apply to the listed Gasholder 13. In terms of the listed building at 880,882 and 884 Old Kent Road these are already experienced within the wider townscape setting of the existing Tustin towers. The new development would have little impact on their setting or special interest.

London View Management Framework

214. A number of strategic views as defined in the London View Management Framework (LVMF) (March 2012), are panoramic viewpoints located in north London. The viewsplay takes in a wide panorama of the city centre and Southwark forms a distant backdrop to these views. The views identified in the LVMF are; Alexandra Palace, Parliament Hill, Kenwood, and Primrose Hill.

215. The viewpoints mentioned above are all located at a distance of 9 kilometres and more from the subject site. Given that the tallest building in the development rises to 18 storeys, it will still sit below the existing 3 towers which have a height of 23 storeys. The changes to the visual character of the townscape and views resulting from the proposed development of this scale and distance is not going to be discernible in the backdrop to the City and are at such a distance they have no bearing on the silhouette of key City landmarks, blending into the general urban context.

Strategic Borough Views - Southwark

216. The site is not in any Borough views.

Image: Southwark Strategic Borough Views



Conclusion on the Setting of Listed Buildings, Conservation Areas and Townscape

217. The following table summarises the designated heritage assets that could be impacted by the proposal, and what harm, if any has been identified.

Table: Impact on heritage significance

Listed Buildings and Conservation Areas	Assessment of Impact on heritage significance
LVMF Views	No harm identified
Local Views	No harm identified
Caroline Gardens Conservation Area	No harm identified
Listed Buildings	No harm identified owing to the height, distance and relationship of the development from nearby assets
Draft Locally listed buildings/ undesignated assets identified in the draft Old Kent Road AAP	No harm identified.

218. In conclusion, the proposed development would not have a significant impact on the views assessed despite it being a highly visible feature in the immediate townscape. Given the substantial distance to nearby heritage assets, and taking into consideration the height of the development, the scheme is considered to be a beneficial addition to the London Skyline that would successfully integrate into the immediate area and would not cause harm to any of the heritage assets listed above.
219. Whilst limited weight has been given to emerging policy, full weight has been given to adopted policies, including the NPPF (2021), London Plan (2021) and Southwark Plan (2022). As can be seen from the assessment contained within this report, the proposals are considered to be in compliance with these adopted policies.

HOUSING MIX, DENSITY AND RESIDENTIAL QUALITY

Housing Mix

220. Southwark Plan Policy P2 seeks to ensure that a minimum of 20% of family homes with three or more bedrooms are provided in the Action Area Cores (which would apply to the Old Kent Road site) and a minimum of 25% of homes with three or more bedrooms are provided in the urban zone. The policy also requires two bedroom homes as a mix of two bedroom 3 person and two bedroom 4 person homes. The housing mix requirements are replicated in the draft OKR AAP (Policy 4).
221. Policy H10 of the London Plan relates to housing size and mix; it seeks to guide borough and developers on unit mix within new residential developments, and states that schemes should generally consist of a range of unit sizes having regard to robust local evidence, the requirement to deliver mixed and inclusive neighbourhoods and the range of tenures in the scheme.

Table – Housing Mix – Phase 1

<u>Dwelling size</u>	<u>No. of units</u>	<u>Percentage</u>
1 Bedroom	52	40.71%
1.5 Bedroom	16	
2 Bedrooms	23	13.77%
3 Bedrooms	65	38.92%
4 Bedrooms	10	6%
5 Bedrooms	1	0.6%
Total	167	100%

222. The final unit mix for Phases 2-4 will be determined at the reserved matters stage(s) and whilst there may be variations across different phases, an overall unit mix that adheres to policy can be achieved as demonstrated by the illustrative scheme in the below table:

Table – Housing Mix – Illustrative Scheme

	<u>Total</u>	<u>1 Bed</u>	<u>2 Bed</u>	<u>3 Bed</u>	<u>4 Bed</u>	<u>5 Bed</u>
Total (Phase 1)	167	68	23	65	10	1
Unit Mix		40.71%	13.77%	38.92%	6%	0.6%
Total (Phases 2-4)	523	204	221	77	20	2
Unit Mix		39%	42.08%	14.72%	3.82%	0.38%
Total (All Phases)	690	272	244	142	30	3
Unit Mix		39.3%	35.3%	20.6%	4.4%	0.4%

223. The table above demonstrates that the development would provide 60.6% of the new homes as two or more bedrooms, including 25.4% family homes with three or more bedrooms. The percentage amounts would therefore comply with the aims and objectives of Southwark Policy P2.

224. It is also acknowledged that Phase 1 will comprise of 100% affordable housing, with Phases 2-4 providing a mixture of affordable (c.60%) and market (c.40%) homes. Whilst the market homes will be in separate buildings within Plots A, G2 and H (for management purposes), all buildings will be designed as tenure blind and to the same exacting standards as demonstrated through the Design Code for future phases.

Housing for older people

225. Specialist housing for over 55s is provided in the form of 1.5-bedroom homes in Plots C1 and J in accordance with the Resident Manifesto that was derived from the resident ballot and further engagement. These homes could be provided with either a small second bedroom or a space located off the main living area that can be screened off as a second bedroom for guests.

226. In accordance with Policy P7 of the Southwark Plan, all over 55s housing will be within the affordable tenures with dedicated residents' gardens or rooftop amenity spaces (as well as good access to Tustin Common) and are located

close to local goods and services on the Old Kent Road (as well as those to be re-provided on the subject site).

Wheelchair Housing

227. In compliance with Policy D7 of the London Plan, P8 of the Southwark Plan, and emerging policy AAP 4 of the Draft OKR AAP, at least 10% of the dwellings across the subject site will meet Building Regulation M4(3) 'wheelchair user dwellings' (with 10% of the social rented homes meeting Building Regulation M4(3)(2)(b) 'wheelchair accessible dwellings' as thus available for immediate occupation). All other dwellings will be delivered to meet M4(2) 'accessible and adaptable dwellings' standards.

228. Phase 1 includes the following wheelchair homes:

- Plot C: 10 no. M4(3) (13.7%)
- Plot D: 0 no. M4(3) (0%)
- Plot G1: 8 no. M4(3) (10%)

229. Whilst it is acknowledged that there are no wheelchair user dwellings in the houses proposed for Plot D, the M4(3) properties within Plots C and G1 equate to 10.8% for Phase 1. Future reserved matters applications for Phases 2-4 will include plans indicating the number, types and locations of accessible homes. The wheelchair user dwellings would be secured through the Section 106 Legal Agreement.

Density

230. The Southwark Plan does not contain specific density matrices and ranges for different areas of the borough. Instead, it sets out a range of criteria relating to good design and appropriate density in the context of a site-specific approach, including in policies P13 Design of places, P14 Design quality, P15 Residential design and P18 Efficient use of land. Criteria across these policies require among other things that:

- Development's height, scale, massing and arrangement responds positively to the existing townscape, character and context;
- Buildings, public spaces and routes are positioned according to their function, importance and use within the townscape;
- Adequate daylight, sunlight, outlook and a comfortable microclimate is accommodated for future and existing occupiers
- Development provides a high standard of residential design quality
- Development optimises the use of land and does not unreasonably compromise development potential on neighbouring sites

231. This approach is consistent with the London Plan, within which policy D3 refers to optimising site capacity through a design led approach.

232. The quality of the proposed units, the acceptability of the height and massing, the architecture, the townscape impacts, the neighbour amenity impacts and transport implications are set out in detail in the relevant sections of this report.

Quality of residential accommodation

233. London Plan Policy D6 (Housing quality and standards) states that housing developments should be of high quality and provide adequately-sized rooms, with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners. The policy sets out a range of qualitative design aspects for housing developments relating to dwelling size, aspect, daylight, layout and amenity space. Policy P15 Residential design of the Southwark Plan sets out that development must achieve an exemplary standard of residential design and must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation.

Unit size

234. Policy P15 of the Southwark Plan requires developments to meet the minimum national space standard. All of the units would comfortably meet or exceed the minimum total GIA space requirements set out in the nationally described space standards and as set out in the 2015 Technical Update to the Residential Design Standards SPD. The larger units consisting of 4 and 5 bedrooms are particularly sizable which when taking into account their likely occupation by a family, is a very positive aspect of the scheme.

235. All proposed homes would exceed the minimum standard of one, two, three, four, and five bedroom units, in accordance with the minimum space standards as per Table 3.1 of Policy H6 of the London Plan. The following tables provide a breakdown of the range of unit sizes contained within each of the Phase 1 Plots; C, D and G1.

Plot C

Table: Proposed unit sizes Plot C

Unit Type	SPD Requirement	Size range proposed*
1 Bed 2 Person (flat)	50sqm	50-60sqm
1 Bed 2 Person (WCH)	65sqm	68.5-77.5sqm
1.5 Bed 2 Person (flat)	-	65-73.5sqm
2 Bed 4 Person (flat)	70sqm	75sqm

2 Bed 4 Person (maisonette)	79sqm	80sqm
3 Bed 5 Person (flat)	86sqm	93sqm
3 Bed 5 Person (maisonette)	93sqm	97.5-109.5sqm
3 Bed 5 Person (WCH)	99sqm	116sqm
3 Bed 6 Person (maisonette)	102sqm	103.5sqm

* This includes wheelchair accessible homes, which have higher space standard requirements

236. Plot C consists of two buildings labelled as building C1 and building C2. Across both buildings there are forty 1 bed person flats, sixteen 1.5 bed flats in C1, five 2 bed 3 person flats along with two 2 bed 4 person maisonettes. All of the 3 bed 5 person flats and maisonettes, along with the 3 bed 6 person maisonettes are located in C2. The table above illustrates that all accommodation types proposed comfortably surpass minimum requirements for sqm contained with the Residential Design Standards SPD.
237. 88% of the units within building C1 are dual aspect, with only 5 units being single aspect. These 5 units are in the 1 bed 2 person flat type; however, it is noted that none of these single aspect flats are north facing. All flats and maisonettes in building C2 are benefit from being dual aspect. Given the above, it is therefore considered that all housing types in this building would benefit from a good quality of accommodation.

Plot D

Table: Proposed dwelling sizes Plot D

Unit Type	SPD Requirement	Size range proposed
3 Bed 5 Person (dwelling)	93sqm	100.74sqm-102.92sqm
4 Bed 7 Person (dwelling)	121sqm	129.72sqm-136.05sqm
5 Bed 8 Person (dwelling)	134sqm	149.97sqm

238. There are 14 dwellings within the Plot D development consisting of six 3 beds, seven 4 beds, and one 5 bed. All units, as demonstrated in the table above, comfortably exceed the minimum sqm requirement for each respective dwelling size. Additionally, the dwellings all benefit from dual aspect outlook and have

access to private gardens. Overall, it is therefore considered that the size and layouts of the units are acceptable, and would provide a good quality of accommodation.

Plot G1

Table: Proposed unit sizes Plot G1

Unit Type	SPD Requirement	Size range proposed*
1 Bed 2 Person (flat)	50sqm	50sqm
2 Bed 3 Person (WCH)	70sqm	78.5sqm
2 Bed 4 Person (flat)	70sqm	71sqm
3 Bed 4 Person (WCH)	86sqm	90sqm
3 Bed 5 Person (flat)	86sqm	86-102.5sqm
3 Bed 5 Person (maisonette)	93sqm	96sqm
3 Bed 5 Person (Duplex)	93sqm	96sqm
4 Bed 7 Person (maisonette)	115sqm	127-131sqm

* This includes wheelchair accessible homes, which have higher space standard requirements

239. As part of the Plot G1 development, 80 units are proposed consisting of; twelve 1 bed 2 person flats, sixteen 2 bed flats with some being wheelchair accessible, forty nine 3 bedroom units consisting of flats, maisonettes and a duplex, and three 4 bed 7 person maisonettes. All unit types meet the minimum floorspace standards highlighted in the table above. All units benefit from dual aspect and good layouts that do not restrict movement and circulation around each unit. Therefore the units in Plot G1 are considered to provide a good quality of accommodation.

Overlooking and privacy within the proposed development

240. In order to prevent harmful overlooking, the Residential Design Standards SPD requires proposed developments to achieve a distance of 12m between the front elevations of buildings and/or across a highway, and a minimum of 21m between rear elevations.

241. Adequate distance between neighbouring plots has been incorporated into the design of the development that enables distances between front and rear elevations to comply with the guidance contained within the Council's Residential Design SPD. The careful locating of each plot successful achieves a

development that strongly mitigates any potential amenity impacts to residents within the proposed development.

Number of units per core

242. Due to the design of the buildings, with setbacks on upper floors to mitigate any neighbouring amenity impacts, the number of units per core in Plots C and G1 range from four to fourteen on levels throughout each respective building. The design and layout of each plot provides at least three separate entrances to the plots that enables easy access for residential occupiers and removes any possibility of long corridors.

Secured by design

243. The design of the development has considered opportunity for natural surveillance, incorporates excellent lines of site and the development should 'activate' this area. Additionally, the ground floor footprint has also been designed in such a way that there are no alcoves or secluded areas that are often crime and anti-social behaviours generators. Given the above, the development is considered to provide excellent crime prevention measures within the overall design.
244. The Metropolitan Police Secure By Design Officer has held discussion with the applicant and is satisfied that the development can achieve Secure By Design Accreditation. Conditions recommended by the Secure By Design Officer have been attached to this decision.

Conclusion on quality of accommodation

245. The floor layouts and size of the units proposed, and the fact that over 90% of the units and dwellings proposed are dual aspect, is considered to be a significantly positive aspect of this development. All units meet the minimum floorspace standards, and in most instance comfortably exceed minimum floorspace requirements. Additionally, the units have been carefully designed to enable the occupiers to move freely through each unit without contriving circulation and movement. Each unit is provided with either a balcony or back garden spaces for private amenity. Furthermore, the provision of a variety of playspace options, and easy access to communal and public open space enhances the quality of accommodation for future occupiers to enjoy. It is therefore considered that the proposed development would provide a high quality of accommodation for future residents.

OUTDOOR AMENITY SPACE, PLAY SPACE AND PUBLIC OPEN SPACE

246. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy S4 of the London Plan

requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10sqm per child bed space (covering a range of age groups). In addition, P15 of the Southwark Plan requires the provision of 5sqm of public open space per dwelling.

247. Four categories of open space are required in major planning applications in the Old Kent Road Opportunity Area:

- Private amenity space: For units containing three or more bedrooms, 10sqm of private amenity space as required by the SPD; and for units containing two bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal space;
- Communal amenity space: 50sqm communal amenity space per development as required by the SPD; and
- Children's play space: ten sqm of children's play space for every child space in the development as required by the London Plan.
- Public open space: five sqm of public open space per dwelling as required by the draft OKR AAP. If it is not feasible to deliver the open space on site, a financial contribution will be required.

Private outdoor amenity space

248. All of the proposed homes have been provided with private amenity space in the form of either; balconies, and private garden spaces (Front and/or rear amenity spaces). The majority of homes have been designed to have at least 10sqm of private amenity space, alongside large areas of communal and publicly accessible play spaces that seek to enhance usability and legibility for all ages.

249. It is acknowledged that whilst there is a minor shortfall in private amenity space (Plot D) within Phase 1 of the development this is made up across the development site in Phases 2-4 as the scheme progresses.

Communal amenity space

250. In order to comply with the requirements of the Residential Design Standards SPD, 50sqm communal amenity space per development should be provided. As part of the entire redevelopment, 13 plots are proposed that would amount to the provision of 650sqm of communal amenity space being provided within the development. As is the case with private amenity above, the shortfall in communal amenity space arises from the Plot D development. Notwithstanding this, the shortfall is made up across the site upon the completion of phases 2-4.

Children's playspace

251. The child yield for the development has been calculated using the 'Providing for Children and Young People's Play and Informal Recreation' published as SPG in 2012 by the GLA using the GLA Population Yield Calculator (version 3.2).

252. The Mayor’s SPG sets out the intended strategic approach to delivering new and enhanced play space both on and off-site in new developments. It explains that ‘doorstep’ play (Under 5s) should usually be provided on-site, unless there is existing provision within 100 metres. For 5-11 year olds and children over 12 years old, it recommends that off-site provision is acceptable, if there is existing provision within 100-400 metres and 400-800 metres respectively. This is summarised in Table 4.5 of the SPG, reproduced below.

Table 4.5 of the Mayor’s Providing for Children and Young People’s Play and Informal Recreation SPG

Table 4.5 Provision of play space to meet the needs of new development

		Under 5s	5-11	12+
Existing provision	within 100 m	On site or off-site contribution	Off-site contribution	Off-site contribution
	within 100-400m	On-site	On site or off-site contribution	On site or off-site contribution
	within 400-800m	On-site	On-site	On-site or off-site contribution
No existing provision	within 100 m	On-site	Off-site provision	Off-site provision
	within 100-400m	On-site	On-site	On site or off-site provision
	within 400-800m	On-site	On-site	On-site

253. The GLA play calculation indicates a required play space of 5,137m² for Tustin Estate. This includes the residential units proposed across all phases, less the Over 55’s provision. As part of the site wide landscape proposals, there is 5,246m² of play space proposed for all ages and abilities. Due to the constraints in phase 1, the first phase of the development provides a deficiency in play space. At each phase, the play space should be recalculated against that which has been constructed and what is proposed in future phases to ensure the overall provision for the site is delivered at completion of the development.

Table: Playspace breakdown over entire site

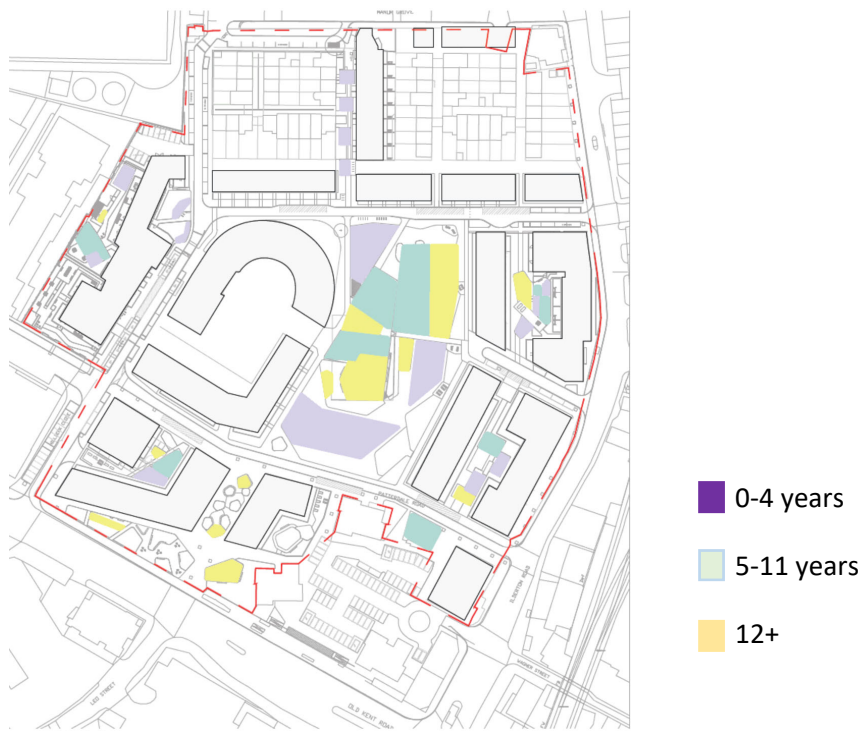
<u>Age</u>	<u>Percentage %</u>	<u>Required</u>	<u>Provided</u>
0-4	40	1,983sqm	2,045sqm
5-11	32	1,671sqm	1,705sqm
12+	28	1,483sqm	1,496sqm
Total	100	5,137sqm	5,246sqm

254. Playspace proposed within the developments consists of multitude of options to cater for different age groups, as well as enabling variety in options with informal, cognitive, and physical elements of play proposed. Doorstep play is provided for

the 0-4 years of age category and is designed for multi-functional use, which children are able to access themselves while avoiding physical barriers such as roads.

255. Imaginative play options have been incorporated into the illustrative masterplan that introduces play structures and natural elements into planting that increases opportunities for play in high-density areas. This encourages children to explore different routes and provides an exciting alternative to a daily route. The natural and informal play within the site complements the retained existing trees and provides areas of play immersed within natural elements such as grasses, planting, logs, boulders and water. Throughout the site, opportunities have been identified for sand and water play. These will be secured by condition.
256. Within the central Tustin Common area of the development, a re-imagining of the traditional MUGA structure is proposed to incorporate a more informal active play centre to the space. A central Basketball half court complemented other features such as mounded play and kick-about areas which provides a less prescriptive play surface for a range of play opportunities. All playspace proposals are indicative and final design details have been secured by permission and are attached to this decision notice.

Image: Playspace locations within the development



257. Overall, the development would provide policy compliant levels of private amenity, communal amenity and children’s playspace. The below tables demonstrate the compliance with a breakdown of required and proposed amounts providing a greater understanding of the significant benefits this scheme will provide.

Table: required private amenity, communal amenity and playspace

	<u>Phase 1</u>			<u>Phases 2-4</u>	<u>Total</u>
	<u>Plot C</u>	<u>Plot D</u>	<u>Plot G1</u>		
Private	730sqm	700sqm	800sqm	5,230sqm	7,460sqm
Communal	50sqm	0sqm	50sqm	550sqm	650sqm
Playspace	276sqm	325sqm	1,320sqm	3,216sqm	5,137sqm
	1,056sqm	1,025sqm	2,170sqm	8,996sqm	13,247sqm

Table: proposed private amenity, communal amenity and playspace

	<u>Phase 1</u>			<u>Phases 2-4</u>	<u>Total</u>
	<u>Plot C</u>	<u>Plot D</u>	<u>Plot G1</u>		
Private	1,056sqm	621sqm	878sqm	5,230sqm	7,785sqm
Communal	952sqm	0sqm	128sqm	550sqm	1,630sqm
Playspace	301sqm	154sqm	126sqm	4,665sqm	5,246sqm
	2,309sqm	775sqm	1,132sqm	10,445sqm	14,661sqm

Public open space

258. In addition to the adopted amenity space requirements set out above, emerging Policy AAP11 of the draft OKR AAP requires the provision of 5sqm of public open space per proposed home. The plan identifies that some sites are expected to provide public space as part of their redevelopment and others are not. In the later instance those site will be expected to make s106 contributions to off-site public space provision. This will be charged at £205 per square metre. As set out in the Section 106 and CIL SPD, £205 per sqm represents the average cost for improving open space in Southwark.
259. The development will provide a new public open space called Tustin Common, which is located centrally in the red boundary line. This new public space is proposed to deliver a multitude of activities and playspace in addition to quiet areas and visual amenity. The new footprint of the Tustin Common replaces the existing semi-private residential amenity areas. Furthermore, another open space called the Old Kent Road Plaza open space being provided during Phase 4.

Public open space calculation

Table: Public open space proposed

Public Open Space (Public space at ground floor, excluding play space)	Draft OKR AAP (2017) requirement AAP 11: Parks, streets, open spaces –The Greener Belt. (page 73)	Proposed public open space	Off-site Payment
	Provide 5sqm of public open space per dwelling. If it is not feasible to deliver the open space on site, a financial contribution will be required. 690sqm x 5 = 3,450sqm	14,661sqm	None.

260. The table above demonstrates that the development would comfortably exceed the required open space provision. The centralised location for the majority of the open space makes the area easily accessible from all residential plots within the scheme. The inclusion of additional public space to the Old Kent Road frontage in Phase 4 will assist in activating the southern section of the development upon entering the Tustin Estate from Old Kent Road.

Image: Public open space parameter plan



Conclusion on outdoor amenity space, play space and public open space

261. In conclusion, given the density and site coverage of the scheme under consideration, Officers are satisfied with the quality and quantity of outdoor space proposed. Whilst there is a shortfall in some aspects at Phase 1, this is off set by the shortfall being accumulated in phases 2-4 to reach required private, communal and playspace targets for this development. The public open space is considered to be vibrant and inclusive in producing a large area where socialising, play, and quiet areas are all options for residents. Where communal amenity space is proposed on site, it is well planned, with efficient layouts that do not restrict movement or circulation with easy access from the proposed units. The playspace proposals are efficiently planned with a great degree of variety in playspace options, which is another positive aspect of the scheme. To ensure the spaces delivered are of the highest quality, detailed landscape and playspace design conditions are attached to the decision notice.

IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDNG AREA

262. Policy P56 (Protection of amenity) of the Southwark Plan states that developments should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users. This includes privacy and outlook impacts, overlooking or sense of enclosure, loss of daylight and sunlight, and unacceptable noise from developments.

Impact of the proposed uses

263. The development would retain existing all existing C3, Class E and Class F1 Uses on site. The retention of these respective uses is considered to maintain the existing character within the subject site. In terms of the impact of the new residential on existing residential neighbours that is considered below in the daylight and sunlight impacts section of this report.

Daylight and sunlight impacts

264. The following section of this report details the potential daylight, sunlight, and overshadowing impacts of the proposed development on surrounding residential properties. This analysis is based on guidance published by the Building Research Establishment (BRE). As required by Regulations, the submitted assessment has been undertaken by competent, experienced, registered professionals.

BRE daylight tests

265. Guidance relating to developments and their potential effects on daylight, sunlight, and overshadowing is given within the 'Building Research Establishment (BRE) Report 209 Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice 2nd Edition (2011)' (BRE, 2011) and also in 'Lighting

for Buildings Code of practice for daylighting (AMD 7391) BS 8206-2:1992' (BSI, 2008). The Building Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight, a guide to good practice (1) gives criteria and methods that are explained subsequently for calculating DSO effects on surrounding receptors as a result of the proposed development.

