

<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 4 November 2014	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/0830 for: Outline Planning Permission  <b>Address:</b> 237 WALWORTH ROAD, LONDON SE17 1RL  <b>Proposal:</b> Erection of two buildings, one a part 5, part 6 storey building plus lower ground floor and part basement plant room and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 67 residential units (comprising a mix of 1 studio, 19 x 1 bed, 40 x 2 bed, 3 x 3 bed, 2 x 4 bed and 2 x 5 bed) the provision of four disabled car parking spaces, cycle parking and associated landscaping works		
<b>Ward(s) or groups affected:</b>	East Walworth		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 25/04/2014		<b>Application Expiry Date</b> 25/07/2014	
<b>Earliest Decision Date</b> 06/06/2014			

## RECOMMENDATION

- 1 That the planning committee resolves to grant outline planning permission subject to a satisfactory legal agreement and planning conditions
- 2 In the event that the legal agreement is not entered into by 9 December that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 96 of this report.

## BACKGROUND INFORMATION

### Site location and description

- 3 The site, measuring 0.304 hectares, is an irregular rectangular shaped backland site on the east side of Walworth Road. The sole access to the site is via a narrow passage between retail frontages at 235 and 239 Walworth Road. Beyond the passage the site is bounded on its north, east, south and south elevation by boundary walls varying in height between 2.5 – 4 metres. These walls separate the site from the adjoining Browning Estate to the east, a warehouse building (York House) to the north, and Manchester House to the south. There is no boundary wall to rear of 227-221 Walworth Road.
- 4 The site is vacant having recently been cleared of buildings that previously covered around 80% of the site. Those buildings were historically used for storage (Class B8) and other B class uses but were more recently occupied by a range of town centre uses including an unauthorized church, community use, hairdresser and retail units.
- 5 Whilst retail is the dominant land use to the west, the character to the east is

predominantly residential comprising a number of housing blocks over 4 storeys in height with large, mansard style roofs arranged around a central courtyard. The buildings typically have deck access and site within large plots that have substantial outdoor amenity space.

- 6 The site has an excellent public transport accessibility level (PTAL) of 6a.

### **Details of proposal**

- 7 The outline application is seeking consent to redevelop the site to provide 67 residential dwellings with associated landscaping, children's play space, car parking cycle storage and refuse storage. Consent is sought for the access, layout and scale of the development with matters reserved for landscaping and the appearance. The details of the parameters sought are set out in the planning statement, design and access statement and drawings. All other documents submitted with the application provide supporting information which is considered in the main body of this report.

### Amount

- 8 The proposed quantum of residential development (Class C3) is a total mix of:

1 x studio  
19 x 1 beds  
40 x 2 beds  
3 x 3 beds  
2x 4 beds  
2 x5 beds

This quantum of units is set out in a letter from the applicant dated 20 August 2014.

- 9 The dwellings comprise a terrace of four houses with front and rear gardens and adjacent to these, a further two flats. Sixty (60) flats are proposed in the part 4, part 5, part 6 storey building that sits parallel with the eastern boundary of the site. A further dwelling would be created by extending the canopy structure over the entry passageway which is referred to as a 'flying freehold'. Each flatted dwelling would also have private outdoor amenity space.
- 10 Five of the dwellings are proposed as fully wheelchair accessible. Four parking bays will be provided for these users within the proposed courtyard.
- 11 Eight affordable dwellings are proposed comprising the following dwelling and tenure mix:

1 x 1 bed (Shared Ownership)  
3 x 2 beds (Shared Ownership)  
2x 4 beds (Target rent)  
2 x5 beds (Target rent)

### Access

- 12 The only point of entry to the site is through a narrow passageway between 235 and 239 Walworth Road. The passage, wide enough for a single car lane, leads directly into the proposed courtyard.

### Scale and Layout

- 13 The proposal is principally arranged in two linear blocks. The block to the north of the

site containing two flats and four terrace houses will step up towards the east from two to four storeys in height. The terrace will have front and rear gardens and is accessed via a linear path leading from the main access passage.

- 14 The main block, providing 60 residential units runs parallel along the eastern boundary. It rises to five storeys as a singular mass and includes an excavated lower ground floor, with an associated 1.5m deep well around the perimeter and a set-back top floor. The block rises to 6 storeys towards the south.
- 15 A strip of amenity space extends around the perimeter of the block providing an outdoor seating area and child play space in the south east corner of the site. The strip leads around to the west of the block to a central courtyard. Entrances to the flatted dwellings within the block are proposed from the courtyard. Four disabled parking spaces refuse storage and cycle storage will also be provided in this part of the site.
- 16 An additional storey is proposed above the existing canopy structure over the entry passageway to the site. This storey would be set back behind a parapet wall and capped with a lean-to roof that would meet the roofline of 239 Walworth Road. The entrance to the dwelling is from the site entry access passage. Outdoor amenity space is provided on to the front and rear in the form of terrace.