266. While the BRE benchmarks are widely used, these criteria should not be seen as an instrument of planning policy. As stated in the Introduction to the BRE Guidelines paragraph 1.6:

“The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design.”

267. Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight. Diffuse daylight calculations should be undertaken to all rooms within domestic properties, where daylight is required, including living rooms, kitchens and bedrooms. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed. These room types are non-habitable and do not have a requirement for daylight.
268. The BRE guideline tests undertaken for this daylight assessment are the Vertical Sky Component (VSC) and No Sky-Line (NSL). The VSC test calculates the angle of vertical sky at the centre of each window and plots the change between the existing and proposed situation. 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 also advises that VSC can be reduced by about 20% of its original value before the loss is noticeable. In other words, if the resultant VSC with the new development in place is less than 27% and/or less than 0.8 times its former value, then the reduction in light to the window is likely to be noticeable.
269. The distribution of daylight within a room can be calculated by plotting the 'no skyline'. The NSL is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

BRE Sunlight Tests

270. The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. The tests should also be applied to non-domestic buildings where there is a particular requirement for sunlight.

The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

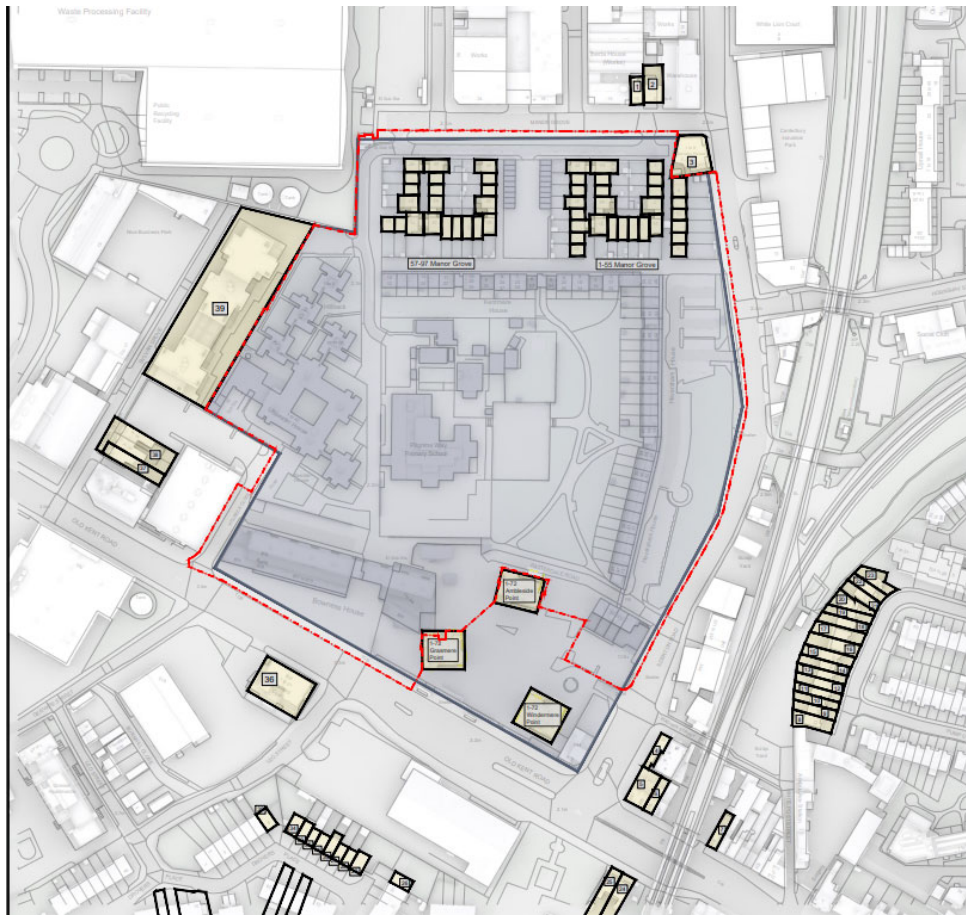
Overshadowing

271. Section 3.3 of the BRE guidelines describes the method of assessment of the availability of sunlight within garden/amenity spaces. This relates to the proportion of shading on March 21st. The BRE criteria for gardens or amenity areas are as follows, 'It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity space should receive at least two hours of sunlight on 21 March. If as a result of a new development an existing garden or amenity space does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of amenity is likely to be noticeable.'

272. The closest properties to the development are listed below:

- Within the site: residential properties that will be permanently retained within the Tustin Estate, namely 1 to 97 (odds) Manor Grove and the flats in Ambleside Point, Grasmere Point, and Windermere Point
- To the north of the site: Barnaby House and residential properties on the north side of Manor Grove (4-8 Manor Grove and 10-12 Manor Grove)
- To the east of the site: residential properties on the east side of Ilderton Road (i.e., 28 Wagner Street and 881-883 & 885 Old Kent Road) and to the east of the railway line (23 to 53 (odds) Farrow Lane and 899 Old Kent Road))
- To the south of the site: residential properties at 866-864 Old Kent Road, 8 to 17 (consecutive) Drovers Place, and 814 Old Kent Road (Radford Court)
To the west of the site: residential properties at 1-6 Sylvan Terrace and 8-24 Sylvan Grove

Image: Plan demonstrating potentially affected neighbours located near to the application site



273. The image above demonstrates the 91 neighbouring properties (in yellow) that form part of the daylight/sunlight assessment. In the 91 receptor buildings, 1,568 windows serving 1,114 rooms have been assessed for daylight. The VSC and NSL methodologies have been undertaken to establish which properties experience impacts regarding daylight impacts of the hybrid proposed development (maximum parameters). The results of the VSC and NSL tests are discussed in further detail below:

Daylight impacts

274. The results of the VSC assessment for the hybrid proposed development demonstrates that the impacts on 965 out of 1,568 windows (62%) will be within the BRE numerical guidelines. The results of the NSL assessment establishes that the impacts on 848 out of 1,114 rooms (76%) will be within the BRE numerical guidelines. Out of the 91 buildings assessed, the results of the assessment show that 35 will not experience any daylight effects (neither VSC nor NSL) outside the BRE numerical guidelines. The significance of their daylight effects is therefore Negligible and not significant. The relevant buildings are: 4-12 Manor Grove, 885 Old Kent Rd, 899 Old Kent Rd, 866 Old Kent Rd, 864 Old Kent Rd, 8 to 17 (consecutive) Drovers Place, 83 to 97 (odds) Manor Grove, 57

to 61 (odds) Manor Grove, 49 to 53 (odds) Manor Grove, and 3 to 13 (odds) Manor Grove.

275. The results above therefore demonstrates that the remaining 56 buildings would experience a VSC and/or NSL impact to at least one window/room that would be outside the BRE numerical guidelines. To determine the significance of the effect, a grading system of '**Negligible**', '**Minor**', '**Moderate**', and '**Major**' has been created in the submitted Daylight/Sunlight assessment to reflect judgements as to the importance or sensitivity of the affected receptors and the nature and magnitude of the predicted changes. Residential units graded as either negligible, minor (low), moderate (medium), or major (high), have been summarised in the two tables below. The residential buildings graded as major are examined in more detail below the tabular information.

VSC results for proposed hybrid development

Building Address	No. of windows tested	No. inside VSC guidelines	No. outside VSC guidelines		
			Low magnitude	Medium magnitude	High magnitude
1-9 Barnaby House	6	5	1	-	-
28 Wagner Street	6	3	3	-	-
881-883 Old Kent Road	5	3	2	-	-
51 Farrow Lane	3	2	1	-	-
49 Farrow Lane	3	2	1	-	-
47 Farrow Lane	4	2	2	-	-
45 Farrow Lane	4	2	2	-	-
43 Farrow Lane	3	2	1	-	-
41 Farrow Lane	3	2	1	-	-
39 Farrow Lane	3	2	1	-	-
37 Farrow Lane	3	0	2	1	-
35 Farrow Lane	3	2	-	1	-
33 Farrow Lane	4	2	2	-	-

31 Farrow Lane	4	2	2	-	-
29 Farrow Lane	4	2	2	-	-
27 Farrow Lane	4	2	2	-	-
25 Farrow Lane	4	2	2	-	-
23 Farrow Lane	4	2	2	-	-
Radford Court, 814 OKR	42	22	3	3	14
1-2 Sylvan Terrace	6	2	4	-	-
3-6 Sylvan Terrace	13	4	8	-	1
8-24 Sylvan Grove	287	127	24	66	70
81 Manor Grove	4	0	-	-	4
79 Manor Grove	4	0	-	-	4
77 Manor Grove	6	1	-	-	5
75 Manor Grove	7	1	-	1	5
73 Manor Grove	3	0	-	-	3
71 Manor Grove	3	0	-	-	3
69 Manor Grove	3	0	-	-	3
67 Manor Grove	3	0	-	-	3
65 Manor Grove	6	0	-	1	5
63 Manor Grove	14	13	-	1	-
55 Manor Grove	7	4	3	-	-
47 Manor Grove	7	4	3	-	-
41 Manor Grove	4	3	-	1	-
39 Manor Grove	4	2	2	-	-

37 Manor Grove	5	1	1	2	1
35 Manor Grove	4	0	1	2	1
33 Manor Grove	4	0	-	1	3
31 Manor Grove	7	1	-	1	5
29 Manor Grove	7	3	-	-	4
27 Manor Grove	8	4	-	-	4
25 Manor Grove	8	4	-	-	4
23 Manor Grove	7	3	-	-	4
21 Manor Grove	7	1	-	-	6
19 Manor Grove	4	0	-	2	2
17 Manor Grove	4	3	1	-	-
15 Manor Grove	5	4	-	-	1
1 Manor Grove	4	2	1	1	-
Ambleside Point	272	152	15	18	87
Windermere Point	262	202	5	13	42
Grasmere Point	288	188	37	31	32

NSL results for proposed hybrid development

Building Address	No. of windows tested	No. inside NSL guidelines	No. outside NSL guidelines		
			Low magnitude	Medium magnitude	High magnitude
10-12 Manor Grove	2	1	-	1	-
1-9 Barnaby House	6	5	1	-	-
28 Wagner Street	3	2	1	-	-

881-883 Old Kent Road	5	4	1	-	-
53 Farrow Lane	2	1	-	1	-
49 Farrow Lane	2	1	-	-	1
47 Farrow Lane	3	1	1	-	1
45 Farrow Lane	3	0	1	-	2
43 Farrow Lane	2	0	1	-	1
41 Farrow Lane	2	0	1	-	1
39 Farrow Lane	2	0	1	-	1
37 Farrow Lane	2	0	1	-	1
35 Farrow Lane	2	1	-	-	1
33 Farrow Lane	2	0	2	-	-
31 Farrow Lane	2	0	1	1	-
29 Farrow Lane	2	0	2	-	-
Radford Court, 814 OKR	27	12	-	3	12
3-6 Sylvan Terrace	12	11	-	-	1
8-24 Sylvan Grove	131	73	11	10	37
81 Manor Grove	4	1	-	1	2
79 Manor Grove	4	0	-	1	3
77 Manor Grove	5	1	-	-	4
75 Manor Grove	6	1	-	-	5
73 Manor Grove	3	0	-	-	3
71 Manor Grove	3	0	-	-	3
69 Manor Grove	3	0	-	-	3

67 Manor Grove	3	0	-	-	3
65 Manor Grove	5	1	-	-	4
37 Manor Grove	5	4	-	-	1
31 Manor Grove	6	1	-	-	5
29 Manor Grove	7	3	-	-	4
27 Manor Grove	7	3	-	-	4
25 Manor Grove	7	3	-	-	4
23 Manor Grove	7	3	-	-	4
21 Manor Grove	6	1	-	-	5
15 Manor Grove	5	4	-	-	1
Ambleside Point	204	129	5	8	62
Windermere Point	203	185	1	1	16
Grasmere Point	216	183	16	5	12

VSC and NSL daylight results for the illustrative masterplan:

276. The results of the VSC assessment of the illustrative masterplan demonstrate that the impacts on 1,236 out of 1,568 windows (79%) will be within the BRE numerical guidelines. Compared with the hybrid proposed development (maximum parameters), this is an increase of 271 windows (17% of windows.) The results of the NSL assessment of the illustrative masterplan show that the impacts on 994 out of 1,114 rooms (89%) will be within the BRE numerical guidelines. Compared with the hybrid proposed development (maximum parameters), this is an increase of 60 rooms (5% of rooms.)
277. Of the 91 buildings assessed, 57 will not experience any daylight effects (neither VSC nor NSL) outside the BRE numerical guidelines. The significance of their daylight effects is therefore Negligible and not significant. The 57 properties comprise of the same 35 buildings that would not be materially affected by the hybrid proposed development (maximum parameters). The other 22 buildings are located at; 28 Wagner Street, 881-883 Old Kent Rd, 43 to 53 (odds) Farrow Lane, 23 to 33 (odds) Farrow Lane, 1-2 Sylvan Terrace, 3-6 Sylvan Terrace, 77 Manor Grove, 43 Manor Grove, 31 Manor Grove, and 15 to 19 (odds) Manor Grove.

278. The results of the hybrid proposed development above indicated that approximately 8 properties will experience high magnitude impacts to several windows. The results taken for the other 26 buildings demonstrate that there is no discernible change from the hybrid result, and the illustrative masterplan results. This section of the report will focus on the properties that experienced high magnitude impacts to several windows for the assessment undertaken at the hybrid proposed stage.
279. 8-24 Sylvan Grove: Compared with the hybrid proposed development (maximum parameters), the VSC and NSL impacts to an additional 26 windows and 9 rooms would be within the guidelines, i.e. a total of 153 windows (53%) and 82 rooms (63%) respectively. The impacts outside the guidelines would also lessen to 46 low, 59 medium and 29 high magnitude VSC impacts (compared with 24, 66, and 70), and 17 low, 12 medium and 20 high magnitude NSL impacts (compared with 11, 10, and 37).
280. The results of the supplementary ADF assessment that was undertaken show that 69 of the 131 rooms (53%) would either experience no reduction in ADF or retain at least guideline levels. The remaining 62 rooms would retain below-guideline levels of ADF, of which 44 (34%) would experience a low reduction (up to 0.3% ADF) and 18 (14%) would experience a medium reduction (0.3 to 1.0% ADF).
281. Focussing on the 55 main living spaces (i.e., living rooms and LKDs) that have been assessed, 33 of these would retain more than the guideline level for living rooms (1.5% ADF). The remaining 22 would retain between 0.23% and 1.47% ADF. These rooms have lower levels of daylight in the baseline condition as they are constrained by balconies and/or projecting wings, with 13 of them having below the living room guideline. Consequently, the relative impacts of development are amplified. The absolute losses do not exceed 0.55% ADF, with the average being 0.3% ADF. Overall, the significance of the daylight effects on this building is **Moderate Adverse**. The results show a substantial improvement on the major adverse grading under the hybrid proposed development results.
282. 75 Manor Grove: The VSC and NSL impacts would be within the BRE guidelines to all 7 windows and 5 out of 6 rooms respectively. There would be 1 low magnitude NSL impact outside the guidelines. Overall, the significance of the daylight effects is **Negligible to Minor Adverse**. Again, the results represent a substantial improvement compared to the hybrid proposed development result of moderate to major adverse.
283. 67 to 73 (odds) Manor Grove: Across these four properties, the VSC and NSL impacts would be within the BRE guidelines to 8 out of 12 windows and 9 out of 12 rooms respectively. There would be 1 low and 3 medium magnitude VSC impacts, and 3 high magnitude NSL impacts outside the guidelines. The affected windows are recessed beneath the projecting first floor and blinkered both sides so the relative loss is amplified. The results of the supplementary ADF assessment show that 3 of the 4 rooms would retain above the guideline for living rooms (with values of 1.74% to 1.80% ADF) and the fourth would be fractionally below the guideline (1.45%). Overall, the significance of the daylight effects on these four buildings is **Minor to Moderate Adverse**. When compared to the

results for this property during the hybrid proposed development there is a significant improvement from the major adverse grading.

284. 65 Manor Grove: The VSC and NSL impacts would be within the BRE guidelines to 4 out of 6 windows and all 5 rooms respectively. There would be 1 low and 1 medium magnitude VSC impact outside the guidelines. Overall, the significance of the daylight effects is **Minor Adverse**. The results represent a substantial improvement compared to the hybrid proposed development result of moderate to major adverse.
285. 23 Manor Grove: The VSC and NSL impacts would be within the BRE guidelines to 4 out of the 6 windows with a significant improvement to the previous grading of major adverse under the hybrid proposed development given that 4 windows improve their scores as demonstrated in the illustrative masterplan results. Overall, the significance of the daylight effects is **Negligible to Minor Adverse**.
286. Ambleside Point: Compared with the hybrid proposed development (maximum parameters), the VSC and NSL impacts would be within the guidelines to an additional 57 windows and 25 rooms, i.e. a total of 209 windows (77%) and 174 rooms (85%) respectively. The impacts outside the guidelines would also lessen to 13 low, 26 medium and 24 high magnitude VSC impacts (compared with 15, 18, and 87), and 22 low, 4 medium and 4 high magnitude NSL impacts (compared with 3, 5, and 47).
287. Focussing on living rooms, those materially affected would retain VSC values ranging from 6% to 26%. The design of the partially recessed living room windows with projecting balcony above is a factor in the relative light loss and the retained values. Nonetheless, the results of the supplementary ADF assessment show that all but one of the living rooms would retain above the guideline for living rooms (with values of 1.62% to 4.43% ADF), with the sole exception retaining slightly below the guideline (1.41%). Overall, the significance of the daylight effects on this building is **Moderate Adverse**.
288. Windermere Point: Compared with the hybrid proposed development (maximum parameters), the VSC and NSL impacts would be within the guidelines to an additional 21 windows and 6 rooms, i.e. a total of 223 windows (85%) and 191 rooms (94%) respectively. The impacts outside the guidelines would also lessen to 13 low, and 26 medium magnitude VSC impacts (compared with 5 low, 13 medium, and 42 high magnitude), and 12 low magnitude NSL impacts (compared with 1 low, 1 medium, and 16 high magnitude).
289. Focussing on living rooms, those materially affected would retain VSC values ranging from 20% to 27%. The design of the partially recessed living room windows with projecting balcony above is a factor in the relative light loss and the retained values. Nonetheless, the results of the supplementary ADF assessment show that all but one of the living rooms would retain above the guideline, with values of 1.74% to 4.03% ADF. The sole exception would retain 1.08% ADF, reduced from 1.25% in the baseline, by the VSC and NSL effects to that room satisfy the BRE guidelines. Overall, the significance of the daylight effects on this building is **Minor Adverse**.

290. Grasmere Point: Compared with the hybrid proposed development (maximum parameters), the VSC and NSL impacts would be within the guidelines to an additional 56 windows and 23 rooms, i.e. a total of 244 windows (85%) and 206 rooms (95%) respectively. The impacts outside the guidelines would also lessen to 24 low, 12 medium, and 8 high magnitude VSC impacts (compared with 37 low, 31 medium, and 32 high magnitude), and 2 low, 3 medium, and 5 high magnitude NSL impacts (compared with 16 low, 5 medium, and 12 high magnitude).
291. Focussing on living rooms, those materially affected would retain VSC values ranging from 6% to 26%. The design of the partially recessed living room windows with projecting balcony above is a factor in the relative light loss and the retained values. Nonetheless, the results of the supplementary ADF assessment show that all the living rooms would retain above the guideline, with values of 1.50% to 4.75% ADF. Overall, the significance of the daylight effects on this building is **Minor to Moderate Adverse**.

Sunlight impacts

292. Results from the sunlight test assessment undertaken for the hybrid proposed development demonstrate that the impacts on 192 out of 249 living rooms (77%) will be within the BRE numerical guidelines for sunlight (both annual and winter). Of the 45 buildings assessed, 21 will not experience any sunlight effects (neither annual nor winter) outside the BRE numerical guidelines. The significance of their sunlight effects is therefore Negligible and not significant.
293. The sunlight assessment results for the illustrative masterplan show that that the impacts on 222 out of 249 rooms (89%) will be within the BRE numerical guidelines. Compared with the hybrid proposed development (maximum parameters), this is an increase of 30 rooms (12% of rooms.) Of the 45 buildings assessed, 31 will not experience any sunlight effects (neither annual nor winter) outside the BRE numerical guidelines. The significance of their sunlight effects is therefore Negligible and not significant. The 14 remaining properties are discussed in detail below:
294. 3-6 Sylvan Terrace: All sunlight impacts would be within the BRE guidelines, except for 1 high-magnitude relative impact on winter sunlight. The absolute reduction in winter sunlight would be just 1% APSH, and the room would retain a high level of winter sunlight (28% APSH). Overall, the significance of the sunlight effects on this building is **Negligible to Minor Adverse**
295. 8-24 Sylvan Grove: The sunlight impacts would be within the BRE guidelines to 45 rooms (87%). There would be 2 low, 1 medium and 3 high magnitude annual sunlight impacts and 5 high magnitude winter sunlight impacts outside the guidelines. The residual annual sunlight values for the relevant rooms are between 17% and 24%, except one room which is 6%. The residual winter sunlight value for the relevant rooms is 0% to 3%. The projecting balconies are a factor in some of the impacts. Overall, the significance of the sunlight effects on this building is **Minor to Moderate Adverse**.

296. 67 to 73 (odds) Manor Grove: There would be a low magnitude impact to a living room in 3 of these houses and a medium-magnitude impact to the fourth. All of the winter sunlight impacts would be inside the guidelines. The residual annual sunlight values for each room would be between 15% and 16% APSH. The significance of the sunlight effects on these buildings is **Minor Adverse**.
297. 23 to 29 (odds) Manor Grove: There would be a high magnitude winter sunlight impact to a living room in each of these 4 houses and a low-magnitude annual sunlight impact to 23 Manor Grove only. The residual sunlight values for each room would be between 21% and 58% annually, and between 3% and 4% APSH in winter. The significance of the sunlight effects on these buildings is **Minor Adverse**.
298. 17 to 19 (odds) Manor Grove: There would be a high magnitude winter sunlight impact to a living room in each of these 2 houses and a high-magnitude annual sunlight impact to 19 Manor Grove only. The residual sunlight values for each room would be between 23% and 31% annually, and between 2% and 3% APSH in winter. The significance of the sunlight effects on these buildings is **Minor to Moderate Adverse**.
299. Ambleside Point: The sunlight impacts would be within the BRE guidelines to 46 rooms (90%). There would be 1 medium and 4 high magnitude annual sunlight impacts outside the guidelines. The residual sunlight values for the relevant rooms are between 15% and 24% annually, and 5% in winter. The projecting balconies are a factor in some of the relative impacts. Overall, the significance of the sunlight effects on this building is **Negligible to Minor Adverse**
300. Grasmere Point: The sunlight impacts would be within the BRE guidelines to 50 rooms (93%). There would be 2 low and 2 medium magnitude annual sunlight impacts outside the guidelines. The residual sunlight values for the relevant rooms are between 16% and 18% annually, and 3% in winter. The projecting balconies are a factor in some of the relative impacts. Overall, the significance of the sunlight effects on this building is **Negligible to Minor Adverse**.

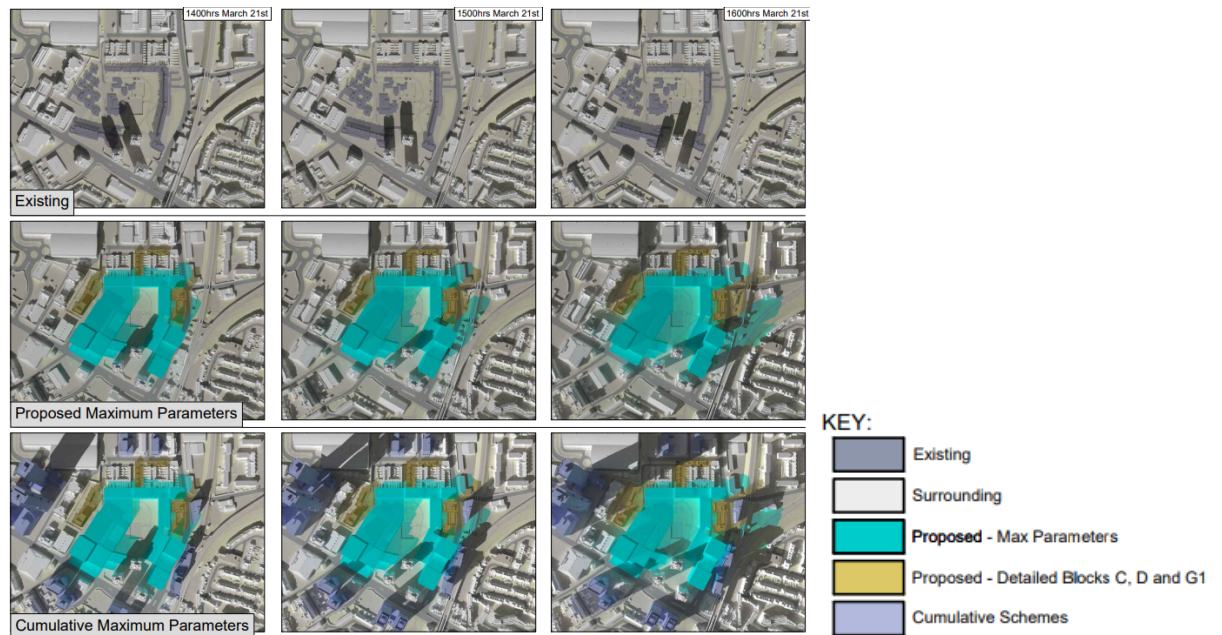
Overshadowing

301. The hybrid proposed development phase involves the sunlight conditions for the 60 amenity spaces (59 back gardens and one communal amenity space) assessed for sun on ground. The results demonstrate that the impacts on sun on ground would be within the BRE numerical guidelines to 29 amenity spaces. These comprise the communal amenity space (A15) to 8-24 Sylvan Grove and the following 28 back gardens: areas A5, A6, A7 at 8-24 Sylvan Grove, 83 to 97 (odds) Manor Grove, 43 to 63 (odds) Manor Grove, and 1 to 11 (odds) Manor Grove. The significance of their sun-on-ground effects is therefore Negligible and not significant.
302. The results of the sun-on-ground assessment for the illustrative masterplan show that of the 60 amenity spaces assessed, 35 will not experience any sun-on-ground effects outside the BRE numerical guidelines. The significance of these effects is therefore Negligible and not significant. The remaining 25 back gardens

would encounter sun-on-ground impacts that would be outside the BRE numerical guidelines. These are examined in more detail below.

303. Gardens A8, A9, A10, A11 at 8-24 Sylvan Grove: There would be high-magnitude relative reductions in the two-hours sunlit area of these small gardens of ground floor flats. However, the existing two-hours sunlit areas are small, on account of their fairly small area and high level of obstruction from enclosing walls/fences and the host building (8-24 Sylvan Grove), and, consequently, the two-hours sunlit areas that would be lost as a consequence of the hybrid proposed development are small (circa 1.5 to 2 sq m). Having regard to the size of the affected areas and the contributory factors, the significance of the sun-on-ground effects to these small gardens is **Moderate Adverse**.
304. Garden A12 & A14 at 8-24 Sylvan Grove: There would be a low-magnitude relative reduction in the two-hours sunlit area of these two small gardens of ground floor flats. The significance of effect is **Minor Adverse**.
305. Gardens to 75 to 81 (odds) Manor Grove: There would be medium to high-magnitude reductions in the two-hours sunlit area of the back gardens of these 4 houses. They would retain two-hours of sunlight to between 44% and 47% of their area, which is just below the 50% guideline. The significance of effect is **Minor to Moderate Adverse**
306. Gardens to 67 to 73 (odds) Manor Grove: There would be high-magnitude reductions in the two-hours sunlit area of the back gardens of these 4 houses. They would retain two hours of sunlight to between 22% and 23% of their area. The significance of effect is **Moderate Adverse**.
307. Garden to 65 Manor Grove: There would be a low-magnitude reduction in the two-hours sunlit area of the back garden of this house. It would retain two-hours of sunlight to 39% of its area. The significance of effect is **Minor Adverse**.
308. Gardens to 35, 33, and 23 to 29 (odds) Manor Grove: There would be high-magnitude reductions in the two-hours sunlit area of the back gardens of these 6 houses. The proportion that would retain at least two hours of sunlight would be between 0% and 10%. The significance of effect is **Major Adverse**.
309. Gardens to 31 & 17 to 21 (odds) Manor Grove: There would be medium and high magnitude reductions in the two-hours sunlit area of the back gardens of these 4 houses. The proportion that would retain at least two hours of sunlight would be between 14% and 35%. The significance of effect is **Moderate Adverse**.
310. The potential overshadowing effects of the illustrative masterplan on the spring equinox (21st March) are shown below. This image demonstrates the shadow cast for the existing scenario, the maximum parameters scenario when the development is completed, and the cumulative scenario when including developments in the surrounding area that have been granted planning permission.

Image: Two hours of sunlight; existing, hybrid, cumulative

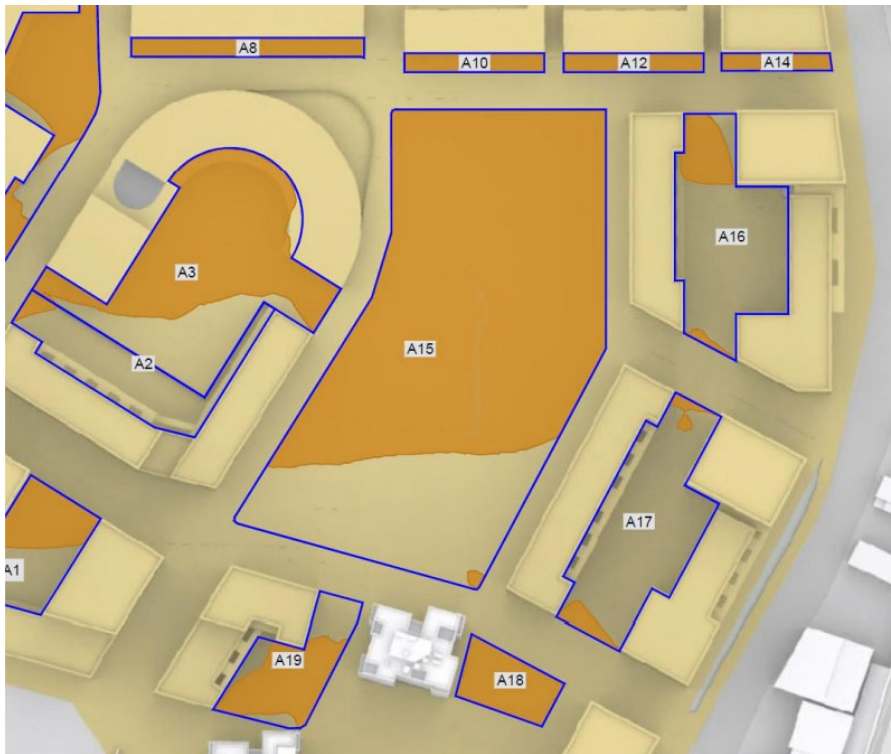


311. As illustrated in the figure above, the large majority of units would enjoy negligible impacts to the amenity spaces proposed within the development. The significance of the overshadowing effects is as follows:

- Communal amenity space to 8-24 Sylvan Grove – Minor Adverse.
- Back gardens of ground floor flats at 8-24 Sylvan Grove – Minor Adverse.
- Back gardens of 65 to 81 (odds) Manor Grove, and 13 to 39 (odds) Manor Grove – Moderate to Major Adverse
- Back gardens of 41 to 47 (odds) Manor Grove – Minor Adverse
- Back gardens of 1 to 11 (odds), 49 to 63 (odds), and 83 to 97 (odds) Manor Grove – Negligible.
- Back gardens to houses in Farrow Lane – Negligible to Minor Adverse.
- Tustin Common – Minor to Moderate Adverse

312. A two-hour sun-on-ground assessment was also undertaken for Tustin Common (labelled A15 on the image below) in the illustrative masterplan scenario. Results show that 75% of Tustin Common would enjoy at least two hours of sunlight on 21 March. This is well above the BRE recommendation of 50%.

Image: Two hours of sunlight to amenity and communal spaces



Daylight and sunlight conclusions

313. The proposed development, when fully implemented, is considered to comply with the BRE guidance on daylight and sunlight. In terms of daylight it is acknowledged that assessment to the habitable rooms in 91 existing surrounding buildings would be negligible to 35 buildings, negligible to minor adverse to 22 buildings, minor adverse to 13 buildings, minor to moderate adverse to 1 building, moderate adverse to 9 buildings, moderate to major adverse to 4 buildings, and major adverse to 7 buildings. The above demonstrates that the results improve under the illustrative scheme.
314. Regarding sunlight implications from the development from the 45 buildings that face due south, the assessment undertaken demonstrates that the impacts were largely negligible to moderate adverse. Of the 45 buildings assessed, The effects are negligible to 21 buildings, minor adverse to 3 buildings, moderate adverse to 2 buildings, moderate to major adverse to 13 buildings, and major adverse to 4 buildings. In addition, the effects on 2 tower blocks would range from negligible to major adverse.
315. In terms of Sun on ground and overshadowing impacts to existing surrounding amenity spaces, and these include; 59 back gardens, the communal amenity space at 8-24 Sylvan Grove, and the Tustin Common. The sun on ground effects would be negligible to the communal amenity space and 28 back gardens, minor adverse to 2 back gardens, moderate adverse to 2 back gardens, and major adverse to 31 back gardens. The overshadowing effects would be negligible to 22 back gardens, negligible to minor adverse to up to 16 back gardens, minor

adverse to a communal amenity space and 14 back gardens, minor to moderate adverse to the Tustin Common, and moderate to major adverse to 23 back gardens.

Overlooking of neighbouring properties

316. In order to prevent harmful overlooking, the Residential Design Standards SPD requires proposed developments to achieve a distance of 12m between the front elevations of buildings and/or across a highway, and a minimum of 21m between rear elevations.
317. Plots C and G1 in Phase 1, along with Plot F in later phases are the plots within the development that flank the western and eastern sides of the redevelopment site respectively. The distances between Plot C and the residential block on Sylvan Grove, and Plot G1 and F across the highway from the under construction 313-349 Ilderton Road development, are compliant with the minimum distance requirements recommended by the SPD.
318. The setback of Plot A from the Old Kent Road frontage is retained as part of the redevelopment, and therefore the distance to proposed Aldi redevelopment would be compliant with across the highway distances outlined in the SPD.

TRANSPORT CONSIDERATIONS

319. Policy P50 'Highways impacts' of the Southwark Plan 2022 seeks to ensure that developments minimise the demand for private car journeys. In addition, the policy requires developments to demonstrate that the road network has sufficient capacity to support any increase in the number of the journeys by the users of the development, taking into account the cumulative impact of adjoining or nearby development. As this is a Southwark council application and therefore any requirements will be contained in the unilateral undertaking.
320. The proposed development will retain 173 existing parking spaces and provide 14 new accessible spaces (3%) for the new-build dwellings. Additional space has been identified for a further 31 (7%) accessible spaces if required in the future. This means that certain levels of resident parking have been committed to the returning existing parking which means this application would not be car free as other developments within the OKR AAP area.
321. Southwark have recently adopted their Movement Plan, a people, place and experience approach to transport planning rather than a modal one. This application has been assessed on how it will contribute to the 9 Missions.
322. The Mayors Transport Strategy (MTS) Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance to assessing this application.
 - Good Growth
 - New homes and jobs

- A good public transport experience
323. The submitted Transport Assessment (TA) is considered to provide an adequate appraisal of the relevant transport and highway related matters including an assessment of the potential for journeys to be made by sustainable modes of transport as well as detailed estimates of vehicular trips resulting from the development.
324. Officers have reviewed this application and identified the following areas for detailed comments:
- Access and Road Safety – The safe movement of all modes entering and exiting the public highway
 - Trip Generation –The existing and proposed trips related to the site
 - Servicing and Delivery – How the development will manage the vehicular trips required
 - Car Parking - How the development will manage the vehicular trips required
 - Public Transport – Current access and future potential
 - Active Transport – Walking and cycling and behaviour change

Existing site layout

325. The site has a Public Transport Access Level (PTAL) of 4. Old Kent Road also varies in width but is generally a minimum of 15m wide in the vicinity of the Site. There is a bus lane on the northern side of Old Kent Road between Hillbeck Close and Ilderton Road; however, a significant proportion of this is taken up by a series of bus stops. A short length of bus lane is also provided on the south side between Ilderton Road and Leo Street.
326. The junction of Old Kent Road and Ilderton Road is a three-arm signal-controlled junction with staggered pedestrian stages on the north and west arms. The Ilderton Road approach arm has two lanes; both Old Kent Road approach arms have three lanes. All three approach arms have advance cycle stop lanes. To the north of the site, Manor Grove is also public highway under the jurisdiction of London Borough of Southwark. It provides the northern access into the Tustin Estate. There is also a parallel private road running parallel to the south of Manor Grove, often also referred to as Manor Grove; however, this private road is owned by London Borough of Southwark as part of the estate and is not public highway.
327. Within the Estate, Patterdale Road is also a private road under the ownership of London Borough of Southwark. The Tustin Estate currently has five vehicular points of access:
- Manor Grove – Public highway; footways both sides; two gated accesses into Tustin Estate; parallel private estate road to the south
 - Heversham House car park northern access – Bellmouth junction onto Ilderton Road; private gated access into Tustin estate

- Patterdale Road - Bellmouth junction onto Ilderton Road; private access into Tustin estate with barrier control; provides southern access into Heversham House parking area and rear access to towers.
- Access to towers parking - Bellmouth junction onto Ilderton Road; private access into Tustin estate with barrier control'
- Hillbeck Close – Public highway for first 45m; footways both sides; provides access to parking to rear of Bowness House and provides access to parking to rear of The Food Warehouse.

Proposed site layout

328. To accommodate the proposed access requirements Southwark's highways are looking at changes to the traffic management in the area and will be detailed up as part of the Unilateral Undertaking agreement. Refer to drawing TUSA-DRM-MP-ZZ-M3-A-001500 - P01 Site Plan – Proposed (Rev P02). Listed below are routes that need consideration for adoption as may be subject to through traffic. Related traffic management will be required to avoid conflict.

Details can be part of Unilateral Undertaking post approval

- Road 1. – access from Ilderton Rd opposite Hornshay St
- Road 2 - Patterdale Rd (currently no through estate road)
- Road 3 – extension of Hillbeck Close to Manor Grove (currently no through estate road)

329. The junction with Hornshay Rd marks entrance to Rotherhithe to Peckham Cycle Route (linking to Brimington Park), and includes S106 contribution from L.B. Lewisham's New Bermondsey development. The programme will include the western side of Ilderton Road between the new Patterdale Road cycle route and Hornshay Street. This is a key link in providing a safe route for cyclists and connecting the future Quietway through to Bridgehouse Meadows and beyond.

330. The new road from Manor Grove to Hillbeck Close includes a one-way section (southbound) to reduce vehicle speeds, increase pedestrian safety and deter rat-running between Old Kent Road and Ilderton Road. Alternative northbound cycle provision is made within the scheme. All footways within the scheme will be a minimum of 2.0m wide. Pedestrian footways and footpaths forming key routes, and along commercial frontages, shall be of a minimum width of 2.5m.

331. The two east/west routes will be a minimum of 3.7m wide. The likely change is the extension to CPZ T. The whole of that section of the public highway will require a re-design to ensure pedestrian and cycle safety is prioritised. All works within the extent of the S278/Unilateral Undertaking will be done in accordance with Southwark Street Design Manual SSDM and TfL's Healthy Streets design guidance.

Trip generation

332. The proposed scheme will generate largely sustainable methods of trips, and the TA estimates servicing demand for the 34 motorised vehicular trips per day.

Servicing and delivery

333. The servicing strategy ensures that refuse vehicles will be able to reach a point within 25m of any dwelling with a wheelie-bin, and within 10m of any communal bin stores.
334. In order to ensure that on-street servicing and deliveries do not negatively impact on the highway network, it is requested that the council's housing estate management monitor trips for 2 years post 75% occupancy. This is best done with video camera surveillance for one week per quarter at 3 locations.
- 1) at entrance on Manor Grove,
 - 2) at the Hillbeck Road entrance and at the entrance opposite Hornshay Road on Ilderton Road.

Car parking

335. The proposed development will retain 173 existing parking spaces (As per the residential ballot) plus 14 accessible spaces for the new-build dwellings. This equates to 3% of the overall number of dwellings. Aside from the 14 accessible spaces, no other new car parking spaces are proposed. The parking spaces are provided in three forms; ground level parking between the three towers and to the rear of Block C, podium parking beneath Block A, and on-street parking either parallel to or at right angles to the internal road layout. All standard parking spaces will be a minimum of 2.5m x 5m; however, accessible spaces will include 1.2m margins on both sides and to the rear. Parallel parking spaces will be longer to allow for manoeuvring, end spaces being 5.5m long and internal spaces being 6m long.

Public transport

336. The site has convenient access to accessible public bus services. Main bus routes connecting to New Cross, Elephant and Castle, London Bridge, Waterloo, Liverpool Street and Kings Cross run along Old Kent Road with stops adjacent to the site.
337. As a borough Southwark agrees with TfL that bus services will need to be increased in the area ahead of the BLE to accommodate the demand generated by additional homes and jobs generally in the Old Kent Road area. The requirement for TfL to provide evidence to prove both previous contributions has been spent appropriately and the evidence for the further draw is the fairest way this could be managed. The proposal is that there is a maximum cap for TfL to call on which is £2,700 per unit. This will be able to be requested in stages between 3 - 5 years.

Active transport

Walking

338. An Active Travel Zone (ATZ) assessment has been undertaken, in line with the new Healthy Streets TA requirements. The assessment identifies key journeys within the ATZ surrounding the site for pedestrians and cyclists and assesses each route against eight of the ten Healthy Street criteria. The proposal improves pedestrian permeability in the area, and in support of TfL's Healthy Streets initiative the application has been designed to allow 7m depth along the Old Kent Road frontage.

Cycling

339. A total of 1262 cycle parking spaces would be provided across the scheme. Cycle parking will be provided in accordance with the London Plan 2021 which requires a minimum of 1 space for Studio flats, 1.5 spaces for 1-bed flats and 2 spaces for all dwellings 2-beds or larger.

Construction

340. A Draft Construction Traffic Management Plan has been prepared as a standalone document submitted along with this application. The S106 Agreement would secure a detailed Construction and Environmental Management Plan (CEMP) and a £40 per unit contribution for Construction Management within the OKR AAP area. This is to enable the Council to manage cumulative impacts on the highways and environment.

Conclusion on transport

341. The proposal is supported as it will reduce car dependency which will contribute to the efforts against climate change and to the delivery of some of the Movement Plans 9 missions. In particular, these include Vision Zero and Healthy Streets, and allows for the emerging plans for the surrounding public highway to be facilitated subject to the adherence to the Unilateral Undertaking obligations and planning conditions mentioned in this section of the report.

ARCHAEOLOGY

342. The site is located within the 'North Southwark and Roman Roads' Tier 1 Archaeological Priority Area (APA), which is designed to protect the palaeological environment and prehistoric archaeology recovered from the shoreline and relict fills of the large Late Glacial Bermondsey Lake and the associated riverine geology and topology. Places within the borough that fall within the APA at Tier 1 is the highest level of APA indicating that there is a significant potential for archaeological remains of significance to be present within the defined area. In this case, Roman remains associated with Roman settlement and cemeteries, as well as the alignment of Old Kent Road along the southern side of the site which is believed to follow the course of a major Roman Road, Watling Street.
343. Policy P23 of the Southwark Plan 2022 requires that applications affecting sites within Archaeological Priority Areas (APAs) will be accompanied by an archaeological assessment and a report on the results of a field evaluation of the

site, including an assessment of the impact of the proposed development on the archaeological resource. A Desk-Based Assessment (DBA) has been undertaken by Greengage and forms Appendix 5.1, Volume 1, Chapter 10 of the Environmental Statement submitted with the application. The archaeological DBA has considered the archaeological potential of the site and surrounding area based on available baseline information. The DBA has been informed by a walk over survey to locate and record the character, extent and current condition of all visible cultural heritage sites, monuments, and landscape features.

344. The Council's Archaeologist has reviewed the documentation and raises no objection to the information submitted as part of Chapter 7 Volume 1 of the Environmental Statement. The archaeologist has stated that Discussions with the applicant's archaeologists have confirmed an archaeological evaluation and monitoring of ground investigations for phase one will be undertaken, further evaluation and potential mitigation may be required for all additional phases. Phase one, depending upon the results of the evaluation may require further mitigation works.
345. Ideally the archaeological evaluation works should be undertaken following demolition of existing building to enable an adequate sample area to be achieved and this should be secured by the relevant conditions. The desk-based assessment, whilst not producing the necessary detail that would be expected over a site area as expansive as the Tustin Estate is adequate. As part of the written scheme of investigation for the differing phases etc a deposit model should be produced, based upon a closer analysis of the desk-based material, results of the first phase evaluation and monitoring of site investigation works. The archaeological potentials of the site have been identified, and considered in the supplied documents, but their significant, interest and potential has been less considered.
346. There is the potential for environment remains and geoarchaeology relating to the prehistoric periods. Prehistoric settlement evidence and management of the watery landscape between the line of the Old Kent Road and the modern River Thames is also potentially present on site. Most significantly is the potential for roman archaeology associated with the line of Watling Street, the roman Old Kent Road. Whilst it seems more likely the line of the road is to the south of the modern road in this part of Southwark, there is a potential for land management, burials and potentially other features associated with the road to be present within the development area. Proposals considered here to produce a deposit model to inform the archaeology of the site will help to refine these potentials. The archaeological interests of this development can be suitable managed by conditions. The recommended conditions are attached to this decision notice.

AVIATION

347. The National Air Traffic Safeguarding Office (NATS) have reviewed the proposed development and from a technical safeguarding aspect and have stated that it does not conflict with their safeguarding criteria. Accordingly, they have no objections to the proposal.

TV AND RADIO SIGNALS

348. Arqiva own and operate the UK Terrestrial Television Broadcast network and supply the Freeview platform. They also own and operate 90% of the UK Radio Broadcast network, through which they broadcast the full range of BBC and commercial radio stations. In addition, many sites that they own or manage are shared by other operators, such as BT, the Mobile Network Operators, Airwave (Emergency Services Networks), roadside services and Central and Local Government departments and agencies.
349. Arqiva have considered whether this development is likely to have an adverse effect on their operations and have concluded that there will be no impacts, and therefore Arqiva have no objections to this proposal.

ENVIRONMENTAL CONSIDERATIONS

Refuse and waste

350. A Waste Management Strategy has been submitted with the application which outlines the waste proposals over all phases of the development. The waste generation metrics used in this Strategy are based on Southwark's Waste management guidance notes for residential developments.
351. The Council's guidance states that a residential dwelling with communal refuse facilities will generate a total based on the following formula - Total weekly refuse (litres) = 30 litres per unit + 70 litres per bedroom. Refuse (or residual waste) provision is required for 75% of the total weekly refuse arising, based on the following formula - Residual waste provision (litres) = Total weekly refuse (litres) x 0.75.
352. The Southwark guidance also requires that space be provided for recycling bins to accommodate 50% of this total weekly volume. This is in line with BS5906 Waste Management in Buildings (British Standards, 2005), based on the following formula - Recycling provision (litres) = Total weekly refuse (litres) x 0.5. Additionally, where planned waste capacity is over 660 litres, communal bins are required.

Residential waste

353. All residential dwellings, regardless of type, will be provided with suitable bin(s) of a suitable size. Residents will be required to manage their own waste within their dwelling and will transport their own waste to the street-level internal waste storage area as necessary. The distance residents must walk to the bin store will be under 30 metres (horizontal distance), where possible as per the Building Regulations 2010. Where compliance is not possible, work has been undertaken to reduce these distances, but due to the dimensions of the buildings and the need to locate the communal waste stores within 10 metres of the refuse collection vehicle point (British Standards, 2005), there

are limited opportunities to improve on the distances shown on the submitted Tustin Estate Site Plan - Refuse Strategy plan.

Communal waste

354. All residential plots within each of the proposed phases will be provided with a suitable internal communal waste storage area that residents will use to store their waste prior to collection by Southwark Council's waste collection service. The communal waste storage areas will be large enough to store (as a minimum) the equivalent of one week of waste and recyclables based on the estimated waste metrics for each of the plots. External/central waste storage areas will be configured in one or two formats:
- **Dedicated Facilities** – Where a dwelling has direct access to the street and has sufficient space to store bins, it will be provided with a 360-litre wheeled bin which will be stored in a suitable secure location.
 - **Communal Facilities** – For dwellings with multiple occupancies a communal waste facility will be provided for use by all tenants. The communal waste facility will have sufficient storage capacity to store the waste generated by the tenants for one week based on the waste generation metrics.

Manor Grove residential area

355. As part of the Proposed Development the existing Manor Grove properties will be subject to an agreed refurbishment strategy. The current waste storage arrangements (prior to collection) for the Manor Grove residents is to leave bags outside their property for collection. Southwark Council seeks to improve the current storage arrangement through the provision of secured, external communal bin stores for all residents.

Commercial waste

356. No commercial units form part of Phase 1 of the development. Nevertheless, during the later phases of the development it is proposed that the tenant of each commercial unit will be required to provide a suitable waste storage area as part of their fit-out which is appropriately sized to accommodate the waste that they will generate based on a reasonable waste collection frequency that has been agreed with a commercial waste contractor. To ensure that the tenant provides an appropriate waste storage area within their unit, the requirements for waste management will be included in the tenant's specification.

Wind and microclimate

357. A Wind and Microclimate assessment has been undertaken by Greengage and forms Volume 1 Chapter 10 of the Environmental Statement submitted with the application. The assessment uses the Lawson Comfort Criteria which sets out four pedestrian activities and reflects the fact that less active pursuits require more benign wind conditions. The four categories are sitting, standing, strolling and walking, in ascending order of activity level, with a fifth category for

conditions that are uncomfortable for all pedestrian uses. It is noted that the Lawson Criteria is derived for open air conditions and assume that pedestrians would be suitably dressed for the season. Thermal comfort is not evaluated as part of the assessment.