#### Amendments

- 17 The main changes to the scheme since submission are:
  - The relocation of the main bin and bike store to the lower ground floor of the main residential block with platform lift and step access.
  - The loss of one 2 bed duplex unit
  - The reconfiguration a 2 bedroom flat to a studio apartment.
  - An extension of the courtyard to increase circulation space
  - Proposal for a traffic light control system for the main access
  - Reconfiguration of layout of affordable wheelchair accessible dwelling houses.

#### **Planning history**

- 18 14/AP/0833 Full planning permission for the erection of two buildings, one a 5 storey building plus lower ground floor and part basement plant room to provide student accommodation (143 bedspaces) (Sui generis) and medical centre (Class D1) and the other a part 2, part 3, part 4 storey building together with a single storey extension to the flying freehold to provide 4 dwelling houses and 3 dwellings (Class C3), the provision of four disabled car parking spaces, cycle parking and associated landscaping works. The application is a concurrent alternative proposal for consideration by committee on this same agenda.
- 19 14/EN/0296 Unauthorised change of use of the site to a car park (Enforcement Investigation)
- 20 13/PA/0024 Prior approval for the demolition of existing buildings to facilitate redevelopment of the site. Granted 25/09/2013.
- 21 10/AP/3592 Renewal of Planning Permission (reference 07-AP-2320) for the erection of a part 2, part 4 and part 5 storey building to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. Granted 09/03/2011.

- 22 This planning permission expired on 08/3/2014. The applicant has also explained that physical constraints of that permission were such that that scheme was not deliverable owing to issues regarding land ownership, a covenant in place restricting built form and use of windows adjacent to Southey House and right of way and means of escape issues.
- 23 07/AP/2320 Planning permission granted for The erection of part 2, part 4 and part 5 storey buildings to accommodate 54 residential flats and 871.1sq.m of Class B1 (office/commercial) floorspace and remodelling of access from Walworth Road, plus associated works of demolition and construction. 25/01/2008.

### **Planning history of adjoining sites**

#### 229 Walworth Road

- 24 14/AP/2419 Full planning permission is sought for part demolition of a single storey rear extension and rebuilding works.
- 25 The proposed works will facilitate the creation of a means of escape for the ground floor retail occupiers of this building. At this time of writing, no decision had been made on this application.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

- 26 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development and conformity with strategic policies, including the need for student accommodation;
  - b) Affordable housing;
  - c) Design;
  - d) Quality of accommodation;
  - e) Impact of adjoining uses on the proposed development;
  - f) Impact upon the amenities of neighbouring residents and occupiers;
  - g) Transport;
  - h) Trees and landscaping;
  - i) Planning obligations (s106) and community infrastructure levy;
  - j) Sustainability;
  - k) Flood risk.

#### **Planning policy**

##### National Planning Policy Framework (NPPF)

- 27 Section 1 - Building a strong, competitive economy  
 Section 4 - Promoting sustainable transport  
 Section 6 - Delivering a wide choice of high quality homes  
 Section 7 - Requiring good design  
 Section 8 - Promoting healthy communities  
 Section 10 - Meeting the challenge of climate change, flooding and coastal change  
 Section 11 - Conserving and enhancing the natural environment

##### London Plan July 2011 consolidated with revised early minor alterations October 2013

- 28 Policy 3.1 Ensuring equal life chances for all  
 Policy 3.3 Increasing housing supply  
 Policy 3.8 Housing choice  
 Policy 3.9 Mixed and balanced communities

Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on individual private residential
Policy 4.7	Retail and town centre development
Policy 4.12	Improving opportunities for all
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions
Policy 5.3	Sustainable design and construction
Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.9	Overheating and cooling
Policy 5.15	Water use and supplies
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.13	Parking
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.13	Safety, security and resilience to emergency
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 8.3	Community infrastructure levy

#### Core Strategy 2011

- 29 Strategic Policy 1 - Sustainable development  
 Strategic Policy 2 - Sustainable transport  
 Strategic Policy 3 - Shopping, leisure and entertainment  
 Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles  
 Strategic Policy 5 - Providing new homes  
 Strategic Policy 6 - Homes for people on different incomes  
 Strategic Policy 7 - Family homes  
 Strategic Policy 10 - Jobs and businesses  
 Strategic Policy 11 - Open spaces and wildlife  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards  
 Strategic Policy 14 – Implementation and delivery