358. Four separate configurations have been undertaken for this development, and are as follows:

- Configuration 1: *Baseline Scenario*
- Configuration 2: *Proposed Phase 1 (Detailed Plots C, D1 and G1) with Existing Surrounding Buildings and Existing Off-Site Landscaping*
- Configuration 3: *Proposed Development (Detailed Phase 1 with Outline Phases 2 and 3) with Existing Surrounding Buildings and Existing Off-Site Landscaping*
- Configuration 4: *Proposed Development (Detailed Phase 1 with Outline Phases 2 and 3) with Cumulative Surrounding Buildings and Existing Off-Site Landscaping*

359. Configuration 1 analysis:

The assessment demonstrates that wind conditions are generally low around the majority of the site, except for areas close to the existing Tustin Estate where wind conditions are higher due to these tall buildings. During the summer season, wind conditions are generally one category calmer. It is also noted in the assessment that there is also one location which has strong winds exceeding the 15m/s safety threshold.

360. Configuration 2 analysis:

During the construction of Phase 1, the assessment indicates that wind conditions are expected to gradually transition from the baseline scenario to those presented for Configuration 2, when the proposed development is complete. No mitigation measures are required on behalf of the construction site; however, measures associated with Configuration 2 should be in place before the completion of the proposed development when it will be open to the public.

361. At the point of the development when the detailed elements are in place, the wind conditions are generally suitable for the intended use (Neutral effects) however the off-site safety towards the south-east of the site would become windier. Mitigation measures would be required for this location.

362. Configuration 3 analysis:

The most detailed results come from the assessment undertaken for configuration 3. Wind conditions towards the south and south-west of the site are generally windier as the overall massing of buildings cause winds to channel between the buildings and towards the south. However, wind conditions at the

majority of locations are suitable for the intended use (Neutral effects). There is one ground level thoroughfare and several elevated amenity spaces which would be windier than desired and would require mitigation.

363. It must be noted that depending on where entrances to the Outline Elements will be placed, some of these locations may require mitigation measures. The location of these entrances will be finalised during the detailed design stage of the Outline Elements and will need to be assessed at that time. At worst, these would represent Minor Negative effects. Regarding off-site safety; the south-east of the site would be eliminated in this configuration due to the shelter provided by the Outline Elements and it is therefore considered that no mitigation would be required (i.e., any mitigation for this location for Configuration 2, can be temporary in nature until the Outline Elements are complete).
364. Configuration 4 analysis:

When undertaking the configuration with the cumulative schemes approved in the immediate vicinity, results indicate that the cumulative effect of the proposed scheme and the surrounding developments would generally provide shelter to the site and wind conditions at all locations would be suitable for the intended use. The potential exception being the aforementioned entrances to the Outline Elements located in areas with strolling use wind conditions (Minor Negative effects). Again, it is acknowledged that these will be finalised and tested during the detailed design stage of the Outline Elements.

Fire strategy

365. Policy D12 of the London Plan 2021 expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
366. The strategies demonstrate how the development would achieve the highest standards of fire safety, including details of construction methods and materials, means of escape, fire safety features and means of access for fire service personnel. The provision of a suitably-sized evacuation lift in the residential core is also proposed in line with Policy D5 of the London Plan. The measures contained within the statements are secured by condition within the decision notice. GLA Officers have reviewed the submitted Fire Statement and raise no objection to the information within the document. It is noted that further fire strategies are to be required as part of reserved matters for each plots' development. The HSE have confirmed that they are satisfied with the information provided.

Flood risk and water resources

367. The application site is located within Flood Zone 3 of the River Thames which is tidally influenced at this location, although in an area shown to be benefiting from existing flood defences. Flood Zone 3 is classified as comprising land assessed

as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of tidal flooding (>0.5%). Flood defences are indicated to be in good condition and afford the Site a standard of protection up to the 1 in 1000 year event.

368. A Flood Risk Assessment (FRA) has been undertaken by Heyne Tillett Steel dated March 2022. The FRA demonstrates that following a review of flood data published by the Environmental Agency (EA) and Southwark, the site is at low risk of flooding from all sources. The FRA has assessed the suitability of different SuDS techniques in accordance with the constraints of the site conditions, proposed plot layouts and existing buildings. Surface water attenuation will be provided in the form of blue-green roofs and permeable paving, with other landscaped SuDS such as raingardens and tree pits are proposed.
369. For the site as a whole, greenfield rates will be targeted and detailed calculations have been provided for the plots and adoptable road in Phase 1. The SuDS principles applied to Phase 1 will be implemented in detail for the remaining phases as part of reserved matters for each plots' development. The council's Flood Risk Officer has reviewed the FRA and raised no objection to the development. Flood Risk Officers have advised that the proposed runoff rate of 66.3l/s is not the greenfield runoff rate of 57.06l/s. The proposed runoff rate has been provisionally agreed with the LLFA pending the submission of additional information where later stages of the development are required to offset flowrates from Plot D. Because the site is within the Old Kent Road Opportunity Area if greenfield rates are not achieved from this, then the applicant must agree offset payments with Southwark council. The applicant is required to arrange suitable provisions for offset payments if greenfield rates cannot be met. In light of the above, conditions have been secured and attached to the decision notice to ensure compliance with the comments provided.
370. The Environment Agency (EA) has reviewed the submitted information in relation to flood risk and has no objection to the proposed development.

Ground conditions and contamination

371. A Phase 1 Environmental Study has been undertaken by A-squared Studio Engineers Limited dated March 2022. The desk study provides an initial Conceptual Site Model (CSM) and qualitative Preliminary Risk Assessment (PRA) for the proposed development in accordance with the principals set out in Land Contamination Risk Management (LCRM) guidance, published by the Environment Agency on the UK Government website. The desk study has also been prepared in the context of the National Planning Policy Framework (NPPF) and The Building Regulations 2010, Approved Document C - Site preparation and resistance to contaminants and moisture (2004 Edition incorporating 2010 and 2013 amendments).
372. The ground conditions at the site indicate the presence of Langley Silt superficial deposits at the north-east site boundary, with the underlying Kempton Park Gravels shown to outcrop within the north-eastern site corner. The Thanet Sand Formation is present beneath the superficial deposits and is underlain by the

Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation bedrock. A thickness of Made Ground is present on site overlying the superficial deposits.

373. Unacceptable risks have been identified with respect to on- and off-site human health, controlled waters (surface waters and groundwater), on- and off-site buildings and structures, and on-site flora and fauna. Therefore, it is recommended that further appropriately targeted ground investigation is undertaken for geo-environmental purposes to enable a refinement of the CSM and geo-environmental assessments for the specifically identified unacceptable risks. The next stage of geo-environmental assessment should include a generic quantitative risk assessment (GQRA) for human health, controlled waters and flora and fauna.
374. The council's Environmental Protection Team (EPT) has assessed and raised no objection. A condition is to be imposed requiring a Phase 2 investigation to be conducted and the results submitted to the council for approval, with further remediation measures to apply if contamination is found to be present. The recommended conditions are included in the decision notice attached.
375. The Environment Agency have reviewed the proposals in relation to contaminated land and although not providing any recommended attachment of conditions, the EA has not objected to the information submitted.

Air quality

376. The subject site is located in the Southwark Air Quality Management Area which is designated for the potential exceedance of the annual mean nitrogen dioxide (NO₂) and daily mean PM₁₀ air quality objectives. Southwark Plan Policy P65 'Improving air quality', states that development should address the impacts of poor air quality on building occupiers and public realm users by reducing exposure to and mitigating the effects of poor air quality.
377. An Air Quality Assessment (AQA) prepared by Greengage has been submitted as part of Chapter 7 of Volume 1 of the submitted Environmental Statement. The AQA finds the development will not be exposed to air quality in excess of UK air quality objectives and hence further mitigation is not necessary. The development will be air quality neutral for building and transport emissions. The development will not be exposed to excessive odour impacts from the nearby waste site. EPT Officers agree with the conclusions of the report and raise no objection.

Noise and vibration

378. A Noise and Vibration assessment prepared by Greengage has been submitted as part of Chapter 8 of Volume 1 of the submitted Environmental Statement. The report indicates that the residential aspects of the development will require upgraded glazing on noisier facades. Additionally, the eastern elevation of plot G1 is exposed to high noise levels and is at risk of overheating. The

recommendations contained within the overheating assessment should be followed in full. EPT Officers agree with the findings of the report and recommend conditions be attached to safeguard the amenity of occupiers within the development and nearby residents and businesses. The conditions recommended are attached to this decision notice.

Agent of change

379. Where new noise- and other nuisance-generating development is proposed close to residential and other sensitive uses, Policy D13 of the London Plan 2021 requires the proposal, as the incoming 'agent of change', to be designed to mitigate and manage any impacts from existing sources on the future users/occupiers. Developments should be designed to ensure that established noise and other nuisance-generating uses remain viable and can grow without unreasonable restrictions placed on them.
380. Given the location of existing commercial and industrial premises, predominantly to the north and east of the subject site, the residential aspects of the development will require upgraded glazing on noisier facades. To adhere to the objectives of Policy D13 of the London Plan a condition requiring a report to be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standards are met.
381. Another condition is attached to the decision notice following completion of the development and prior to occupation that a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. In securing these conditions, it will enable the residential elements to be designed acoustically to a high standard to mitigate any potential noise nuisance from existing commercial and industrial units in the nearby vicinity.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

Energy

382. Policy SI2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policy SI3 require consideration of decentralised energy networks, Policy SI4 deals with managing heat risk and Policy SI5 is concerned with protecting and conserving water resources and associated infrastructure.
383. Policy P70 of the Southwark Plan sets out the borough approach to ensuring that new developments tackle climate change. The approach is generally consistent with London Plan Policies but also requires new commercial developments to meet BREEAM 'Excellent'. The policy also states that residential developments must reduce carbon emissions on site (100% on 2013 Building Regulations). Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide

emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.

384. An Energy Assessment and Sustainability Strategy based on the GLA energy hierarchy has been submitted by the applicant. This details how the targets for carbon dioxide emissions reduction are to be met. A combination of 'Be Lean' 'Be Clean' and 'Be Green' measures have been employed in an attempt to achieve the reduction in line with the GLA guidance on preparing energy statements, Southwark Plan Policy P70, and the Southwark Sustainable Design and Construction SPD.

Be Lean (use less energy)

385. The Energy Strategy has prioritised a reduction in energy demands at the 'Be Lean' stage by specifying a series of passive and active measures to reduce demand for energy through a high-performance building fabric alongside the specification of highly energy efficient ventilation and lighting. The 'Be Lean' measures proposed will result in an estimated reduction in regulated CO₂ emissions of 22.5 tonnes CO₂ per year, which equates to an 11% reduction when compared to 'Baseline' emissions rate, using SAP10 carbon intensity factors.
386. The plots within the development that form the outline permission should prioritise the implementation of passive and active energy efficiency measures, and achieve a minimum carbon emissions savings at the 'Be Lean' stage of 10% beyond Part L 2013, or any future planning requirements that are current at the time of submitting the reserved matters application for each phase.

Be Clean (supply energy efficiently)

387. The potential to connect to an existing or proposed decentralised energy network has been evaluated as part of the 'Be Clean' stage of the energy assessment. It is proposed that the development links with the SELCHP district heating network to provide all the heat demand for the site which consists of energy from waste and back up gas fired boilers. The SELCHP network is being extended to Ilderton Road and Old Kent Road adjacent to the site. This presents an excellent opportunity to directly connect with the network and provide the heating and hot water requirements for the development.
388. The 'Be Clean' measures will result in an estimated reduction in CO₂ emissions of 133.9 tCO₂ per year, equating to a 68% reduction when compared to baseline emissions rate using SAP10 carbon intensity factors. It is also noted that outline plots as part of this overall permission are expected to connect to the SELCHP district heating network.

Be Green (Low or Carbon Zero Energy)

389. The Be Green assessment has concluded that the most suitable technology for on-site renewable energy generation is Photovoltaics (PV). PV arrays are proposed to be installed on the available exposed roof areas. The Be Green

technologies are predicted to reduce CO2 emissions on-site by 29.6tCO2/year on the Phase 1 plots, equating to a 15% reduction over the baseline case, based on SAP10 carbon intensity factors.

Table: CO2 savings for each energy hierarchy

	Total Regulated CO2 emissions	Regulated CO2 savings	Percentage saving
	<i>(Tonnes CO2 per annum)</i>		%
Building Regs Baseline	197.1	-	-
Be Lean	174.6	22.5	11%
Be Clean	40.7	133.9	68%
Be Green	11.1	29.6	15%
Total		186	94%
Offset to zero carbon for domestic		332 tonnes CO2 over 30 years	
Cash in-lieu contribution		£31,540	

390. The table above demonstrates that on-site carbon emissions reductions have been maximised in line with the principles of the energy hierarchy assessed above. The Phase 1 aspect of the development has savings of 94% measured against a Part L 2013 policy compliant scheme. Opportunities to increase on-site savings will be explored during reserved matters stages for savings on Phase 2, 3, and 4 of the Tustin redevelopment.

Overheating

391. London Plan Policy S14 and Policy P68 of the NSP set out the cooling hierarchy that should be followed when developing a cooling strategy for new buildings. The six-step hierarchy is as follows:

- Minimise internal heat generation through energy efficient design; then
- Reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
- Manage the heat within the building through exposed internal thermal mass and high ceilings; then
- Use passive ventilation; then
- Use mechanical ventilation; then
- Use active cooling systems (ensuring they are the lowest carbon options).

392. The submitted Overheating Strategy has focused on minimising heat generation within the occupied areas. This has mainly been achieved by the specification of energy efficient services and high levels of insulation in the distribution pipework. A mixed mode strategy is proposed for the overheating mitigation on the occupied spaces. In addition, openable windows are proposed in all occupied spaces. It is noted that the eastern elevation of plot G1 is exposed to high noise levels and is at risk of overheating. The recommendations of the overheating assessment should be followed in full.
393. A Mechanical Ventilation with Heat Recovery (MVHR) system, with summer bypass, is also proposed. Increased mechanical ventilation rates beyond the minimum requirements in Approved Document F are proposed to be provided, in order to reduce the time that windows need to be open in areas of higher noise levels or with restricted openings due to security requirements. To quantify the strategy outlined above, a dynamic thermal model was created in IES 2021. A simulation considering building spaces with different characteristics was carried out using the input assumptions outlined in the Overheating Strategy.
394. The results demonstrate that all the habitable spaces assessed for the development met the CIBSE TM59 overheating risk criteria for the London DSY1 2020 weather data set, through the minimisation of internal gains, the use of solar control strategies (glazing with low g-value, balconies providing shading), natural ventilation via opening windows and mechanical ventilation.
395. It is acknowledged that the submitted strategy only addresses only the overheating assessment for Phase 1 (Plot C, D and G1). The remaining phases included in the outline application will need to undertake detailed heating assessments at the reserved matters stages to ensure that adequate mitigation measures are followed. The GHA overheating tool can be used to assist with early stage decisions regarding overheating mitigation measures for future phases of the development.

Whole life cycle and carbon capture

396. London Plan Policy S12 requires a calculation of whole life cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment (WLCA). This captures a development's unregulated emissions, its embodied emissions and the carbon impact of mid-life maintenance and end- of-life dismantling.
397. The WLCA has been undertaken, and the pre-demolition audit demonstrates that the major materials (by weight) which will be produced as a result of demolition are concrete (58.91%), and brick (37.49%). The remaining materials comprise of under 5% of the material by weight. Of the materials, brick and concrete is expected to be recycled into aggregates, and where possible, used on site. Other main material groups such as metal, glass, and timber, all have the potential for reuse via a community reuse scheme or reuse marketplace. Where this is not possible, this would be segregated on site and sent to a licensed waste management company for recycling.

398. The demolition impact has been calculated to 496tCO_{2e} and 1,139tCO_{2e} for Phase 1 and Phases 2-4 respectively. This constitutes an overall WLC emissions of 21kgCO_{2e}/m² and 27kgCO_{2e}/m², to a total WLC figure of 1,254kgCO_{2e}/m² and 2,226kgCO_{2e}/m² for Phase 1 and Phases 2-4 respectively.
399. A condition is attached to the decision notice regarding an updated Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021. The final wording of the condition will be agreed with the GLA during the Stage 2 process post committee.

Circular economy statement

400. Policy GG5 of the London Plan 2021 promotes the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050. Policy D3 requires the principles of the circular economy to be taken into account in the design of development proposals in line with the circular economy hierarchy. Policy SI7 requires referable applications to develop circular economy statements.
401. A Circular Economy Statement prepared by Greengage has been submitted as part of Appendix 13.2 of Volume 2 of the Environmental Statement. A number of measures have been embedded into the design of the proposed development to meet the core principles of circular economy. Through the incorporation of fundamental sustainability principles, the proposed development has:
- The application of Circular Economy principles to the new build elements of the scheme;
 - The use of Circular Economy principles in approaching and handling the materials within the existing structures (to be demolished);
 - Deriving at least 20% of the total value of materials from recycled and reused content in the products and materials selected, and higher proportions are targeted in various cases;
 - Reusing/recycling/recovering 95% of construction and demolition waste and putting 95% of the excavation waste to beneficial use;
 - The consideration of sustainability objectives for the project, specifically 'Prioritising durable and sustainable materials specifications, promoting waste reuse and recycling and reducing the environmental impact of construction;
 - BREEAM commitments including credits Wst01 and Wst03 on construction and operational waste management;
 - Carrying out embodied carbon modelling to inform the design development;
 - Inherently through the design meeting the requirements of planning policies.
402. A planning condition requiring a Circular Economy Statement to be agreed in writing by the council prior to commencement of any works on site. Additionally, a special condition is to be imposed on the decision notice that requires a post completion circular economy report no later than three months following

substantial completion of the final residential unit. This report will set out the predicted and actual performance against all numerical targets in the relevant Planning Stage Circular Economy Statement shall be submitted to and approved in writing by the Local Planning Authority.

403. A post construction monitoring report is also secured by condition and this is included on the draft decision notice.

BREEAM

404. Southwark Plan Policy P69 requires developments to achieve a BREEAM rating of 'Excellent' for non-residential development and non-self-contained residential development over 500sqm. BREEAM pre-assessment reports for the commercial aspect of the development, and the educational aspect, have been submitted. The commercial aspect of the scheme demonstrates that the development could achieve the required excellent rating. The pre-assessment score is 72.30%, and it is acknowledged in the assessment that a number of the credits in the score have been highlighted as 'potential' credits for the scheme to possibly rise by a further 3-4%.
405. The BREEAM pre-assessment report for the educational aspect of the scheme indicates that the development can achieve a score of 74.48% 'Excellent' rating. Along with the score for the commercial aspect, this is a significantly positive feature of the development. A planning condition is recommended to secure an independently verified BREEAM report demonstrating that these target ratings would be achieved through the detailed and technical design stages

Water efficiency

406. A Sustainability Statement prepared by Greengage has been submitted with this application. The statement outlines how the development includes dual flush WC's and low-flow water fittings are incorporated into the residential element of the proposals with flow control devices, in the form of solenoid valves are used in commercial units to prevent flow of water in vacant WC's. With these measures, a maximum indoor water consumption of 105 litres per person per day is proposed, in line with the optional standard in Part G of the Building Regulations, and Policy SI5 of the London Plan 2021.

Digital connectivity infrastructure

407. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services. To ensure London's long-term global competitiveness, Policy SI6 (Digital Connectivity Infrastructure) of the London Plan 2021 requires development proposals to:
- be equipped with sufficient ducting space for full fibre connectivity infrastructure;
 - achieve internet speeds of 1GB/s for all end users, through full fibre connectivity or an equivalent.

- meet expected demand for mobile connectivity; and
 - avoid reducing mobile capacity in the local area.
408. A pre-commencement is attached to the decision notice that requires detailed plans to be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. This is in line with the requirements of Policy SI6 of the London Plan 2021.

Health impact assessment

409. The London Plan Policy GG3 details the matters which much be considered for planning and developments to improve Londoners' health and reduce health inequalities. Additional policies which consider the health and wellbeing of Londoners include policy's GG1, D5, S1 and S2.
410. Policy P45 'Healthy developments' of the Southwark Plan states that development must:
1. Be easily accessible from the walking and cycling network; and
 2. Provide, or support opportunities for healthy activities; and
 3. Retain or re-provide existing health, community, sport and leisure facilities.
411. The assessment indicates that the regenerated Estate has the potential to provide improved living conditions, housing quality, accessibility, and public realm and community facilities. This, coupled with the majority vote in the February 2021 ballot for the redevelopment to go ahead means there is a compelling case in the public interest for the redevelopment. The assessment also explores the impact of the delivery of the renewed Estate on the current and future Estate community.
412. The assessment acknowledged potential risks, and the council has sought to mitigate these through a range of reasonable and proportionate measures focused on engagement, rehousing assistance and compensation options in order to improve the outcomes of the redevelopment for the current and future Estate community.

PLANNING OBLIGATIONS (Section 106 Undertaking or Agreement)

413. 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 echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development

414. 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.

415. The application would be supported by the following Section 106 obligations:

Table: Section 106 Financial Obligations

Planning obligation	Mitigation	Applicant’s position
Local Economy and Workspace		
Employment and Enterprise	<p>For phase 1 this development would be expected to deliver 40 sustained jobs to unemployed Southwark residents, 40 short courses, and take on 10 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p> <p>The requirements for phases 2-4 will be determined at each Reserved Matters stage, but for illustration based on figures from the outline planning application, this development would be expected to deliver an additional 126 sustained jobs to unemployed Southwark residents, 126 short courses, and take on 31 construction industry apprentices during the construction phase, or meet the Employment and Training Contribution.</p>	Agreed
End user employment	These requirements will emerge in Phases 2-4 when the commercial space is built and commercial class use determined.	Agreed
Affordable workspace	10% affordable workspace will be required during Phases 2-4.	Agreed
Housing and Viability		
Affordable housing	<ul style="list-style-type: none"> • Secure 421 residential units as affordable housing • This equates to 64.7% by habitable room • Early-stage viability review 	Agreed

Wheelchair Units	16 Wheelchair units are to be provided in Phase 1. During phases 2-4 a further minimum of 53 wheelchair units will need to be provided to reach 10% of overall development	Agreed
Management Plan	Management, operation and promotion strategy to be submitted and agreed prior to occupation.	Agreed
Transport and Highways		
Construction Management	<ul style="list-style-type: none"> A detailed Construction Management Plan (CMP) and a £40 per unit (£19,520) contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment. 	Agreed
Southwark Highways	<ul style="list-style-type: none"> Repave the footway including new kerbing fronting the development on Manor Grove, Hillbeck Close and any part of Ilderton Road that is not incorporated into the proposed 5m widened strip, using materials in accordance with Southwark's Streetscape Design Manual - SSDM (precast concrete slabs and 150mm wide granite kerbs). Promote required traffic management orders to implement one way working on the north / south access road, the inclusion of the adopted roads in the OKR CPZ (subject to approval of introduction of CPZ) and any waiting and loading restrictions. Implement appropriate traffic calming measures on internal roads for adoption and any required measures to manage potential conflict and provide protection for vulnerable road users. 	Agreed

	<ul style="list-style-type: none"> • Construct vehicle crossovers for any vehicular entrances to estate roads, in accordance with current SSDM standards. • Construct dropped kerbs for bin access on internal roads. • Rebuild any redundant bellmouth junctions and dropped kerbs in accordance with SSDM standards. • Install new lighting as required on new roads to be adopted. Upgrade street lighting to current standards on Ilderton Road, Hillbeck Close and Manor Grove. Please contact George.Livingstone@southwark.gov.uk for further details. • Tree pits (new or existing) and planting fronting the development site, should be constructed to current SSDM standards. • Refresh road markings following kerb installation. • Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development. 	
TfL Obligations	<p>TfL requested financial obligations</p> <ul style="list-style-type: none"> • Bus contribution of £1,317,600 (based on £2700 per home for uplift i.e. 488 homes) • TfL Cycle Hire Docking Station Contribution of £24,400 per home for uplift of 488 homes (based on £50 per home for uplift) • Contribution to Legible London (Amount to be agreed with TfL during Stage 2 negotiations) 	Agreed
TfL s.278	<ul style="list-style-type: none"> • The delivery of the OKR Healthy Streets scheme via an appropriate design/layout • Carriageway works 	

	<ul style="list-style-type: none"> • Footway and junctions including any associated bus, walking and cycling infrastructure and other related works 	
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Car club membership	Three year membership to new residents to car clubs operating in the area.	Agreed
Delivery and Service Plan	DSP To be monitored against baseline figures for all daily servicing and delivery trips	Agreed
Energy, Sustainability and the Environment		
Futureproofing for connection to District Heat Network (DHN)	Prior to occupation, a CHP Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed
Carbon	<ul style="list-style-type: none"> • An off-set payment of £31,540 • Review and re-calculation of on-site savings following detailed design stage • Be Seen Monitoring 	Agreed
Archaeology monitoring/ supervision fund	£11,171 towards Archaeological monitoring	Agreed
Other obligations		
Architects	Securing DrMM to deliver the building detailed design, unless otherwise agreed in writing	Agreed
Other	<ul style="list-style-type: none"> • Unless otherwise agreed with the council, not to use any part of the development as a betting shop, pawnbrokers or pay day loan shop • Equal tenure access to the children's and communal play areas • Public access to the public open space and management of the public realm within the scheme • London living wage – best endeavours 	Agreed
Administration	Maximum contribution to cover the costs of	Agreed

fee	monitoring these necessary planning obligations, calculated as 2% of total sum	
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416. It is acknowledged that negotiations over the s.278 obligations and requirements from the requested from TfL's will be continued, and will be agreed as part of the Stage 2 process of this application with the GLA.
417. The S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development.
418. In the event that a satisfactory legal agreement has not been entered into by 1 October 2022, it is recommended that the Director of Planning and Growth refuses planning permission, if appropriate, for the following reason:

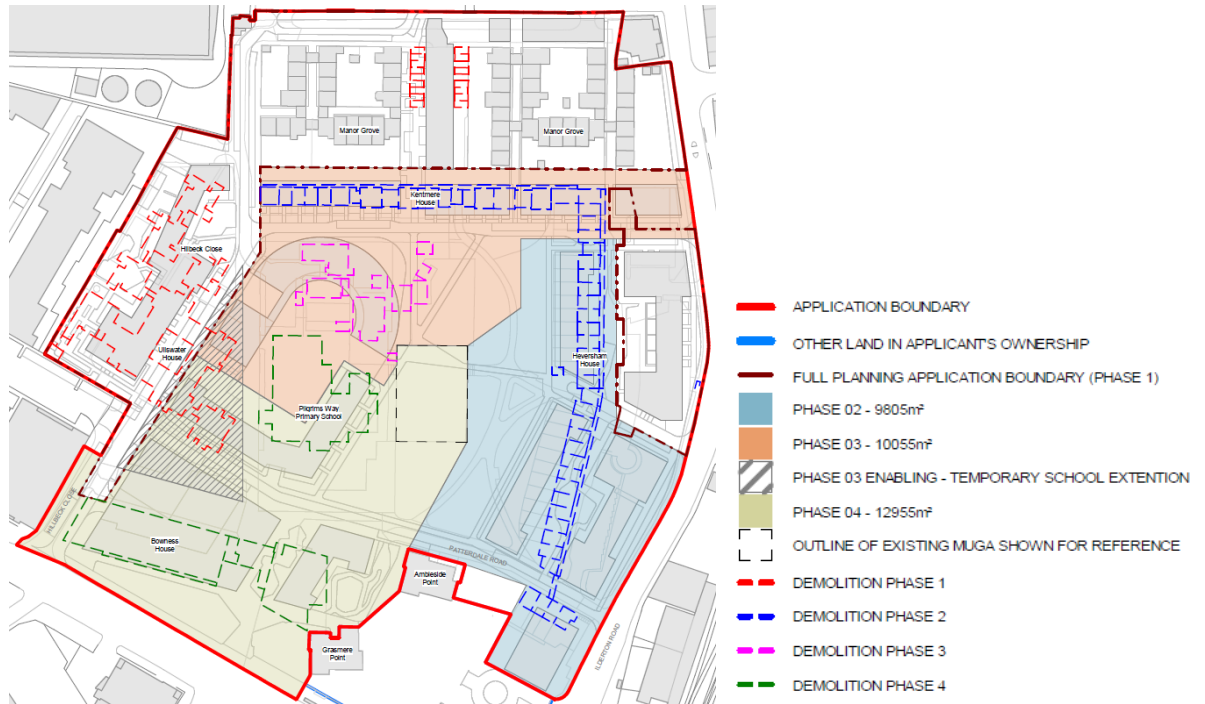
“In the absence of a completed Unilateral Undertaking there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Southwark Plan policy IP3 ('Community Infrastructure Levy (CIL) and Section 106 Planning Obligations'), Policy DF 1 Planning Obligations of the London Plan (2021) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and Southwark Community Infrastructure Levy (CIL)

419. 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 investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
420. The site is located within Southwark CIL Zone 2 and MCIL2 Band 2 Zone. Based on the existing floor areas provided in the agent's CIL Form1 (GIA) dated 28-Mar-22 and the proposed floor areas in their Full Accommodation Schedule (TUSA-DRM-MP-XX-SA-A-000201 _Rev.P03, dated 23-Mar-22), the **gross amount of CIL is approximately £14,911,673.55 (pre-relief)** consisting £2,937,429.81 of Mayoral CIL and £11,974,243.74 of Borough CIL. Subjecting to the correct CIL forms being submitted on time, CIL Social Housing Relief can be claimed for a number of types of affordable housing. No data has been provided in terms of affordable housing floor areas, hence no estimate can be undertaken for potential CIL relief amount. It should be noted that **this is an estimate, and the floor areas will be checked** when related CIL Assumption of Liability Form and Relief Claim Form are submitted, after planning approval has been obtained.
421. As part of the Reserved Matters aspect of the application for later phases, a CIL Phasing Plan has been submitted for this application. The plan outlines the

demolition processes for each phase and is attached below for reference. The CIL Phasing Plan is secured as a condition to this permission, but it is noted that the Phasing Plan can be amended through a S.96a application during Reserved Matters stages if demolition plans change.

Image: CIL Phasing Plan



OTHER MATTERS

422. None.

COMMUNITY INVOLVEMENT AND ENGAGEMENT

423. Southwark's Draft Statement of Community Involvement and Development Consultation Charter encourages consultation with local communities, especially developers seeking permission for 'Major/Large Scale' developments. The Charter is a guide setting out the consultation requirements to be carried out by developers for proposed development.

424. A Community Engagement and Social Value Report has been submitted with the application. The council's engagement with residents around options for the future of the estate started in May 2019. At this time, the Tustin Community Association developed a Resident Manifesto which has formed the basis of ongoing consultation and design development. The council continued to work with residents to evolve the options through public meetings, estate wide meetings and developing a design brief with resident involvement. A series of drop-in design events were held with residents feeding into the design options development process.

425. The council and design team agreed upon key themes for weekly community consultation events in line with the RIBA design development stages and the community priorities formed during the ballot stage. The team designed a series of community events centred on those themes to encourage residents to attend the events, with their families and neighbours.
426. For the residents to meet the design team, an event was created that collaborated with the Pilgrims Way Primary School which provided food, music, art activities and games for residents whilst they met the team. Each week thereafter the team enabled multiple opportunities for residents to come and engage in the design process, including weekly coffee mornings whereby the most up-to-date design boards were displayed and open for comments. Additionally, study trips were arranged for residents to visit exemplar projects across London, with all engagement events providing a platform to gather insights from residents which have helped inform the designs.
427. The weekly meetings gave the opportunity for residents to assist in influencing the design of the scheme. Such examples of resident influence of the design include:
- More dual aspect homes have been provided
 - Deck access has been incorporated on buildings to increase the sense of community and improve lighting and ventilation
 - Balcony designs have been improved to incorporate inset balconies which feel safer
 - Bespoke 1.5 bedrooms homes have been provided for over 55s in response to a study visit elsewhere in London
 - Flexible separators are provided between kitchens and living rooms
 - A landscape buffer has been included behind Plot C to protect residents from noise
428. Additionally, as part of the social value being increased within the scheme, a Designers and Makers Week of Community Engagement was created, individuals and groups discussed a lack of interaction with the green spaces of Tustin Estate. Issues regarding safety and proximity to their homes were investigated by a number of the participants, and this informed their designs of more inclusive and accessible green areas for all residents of Tustin Estate. The participants all raised concern and interest around the provisions for larger group activity. It was noted throughout the sessions that there is a particularly strong sense of community and closeness across the estate. They designed a green space where mixed sports activities could take place.
429. This allowed for the influence of residents to inform the design of the central green space, Tustin Common. The design of this draws from feedback by providing an area that provides a mix of activities, cohesion within the Estate, and an area that is inclusive and easily accessible from all parts of the Estate.
430. In further emphasising the transparency of the community engagement, and as mentioned in the Principle of Development section of this report, when voting on

the options put forth to residents for the redevelopment of the site, a total of 307 of the 480 residents took part, equal to 64% voter turnout. 73% of those who live in the low rise homes took part and 53% of those who live in the towers took part.

431. The Community and Engagement submission has demonstrated that the process has been a successful venture between the residents of the Estate, the council, and the design team. Throughout the timeframe of the engagement process, residents have been included in multiple events that has helped connect with the wider community. Given the above, it has been demonstrated that the vast majority of residents support the redevelopment of the site and it is clear that residents and stakeholders have influenced the final design.

Human rights implications

432. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
433. This application has the legitimate aim of delivering commercial development. 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.

CONCLUSION ON PLANNING ISSUES

434. The development will provide an uplift of 488 homes on the existing provision of 202, resulting in 690 new homes. 443 homes will be affordable equating to 64.7% of the habitable rooms in the overall development. Within Phase 1 of the development, the 167 homes proposed will all comprise of 157 affordable homes and 10 shared equity. This is a significantly positive aspect of the scheme.
435. Of the 167 homes proposed in Phase 1, 97% (162 homes) are dual aspect with only 5 homes in Plot C being single aspect; however, these 5 units are not north facing. The high levels of dual aspect units are just one of the positive aspects of the overall quality of accommodation. The vast majority of homes exceed the minimum floorspace standards for each respective bedroom amounts.
436. The mix of homes provided in the development exceeds the requirements of Southwark Plan Policy P2. Of the 690 homes proposed, 60.6% of the homes are 2+ beds equating to 418 homes. Regarding 3+ beds, 25.4% of the overall provision, comprising 142 three beds, 30 four beds, and 3 five beds are proposed. This is a significant portion of homes proposed for families of which is urgently needed.
437. The development will be of exceptional design quality with modern, high quality buildings whereby the massing of heights has been carefully considered. In addition, the development would provide secure cycle parking, landscaping,

children's play space and public open space meeting or exceeding policy requirements.

438. The proposal would result in the removal of 59 trees with 60 existing trees to be retained. To overcome the loss of 59 trees, 280 trees are proposed in the scheme consisting of 76 in Phase 1, and 204 trees across Phases 2-4. This results in a significant uplift of trees in the development that enables the scheme to increase the UGF by 0.4 in line with London and Southwark policy. Additionally, biodiversity proposals would result in a net gain, equivalent to a 29.10% increase in ecological value and is in compliance with local targets, and is compliant with the Biodiversity Net Gain Mandate which states a target of 10% net gain in biodiversity.
439. The location of the Tustin Common, central to the development, provides an excellent mix of open space, playspace and communal amenity space for the residents to enjoy a variety of different activities. The public realm will be further enhanced by the creation of a Plaza area fronting Old Kent Road in Phase 4.
440. Pilgrims Way Primary School is to be re-provided within the development at the Phase 2 stage, along with the existing MUGA. This re-provision will be of high quality and will be constructed as a 1FE+ school that is future proofed to be capable of expansion to a 2FE school in the future should this be required.
441. In relation to the impacts upon the daylight received by neighbouring properties, the results demonstrate that the proposed development design achieves a very high level of compliance with the BRE recommendations. Whilst a small number of rooms do not meet the recommendations, it is not felt that these would be sufficiently harmful to warrant refusal of the application.
442. The proposed development will retain 173 existing parking spaces (As per the residential ballot) plus 14 accessible spaces for the new-build dwellings. This equates to 3% of the overall number of dwellings. Aside from the 14 accessible spaces, no other new car parking spaces are proposed. Cycle Parking is proposed in line with London Plan Policy and would result in a significant uplift on cycle provision within the Estate.
443. The scheme would achieve a 94% carbon emission reduction for Phase 1 against a Building Regulations compliant scheme, which is extremely positive through connection to the SELCHP plant. Conditions have been secured for Reserved Matters Stages, and the applicant will explore further opportunities to reduce carbon emissions for the later phases.
444. The applicant team has worked closely with the residents of Tustin since the first engagement and has taken on their views and feedback to enable the residents to have a strong voice in influencing the final design of the development.
445. Subject to the proposed conditions and planning obligations, the proposal is considered to comply with the development plan policies set out in appendix 2 of this report and it is on this basis that it is recommended that planning permission be granted.

Consultation responses from external and statutory consultees

446. This application was subject to a round of statutory consultation in April/May 2022.

447. Tustin Community Association (TCA): Support the application as follows:

The TCA fully supports this regeneration and rebuild of the low rise blocks of flats, the provision of new in-fill homes and refurbishment of the Manor Grove council tenants homes. For so long, TCA has been campaigning to bring the much needed regeneration to the Tustin estate to keep the community together and we know this will be an important huge step in that direction. The provision of a Tustin estate 'Park' in the redesign models creatively resolves problems of the many redundant green spaces that attracted anti-social behaviour making some of residents feel unsafe in their own community.

The proposed provision of over 55 older people dwellings (OPD) ensures that the vulnerable senior residents some of whom have lived in the community since the late 1960s can continue living on the Tustin independently. This project also allows Southwark council to alleviate the stress for those residents in dire need of better housing who have been on the waiting list for a very long time. The proposed new school which is also a feature of this programme is highly welcomed by parents. The project also promises to deliver an exemplary social value programme for the community from the onset. This is already happening and there is more to come.

Additionally, the promised intermediate home seeks to provide accommodation for key workers is a fantastic objective to be highly commended. The overall general sentiments on the Tustin estate supportive of the proposals despite the testing period of the pandemic lock-downs and we are very grateful to the various Southwark council Officers and their partners for their dedication to assist us arrive to this stage and finally deliver this much needed programme.

448. Tustin Residents Project Group (TRPG): Support the application as follows:

The Tustin Resident Project Group, on behalf of Tustin Residents welcome the proposals to provide new homes on Tustin Estate and give everyone living on the estate a better living environment. The increase in the number and quality of Council Homes, the rebuilding of the school, and replacing of the shops, means that the existing community can remain in the community we value, and build a better future with more resources for those living on the estate in the near future.

Detailed Response

There has been good opportunities for residents to set out their priorities and have input into the design of the estate and the new homes proposed. This process needs to continue through the detailed design stage for each Phase of Building on the estate, and in the management of the works, and the homes on Tustin. This will make best use of residents' experience and skills, and by

empowering residents, make sure the guarantees built into the Residents Offer Document translate into improved homes and lives for those living on the estate.

The proposed new homes are well designed and provide larger rooms, more storage space, and an improved heating system compared to the existing homes. The new toilets and bathrooms will be easier to use than in the existing homes. Residents have had many discussions with the Council and architects on the size and height of buildings. Residents like the proposed heights of new buildings and that none of the new buildings proposed on Tustin are above the height of the existing Tustin Towers.

Residents are pleased that the number of parking spaces on the estate will be maintained throughout the works, and when new homes are built on the estate. To generate the most Social Value for residents from the works, taking into account lessons learned from working with the Major Works contractor on the Tustin Towers, means it is important to; engage residents early in the process; focus on local needs; work in partnership with other TRAs and community groups in the Old Kent Road area; and regularly. The Social Value for residents collectively and individually must be regularly reviewed and reported to the Tustin Estate RPG on to demonstrate what has been planned and achieved.

There is more detail in the planning application on the design of the proposed new homes in the first phase of development, and residents are interested to have more detail on the design of the blocks that will follow the Phase 1 part of the scheme.

Concerns

Residents have some concerns about the planning application.

- There will be noise and dust disruption for residents from the amount of lorries working on the estate and the local area, with many active building sites in Ilderton Road and the Old Kent Road as well as on Tustin Estate. Planning Conditions should make clear how this disruption will be managed and reduced.

- Residents are surprised that the Air Quality Assessment does not recognise the smells on a warm day from the recycling centre next door to Tustin. There needs to be a clear framework to monitor the Air Quality throughout the period of building works on the estate and beyond.

- The impact of the height of proposed new build homes in Phase 2 and after needs further analysis in the sunlight and daylight studies, to show what effect this will have on existing residents.

- In the Design and Access Statement, on p129 residents are concerned that there is significant scooter traffic through the estate now, and the proposal for a cycle path will make the traffic heavier. If bikes can get through the estate, it means scooters can as well. The scooters on the estate now are a source of Anti-Social Behaviour.

- There are issues with the existing commercial units on the ground floor under

Bowness, and the new commercial units will be under residential accommodation. The Detailed Design of the new shop units will need to show how noise from inside and outside of the commercial units will be reduced for residents living nearby. Residents are interested in working with the Council on the lettings policy for the Commercial units on the estate, to bring essential services onto the estate and minimise future problems in managing commercial and residential homes in the same block.

Officer comment: Conditions have been attached to this decision to safely mitigate concerns emanating from the public consultation of the development. Condition will be required at Reserved Matters stage to maintain the integrity of the design codes submitted as part of this application.

449. Greater London Authority have made the following comments:

- The regeneration of the Tustin Estate is strongly supported in line with London Plan Policies H8, SD1, S1 and S3, Objectives GG1, GG2 and GG4, and the Mayors Good Practice Guide to Estate Regeneration.
- The scheme is proposing 69% affordable housing by habitable room (including over 50% of the 440 net additional units) comprised of Social Rent, Key Worker and Shared Equity, which could be strongly supported, subject to viability testing. Early, mid and late-stage viability reviews will be required given that the scheme is a phased estate regeneration benefiting from public grant.
- The overall approach to design is supported; no harm to the composition of strategic views has been identified, however less than substantial harm would be caused to two nearby heritage assets but this harm could be outweighed by the public benefits of the scheme; and the site is within an area identified for tall buildings in the local plan and compliance with London Plan Policy D9 will be determined on receipt of the Council's environmental impact assessment and a review of the draft planning conditions.
- The applicant is required to continue discussions with TfL and Southwark on Healthy Streets and with Southwark regarding the ATZ assessment; cycle parking should be amended to accord with LCDS; and contributions towards improvements to the bus network and expansion of the TfL cycle hire scheme appropriately secured, as well as the various transport-related plans highlighted in this report.
- Additional information on the energy strategy, WLC assessment and circular economy statement is required as detailed in the technical memos provided to the applicant; and post-construction monitoring and a carbon off-set contribution is also to be secured.

Officer comment: Conditions for cycle parking in accordance with LCDS standards, and conditions regarding WLC, CES and Energy have been secured by condition. Notwithstanding this, negotiations will continue with the GLA at the Stage 2 process post planning committee.

450. Transport for London have made the following comments:

- The applicant will be expected to enter in to a S278 agreement (covering carriageway, footway and junctions including any associated bus, walking and cycling infrastructure and other related works) to deliver improvements to the pedestrian, cycling and public transport environment in accordance with the Healthy Streets scheme being developed. TfL will provide a map showing the area to be covered by the S278 and the wording that should accompany this map in a separate e-mail.
- A contribution of £2,700 per residential unit is sought towards the improvements to the bus network in accordance with Policy T4 of the London Plan and the agreement between the Council, the GLA and TfL.
- The applicant has stated that the development will retain two points of access from Manor Grove. A new road from Manor Grove to Hilbeck Close will be provided. This will include a one-way section (southbound), with alternative northbound cycle provision being made. From the information provided, it is not clear whether the applicant is proposing any changes to the junction of Hilbeck Close and the Old Kent Road. As highlighted above, TfL is the highway authority for the Old Kent Road, as such any changes will need to be agreed with TfL at this stage and secured through a S278 agreement.
- Those residents with an existing parking permit will be eligible for a permit as part of the new development. Within the submitted Transport Assessment, the applicant has identified that currently there is approximately 200 parking permits issued for the Tustin Estate, equating to a ratio of 1.16 permits per space. The maximum ratio is 1.20, which the applicant states has been identified by LBS. As such it has been concluded that the estate is currently close to the maximum number of permits per space.
- Cycle Parking to be in line with London Plan Standards
- A Delivery and Servicing Plan for each phase, covering all land uses coming forward should be secured through condition in line with Policy T7 of the London Plan.

Officer response: The comments from TfL are noted. The applicant has been advised that they will need to enter into a s278 Agreement with TfL regarding Healthy Streets and vehicular access amongst other request. Conditions relating to cycle parking and delivery and servicing plans for each phase have been secured in the decision notice attached.

451. Metropolitan Police: Comments made.

I can confirm that I have held a meeting with the design team dealing with this development at which the principles of Secured by Design were discussed. It is encouraging to see that the designers have considered Secured by Design, and I believe that this will result in a positive impact upon the development from a safety and security perspective. Continued liaison with a designing out crime officer will enhance this.

The design of the development has considered opportunity for natural surveillance, incorporates excellent lines of site and the development should

'activate' this area. These are all excellent crime prevention measures. The ground floor footprint has also been designed in such a way that there are no alcoves or secluded areas that are often crime and ASB generators. This, again, is extremely positive in relation to crime prevention.

Due to the number of residential units within this development, compartmentalisation of the residential buildings for security purposes will be necessary. Each floor should only be able to be accessed by persons who live on that floor or legitimate visitors to that floor. The stair core should also be secured to allow egress from the building but preventing unrestricted access to each floor. Compartmentalisation can be achieved on this development by the inclusion of a 'smart lift' and access controlled doors on the stair core at each floor or by creating a secure lift and stair core lobby on each individual floor within the development. If a lobby is incorporated on each floor then it will also be necessary to create a secure lobby at ground floor of each of the cores to provide a secondary line of defence to mitigate against tailgating into the development.

This development is suitable to achieve Secured By Design accreditation, and in order to assist the development with achieving Secured By Design standards. Recommend that a Secured by Design condition be applied if planning permission is granted.

Officer response: The requested condition has been included on the draft decision notice and it is expected that the outstanding design measures requested by the Secured by Design officer will be submitted as part of the condition discharge.

452. TfL Bakerloo Line extension safeguarding: Comments made.

Thank you for your consultation letter date 08 April 2022, requesting the views of the BLE Project Team on the above application. The application site falls outside the BLE safeguarding limits and therefore would not impact on the proposed infrastructure of the BLE.

Officer comment: Noted

453. London Fire Brigade: No further observations.

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have no further observations to make. It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

Officer comment: Noted

454. Health and Safety Executive: Satisfied with information provided.

The headline response is made in relation to Part 1 of the hybrid application for which a fire statement has been provided.

Full planning application for Phase 1

Regarding Part 1 of the hybrid application for the full planning application, Phase 1, it is noted that the proposed development contains four buildings, namely Building C, Buildings D1 & D2, and Building G1. Building C contains Blocks C1 & C2 which have a height of 26 m and 13.4 m respectively and which are joined by a common wall. Each block has a single staircase which, in a fire scenario, operates as the escape stair as well as the firefighting stair.

Buildings D1 & D2 contain a combination of 2 and 3 storey dwelling houses. Building G1 contains Blocks A & B which have a height of 38.4 m and 19.5 m respectively and which are joined by a common wall. Each block has a single staircase which, in a fire scenario, operates as the escape stair as well as the firefighting stair.

Outline planning application (all matters reserved except for access) for Phases 2, 3 and 4

Regarding Part 2 of the hybrid application for the Outline planning permission, for Phases 2, 3 and 4, all matters are reserved except for access. Because there is not enough information available at this stage, HSE is unable to provide a full comment for this part. Should the Local Planning Authority be minded to grant outline planning permission, we strongly recommend the following:

- the outline planning permission is subject to a suitable condition requiring the submission of a satisfactory fire statement with any reserved matters application, and
- that HSE is consulted in conjunction with the Local Planning Authority's consideration of any reserved matters application.

This would ensure the purpose of HSE being made a statutory consultee for such applications is achieved. It is recommended that the applicant uses the fire statement form available on gov.uk to provide the fire safety information.

Officer comment: Noted

455. Historic England (HE):

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Officer comment: Noted

456. Natural England: No comments.

Officer response: Noted.

457. Environment Agency: No objection.

Officer response: Noted.

458. Arqiva: No objection

We have considered whether this amended development is likely to have an adverse effect on our operations and have concluded that we have no objections to this development.

Officer response: Noted.

459. Thames Water: No objection to the development

Waste Comments

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "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) 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." 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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

460. None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Application file: 22/AP/1221 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 1513 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	Troy Davies, Team Leader	
Version	Final	
Dated	6 July 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		7 July 2022

RECOMMENDATION

Applicant	SOUTHWARK COUNCIL		
Application Type	Full and Outline Planning Application		
Recommendation	Grant subject to Unilateral Undertaking	Case Number	22/AP/1221

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Hybrid application comprising a full planning application for Phase 1 comprising the demolition of Hillbeck Close, Ullswater House and garages at Manor Grove and the erection of four buildings at 2/3-storeys (D1 and D2), 5/9-storeys (C) and 7/13-storeys (G1) providing 167 homes (Class C3) with associated parking, public realm, open spaces, landscaping and ancillary infrastructure; and the refurbishment of properties at Manor Grove.

Outline planning permission (all matters reserved except for access) for phases 2, 3 and 4 comprising the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way Primary School) ranging in height from 2 to 21 storeys to provide up to 57,786 sqm of floorspace (GEA), comprising up to 523 affordable and market homes (Class C3), up to 3,452 sqm (GEA) of flexible commercial floorspace (Class E, F1 and sui generis) and up to 2,214 sqm (GEA) of educational floorspace (Class F1) including temporary space for the children's centre, with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure. Providing a total of 690 homes (Use Class C3) and 5,666 sqm (GEA) of non-residential floorspace (Use Classes E, F1 and sui generis).