#### Southwark Plan 2007 (July) - saved policies

- 30 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

- 31 Saved Policy 1.1 - Access to employment opportunities  
Saved Policy 1.5 – Small business units  
Saved Policy 2.2 - Provision of new community facilities  
Saved Policy 2.5 - Planning obligations  
Saved Policy 3.1 - Environmental effects  
Saved Policy 3.2 - Protection of amenity  
Saved Policy 3.3 - Sustainability assessment  
Saved Policy 3.4 - Energy efficiency  
Saved Policy 3.6 - Air quality  
Saved Policy 3.7 - Waste reduction  
Saved Policy 3.9 - Water  
Saved Policy 3.11 - Efficient use of land  
Saved Policy 3.12 - Quality in design  
Saved Policy 3.13 - Urban design  
Saved Policy 3.14 - Designing out crime  
Saved Policy 3.28 - Biodiversity  
Saved Policy 4.2 - Quality of accommodation  
Saved Policy 4.4 - Affordable housing  
Saved Policy 4.5 - Wheelchair affordable housing  
Saved Policy 5.2 - Transport impacts  
Saved Policy 5.3 - Walking and cycling  
Saved Policy 5.6 - Car parking  
Saved Policy 5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents

Residential Design Standards SPD (2011)

Sustainable Design and Construction SPD (2009)

Sustainable Transport SPD (2010)

Section 106 Planning Obligations (2007) and (2014 draft)

Elephant and Castle Supplementary Planning Document and Opportunity Area Planning Framework SPD (2012)

Affordable Housing SPD (2008) and (2011 draft)

- 32 The following policy designations apply to the site as identified by the Core Strategy (2011) Proposals Map:

- Urban Density Zone
- Air Quality Management Area
- The site has a Public Transport Accessibility rating of 6b
- Walworth Village Archaeological Priority Zone
- Elephant and Castle Major Town Centre
- Elephant and Castle Opportunity Area

**Principle of development**

- 33 The NPPF promotes sustainable development which means improving the built and natural environment whilst creating jobs, improving the design and function of places and providing a wide choice of good quality homes.
- 34 The site is within a Major Town Centre and the Elephant and Castle Opportunity Area which is undergoing major transformation. It falls within the Walworth Road character area of the Opportunity Area which is characterised by a numerous small scale shops alongside a number of larger retail stores. The vision for the area is for a high density, high quality, mixed use town centre that will provide new homes , an enhanced public transport interchange, employment, retail floor space and other social benefits. Redevelopment of this site therefore provides an opportunity to provide a high quality

development that optimises the use of a brownfield site in a highly accessible location.

- 35 The established lawful use of the site is historically for B class uses and so this proposal will result in the loss of employment land. The acceptability of the loss must be taken into account having regard to the development plan and other material considerations.

#### **Loss of land with an established B class land use**

- 36 The loss of employment land is not normally permitted, except where;
- a) The applicant can demonstrate convincing attempts to dispose of the premises; either for continued B Class use, or for mixed uses, involving B Class, including redevelopment, over a period of 24 months, have been successful; or
  - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
  - c) The site is located within a town or local centre, in which case in accordance with saved policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floor space may be used for suitable mixed or residential use.

#### Marketing evidence

- 37 Marketing evidence has been submitted providing commentary on the viability of the site for continued B class and other commercial uses. The assessment reports that it is not an established office location and concludes that commercial users are unlikely to find the location desirable owing to the lack of a site frontage on Walworth Road and difficulties associated with its narrow access.
- 38 The council's Employment Land Review (2010) is a material consideration and forecasts the need to provide new office and business space outside of the SE1 area. The provision of new space is identified as a key policy objective in the Elephant and Castle Opportunity Area to stimulate growth and attract inward investment to facilitate the growth of small and medium sized enterprises.
- 39 The site now comprises cleared hard standing and in this respect is capable of being redeveloped to incorporate a mix of uses, involving B Class. However, the marketing analysis submitted provides sufficient reasoning to cast doubt on the potential viability of commercial uses at this location given its backland nature and access constraints. Based on this analysis the loss of established land, in terms of land use, is considered acceptable.