At: TUSTIN ESTATE LAND BOUNDED BY MANOR GROVE ILBERTON ROAD HILLBECK CLOSE OLD KENT ROAD, LONDON, SE15

In accordance with application received on 04/04/2022

1 **Detailed (Phase 1)**

The development hereby approved for Phase 1 shall be carried out in accordance with the following plans:

- Demolition Plan (Phase 1) TUS1-DRM-ZZ-ZZ-GA-A-001002 P01

Plot C:

- Existing Ground Floor Plan TUS1-AKA-C1-00-GA-A-001050 P01
- Existing First Floor Plan TUS1-AKA-C1-01-GA-A-001051 P01
- Existing Site Plan TUS1-AKA-C1-RF-GA-A-001000 P01
- Existing Elevation South TUS1-AKA-C1-ZZ-EV-A-001010 P01

- Existing Elevation East TUS1-AKA-C1-ZZ-EV-A-001011 P01
- Existing Section TUS1-AKA-C1-SC-EV-A-001015 P01
- Proposed Access and Servicing Strategy TUS1-AKA-C1-00-GA-A-001020 P01
- Proposed Ground Floor TUS1-AKA-C1-00-GA-A-002000 P01
- Proposed First Floor TUS1-AKA-C1-01-GA-A-002001 P01
- Proposed Second Floor TUS1-AKA-C1-02-GA-A-002002 P01
- Proposed Fifth Floor TUS1-AKA-C1-05-GA-A-002005 P01
- Proposed Sixth Floor TUS1-AKA-C1-06-GA-A-002006 P01
- Proposed Seventh Floor TUS1-AKA-C1-07-GA-A-002007 P01
- Proposed Site Plan TUS1-AKA-C1-RF-GA-A-001001 P01
- Proposed GA Plan Roof Level TUS1-AKA-C1-RF-GA-A-002009 P01
- Proposed GA Elevation North TUS1-AKA-C1-ZZ-EV-A-004000 P01
- Proposed GA Elevation East TUS1-AKA-C1-ZZ-EV-A-004001 P01
- Proposed GA Elevation South TUS1-AKA-C1-ZZ-EV-A-004002 P01
- Proposed GA Elevation West TUS1-AKA-C1-ZZ-EV-A-004003 P01
- Proposed Bay Study 01 East Elevation Entrance TUS1-AKA-C1-ZZ-EV-A-004500 P01
- Proposed Bay Study 02 East Elevation Deck TUS1-AKA-C1-ZZ-EV-A-004501 P01
- Proposed Bay Study 03 West Elevation TUS1-AKA-C1-ZZ-EV-A-004502 P01
- Proposed Bay Study 04 East Elevation Entrance TUS1-AKA-C1-ZZ-EV-A-004503 P01
- Proposed GA Section AA TUS1-AKA-C1-ZZ-SC-A-003000 P01
- Proposed GA Section BB TUS1-AKA-C1-ZZ-SC-A-003001 P01
- Proposed GA Section CC TUS1-AKA-C1-ZZ-SC-A-003002 P01

Plot D:

- Existing Elevation North TUS1-JAP-ZZ-ZZ-EV-A-1100 P01
- Existing Elevation East TUS1-JAP-ZZ-ZZ-EV-A-1101 P01
- Existing Elevation South TUS1-JAP-ZZ-ZZ-EV-A-1102 P01
- Existing Elevation West TUS1-JAP-ZZ-ZZ-EV-A-1103 P01
- Existing Site Plan TUS1-JAP-ZZ-ZZ-GA-A-1001 P01
- Existing Section 01 TUS1-JAP-ZZ-ZZ-SC-A-1200 P01
- Existing Section 02 TUS1-JAP-ZZ-ZZ-SC-A-1201 P01
- Existing Section 03 TUS1-JAP-ZZ-ZZ-SC-A-1202 P01
- Existing Section 04 TUS1-JAP-ZZ-ZZ-SC-A-1203 P01
- Proposed Ground Floor Plan TUS1-JAP-ZZ-00-GA-A-2000 P01
- Proposed First Floor Plan TUS1-JAP-ZZ-01-GA-A-2002 P01
- Proposed Second Floor Plan TUS1-JAP-ZZ-02-GA-A-2003 P01
- Proposed Roof Plan TUS1-JAP-ZZ-RF-GA-A-2004 P01
- Proposed GA Elevation North TUS1-JAP-ZZ-ZZ-EV-A-3000 P01
- Proposed GA Elevation East TUS1-JAP-ZZ-ZZ-EV-A-3001 P01
- Proposed GA Elevation South TUS1-JAP-ZZ-ZZ-EV-A-3002 P01
- Proposed GA Elevation West TUS1-JAP-ZZ-ZZ-EV-A-3003 P01
- Proposed GA Bay Elevation 01 TUS1-JAP-ZZ-ZZ-EV-A-5000 P01
- Proposed GA Bay Elevation 02 TUS1-JAP-ZZ-ZZ-EV-A-5001 P01
- Proposed GA Bay Elevation 03 TUS1-JAP-ZZ-ZZ-EV-A-5002 P01
- Proposed GA Bay Elevation 04 TUS1-JAP-ZZ-ZZ-EV-A-5003 P01
- Proposed Site Plan_ Access and Servicing Strategy TUS1-JAP-ZZ-ZZ-GA-A-1003 P01
- Proposed Site Plan TUS1-JAP-ZZ-ZZ-GA-A-1004 P01
- GA Proposed Section 01 TUS1-JAP-ZZ-ZZ-SC-A-4000 P01
- GA Proposed Section 02 TUS1-JAP-ZZ-ZZ-SC-A-4001 P01

- GA Proposed Section 03 TUS1-JAP-ZZ-ZZ-SC-A-4002 P01
- GA Proposed Section 04 TUS1-JAP-ZZ-ZZ-SC-A-4003 P01

Plot G1:

- Existing Ground Floor Plan TUS1-DRM-G1-ZZ-GA-A-001200 P01
- Existing Site Sections TUS1-DRM-G1-ZZ-SC-A-001300 P01
- Existing Site Plan TUS1-DRM-ZZ-ZZ-GA-A-001000 P01
- Proposed Site Plan – Access Strategy TUS1-DRM-G1-00-GA-A-001020 P01
- Proposed GA Plan – Ground Floor TUS1-DRM-G1-00-GA-A-002000 P01
- Proposed GA Plan – First Floor TUS1-DRM-G1-01-GA-A-002001 P01
- Proposed GA Plan – Second Floor TUS1-DRM-G1-02-GA-A-002002 P01
- Proposed GA Plan –Third Floor TUS1-DRM-G1-03-GA-A-002003 P01
- Proposed GA Plan – Fourth Floor TUS1-DRM-G1-04-GA-A-002004 P01
- Proposed GA Plan – Fifth Floor TUS1-DRM-G1-05-GA-A-002005 P01
- Proposed GA Plan – Sixth Floor TUS1-DRM-G1-06-GA-A-002006 P01
- Proposed GA Plan – Seventh Floor TUS1-DRM-G1-07-GA-A-002007 P01
- Proposed GA Plan – Eighth Floor TUS1-DRM-G1-08-GA-A-002008 P01
- Proposed GA Plan – Ninth Floor TUS1-DRM-G1-09-GA-A-002009 P01
- Proposed GA Plan – Tenth Floor TUS1-DRM-G1-10-GA-A-002010 P01
- Proposed GA Plan – Eleventh Floor TUS1-DRM-G1-11-GA-A-002011 P01
- Proposed GA Plan – Twelfth Floor TUS1-DRM-G1-12-GA-A-002012 P01
- Proposed GA Plan – Roof Level TUS1-DRM-G1-RF-GA-A-002013 P01
- Proposed GA Elevation - North TUS1-DRM-G1-ZZ-EV-A-004000 P01
- Proposed GA Elevation – East TUS1-DRM-G1-ZZ-EV-A-004001 P01
- Proposed GA Elevation – South TUS1-DRM-G1-ZZ-EV-A-004002 P01
- Proposed GA Elevation – West TUS1-DRM-G1-ZZ-EV-A-004003 P01
- Proposed Bay Elevation - North TUS1-DRM-G1-ZZ-EV-A-004500 P01
- Proposed Bay Elevation – East TUS1-DRM-G1-ZZ-EV-A-004501 P01
- Proposed Bay Elevation - West TUS1-DRM-G1-ZZ-EV-A-004503 P01
- Proposed Site Plan TUS1-DRM-G1-ZZ-GA-A-001001 P01
- Proposed Section AA TUS1-DRM-G1-ZZ-SC-A-003000 P01
- Proposed Section BB TUS1-DRM-G1-ZZ-SC-A-003001 P01
- Proposed Section CC TUS1-DRM-G1-ZZ-SC-A-003002 P01
- Proposed Section DD TUS1-DRM-G1-ZZ-SC-A-003003 P01
- Proposed Section EE TUS1-DRM-G1-ZZ-SC-A-003004 P01
- Proposed Section FF TUS1-DRM-G1-ZZ-SC-A-003005 P01

Landscaping:

- Landscaping General Arrangement Plan Plot C1 and C2 TUS1-EXA-C1-ZZ-GA-L-001100 P01
- Planting Plan – Plot C1 and C2 TUS1-EXA-C1-ZZ-GA-L-002100 P01
- Landscape General Arrangement Plan – Plot D1 TUS1-EXA-D1-ZZ-GA-L-001200 P01
- Planting Plan – Plot D1 TUS1-EXA-D1-ZZ-GA-L-002200 P01
- Landscape General Arrangement Plan – Plot D2 TUS1-EXA-D1-ZZ-GA-L-001201 P01
- Planting Plan – Plot D2 TUS1-EXA-D1-ZZ-GA-L-002201 P01
- Landscape General Arrangement Plan – Plot G1 TUS1-EXA-D1-ZZ-GA-L-001300 P01
- Planting Plan – Plot G1 TUS1-EXA-D1-ZZ-GA-L-002300 P01

- Landscape Phase 1 Reference Plan TUS1-EXA-D1-ZZ-GA-L-001000 P01
- Phase 1 Planting Reference Plan TUS1-EXA-D1-ZZ-GA-L-002000 P01

Reason:

To ensure that the development is undertaken in accordance with the approved drawings and documents, the Environmental Statement and to protect the local amenity.

2 Outline (Phases 2-4)

The Outline phases shall be developed in accordance with the following drawings and documents:

- Site Location TUSA-DRM-MP-ZZ-GA-A-001050 P02
- Demolition Plan TUSA-DRM-MP-ZZ-GA-A-001051 P02
- Parameter Plan – Movement TUSA-DRM-MP-ZZ-GA-A-001052 P02
- Parameter Plan – Land Uses TUSA-DRM-MP-ZZ-GA-A-001053 P02
- Parameter Plan – Public Open Spaces TUSA-DRM-MP-ZZ-GA-A-001054 P02
- Parameter Plan – Maximum Building Heights TUSA-DRM-MP-ZZ-GA-A-001055 P02
- Parameter Plan – Indicative Phasing TUSA-DRM-MP-ZZ-GA-A-001056 P02
- Axonometric Design. Maximum Building Heights TUSA-DRM-MP-ZZ-GA-A-001057 P02
- Site Plan. Illustrative Movement Strategy TUSA-DRM-MP-ZZ-GA-A-001058 P02

For the avoidance of doubt, the illustrative drawings submitted in support of the application are not approved.

Reason:

To ensure that the development is undertaken in accordance with the approved drawings and documents, the Environmental Statement and to protect the local amenity.

Permission is subject to the following Time Limits:

3 Detailed (Phase 1)

The development hereby granted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

4 Outline (Phases 2-4)

No phase within the development hereby approved in Outline shall commence unless and until details of the Reserved Matters in relation to that part of the Development has been submitted to and approved in writing by the Local Planning Authority:

- Scale;

- Appearance;
- Layout;
- Access; and
- Landscaping

Applications for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

5 Outline (Phases 2-4)

Development of Phases 2, 3 and 4 to which this permission relates must be begun no later than the expiration of three years from the approval of the final reserved matter(s) unless otherwise agreed.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

6 Demolition Management Plan

Prior to demolition within each phase of the development hereby approved, details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase.

The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan which shall include:

- A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- 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, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of> air pollution;
- S61 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',
- 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, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and
- BRE practice notes.

All demolition work shall then be undertaken in strict accordance with the plan and 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 unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2021.

7 Construction Environmental Management Plan (CEMP)

No construction works shall take place (other than the Early Works, including demolition) for each phase, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority for that phase. 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.
- A commitment that all 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 <http://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,
- 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 <http://nrmm.london/>

All 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.

This condition shall be discharged separately for each phase of development.

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 Southwark Plan 2022 policies P50 ('Highways impacts') and P56 ('Protecting amenity'), policy T4 ('Assessing and mitigating transport impacts') of the London Plan 2021 and the National Planning Policy Framework 2021.

8 **Archaeological Evaluation**

Before any work hereby authorised begins for each phase, excluding Early Works and demolition to ground level, the developer shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority, for that phase.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

9 **Archaeological Mitigation**

Before any work hereby authorised begins for each phase, excluding Early Works and demolition to ground level, the developer shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority, for that phase.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

10 **Archaeological Foundation Design**

Before any work hereby authorised begins for each phase, excluding Early Works and demolition to ground level, the developer shall submit a detailed scheme showing the complete scope and arrangement of the foundation design, and all associated subterranean groundworks, including the construction methods, for that phase. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority for each phase and the development of that phase shall only be carried out in accordance with the approval given.

Reason:

In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

11 **Tree Protection Measures**

Prior to works commencing for each phase, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase:

- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) 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 Tree Protection Plan. 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. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.
- c) If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of equivalent stem girth and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

12 Site Contamination

Prior to the commencement of any development within each phase, excluding Early Works and demolition:

- a) A detailed remediation and/or mitigation strategy for that phase 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.
- b) Following the completion of the works and measures identified in the approved remediation strategy for that phase, 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.

c) 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.

This condition shall be discharged separately for each phase of development.

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 2021.

13 Drainage

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 & Drainage Strategy prepared by Niki Tourliadou of Heyne Tillett Steel (dated March 2022). Site infiltration testing should be provided at detailed design stage to confirm that the areas of soft landscaping have sufficient drainage capacity so that they will not flood in the 1 in 30-year event. Run-off rates should be confirmed for each development plot and any offset payments should be confirmed where greenfield rates are not achieved. Attenuation volumes matching the volume to achieve greenfield runoff rates are required and must consider the entire site area including the soft landscaped areas. The applicant is required to submit details for how this will be achieved, including how soft landscaped areas will be drained in the 1 in 100-year + climate change event. The applicant must demonstrate that the site is safe in the event of blockage / failure of the system, including a suitable consideration of exceedance flows. Consent for the connection to Thames Water sewers must be provided.

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).

14 Access for Fire Appliances

Details of access for fire appliances as required by part 5B of the Building Regulations and details of adequate water supplies for fire fighting purposes should be provided prior to the implementation of each phase of the development and should be secured in perpetuity on completion of each phase of the development.

Reason:

To meet the requirements for fire safety set out in policy D12 of the London Plan 2021

15 **Circular Economy Statement**

Prior to the commencement of development for each phase, including demolition, an updated Circular Economy Statement demonstrating compliance with Part B of Policy SI 7 'Reducing waste and supporting the circular economy' of the London Plan 2021 and including measures for monitoring and reporting against the targets within the Circular Economy Statement shall be submitted and approved in writing by the Local planning Authority. The assessment shall develop a strategy for the implementation of circular economy principles in both the approved building's and wider site's operational phase, in addition to developing an end-of-life strategy for the development according to circular economy principles, including disassembly and deconstruction.

Reason:

To promote resource conservation, waste reduction, material re-use, recycling and reduction in material being sent to land fill in compliance with Policy SI 7 of the London plan 2021.

16 **Precautionary Bat Surveys**

If more than two seasons pass between the most recent bat survey and the commencement of demolition and/or tree works for each phase, an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

17 **Piling Method Statement**

No piling shall take place at each phase 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) 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.

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.

18 **Tree Planting**

Prior to any tree planting taking place within each phase, full details of all proposed tree planting for that phase shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. Tree planting across the masterplan area shall total

4,650cm girth unless otherwise agreed with the local planning authority. All tree planting shall be carried out in accordance with those details and at those times

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations.

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.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

19 Hard and Soft Landscaping

Before any hard and soft landscaping works being undertaken for each phase, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), and any roof-level amenity and child play spaces, shall be submitted to and approved in writing by the Local Planning Authority for that phase. 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.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs 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 same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021, policy D4 ('Delivering good design') of the London Plan 2021 and policies P13 ('Design of places'), P14 ('Design quality') and P59 ('Green infrastructure') of the Southwark Plan 2022.

20 Biodiverse Green Roofs

Before any biodiverse roofs are installed for each phase, details of the biodiversity (green/brown) roof(s) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Full Discharge of this condition will be granted for each phase once the green/brown roof(s) for that phase are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

21 Landscape Management Plan

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned defensible space), shall be submitted to an approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is a

mandatory criterion of BREEAM (LE5) to monitor long term impact on biodiversity, a requirement is to produce a Landscape and Habitat Management Plan.

22 Swift Bricks/Bat Tubes

Details of swift bricks and bat tubes shall be submitted to and approved in writing by the Local Planning Authority prior to any above grade façade works for each phase of development commencing.

No less than 36 swift bricks and 12 bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The tubes/bricks shall be installed within 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. The nesting boxes/bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted for each phase on receiving the details of the nest/roost features and mapped locations for that phase and Southwark Council agreeing to the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Bioiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

23 Bee Bricks and Invertebrate Hotels

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 20 Bee bricks and 6 invertebrate hotels (located in sunny areas within the development site) shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and 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.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022

24 Materials Schedule and On-Site Presentation of Samples

Before any façade works for each phase of development hereby authorised begins:

- a) A materials schedule for that phase providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the LPA;
- b) Sample panels of facing materials and surface finishes for the elevations within each phase, each to be at least 1 square metre in surface area, shall be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with: the National Planning Policy Framework 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

25 Design Mock-ups

In the carrying out of this permission, brick sample façade panels for the approved elevations for each phase shall be presented on site and approved in writing by the Local Planning Authority before any façade works above grade for the relevant building(s) within that phase is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. The detailed scope of mock-up requirements for each phase must be agreed with the Local Planning Authority in advance of the mock-ups being constructed and presented on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF 2021, policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

26 Play Spaces

- i) Before any play spaces are installed within each phase of the development hereby approved, the developer shall submit details of all the play spaces proposed within that phase, including

1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.

ii) No later than 6 months prior to occupation of each phase, details of the play equipment to be installed within that phase shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units within that phase. All ground floor amenity and playspace within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2021, S4 of the London Plan 2021 and P15 of the Southwark Plan 2022.

27 Wheelchair housing

Prior to the commencement of works above grade for each phase, the developer shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans for that phase meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 2) 'accessible and adaptable':- up to 90%

M4 (Category 3) 'wheelchair user dwellings':- at least 10% to include the following units:

Phase 1:

- Plot C – 7x 1B2P and 3x 3B5P
- Plot G1 – 5x 2B3P and 3x 3B4P

Reason:

In order to ensure the development complies with P8 Wheelchair accessible and adaptable housing of the Southwark Plan and D7 of the London Plan 2021.

28 Digital Connectivity

Prior to any above grade works for each phase of the development hereby approved, detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within that phase of development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To comply with SI 6 of the London Plan 2021.

29 Lifts

Prior to commencement of works above grade for each phase of development hereby approved, detailed drawings shall be submitted to demonstrate that a suitably-sized evacuation lift (in addition to a firefighting lift) can and will be provided in each residential core within that phase of development. Once approved, the development shall be constructed in accordance with the approved drawings and maintained for as long as the development is occupied.

Reason:

In order to comply with London Plan 2021 Policy D5 Inclusive Design.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

30 Car Free Marketing

Prior to occupation of any relevant phase, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as predominantly car free (excluding the permitted designated wheelchair parking spaces) and that new residents not requiring the permitted spaces should sign acknowledgement of the permit free status of their new home.

Reason:

To ensure compliance with P54 of the Southwark Plan 2022.

31 Signage

Prior to occupation of any non-residential unit, a signage strategy for that unit shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with P14 of the Southwark Plan 2022.

32 MUGA Fencing

Details of the MUGA fencing shall be submitted for approval prior to first use and installed as per the approval given. Any chain link fencing installed to surround the multi-use games areas shall be effectively supported vertical twin wire anti-rattle fencing.

Reason:

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance 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 2021.

33 Circular Economy Post Completion Report

Prior to occupation of each phase, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement for that phase shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance.

The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason:

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

34 Whole Life Cycle

Once the as-built design has been completed for each phase (upon commencement of RIBA Stage 6) and prior to the building(s) being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development should submit the post-construction Whole Life-Cycle Carbon (WLC) Assessment for that phase to the GLA at: ZeroCarbonPlanning@london.gov.uk.

The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's WLC Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the guidance and should be received three months post as-built design completion, unless otherwise agreed.

Reason:

To ensure whole life-cycle carbon is calculated and reduced and to demonstrate compliance with Policy SI 2 of the London Plan 2021.

35 External Lighting

Prior to occupation of each phase, 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 for that phase and installed as per the approval given.

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance Note 1 for the reduction of obtrusive light (2020). Information should include a bat-friendly lighting plan, including lighting specification using LED's (at 3 lux) at a recommended spectrum of 80% amber and 20% white with a clear view, no UV, and no horizontal light spread ideally less than 70° and timers in relevant parts of the site. A 3D plan of the illumination level should be submitted to enable assessment of the potential impact on protected species.

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 National Planning Policy Framework 2021, London Plan policy G6 ('Biodiversity and access to nature') and Southwark Plan 2022 policies P56 ('Protection of amenity') and P60 ('Biodiversity').

36 Parking Management Plan

Prior to first occupation of each phase of the development hereby consented, a detailed Parking Management Plan for that phase shall be submitted demonstrating that the parking provided as part of the proposed development is to be used in accordance with its purpose. The plan should also ensure that the parking spaces provided are used efficiently and correctly (including the managed reduction of car parking where appropriate) and to ensure that relevant controls are in place to inform appropriate parking behaviour.

Reason:

In accordance with P54 Car Parking of the Southwark Plan 2022.

37 Electric Vehicle Charging Points

Prior to first occupation of any residential units in each phase, the developer shall submit plans to show delivery of all electric vehicle charging points required for that phase. The development must be implemented in accordance with the approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2021 in accordance with P54 Car Parking of the Southwark Plan 2022.

38 Cycle Storage Facilities

Prior to first occupation of each phase of the development hereby consented, and notwithstanding the approved drawings, details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for that phase shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the approved cycle parking facilities provided shall be retained and the space used for no other purpose, and the development shall not be carried out other in accordance with any such approval given.

Reason:

In order to ensure that satisfactory safe and secure cycle parking and showering facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2021; Policy T5 ('Cycling') of the London Plan 2021 and P53 ('Cycling') of the Southwark Plan 2022.

39 MUGA

Prior to first use of the MUGA, details of how to book the facility, including details of how the facility would be publicised to the wider community, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall be in force for as long as the facilities are open.

Reason:

To comply with P47 Community uses of the Southwark Plan.

40 Secured by Design

Prior to the first occupation of the units hereby approved within each phase, confirmation that Secured by Design certification for each building within that phase has been achieved shall be submitted to and approved in writing 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 2021 and Southwark Plan 2022 policy P16 ('Designing out crime').

41 Internal Noise Levels

The dwellings hereby permitted within each phase shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T*, 45dB LAFmax T *

Living and Dining rooms- 35dB LAeq T †

* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

Following completion of the development and prior to occupation of each phase, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme shall be implemented and permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation 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 2021.

42 Vertical Sound Transmission

The habitable rooms within the development sharing a party ceiling/floor element with any non-residential uses shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as a LAeq across any 5 minute period. The development shall be carried out in accordance with the approval given.

Following completion of the development and prior to occupation of each phase, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 2021.

43 Urban Greening Certification

a) Prior to first occupation of each phase of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the LPA. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve or exceed the agreed UGF score of 0.40.

b) Within six months of first occupation of each phase of the development hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (or other verification process agreed with the LPA) shall be submitted to and approved in writing by the LPA, confirming that the agreed UGF score of 0.40 has been met.

c) Where a single phase fails to achieve a UGF score of 0.40, this should be sought to be made up within the remaining phases and across the wider masterplan area (unless otherwise agreed in writing with the Local Planning Authority).

Reason:

To ensure the proposal complies with: the National Planning Policy Framework 2021; Policy G5 (Urban Greening) of the London Plan 2021 and policy P59 ('Green infrastructure') of the Southwark Plan 2022.

44 Refuse Storage Facilities

Before the first occupation of any part of the development hereby approved, 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 2021 and policies P56 ('Protection of amenity') and P62 ('Reducing waste') of the Southwark Plan 2022.

45 Drainage Verification Report

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment & Drainage Strategy prepared by Niki Tourliadou of Heyne Tillett Steel (dated March 2022) 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).

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

Air Quality

46

The development shall achieve full compliance with the air quality assessment mitigation measures as detailed in Air Quality Assessment produced by Entran and dated 24/03/22.

Reason:

To protect future occupiers from poor external air quality in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

47 **Enhanced Horizontal Sound Transmission**

The habitable rooms within the development sharing a party wall element with Plant rooms shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises 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 2021.

48 **Plant Noise**

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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

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), and the National Planning Policy Framework 2021.

49 **Protection from Vibration**

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity), and the National Planning Policy Framework 2021.

50 **Servicing Hours**

Any deliveries or collections to the development shall only be between the following hours:

06:00 - 22:00 Monday to Saturday; and

10:00 - 18:00 on Sundays and Bank Holidays.

Reason:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2021; Policy T7 ('Deliveries, Servicing and Construction') of the London Plan 2021 and policy P50 ('Highways Impacts') of the Southwark Plan 2022.