#### Reprovision of space for Cooltan Arts

- 40 A provision within the legal agreement for two previous permissions required the owner of the site to offer Cooltan Arts, a mental health charity, floorspace of no less than 203 sq m<sup>2</sup> in the new development. Before relocation to a site nearby, Cooltan Arts occupied a part of the application site, although without the benefit of planning permission. The council supported the provision made for Cooltan Arts as they provide a valuable community service.
- 41 Several letters submitted in response to this application have cited concern that Cooltan Arts would not be offered space in the proposed scheme. The applicant has explained that they have consulted with Cooltan Arts who now have a requirement for

372m<sup>2</sup> over two/ three/ four floors with outside space. They have advised that they cannot accommodate their needs within this development without compromising the viability of affordable housing and have been assisting Cooltan Arts in their search for new space.

- 42 Officers have taken into account the representations received and reviewed the legal agreement. After careful consideration officers consider that there is no policy basis that requires the new owner to provide space for Cooltans in the new development. The provisions of the former legal agreement no longer apply as they relate to a planning permission that has since expired.

#### National Planning Policy Framework

- 43 The NPPF is a material consideration and requires local planning authorities to provide strong support for housing developments where there is an identified need provided that there are not strong economic reasons why such development would be inappropriate.
- 44 The site is vacant brownfield site, cleared of buildings within a town centre. Redevelopment provide a range of dwellings is capable of helping to meet the need for homes in wide Elephant and Castle Opportunity Area. Taking account of marketing evidence, options to redevelop the site for commercial uses are limited. Based on this analysis there are no strong economic reasons why a residential led redevelopment would be inappropriate and as such a residential-led development would be acceptable.

#### Affordable housing

- 45 Strategic Policy 6 requires the provision of 1400 affordable housing units in the Elephant and Castle Opportunity Area between 2011 and 2026. A minimum of 35% is required on developments providing 10 or more housing units or as much as is financially viable. The tenure of affordable housing is required to be a split of 50% socially rented and 50% intermediate housing in accordance with saved policy 4.4.
- 46 The draft Affordable Housing SPD (2011) sets out the mechanism for calculating the required level of affordable housing which is based on habitable rooms. Further guidance in the Southwark Plan explains that habitable rooms exceeding 27.5 sq metres can be counted as two habitable rooms.
- 47 Of the sixty seven (67) dwellings proposed 8 are 'affordable'. These units comprise 4 target rent units (2 x four bed and 2 x five bed) and 4 intermediate units (3 x two bed and 1 x one bed). Officers have calculated the total number of affordable habitable rooms to be 42 based on the total rooms provided. Taking account of rooms over 27.5m<sup>2</sup>, which count as two, there are a further 7 rooms which increases the total of affordable habitable rooms to 49.
- 48 There are 59 market dwellings which provide a total of 160 habitable rooms. Taking account of rooms over 27.5m<sup>2</sup>, there are a further 9 rooms which increases the total to 169. Based on this analysis there are a total of 218 habitable rooms provided by this scheme (49 + 169 = 218). Based on this analysis, the requirement for 35% affordable housing equates to 76 habitable rooms (218 x 0.35 =76).
- 49 Based on the analysis above, there is a shortfall in the proposed level of affordable housing as the scheme will deliver 49 habitable rooms which equates to 22 % (49/218 x 100= 22%). However this does not take account of saved policy 4.4 which explains that one less affordable room can be provided for every affordable housing unit that complies with council's wheelchair design standard. Under this scenario 71 habitable



rooms ( $76 - 5 = 71$ ) would be an acceptable level taking account of the five wheelchair units proposed. However, even taking this into account, the scheme would fall short of a policy compliant level of affordable housing by a margin of 22 habitable rooms ( $71 - 49 = 22$ ).

- 50 London Plan Policy 3.12 requires the maximum reasonable amount of affordable housing to be provided when negotiating on individual private residential and mixed schemes. It stipulates that negotiations should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for re-appraising the viability of schemes prior to implementation. A viability appraisal was submitted to justify the proposed level of affordable housing. The appraisal has been assessed by the District Valuer Service (DVS).

### Viability

- 51 The applicant has adopted a Benchmark Land Value based on an 'Alternative Use Value' (AUV) for the site. The AUV proposed is predicated on the scale and density of an alternative land use being acceptable on this site. In this case the AUV is based on a proposal for a student housing-led mixed use development (14/AP/0833) which is being considered alongside this application.
- 52 The scale and density of the student scheme is a material consideration. The DVS has concluded that if the scale and density of student development is acceptable the AUV proposed can be adopted as the benchmark. Under this scenario they conclude that, the proposal would not be able to support more affordable housing on-site.
- 53 Based on this analysis, officers are satisfied that the viability appraisal demonstrates that the scheme cannot viably support more affordable housing. For this reason, officers consider the level of affordable housing proposed scheme can be accepted as much as the scheme can viably afford. Notwithstanding this, officers recommend that the viability appraisal is reviewed within 18 months of the date of the planning permission if the scheme has not substantially commenced. As such it is recommended that a viability review should be secured by a legal agreement.

### Summary

- 54 Based on the analysis above, the principle of a residential-led scheme on this site can be supported and would bring into productive use a vacant site. The shortfall in affordable housing is a key policy consideration, but the applicant has adequately demonstrated that the scheme could not viably support more affordable units. For this reason the number of affordable habitable rooms proposed is, on balance, acceptable.

### **Environmental impact assessment**

- 55 The development is capable of being considered a 10 (b) 'urban development project' under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as it proposes the demolition of buildings, construction works and change of land use in an urban area. The relevant threshold for urban development projects is 0.5 hectares and as such the size, at 0.3 hectares, falls short this established threshold.
- 56 Notwithstanding this, consideration has been given to the characteristics of the project to determine whether it is likely to have significant environmental effects having regard to Schedule 3 of the EIA regulations. After careful consideration, as detailed within this report, it is considered that this development is not likely to result in significant environmental effects for the purposes of the EIA regulations by virtue of the nature of

the project, its size or location and is not likely to have impacts that will be of more than local importance.

### **Design Issues**

- 57 Strategic policy 12 of the Core strategy 'Design and conservation' states that 'Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in'. Saved policy 3.12 of the Southwark Plan asserts that developments 'should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit' and saved policy 13 requires the principles of good urban design to be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
- 58 Pre-application advice was provided to the applicant on a scheme of comparable scale, mass and footprint, but for a different land use. Notwithstanding the different land use, a fundamental rethink to the approach to layout, scale and design of this site was advised as it was considered that the proposal would create a long monolithic building that would be overly dominant and would not create or provide clearly distinguished and well functioning amenity and servicing spaces. This was suggested to ensure the redeveloped site would function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

### Site layout

- 59 This proposal is arranged in two linear residential blocks. The main residential block comprises flatted dwellings and runs parallel with the eastern boundary. A stepped residential block is arranged along the northern edge of the site providing a short terrace of housing rising from two to four storeys in height.
- 60 The proposed arrangement of blocks results in a predominantly hard landscaped courtyard where servicing and parking are proposed. A narrow strip of landscaped area along the eastern and southern edge is proposed that is enclosed by a 4 metre high boundary wall which separates the site from the adjoining residential estate.
- 61 In accordance with saved policy 3.13 new development is required to provide a site layout that allows for vehicular servicing to take place alongside safe movement of pedestrians and cyclists. This is to ensure that the development functions well and provides an inclusive environment for future users.
- 62 Access to the site is constrained by the nature of the entrance which is a narrow passage leading from Walworth Road. At 3.6 metres wide, the main access cannot accommodate more than one vehicle at a time. The passage also serves as access to existing residential accommodation above ground floor retail units on Walworth Road. Emergency and fire access doors for 235 Walworth Road are along the north elevation of the passage which also serves as access to other retail units.
- 63 The access passage leads towards a courtyard which is proposed as a shared surface. Four accessible parking spaces are proposed within the courtyard which are linked to the four large dwelling houses. Access to the flatted dwellings is also via the central courtyard. Refuse and cycle storage will also take place in this space.
- 64 Over the course of the application, officers raised concerns that the proposed layout was problematic taking account of the access constraints. The proposed level of

circulation space within the courtyard was considered inadequate for the safe movement of vehicles, cycles and pedestrians taking account of the scale, footprint, layout of buildings and intensity of the sites use. Officers considered the prospect likely that on occasions there would be vehicles associated with the site that would need to reverse back into the courtyard or reverse out onto Walworth Road as the access is not wide enough for more than one car. The arrangement proposed was considered problematic and revisions to the site layout encouraged.

- 65 The applicant has revised the scheme by removing a two bed unit at upper ground floor level and relocating the main refuse and cycle store to within the main residential block. The revisions have resulted in a larger courtyard and more circulation space within the site, providing areas of refuge for cyclists and pedestrians for the times when vehicles are accessing the site. These revisions are considered adequate to allow for safe movement within the site for vehicles, cyclists and pedestrians. A traffic light system is also proposed that will control the movement of vehicles to and from the site and to ensure that no reverse movement onto Walworth Road would occur. The inclusion of this system is intended to help manage the movement of vehicles which further enhances the safety of movement within and to and from the site.
- 66 Based on the revised layout it is considered that the concerns regarding safe movement have adequately been overcome. For this reason the proposed layout is considered acceptable.