51 Hours of Use

a) The opening hours of the non-residential uses shall be limited to 07:00 – 23:00 daily.

b) The opening hours of the MUGA shall be limited to 07:00 – 21:00 daily.

Reason:

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and Southwark Plan 2022 policy P56 ('Protection of amenity').

52 Fire Safety Strategy

The development hereby consented for Phase 1 shall not be carried out other than in accordance with the approved London Plan Pre-Planning Fire Strategy (prepared by Orion Fire) dated 29/03/22. Subsequent phases (Phases 2-4) shall be carried out in accordance with Fire Strategies approved at the time for those phases.

Reason:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2021, and; Policy D12 ('Fire safety') of the London Plan 2021.

53 Energy Efficiency

The development hereby permitted for Phase 1 shall be constructed in accordance with the approved Energy Statement (prepared by Greengage) dated March 2022. All measures and technologies shall remain for as long as the development is occupied, unless as otherwise agreed in writing. Subsequent phases (Phases 2-4) shall be carried out in accordance with Energy Statements approved at the time for those phases.

Reason:

To ensure the development complies with the National Planning Policy Framework 2021 and Policy S1 2 of the London Plan 2021.

54 Roof Plant and Other Roof Structures

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this Decision Notice, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

55 Restriction of Roofs For Use For Maintenance, Repair or Means of Escape Only

With the exception of the designated rooftop external amenity spaces and terraces depicted on the approved drawings, all areas of roof within the development hereby consented shall be used only for the purposes of maintenance, repair or means of escape, and shall not be as outdoor amenity space by the occupiers or users of the premises.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of overlooking and noise nuisance in accordance with: the National Planning Policy Framework 2021, policy P56 ('Protection of amenity') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

56 Restriction of Instatement of Appurtenances

With the exception of rainwater pipes, no meter boxes, flues, vents or pipes other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be fixed or installed on the elevations of the building, unless otherwise approved by the LPA.

Reason:

To ensure such works do not detract from the appearance of the building in accordance with: The National Planning Policy Framework 2021, Southwark Plan 2022 policies P13 ('Design of places') and P14 ('Design quality') of the Southwark Plan 2022 and policy D4 ('Delivering good design') of the London Plan 2021.

Special condition(s) - the following condition(s) are required post completion of relevant condition imposed in other sections of this decision notice

57 Archaeological Reporting

Within one year of the completion of the archaeological work on site for each phase, an assessment report detailing the proposals for the off-site analyses and post-excavation works,

including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority for that phase, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the developer's commitment to finance and resource these works to their completion.

Reason:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

58 BREEAM

(a) Before any fit out works to the non-residential units hereby authorised begins, an independently verified BREEAM Design Stage report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating (unless otherwise agreed by the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within 6 months of the first occupation of the non-residential building 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 standards at (a) have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2021, Southwark Plan 2022 policy P69 ('Sustainability standards') and policy SI2 ('Minimising greenhouse gas emissions') of the London Plan 2021.

59 Arboricultural Site Supervision

Part 1: All Arboricultural Supervisory elements to be undertaken in accordance with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Part 2: 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 within 28 days of completion of the development hereby permitted. 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 or pre-appointed tree specialist.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts, 8, 11, 12, 15 and 16;

Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and the following policies of The Southwark Plan (2022): P56 Protection of Amenity, P21 Conservation of the Historic Environment and Natural Heritage, P60 Biodiversity, and P61, Trees.

Definitions:

"Early Works" means the carrying out of any of the following works on the site:

- a) demolition
- b) bulk earthworks
- c) construction of temporary highways accesses
- d) laying and diversion of services
- e) decontamination and remediation works

Informative notes to the applicant relating to the proposed development

THAMES WATER

1. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

2. The Government is committed to ensuring that the planning system does everything it can to support long term, sustainable economic growth, and has made it clear that significant weight should be placed on the need to support economic recovery through the planning system and related consent regimes, while protecting the wider environment.

Sustainable development is about preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of land, air, water or noise pollution or land instability. Sustainable development must therefore be based on a clear understanding of the historic land-use, the wider economic, social and environmental setting and the proposed development. Lack of understanding of the risks of contamination or pollution associated with a development site can lead to delay and additional costs if permits/licences other than the planning permission are required.

There is substantive guidance on best practice for site assessments and this should be followed fully to ensure planning applications are accompanied by relevant

preliminary documentation, to allow them to be promptly processed and sustainable developments fully supported.

RELEVANT PLANNING POLICY

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 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 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The following chapters are relevant:

Chapter 2 Achieving sustainable development

Chapter 6 Building a strong, competitive economy

Chapter 7 Ensuring the vitality of town centres

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well-designed places

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Chapter 16 Conserving and enhancing the historic environment

New London Plan 2021 Policies

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:

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

Policy SD1 Opportunity Areas

Policy SD6 Town centres and high streets

Policy SD7 Town centres: development principles and Development Plan Documents

Policy SD8 Town centre network

Policy SD9 Town centres: Local partnerships and implementation

Policy SD10 Strategic and local regeneration

Policy D1 London's form, character and capacity for growth

Policy D2 Infrastructure requirements for sustainable densities

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D5 Inclusive design

Policy D7 Accessible housing

Policy D8 Public realm

Policy D9 Tall buildings

Policy D10 Basement development

Policy D11 Safety, security and resilience to emergency

Policy D12 Fire safety

Policy D14 Noise

Policy H1 Increasing housing supply

Policy H4 Delivering affordable housing

Policy H5 Threshold approach to applications

Policy H6 Affordable housing tenure

Policy H7 Monitoring of affordable housing

Policy H8 Loss of existing housing and estate redevelopment

Policy H10 Housing size mix

Policy S1 Developing London's social infrastructure

Policy E2 Providing suitable business space

Policy E11 Skills and opportunities for all

Policy HC1 Heritage conservation and growth

Policy HC2 World Heritage Sites

Policy HC3 Strategic and Local Views

Policy HC4 London View Management Framework

Policy G1 Green infrastructure

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 6 Digital connectivity infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Policy T1 Strategic approach to transport

Policy T2 Healthy Streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.2 Office parking

Policy T6.3 Retail parking

Policy T6.5 Non-residential disabled persons parking

Policy T7 Deliveries, servicing and construction

Policy T9 Funding transport infrastructure through planning

Southwark Plan 2022

ST1 Southwark's Development targets

ST2 Southwark's Places

SP1a Southwark's development targets

SP1b Southwark's places

SP1 Quality affordable homes

SP3 Great start in life

SP4 Green and inclusive economy

SP5 Thriving neighbourhoods and tackling health equalities

SP6 Climate Change

AV.13 Old Kent Road Area Vision

P1 Social rented and intermediate housing

P2 New family homes

P7 Wheelchair accessible and adaptable housing

P12 Design of places

P13 Design quality

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

P28 Access to employment and training

P30 Office and business development

P31 Affordable workspace
P32 Small shops
P35 Town and local centres
P44 Broadband and digital infrastructure
P45 Healthy developments
P47 Community uses
P49 Public transport
P50 Highways impacts
P51 Walking
P53 Cycling
P54 Car Parking
P55 Parking standards for disabled people and the mobility impaired
P56 Protection of amenity
P57 Open space
P59 Green infrastructure
P60 Biodiversity
P61 Trees
P62 Reducing waste
P64 Contaminated land and hazardous substances
P65 Improving air quality
P66 Reducing noise pollution and enhancing soundscapes
P67 Reducing water use
P68 Reducing flood risk
P69 Sustainability standards
P70 Energy
IP2 Transport infrastructure
IP3 Community infrastructure levy and section 106 planning obligations.

Mayors SPD/SPGs

Sustainable Design and Construction (April 2014)

Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

London View Management Framework (March 2012)

Planning for Equality and Diversity in London (October 2007)

The Mayor's Good Practice Guide to Estate Regeneration

Southwark SPDs/SPGs

Design and Access Statements (2007)

Residential Design Standards (2011 with 2015 update)

S106 and CIL (2015)

S106 and CIL Addendum (2017)

Sustainability Assessments (2007)

Sustainable Design and Construction (2009)

Sustainable Transport (2009)

Southwark AAP's

Draft Old Kent Road Area Action Plan (December 2020)

PLANNING HISTORY OF THE SITE AND NEARBY SITES

Relevant Site History

Planning application (21/AP/0585) for: Request for an EIA Scoping Opinion for a full planning application for the demolition of Hillbeck Close and Ullswater Court and the erection of four buildings at 3-storeys (D1 and D2), 7/9-storeys (C) and 8/13-storeys (G1) providing 210 social rent homes (Class C3) with associated parking, public realm, open spaces, landscaping and ancillary infrastructure and an outline application (all matters reserved) for the demolition of Bowness House, Pilgrims Way Primary School, Kentmere House and Heversham House and the erection of 12 buildings (A, B, E1, E2, E3, E4, F1, F2, G2, H, J and Pilgrims Way School) ranging in height from 2 to 18 storeys to provide up to 479 social rent and market homes (Class C3), commercial floorspace (Class E) and educational floorspace (Class F1) with associated parking, public realm, open spaces (including MUGA), landscaping and ancillary infrastructure.

Relevant History of Adjoining Sites

The council has approved a number of planning applications recently in the Old Kent Road Opportunity Area including:

840 Old Kent Road, London SE15 1NQ

Planning application (19/AP/1322) granted for: Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 170 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

227-255 Ilderton Road, SE15 OLD KENT ROAD AND LAND AT LIVESEY PLACE, LONDON, SE15 1NS

Planning application (19/AP/1773) granted: Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 253 residential apartments (C3), 35.75% affordable by habitable room, and other associated infrastructure.

This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred

Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location.

Devonshire Grove 747-759 & 765-775 OLD KENT ROAD, LONDON SE15 1NZ & LAND AT DEVONSHIRE GROVE SE15

Full planning permission (19/AP/1239) for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces, associated landscaping and highways works and a new substation and all associated works.

Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.

Daisy Business Park 19-35 Sylvan Grove London SE15

Planning permission (19/AP/2307) for demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of 219 residential dwellings (Use Class C3) and 3,088 sqm (GIA); commercial workspace (Use Class B1) within two buildings of 5 storeys (24.55m AOD) and 32 storeys (106.43m AOD); and associated car and cycle parking, landscaping, and public realm and highways improvements.

313-349 Ilderton Road London, SE15

Planning permission (20/AP/1329) for Demolition of existing buildings and construction of two buildings, one of part 11 and 13 storeys and one of part 13 and 15 storeys, to provide 1,739sq.m (GIA) of commercial floorspace, 250 student accommodation bed spaces (Sui Generis) and 58 residential units, with associated access and highway works, amenity space, cycle parking spaces, disabled car parking spaces and refuse/ recycling stores.

CONSULTATION UNDERTAKEN

Site notice date: 12.04.2022

Press notice date: 14.04.3022

Case officer site visit date: 12.04.2022

Neighbour consultation letters sent: 12.04.2022

Internal services consulted

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Section 106 Team and CiL team

Tree Services

Public Health

Local Economy

Arboricultural Services

Statutory and non-statutory organisations

Environment Agency

Greater London Authority

Transport for London

Metropolitan Police Service (Designing Out Crime)

Thames Water

National Grid

London Fire & Emergency Planning Authority

Natural England

Historic England

Health and Safety Executive: Fire Risk Assessments

Arqiva

Bakerloo Line Safeguarding

Civil Aviation Authority

Vital Old Kent Road

Neighbour and local groups consulted

Name/Address	Period	Date Printed	Reply by
69 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
9 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Unit 3 96 - 108 Ormside Street London Southwark SE	B28	12/04/2022	10/05/2022
33 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
15 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
13 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 17 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
224 Ilderton Road London Southwark SE15 1NT	B28	12/04/2022	10/05/2022
Flat 98 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 7 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
Unit 3 Daisy Business Park 35 - 37 Sylvan Grove Lo	B28	12/04/2022	10/05/2022
Flat 8 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 17 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 60 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
46 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 17 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022

Flat 14 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
887 Old Kent Road London Southwark SE15 1NL	B28	12/04/2022	10/05/2022
182-196 Ilderton Road London Southwark SE15 1NT	B28	12/04/2022	10/05/2022
Flat 28 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
30 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
27 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
23 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
3 Burnhill Close London Southwark SE15 2RT	B28	12/04/2022	10/05/2022
Flat 13 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
67 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 5 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
63 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Living Accommodation Canterbury Arms 871 Old Kent	B28	12/04/2022	10/05/2022
Flat B 28 Wagner Street London Southwark SE15 1NN	B28	12/04/2022	10/05/2022
Flat 2 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
723 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
1 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
Unit 11A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022

Railway Arch 77 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
Unit 34 Ullswater House Hillbeck Close Sout	B28	12/04/2022	10/05/2022
Unit 29 Ullswater House Hillbeck Close Sout	B28	12/04/2022	10/05/2022
Unit 3 Ullswater House Hillbeck Close South	B28	12/04/2022	10/05/2022
Flat Above 885 Old Kent Road Southwark SE15	B28	12/04/2022	10/05/2022
48 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
42 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
37 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
5 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
31 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
29 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
27 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
13 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
72 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
63 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 27 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022

Flat 22 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 10 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
7 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
24 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
14 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
1 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
75 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
59 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
Flat 13 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 6 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 1 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
72 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
71 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
River Of Life Pentecostal Church Hatcham Roa	B28	12/04/2022	10/05/2022
24 Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022
3 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
2 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022

Flat 82 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
47 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
202 Ilderton Road London Southwark SE15 B28 1NT	12/04/2022	10/05/2022
18 Manor Grove London Southwark SE15 1SX B28	12/04/2022	10/05/2022
Flat 17 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 7 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 33 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 18 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 23 Clifton Court 35 Studholme Street B28 London S	12/04/2022	10/05/2022
819 Old Kent Road London Southwark SE15 B28 1NX	12/04/2022	10/05/2022
Flat 22 Clifton Court 35 Studholme Street B28 London S	12/04/2022	10/05/2022
Flat 68 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 50 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
10B Sylvan Grove London Southwark SE15 B28 1AR	12/04/2022	10/05/2022
Flat 28 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 21 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 13 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022

Flat 11 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 5 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 3 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Unit E 45 Devon Street London Southwark SE15 1AL	B28	12/04/2022	10/05/2022
Flat 2 719-721 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
720C Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
8 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
6 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
5 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
Basement Flat Grenier Apartments 18 Gervase Street	B28	12/04/2022	10/05/2022
Unit 10A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022
Unit 32 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 30 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 12 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
51 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
14-38 Hatcham Road London Southwark SE15 1TW	B28	12/04/2022	10/05/2022

Unit 2 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
14C Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Flat 26 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 12 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
20 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
48 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
33 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
28 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
2 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
16 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
44 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
7 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
3 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
81 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
79 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
78 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
Flat Above 883 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022

40 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
39 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
5 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
21 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
206-210 Ilderton Road London Southwark SE15 1NT	B28	12/04/2022	10/05/2022
27 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
28 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
25 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 25 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 15 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
69 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
64 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
56 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
39 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
4 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
22 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
62 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022

Flat 95 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
47 Manor Grove London Southwark SE15 1EQ B28	12/04/2022	10/05/2022
Flat 42 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 2 Heversham House Tustin Estate Ilderton B28 Road	12/04/2022	10/05/2022
886 Old Kent Road London Southwark SE15 B28 1NQ	12/04/2022	10/05/2022
Flat 25 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 24 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 11 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 8 Clifton Court 35 Studholme Street London B28 So	12/04/2022	10/05/2022
Flat 6 Clifton Court 35 Studholme Street London B28 So	12/04/2022	10/05/2022
Flat 38 Kentmere House Tustin Estate Manor B28 Grove L	12/04/2022	10/05/2022
Flat 34 Kentmere House Tustin Estate Manor B28 Grove L	12/04/2022	10/05/2022
Flat 75 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 63 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 11 Radford Court 814 Old Kent Road B28 London Sou	12/04/2022	10/05/2022
Block A Room 2 Milestone Court 1 Wales Close B28 Londo	12/04/2022	10/05/2022
Room 4 720 Old Kent Road London Southwark B28 SE15 1NG	12/04/2022	10/05/2022

Room 2 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
81 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat E Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Flat D Ambleside Point Old Kent Road London Southw	B28	12/04/2022	10/05/2022
Flat A Ambleside Point Old Kent Road London Southw	B28	12/04/2022	10/05/2022
Unit 1 And 2 777 Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Foodstars Peckham 107 - 109 Ormside Street London	B28	12/04/2022	10/05/2022
Unit 5 107 - 109 Ormside Street London Southwark S	B28	12/04/2022	10/05/2022
Basement Canterbury Arms 871 Old Kent Road London	B28	12/04/2022	10/05/2022
Unit 25 107 - 113 Ormside Street London Southwark	B28	12/04/2022	10/05/2022
43 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
37 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
Flat 7 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
Iberia House Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
28 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
Flat 2 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
Rear Of 731A Old Kent Road London Southwark SE15 1	B28	12/04/2022	10/05/2022
Flat 17 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

Flat 6 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
14B Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 12 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
24 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
15 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Room 7 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
63 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
8 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
14 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
5 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
59 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Second Floor 12B Asylum Road London Southwark SE15	B28	12/04/2022	10/05/2022
35 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
30 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 22 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
9 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
26 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
10 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022

Flat 2 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 72 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 17 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 10 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 69 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 67 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 21 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 34 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
29 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
26 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 21 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 59 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 57 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 18A Clifton Court 35 Studholme Street London	B28	12/04/2022	10/05/2022
Flat 12 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 9 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

Flat 2 721 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 6 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
9 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
83 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Unit 3B Canterbury Industrial Park 297 Ilderton Ro	B28	12/04/2022	10/05/2022
Unit 36 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 33 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Railway Arch 78 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
Flat B 882 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Ullswater House Hillbeck Close London Southwark SE	B28	12/04/2022	10/05/2022
First Floor 12B Asylum Road London Southwark SE15	B28	12/04/2022	10/05/2022
Unit 1093 737 - 745 Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
866 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
864 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat A Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Mimi Kitchen 107 - 109 Ormside Street London South	B28	12/04/2022	10/05/2022
Flat 4 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022

42 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
22 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
22 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
7 Gervase Street London Southwark SE15 2RN	B28	12/04/2022	10/05/2022
95 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
7 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 8 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
First Floor 96-108 Ormside Street London Southwark	B28	12/04/2022	10/05/2022
Unit 35 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 22 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
21 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
Flat 33 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
73 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 30 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 21 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
26 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
14 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
35 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
91 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022

Flat 37 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
11 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
Flat 9 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
Unit F 45 Devon Street London Southwark SE15 1AL	B28	12/04/2022	10/05/2022
17 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
25 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 96 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 15 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 12 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 2 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
16 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Flat 6 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 3 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 15 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
5 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Unit 6 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
55 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022

8 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
Flat A 24 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
19 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Unit 20 Daisy Business Park 35 - 37 Sylvan Grove L	B28	12/04/2022	10/05/2022
Flat C 882 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat 5 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 20 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Flat 12 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Flat 7 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
70 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
68 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
65 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Ground Floor Flat 22 Asylum Road London Southwark	B28	12/04/2022	10/05/2022
113 Ormside Street London Southwark SE15 1TF	B28	12/04/2022	10/05/2022
91A Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 34 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022

Flat 17 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
2 Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
2 Burnhill Close London Southwark SE15 2RT	B28	12/04/2022	10/05/2022
25 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
53 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
21 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
11 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
40 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
36 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
31 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
26 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
6 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
11 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
82 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
76 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 39 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 15 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
25 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
19 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
33 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022

19 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
11 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 20 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 4 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
55 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
53 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 58 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
55 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
44 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
38 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Room 1 888 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat 41 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Unit 6 Canterbury Industrial Park 297 Ilderton Roa	B28	12/04/2022	10/05/2022
23 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
20 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
13 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 4 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

24 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
5 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 29 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 16 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
57 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Ground Floor Flat 65 Asylum Road London Southwark	B28	12/04/2022	10/05/2022
71 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Second Floor 777 Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Second Floor Flat 720A Old Kent Road London Southw	B28	12/04/2022	10/05/2022
Block A Room 5 Milestone Court 1 Wales Close Londo	B28	12/04/2022	10/05/2022
Windsor Hall 888 Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Ground Floor Left 881-883 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Unit 5 Ground Floor Daisy Business Park 35 - 37 Sy	B28	12/04/2022	10/05/2022
Unit 39 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 37 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 21 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 8 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022

Flat 1 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
44 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
9 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
18 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
15 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
12 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Unit 5 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
First Floor And Second Floor Flat 722B Old Kent Ro	B28	12/04/2022	10/05/2022
85 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
14A Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Flat 35 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
22 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
17 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
12 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
29 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
8 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
15 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
12 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
3 Gervase Street London Southwark SE15 2RN	B28	12/04/2022	10/05/2022

11 Gervase Street London Southwark SE15 2RN	B28	12/04/2022	10/05/2022
18 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
71 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
52 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
45 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
27 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
11 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
58 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
53 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 94 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 90 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
48 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 36 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 29 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 24 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
812 Old Kent Road London Southwark SE15 1NH	B28	12/04/2022	10/05/2022
821 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022

Southwark Integrated Waste Management Facility 43	B28	12/04/2022	10/05/2022
Flat 9 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 4 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 16 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 28 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 1 729 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Unit 5 Canterbury Industrial Park 297 Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 54 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
22 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 7 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 15 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 9 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Arch 69 897A Old Kent Road London Southwark SE15 1	B28	12/04/2022	10/05/2022
Flat 4 719-721 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
Flat 1 719-721 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
Flat 2 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
Unit 22A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022

724A Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Unit 28 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 6 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022
Flat 8 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
Flat 3 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
Block A Room 4 Milestone Court 1 Wales Close Londo	B28	12/04/2022	10/05/2022
Room 8 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Unit 1051 737 - 745 Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
767-775 Old Kent Road London Southwark SE15 1NZ	B28	12/04/2022	10/05/2022
Unit 60 Daisy Business Park 35 - 37 Sylvan Grove L	B28	12/04/2022	10/05/2022
Flat C Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Flat B Ambleside Point Old Kent Road London Southw	B28	12/04/2022	10/05/2022
Concierge Court Windermere Point Old Kent Road Lon	B28	12/04/2022	10/05/2022
Unit 3 107 - 109 Ormside Street London Southwark S	B28	12/04/2022	10/05/2022
Mangia Pasta And Burger 107 - 109 Ormside Street L	B28	12/04/2022	10/05/2022
Flat 61 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022

Ground Floor 882 Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Unit 7 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
Flat 37 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 19 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 4 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
815 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
813 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
Flat Above 881 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
1 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
81 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
73 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
51 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
5 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
4 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
20 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
18 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 16 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
50 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
44 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022

1 Windermere Point Old Kent Road London B28 Southwark	12/04/2022	10/05/2022
70 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
67 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
65 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
64 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
Flat 83 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 78 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 76 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
45 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
Flat 33 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 22 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 8 Heversham House Tustin Estate Ilderton Road	12/04/2022	10/05/2022
Flat 18 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
720 Old Kent Road London Southwark SE15 1NG	12/04/2022	10/05/2022
840 Old Kent Road London Southwark SE15 1NQ	12/04/2022	10/05/2022
Flat 27 Bowness House Tustin Estate Hillbeck Close	12/04/2022	10/05/2022

Flat 15 Clifton Court 35 Studholme Street B28 London S	12/04/2022	10/05/2022
Flat 49 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
12B Sylvan Grove London Southwark SE15 B28 1AR	12/04/2022	10/05/2022
Flat 24 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 19 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 19 18 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 18 18 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 18 8 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 14 8 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 11 8 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Unit B 45 Devon Street London Southwark B28 SE15 1AL	12/04/2022	10/05/2022
Flat 3 8 Sylvan Grove London Southwark SE15 B28 1AR	12/04/2022	10/05/2022
28 Chesterfield Way London Southwark SE15 B28 2LL	12/04/2022	10/05/2022
27 Chesterfield Way London Southwark SE15 B28 2LL	12/04/2022	10/05/2022
Unit 37A Ullswater House Hillbeck Close B28 London Sou	12/04/2022	10/05/2022
Flat 49 Grenier Apartments 18 Gervase Street B28 Londo	12/04/2022	10/05/2022

Unit 15A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022
72 Grasmere Point Old Kent Road Southwark S	B28	12/04/2022	10/05/2022
2 Grasmere Point Old Kent Road Southwark SE	B28	12/04/2022	10/05/2022
8 Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
Flat 8 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
726A Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
18 Windermere Point Old Kent Road Southwark	B28	12/04/2022	10/05/2022
Flat 4 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 26 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
57 Grasmere Point Old Kent Road Southwark S	B28	12/04/2022	10/05/2022
Flat 24 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 64 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 4 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
2 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
Arch 70 897A Old Kent Road London Southwark SE15 1	B28	12/04/2022	10/05/2022
Railway Arch 76 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
97 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022

79A Caroline Gardens Asylum Road London Southwark	B28	12/04/2022	10/05/2022
25 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Unit 18 Ullswater House Hillbeck Close Sout	B28	12/04/2022	10/05/2022
43 Windermere Point Old Kent Road Southwark	B28	12/04/2022	10/05/2022
Flat 23 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 14 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 5 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
32 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
2 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
8 Windermere Point Old Kent Road Southwark	B28	12/04/2022	10/05/2022
Flat 26 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
4 Sylvan Terrace Sylvan Grove Southwark SE1	B28	12/04/2022	10/05/2022
Flat 10 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 7 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 84 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 81 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 77 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022

Flat 5 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
49 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 19 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
809 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
Flat 51 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
737-745 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 19 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
77 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
32 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
77 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 41 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 36 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
10 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 27 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 24 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
40 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Unit 22 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022

Unit 14 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 10 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 7 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 4 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 21 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Flat 5 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
Flat 2 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
Railway Arch 80 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
Upper Ground Floor And First Floor 735 Old Kent Ro	B28	12/04/2022	10/05/2022
Second Floor And Third Floor 735 Old Kent Road Lon	B28	12/04/2022	10/05/2022
Room 1 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
75 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 15 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Flat 38 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Unit 3A Canterbury Industrial Park 297 Ilderton Ro	B28	12/04/2022	10/05/2022
Flat 13 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
41 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022

Flat 29 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
24 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
1A Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Flat 25 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat B 24 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Flat 13 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 91 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
801 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
77A Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 2 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 86 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 8 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
25 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
48 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
22 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 1 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
1B Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022

Flat 28 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
79 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
51 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 7 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
Unit C 45 Devon Street London Southwark SE15 1AL	B28	12/04/2022	10/05/2022
61 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
28 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
23 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
10 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
71 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 28 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 19 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 93 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
789-799 Old Kent Road London Southwark SE15 1NZ	B28	12/04/2022	10/05/2022
43 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
38 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
34 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022

17 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
12 Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022
Flat 10 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Railway Arch 75 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
Unit 31 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 24 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
814A Old Kent Road London Southwark SE15 1AJ	B28	12/04/2022	10/05/2022
Flat 9 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
33 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
25 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
58 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
118-120 Ormside Street London Southwark SE15 1TF	B28	12/04/2022	10/05/2022
884A Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat 23 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 14 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
9 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
23 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022

45 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
43 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
27 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
1 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
43 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
21 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 29 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 17 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 9 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 5 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
8 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
17 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
722A Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
29 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
15 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
67 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
8 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
13 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 18 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022

5 Sylvan Terrace Southwark SE1	Sylvan Grove London	B28	12/04/2022	10/05/2022
68 Windermere Point Southwark	Old Kent Road London	B28	12/04/2022	10/05/2022
60 Windermere Point Southwark	Old Kent Road London	B28	12/04/2022	10/05/2022
37 Windermere Point Southwark	Old Kent Road London	B28	12/04/2022	10/05/2022
34 Windermere Point Southwark	Old Kent Road London	B28	12/04/2022	10/05/2022
7 Manor Grove	London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
37 Manor Grove	London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
51 Grasmere Point Southwark S	Old Kent Road London	B28	12/04/2022	10/05/2022
Flat 35 Heversham House Ilderton Roa	Tustin Estate B28	B28	12/04/2022	10/05/2022
Flat 31 Heversham House Ilderton Roa	Tustin Estate B28	B28	12/04/2022	10/05/2022
760 Old Kent Road 1NJ	London Southwark SE15	B28	12/04/2022	10/05/2022
803 Old Kent Road 1NX	London Southwark SE15	B28	12/04/2022	10/05/2022
Flat 23 24 Sylvan Grove SE15 1AR	London Southwark B28	B28	12/04/2022	10/05/2022
Flat 2 24 Sylvan Grove SE15 1AR	London Southwark B28	B28	12/04/2022	10/05/2022
884 Old Kent Road 1NQ	London Southwark SE15	B28	12/04/2022	10/05/2022
52 Grasmere Point Southwark S	Old Kent Road London	B28	12/04/2022	10/05/2022
6 Grasmere Point Southwark SE	Old Kent Road London	B28	12/04/2022	10/05/2022

Flat 30 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
18 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
10 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
Flat 7 8 Sylvan Grove London Southwark SE15 B28 1AR	12/04/2022	10/05/2022
38 Clifton Crescent London Southwark SE15 B28 2RX	12/04/2022	10/05/2022
Flat 43 Grenier Apartments 18 Gervase Street B28 Londo	12/04/2022	10/05/2022
21 Caroline Gardens Asylum Road London B28 Southwark S	12/04/2022	10/05/2022
6 Burnhill Close London Southwark SE15 2RT B28	12/04/2022	10/05/2022
5 Gervase Street London Southwark SE15 2RN B28	12/04/2022	10/05/2022
7 Clifton Crescent London Southwark SE15 B28 2RX	12/04/2022	10/05/2022
Flat 3 Milestone Court 1 Wales Close London B28 Southw	12/04/2022	10/05/2022
83 Manor Grove London Southwark SE15 1EH B28	12/04/2022	10/05/2022
26 Ambleside Point Tustin Estate Patterdale B28 Road L	12/04/2022	10/05/2022
Third Floor 777 Old Kent Road London B28 Southwark SE1	12/04/2022	10/05/2022
Unit 5 First Floor Daisy Business Park 35 - 37 B28 Syl	12/04/2022	10/05/2022
Part First Floor 78-94 Ormside Street London B28 South	12/04/2022	10/05/2022
Arch 71 897A Old Kent Road London B28 Southwark SE15 1	12/04/2022	10/05/2022

Room 5 888 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Room 3 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Flat A 882 Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
7 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
24A Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022
Flat 5 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
36 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
22 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
49 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Railway Arches 72 To 74 Old Kent Road London South	B28	12/04/2022	10/05/2022
Flat 2 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
880B Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
93 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
Flat 3 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 28 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 25 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 21 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022

46 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
39 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
34 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
31 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
19 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
39 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
33 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
32 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
20 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
13 Gervase Street London Southwark SE15 2RN	B28	12/04/2022	10/05/2022
Milestone Court 1 Wales Close London Southwark SE1	B28	12/04/2022	10/05/2022
Flat 15 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 12 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 10 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 14 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 5 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
Flat 30 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 18 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022

Canterbury Arms 871 Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 45 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
16 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 25 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 12 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 9 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 6 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 15 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 21 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 6 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 1 721 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 3 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
30 Chesterfield Way London Southwark SE15 2LL	B28	12/04/2022	10/05/2022
Living Accommodation 224 Ilderton Road London Sout	B28	12/04/2022	10/05/2022
Unit 38 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 7 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022
Flat 6 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022

Flat 16 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Flat 15 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Unit 3 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
1A Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Room 5 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Unit 21 Daisy Business Park 35 - 37 Sylvan Grove L	B28	12/04/2022	10/05/2022
720B Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Flat F Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Flat C Ambleside Point Old Kent Road London Southw	B28	12/04/2022	10/05/2022
Flat B Windermere Point Old Kent Road London South	B28	12/04/2022	10/05/2022
4 Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
Flat 34 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 25 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
12A Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
43 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
34 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
32 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022

27 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
15 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
12 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
3 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
13 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
57 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
3 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
24 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
21 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 11 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 9 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 3 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Breffini Arms 888 Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
17 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
16 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
214 Ilderton Road London Southwark SE15 1NT	B28	12/04/2022	10/05/2022
5 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
724 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Flat 32 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022

Flat 27 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
811 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
885 Old Kent Road London Southwark SE15 1NL	B28	12/04/2022	10/05/2022
Flat 52 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 47 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 15 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Unit D 45 Devon Street London Southwark SE15 1AL	B28	12/04/2022	10/05/2022
Flat 2 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
26 Chesterfield Way London Southwark SE15 2LL	B28	12/04/2022	10/05/2022
24B Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022
Unit 17A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022
Ground Floor Right 881-883 Old Kent Road London So	B28	12/04/2022	10/05/2022
21 Hatcham Road London Southwark SE15 1TW	B28	12/04/2022	10/05/2022
Flat 10 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
8 Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022
Unit 6 Daisy Business Park 35 - 37 Sylvan Grove Lo	B28	12/04/2022	10/05/2022
10 Manor Grove London Southwark SE15 1SX	B28	12/04/2022	10/05/2022

313-320 Ilderton Road London Southwark SE15 1NW	B28	12/04/2022	10/05/2022
Flat A 28 Wagner Street London Southwark SE15 1NN	B28	12/04/2022	10/05/2022
73 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Units 1 And 2 Daisy Business Park 35 - 37 Sylvan G	B28	12/04/2022	10/05/2022
Flat B Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
735A Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 32 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 19 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
6 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Flat 3 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
5 Burnhill Close London Southwark SE15 2RT	B28	12/04/2022	10/05/2022
18 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
10A Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
54 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 18 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
6 Sylvan Terrace Sylvan Grove London Southwark SE1	B28	12/04/2022	10/05/2022
Flat 40 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022

Unit 15 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Railway Arch 79 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
Flat 1 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
Flat 19 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
54 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 1 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 26 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 33 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
19 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
35 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 11 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
32 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
68 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Unit 11 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
63 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 20 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

Flat 9 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
39 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
65 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
46 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 27 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 19 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 32 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
20 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
1 Sylvan Terrace Sylvan Grove London Southwark SE1	B28	12/04/2022	10/05/2022
Flat 79 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 74 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 21 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 17 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 31 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 62 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
41 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
9 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022

36 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 53 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 39 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 37 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 10 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
10 Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
80 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
26 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
20 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
45 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
Flat 18 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
9 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 18 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
52 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
47 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
40 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
11 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022

1 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
884B Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat 3 719-721 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
Pilgrims Way Junior And Infant School Manor Grove	B28	12/04/2022	10/05/2022
Rear Flat 724 Old Kent Road London Southwark SE15	B28	12/04/2022	10/05/2022
349 Ilderton Road London Southwark SE15 1NW	B28	12/04/2022	10/05/2022
Flat 13 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Ground Floor 880 Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Unit 16 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 5 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022
Flat 4 Radford Court 814 Old Kent Road London Sout	B28	12/04/2022	10/05/2022
46 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
30 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
24 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
16 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Ground Floor 78-94 Ormside Street London Southwark	B28	12/04/2022	10/05/2022

810 Old Kent Road London Southwark SE15 1AJ	B28	12/04/2022	10/05/2022
First Floor And Second Floor Flat 729 Old Kent Roa	B28	12/04/2022	10/05/2022
87 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
Flat 16 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 1 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
51 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
37 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
34 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
13 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
79 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
4A Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
Flat 42 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 8 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 14 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 7 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 7 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
4 Burnhill Close London Southwark SE15 2RT	B28	12/04/2022	10/05/2022
31 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
77 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022

49 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
Flat 23 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
3 Sylvan Terrace Sylvan Grove London Southwark SE1	B28	12/04/2022	10/05/2022
40 Studholme Street London Southwark SE15 1DD	B28	12/04/2022	10/05/2022
49 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
47 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
6 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
36 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
26 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
21 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
19 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
69 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 97 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
41 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
35 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
50 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 28 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022

Flat 21 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 13 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 29 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
Flat 22 Bowness House Tustin Estate Hillbeck B28 Close	12/04/2022	10/05/2022
817 Old Kent Road London Southwark SE15 B28 1NX	12/04/2022	10/05/2022
Flat 20 Clifton Court 35 Studholme Street B28 London S	12/04/2022	10/05/2022
Flat 16 Clifton Court 35 Studholme Street B28 London S	12/04/2022	10/05/2022
Flat 1 Clifton Court 35 Studholme Street London B28 So	12/04/2022	10/05/2022
Flat 27 Kentmere House Tustin Estate Manor B28 Grove L	12/04/2022	10/05/2022
110-116 Ormside Street London Southwark B28 SE15 1TF	12/04/2022	10/05/2022
Flat 71 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 70 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 66 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 43 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
14A Sylvan Grove London Southwark SE15 B28 1AR	12/04/2022	10/05/2022
Flat 16 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022

Flat 16 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 20 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Unit 1 And 2 96-108 Ormside Street London Southwar	B28	12/04/2022	10/05/2022
Flat 4 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
Unit 40 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 25 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 17 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 12 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Unit 9 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022
Flat 14 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Flat 18 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
First Floor Flat 720A Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Flat 16 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Tustin Community Association Residents Hall Winder	B28	12/04/2022	10/05/2022
Unit 17 107 - 109 Ormside Street London Southwark	B28	12/04/2022	10/05/2022
107 - 109 Ormside Street London South	B28	12/04/2022	10/05/2022
23 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022

Flat 19 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Flat 12 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
15 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Flat 6 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
Flat 4 721 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 4 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
40 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
23 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 1 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Lower Ground Floor Ground Floor And Part First Flo	B28	12/04/2022	10/05/2022
7 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 9 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 38 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 1 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 11 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 23 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 8 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022

33 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 27 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
75 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
45 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 35 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
25 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
38 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 5 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
Flat 8 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 3 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
29 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
12A Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
20 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 14 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
720A Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Flat 9 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
Flat 14 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

Flat 11 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 20 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
60 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 11 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 7 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 32 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
16 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 1 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 16 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 4 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
29 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
14 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
Flat 31 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 26 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 23 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
2 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
14B Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022

Flat 36 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 31 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
91 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 11 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 10 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
47 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
44 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
64 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
6 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
89 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
23 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
21 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
First Floor Flat 22 Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
69 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Room 6 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Block A Room 1 Milestone Court 1 Wales Close Londo	B28	12/04/2022	10/05/2022
Unit 2 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022

39 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
66 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
61 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
60 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Unit 4 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
721 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
28 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
2A Asylum Road London Southwark SE15 2SB	B28	12/04/2022	10/05/2022
Flat 6 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 20 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
54 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
41 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
4 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
18 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
1 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
20 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
67 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
1C Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
61 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022

Flat 20 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
37 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
4 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
28 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
22 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
17 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
65 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
53 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
31 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
27 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
16 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
12 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
66 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
61 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
9 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
31 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
29 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
12 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
61 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022

56 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 89 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 87 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 85 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 26 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 3 Heversham House Tustin Estate Ilderton Road	B28	12/04/2022	10/05/2022
747-759 Old Kent Road London Southwark SE15 1NZ	B28	12/04/2022	10/05/2022
722B Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
The Redeemed Christian Church Of God 30 Wagner Str	B28	12/04/2022	10/05/2022
Flat 6 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 20 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 2 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 10 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 36 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 32 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
107 - 109 Ormside Street London Southwark SE15 1TF	B28	12/04/2022	10/05/2022

Flat 73 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 56 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 26 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 10 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 1 24 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 14 18 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 2 18 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Flat 23 8 Sylvan Grove London Southwark B28 SE15 1AR	12/04/2022	10/05/2022
Unit A 45 Devon Street London Southwark B28 SE15 1AL	12/04/2022	10/05/2022
Flat 5 8 Sylvan Grove London Southwark SE15 1AR	12/04/2022	10/05/2022
Unit 1040 737-745 Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
Flat 7 29 Chesterfield Way London Southwark B28 SE15 2	12/04/2022	10/05/2022
3 Barnaby House Manor Grove London B28 Southwark SE15	12/04/2022	10/05/2022
Unit 27 Ullswater House Hillbeck Close London B28 Sout	12/04/2022	10/05/2022
Unit 23 Ullswater House Hillbeck Close London B28 Sout	12/04/2022	10/05/2022
Unit 19 Ullswater House Hillbeck Close London B28 Sout	12/04/2022	10/05/2022

Unit 4 Ullswater House Hillbeck Close London South	B28	12/04/2022	10/05/2022
Flat 11 Meridian Court 2 Gervase Street London Sou	B28	12/04/2022	10/05/2022
Flat 1 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 13 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
First Floor 777 Old Kent Road London Southwark SE1	B28	12/04/2022	10/05/2022
8 - 24 Sylvan Grove London Southwark SE15 1PE	B28	12/04/2022	10/05/2022
67-105 Ormside Street London Southwark SE15 1TF	B28	12/04/2022	10/05/2022
Dmc Healthcare Limited 35 - 37 Sylvan Grove London	B28	12/04/2022	10/05/2022
Flat D Grasmere Point Old Kent Road London Southwa	B28	12/04/2022	10/05/2022
Flat A Windermere Point Old Kent Road London South	B28	12/04/2022	10/05/2022
Flat C Windermere Point Old Kent Road London South	B28	12/04/2022	10/05/2022
Unit 12 107 - 109 Ormside Street London Southwark	B28	12/04/2022	10/05/2022
Flat 31 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 8 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 723 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 6 18 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022

805-807 Old Kent Road London Southwark SE15 1NX	B28	12/04/2022	10/05/2022
Railway Arches 72 To 74 876 Old Kent Road London S	B28	12/04/2022	10/05/2022
7 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
20 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 40 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 30 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
28 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 31 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
726 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
Living Accommodation Breffini Arms 888 Old Kent Ro	B28	12/04/2022	10/05/2022
3 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
58 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 24 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
46 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
16 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 46 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
42 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022

3 Grasmere Point Old Kent Road London Southwark SE	B28	12/04/2022	10/05/2022
Unit 1 25-39 Devon Street London Southwark SE15 1J	B28	12/04/2022	10/05/2022
Flat 29 Clifton Court 35 Studholme Street London S	B28	12/04/2022	10/05/2022
Flat 14 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
2 Sylvan Terrace Sylvan Grove London Southwark SE1	B28	12/04/2022	10/05/2022
Arch 68 897A Old Kent Road London Southwark SE15 1	B28	12/04/2022	10/05/2022
17 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
32 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Flat 30 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
45 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
67A Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
31 Manor Grove London Southwark SE15 1EQ	B28	12/04/2022	10/05/2022
67 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
59 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
57 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 16 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 3 721 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022

Flat 34 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
55 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
6 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
35 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
30 Windermere Point Old Kent Road London Southwark	B28	12/04/2022	10/05/2022
Flat 12 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Flat 5 Kentmere House Tustin Estate Manor Grove Lo	B28	12/04/2022	10/05/2022
Flat 88 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 10 Bowness House Tustin Estate Hillbeck Close	B28	12/04/2022	10/05/2022
Flat 4 Clifton Court 35 Studholme Street London So	B28	12/04/2022	10/05/2022
Unit 4 Daisy Business Park 35 - 37 Sylvan Grove Lo	B28	12/04/2022	10/05/2022
66 Grasmere Point Old Kent Road London Southwark S	B28	12/04/2022	10/05/2022
Flat 55 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 44 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 22 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 12 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
35 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022

10 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
41 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
38 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
1D Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
14 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
Flat 5 Harry Lamborn House 9 Gervase Street London	B28	12/04/2022	10/05/2022
Flat 22 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 8 Grenier Apartments 18 Gervase Street London	B28	12/04/2022	10/05/2022
62 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
59 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
52 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
50 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
4 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
First Floor Flat 65 Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
3 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
14 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
Arch 77 876 Old Kent Road London Southwark SE15 1N	B28	12/04/2022	10/05/2022

Block A Room 6 Milestone Court 1 Wales Close Londo	B28	12/04/2022	10/05/2022
Room 9 720 Old Kent Road London Southwark SE15 1NG	B28	12/04/2022	10/05/2022
First Floor 78-94 Ormside Street London Southwark	B28	12/04/2022	10/05/2022
25 Hatcham Road London Southwark SE15 1TW	B28	12/04/2022	10/05/2022
4 Barnaby House Manor Grove London Southwark SE15	B28	12/04/2022	10/05/2022
Unit 29A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022
Unit 13 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 8 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
Flat 6 Milestone Court 1 Wales Close London Southw	B28	12/04/2022	10/05/2022
41 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
2 Ambleside Point Tustin Estate Patterdale Road Lo	B28	12/04/2022	10/05/2022
10 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
56 Ambleside Point Tustin Estate Patterdale Road L	B28	12/04/2022	10/05/2022
14E Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
14D Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Flat 32 Harry Lamborn House 9 Gervase Street Londo	B28	12/04/2022	10/05/2022
1 Burnhill Close London Southwark SE15 2RT	B28	12/04/2022	10/05/2022

26 Caroline Gardens Asylum Road London Southwark S	B28	12/04/2022	10/05/2022
50 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
49 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
36 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
30 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
24 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
42 Drovers Place London Southwark SE15 2RR	B28	12/04/2022	10/05/2022
19 Drovers Place London Southwark SE15 2RP	B28	12/04/2022	10/05/2022
93 Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
93A Asylum Road London Southwark SE15 2RJ	B28	12/04/2022	10/05/2022
Flat 35 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
Flat 30 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
1 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
12 Asylum Road London Southwark SE15 2RL	B28	12/04/2022	10/05/2022
Block A Room 3 Milestone Court 1 Wales Close Londo	B28	12/04/2022	10/05/2022
Flat 3 24 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Flat 17 Radford Court 814 Old Kent Road London Sou	B28	12/04/2022	10/05/2022
Unit 31A Ullswater House Hillbeck Close London Sou	B28	12/04/2022	10/05/2022

Unit 26 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 13 8 Sylvan Grove London Southwark SE15 1AR	B28	12/04/2022	10/05/2022
Unit 20 Ullswater House Hillbeck Close London Sout	B28	12/04/2022	10/05/2022
Flat 92 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
Flat 3 Meridian Court 2 Gervase Street London Sout	B28	12/04/2022	10/05/2022
Flat 1 29 Chesterfield Way London Southwark SE15 2	B28	12/04/2022	10/05/2022
727 Old Kent Road London Southwark SE15 1JL	B28	12/04/2022	10/05/2022
Flat 13 Grenier Apartments 18 Gervase Street Londo	B28	12/04/2022	10/05/2022
23 Clifton Crescent London Southwark SE15 2RX	B28	12/04/2022	10/05/2022
880C Old Kent Road London Southwark SE15 1NQ	B28	12/04/2022	10/05/2022
Flat 48 Heversham House Tustin Estate Ilderton Roa	B28	12/04/2022	10/05/2022
25 Chesterfield Way London Southwark SE15 2LL	B28	12/04/2022	10/05/2022
1 Gervase Street London Southwark SE15 2RN	B28	12/04/2022	10/05/2022
63 Manor Grove London Southwark SE15 1EH	B28	12/04/2022	10/05/2022
30 Hillbeck Close London Southwark SE15 1EE	B28	12/04/2022	10/05/2022
Flat 24 Kentmere House Tustin Estate Manor Grove L	B28	12/04/2022	10/05/2022
Unit 4 Canterbury Industrial Park 297 Ilderton Roa	B28	12/04/2022	10/05/2022

Flat 65 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
42 Windermere Point Old Kent Road London B28 Southwark	12/04/2022	10/05/2022
4 Clifton Crescent London Southwark SE15 B28 2RX	12/04/2022	10/05/2022
212 Ilderton Road London Southwark SE15 B28 1NT	12/04/2022	10/05/2022
11 Grasmere Point Old Kent Road London B28 Southwark S	12/04/2022	10/05/2022
10A Asylum Road London Southwark SE15 B28 2SB	12/04/2022	10/05/2022
18 Clifton Crescent London Southwark SE15 B28 2RX	12/04/2022	10/05/2022
53 Ambleside Point Tustin Estate Patterdale B28 Road L	12/04/2022	10/05/2022
Flat 33 Kentmere House Tustin Estate Manor B28 Grove L	12/04/2022	10/05/2022
19 Manor Grove London Southwark SE15 1EQ B28	12/04/2022	10/05/2022
70 Windermere Point Old Kent Road London B28 Southwark	12/04/2022	10/05/2022
62 Windermere Point Old Kent Road London B28 Southwark	12/04/2022	10/05/2022
54 Windermere Point Old Kent Road London B28 Southwark	12/04/2022	10/05/2022
Flat 25 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Flat 20 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022
Clean Kitchen Club 107 - 109 Ormside Street B28 London	12/04/2022	10/05/2022
Flat 80 Heversham House Tustin Estate B28 Ilderton Roa	12/04/2022	10/05/2022

71 Manor Grove London Southwark SE15 1EH B28

12/04/2022

10/05/2022

CONSULTATION RESPONSES RECEIVED

Statutory and non-statutory organisations

Arqiva
Environment Agency
Greater London Authority
Transport for London
Metropolitan Police Service (Designing Out Crime)
London Fire & Emergency Planning Authority
London Underground
Network Rail
Natural England
Historic England
Health and Safety Executive: Fire Risk Assessments
Bakerloo Line Safeguarding

Neighbour and local groups

Tustin Residents Project Group
Tustin Community Association
40 Windermere Point Old kent road, Tustin Estate London SE15 1DT
31 Hillbeck Close Tustin Estate London SE15 1EE
67 Grasmere Point Tustin Estate London SE15 1DU
Pilgrims' Way Primary School Manor Grove London SE15 1EF
85 Herversham House Tustin Estate London SE15 1DT
3 Hillbeck close Tustin estate London SE15 1EE
1 Heversham house Ilderton Road, Tustin Estate London SE15 1EJ
49 Windermere Point Tustin Estate London SE15 1DZ
77 Manor Grove London SE15 1EH
50 Grasmere Point Tustin Estate London SE15 1DU
24 Bowness House Hillbeck close, Tustin Estate London SE15 1DS
35 Manor Grove Tustin Estate London SE15 1EQ
12 Grasmere point Tustin Estate London SE15 1DT
68 Ambleside point Old kent road, London SE15 1DT
36 Grasmere point Tustin Estate London SE15 1DT
Flat 1, Heversham House, Ilderton Road, London SE15 1EJ
24 Grasmere Point Tustin Estate London SE15 1DT
28 Kentmere House, Manor Grove Tustin Estate London SE15 1EG
29 Ambleside point Tustin Estate London SE15 1DT

23 Heversham House Tustin Estate London SE15 1EB
Heversham House London SE15
39 Ambleside Point Tustin Estate London SE15 1EB
36 Kentmere house Manor Grove, Tustin Estate London SE15 1DT
59 Ambleside Point Tustin Estate London SE15 1EB
30 Grasmere Point Tustin Estate London SE15 1DT
Flat 7 Windermere point Old Kent road London SE15 1 DY