#### Scale, height and massing

- 67 The main residential block is noticeably larger than most buildings in its immediate context and as a result its form dominates this site. It rises to five storeys as a singular mass, which an additional sixth storey penthouse block adjacent to Southey House. The main block returns to five storeys along the northern boundary where it abuts York House to the north. At around 54m in length the main housing block would be a substantial presence in this townscape that will potentially dominate the outlook of the neighbouring residential properties albeit without a street frontage given its' backland location.
- 68 On the western facade the proposal attempts to break up the singular mass of the main building into three bays which are defined by three full-height vertical glazed features. This coupled with the deliberately random arrangement of balconettes and windows gives this elevation a level of interest but doesn't fully mitigate its overly dominant form which is particularly stark on the east elevation. The blank facades created at the junction of the housing block and affordable dwellings is unfortunate but could be mitigated by way of detailing, which can be addressed at the reserved matters stage.
- 69 The terrace of houses is more subservient in scale and considered to respond sensitively to the local context. Its perpendicular alignment and stepped profile respects the urban form of the Walworth Road. Based on this analysis, the scale, height and massing of the scheme is, on balance, acceptable. Particularly as the scheme is not anticipated to result in harm to surrounding properties.

#### Detailed design and landscaping

- 70 Brick is proposed as the predominant cladding material for the main block and the terrace of houses with fibre-cement cladding also proposed to the top floor and window surrounds. The detailed design and landscaping matters will be for consideration on submission of the reserved matters.

#### **Transport issues**

- 71 The site has a Public Transport Accessibility Rating (PTAL) of 6a which equates to 'Excellent' in terms of access to public transport. It is proposed as 'car free'. but includes 4no. disabled parking spaces. The majority of trips to and from the site are predicted to be undertaken by foot, cycle or public transport which in accordance with saved policy 4.7 can be supported as there is adequate infrastructure to support the increase in the number of residents.

#### Servicing

- 72 The transport assessment identifies that a total of 127 bedrooms will be provided across the development. This represents a significant level of occupation and related traffic for a site with a constrained access. The access fronts onto Walworth Road which is part of the bus priority network and well served by buses.
- 73 Vehicle tracking details have been provided which show that manoeuvres by vehicles entering and exiting this site are not particularly easy to perform. The length of the access and activity already associated with its use mean that the intensity of servicing associated with this site could be problematic. However these constraints would apply to any re-development of this site, which currently is vacant and identified as an opportunity site within the Elephant and Castle Opportunity Area Framework.
- 74 The applicant has sought to address the site's access constraints by proposing a traffic light system as officers identified that there were significant risks associated with the access and the proposed intensity of development. The original concern was that the safety of pedestrians and cyclists might be compromised if vehicles were not able to complete the entrance and exit of the site in one continuous movement. This could have resulted in safety issues if there were pedestrians and cyclists behind vehicles along the access passage and could also have potential impacts on safety and the movement of vehicles within the passage way. The proposed traffic light system would control the movement of vehicles and ensure that vehicles attempting to enter the site would not have to reverse into Walworth Road or back up along the narrow access road. The proposed reconfiguration of the courtyard has also provided more circulation space within the site as well as areas of refuge for cyclists and pedestrians. These amendments are considered adequate to overcome initial concerns that servicing could not take place safely. It is recommended that further details are submitted for approval and installed prior to any future redevelopment.

#### Construction Impacts

- 75 A preliminary assessment of construction traffic movements forms part of the submission which, given the access limitations, is not considered acceptable. A condition is recommended requiring details of a comprehensive construction management plan. These details in conjunction with the proposed traffic management system would need to be provided and approved by the local planning authority prior to the commencement of any works in connection with the development.

#### **Residential accommodation**

##### Dwelling mix

- 76 Strategic Policy 7 of the Core Strategy requires major developments in this area to provide at least 60% of units with 2 or more bedrooms and 10% of units to have 3, 4 or 5 bedrooms. No more than 5% of units should be studio flats.

Unit type	Private	Shared ownership	Social rent	Total
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Studio	1	0	0	1
1-bed	18	1	0	19
2- bed	37	3	0	40
3-bed	3	0	0	3
4-bed	0	0	2	2
5-bed	0	0	2	2
<b>Total</b>	<b>59</b>	<b>4</b>	<b>4</b>	<b>67 (100%)</b>

- 77 The scheme will provide a mix of units comprising a high proportion of 2 bed (60%) and family size dwellings (10%) dwellings. The total of these units equates to 70 % of the proposed dwellings having 2 or more bedrooms. This will exceed minimum targets set out in Strategic Policy 7 for dwellings in the Elephant and Castle Opportunity Area which is supported.

#### Residential accommodation

- 78 All dwellings meet minimum standards with the majority of dwellings exceeding those standards (79%) and five wheelchair accessible dwellings will be provided. The social rent wheelchair dwellings will be fully fitted and the proposed wheelchair intermediate units will be fitted to a base specification. Whilst a high proportion of the dwellings will be single aspect, the standard of internal accommodation is considered to be an acceptable standard. In this respect the quality of accommodation proposed can be strongly supported.

#### Privacy and outlook

- 79 The scheme has been designed to minimise privacy impacts and will generally provide an acceptable standard of outlook for new occupiers. However, further screening is likely to be required for the proposed terraces between the dwelling houses and flats within the main residential block. Officers consider that these matters can appropriately be dealt with as reserved matters to ensure an adequate standard will be provided for all residential occupiers.

#### Outdoor amenity space

- 80 All the proposed family homes will be provided with a policy compliant level of useable outdoor amenity space. There is however a shortfall of 173 sq m<sup>2</sup> across the flatted developments within the main residential block. Officers consider that this shortfall could be met within the landscaped area within the site along the eastern and southern boundary of the main building. This space is proposed as an outdoor amenity space for future residents. Around half of this area receives less than 2hrs of sun on the 21<sup>st</sup> of March which is shown by overshadowing analysis. Whilst this points to issues regarding the layout and scale of the proposed buildings the impact is not considered to be such that it be harmful, particularly given that the majority of these dwellings will have private balconies and terraces that provide good quality outdoor amenity space.

#### Child playspace

- 81 The applicant has estimated that 8.04 childspaces will be generated by the proposal which is significantly below officers' estimate of 21 childspaces. Officers have based their assessment on the Mayor's Play and Informal Recreation SPG which takes account of the tenure and mix of units and generates a space requirement of 209 sq m<sup>2</sup>. This space requirement could be met within the site within the communal amenity space provided for users. Details on the quality and standard play provision and amenity space would need to be provided and can be dealt with as a reserved matter.

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

- 82 Saved policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause the loss of amenity, including disturbance by noise to present and future occupiers in the surrounding area or on the application site. Saved policy 3.1 also states that new development should not cause material adverse effects on the environment and quality of life.

#### Daylight, sunlight and overshadowing impacts

- 83 A Daylight and Sunlight Report was prepared by GVA Schatunowski Brooks which assessed the impact of the development against surrounding neighbouring properties. The analysis shows that an acceptable standard of daylight will be maintained at surrounding properties although it is clear the development will result in the reduction of VSC and overshadowing to a modest number of windows. In any case the impact is not considered to be harmful to the extent that would warrant the refusal of planning permission. For this reason the daylight, sunlight and overshadowing impacts of the development are, on balance, considered to be acceptable.

#### Plant, mechanical ventilation and noise associated with the proposed development

- 84 Plant including mechanical ventilation will be required to serve the scheme and has the potential to impact upon the amenity of nearby properties. Details can be reserved by condition to ensure that noise generating sources from the development would not adversely impact upon existing and future residents.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

#### Walworth Road

- 85 The dominant noise source affecting future occupiers of the development is likely to be road traffic noise generated from the flow of vehicles on Walworth Road. Subject to conditions reserving the details of glazing and ventilation for the new dwellings in respect of noise attenuation, particularly for the canopy structure it is expected that an acceptable standard can be achieved within the new habitable rooms. Mitigation of internal air quality may also be required by way of treatment to the facade to overcome odour impacts from nearby premises and local air quality impacts. This too may be controlled by condition.

### **Sustainable development implications**

- 86 Policy 5.2 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. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible.
- 87 The development is reported to achieve a 42% reduction in carbon dioxide emissions using a combination of CHP, air sourced heat pumps and solar panels. This level of performance can be supported and would be in accordance with policy. Further design details will be required to ensure the level of performance proposed can be achieved and should include details of ventilation of the plant area. It is recommended that such details are dealt with as reserved matters.

## Code for Sustainable Homes

- 88 A rating of 4 is proposed for the new dwellings which can be supported. A condition requiring evidence to demonstrate attainment of this standard is recommended, to be secured by condition.

### **Land contamination and groundwater assessment**

- 89 An intrusive site investigation, prepared by RPS has shown that there are elevated levels of contaminants within the site. Based on their analysis, a detailed quantitative risk assessment is recommended to be submitted prior to any development to determine the level of risk is posed by the contaminants on site. A remediation strategy detailing how the site would be brought to a condition suitable for the intended use is also recommended.

### **Flood Risk**

- 90 The Environment Agency has no objection to the principle of this development subject to conditions relating to flood mitigation, ground water and land contamination.

### **Drainage**

- 91 A drainage strategy has been submitted that seeks to reduce surface water run-off. It proposes green roofs, permeable paving and water butts within the development. Officers consider that the proposed strategy if implemented would adequately attenuate surface water run-off from the site. Subject to further design details being submitted, it is considered that this matter can be dealt with by reserved matters.

### **Planning obligations (S.106 undertaking or agreement)**

- 92 Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advises that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's Planning Obligations Supplementary Planning Document.
- 93 Heads of Terms based on the Council's Planning Obligations SPD have been a subject of negotiations during the course of the application. The following table sets out the contributions required based on the s106 SPD and accompanying toolkit compared to what the applicant has offered:

<b>Topic Area</b>	<b>SPD Requirement</b>	<b>Applicant's Offer</b>
Education	£102,576	£102,576
Employment during construction	£51,603	£51,603
Employment construction management fee	£3,905	£3,905
Public open space and sports development	£72,620	£72,620
Transport strategic	£572,936	£572,936
Transport site specific	£33,500	£33,500
Public realm	£50,250	£50,250
Health	£78,132	£78,132
Community facilities	11,096	£11,096
Total	£ 976,618	£976,618
Admin fee (2%)	£19,782.38	£19,782.38

<b>Total (including admin fee)</b>	<b>£ 996,400.38</b>	<b>£ 996,400.38</b>

- 94 The proposed S106 contributions are in accordance with the S106 SPD and therefore acceptable.
- 95 In accordance with the recommendation, if the Section 106 Agreement is not signed by 9 December 2014 that the Head of Development Management is authorised to refuse permission, if appropriate, for the reason below:
- 96 ‘In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the delivery of affordable housing, employment, public open space, the transport network, the public realm, and health care services. The proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011) and the draft Affordable Housing SPD (2011)’.

### **Other matters**

#### Mayoral Community Infrastructure Levy (CIL)

- 97 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 98 The scheme will result in a net increase of 5509m<sup>2</sup> of floor space (Gross Internal Area). Based on level of floorspace, the CIL liability is estimated to be £192,815.

### **Conclusion on planning issues**

- 100 This National Planning Policy Framework advises that planning decisions should optimise the potential of sites to accommodate development, create and sustain an appropriate mix of uses. The application proposes the redevelopment of a brownfield site within a town centre that will provide a range of residential dwellings. These dwellings will provide a good standard of accommodation and result in five fully fitted wheelchair dwellings of which four will be large (4+ bed) family sized homes. As much affordable housing as the scheme can viably afford is also being proposed taking account of the financial appraisal.
- 101 Improvements will be made to the site’s access which is constrained by virtue of its width and length. This improvement is welcome and will have wider benefits on pedestrian and cycle safety and the local highway. Taking account of the above, it is considered that the benefits of bringing this vacant site back into productive would result in significant planning benefits. It is therefore considered that that, in line with the NPPF, there is no substantive reason to withhold planning permission, subject to completion of a satisfactory legal agreement and planning conditions.

### **Community impact statement**

- 102 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the



application process.

a) The impact on local people is set out above.

### **Consultations**

103 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

Details of consultation responses received are set out in Appendix 2.

104 Summary of neighbour consultation responses

1 letter of comment, 23 letters of objection.

105 Comments

- Concern that the scheme would not provide mental health services and in particular re-provide space for Cooltan Arts
- That Southwark Council should be cautious about claims concerning the degree of engagement which has occurred with local community groups and the degree to which the applicant's thinking has evolved based upon that engagement.

106 Letters of objection

- The main concern is that development will not provide space for Cooltan Arts.
- Concern that less than 35% affordable housing will be provided.

### **Statement of Community Involvement**

107 A Statement of Community Involvement was submitted which detailed that the site has been put forward with two options for redevelopment:

- a) One for redevelopment incorporating 130 student bedrooms alongside 1,2 and 3 bed apartments and 4 and 5 bedroom wheelchair accessible houses; and
- b) 130 student rooms including a student lounge, on site laundry plus six affordable homes comprising 4 and 5 bed wheelchair accessible houses with private gardens and 1 and 2 bed apartments.

108 Information about the scheme was provided in leaflets delivered by hand in the surrounding area and at a public exhibition held on October 24 2013. It was reported that the exhibition was attended by 24 people who commented that the scheme should provide affordable housing and questioned that impact the scheme would have on traffic and the type of people likely to live in the new homes.

109 The following groups were also contacted by the applicant about the proposal: Browning Estate Management Association, Drapers Resident Association, Manchester House Tenants and Residents Association, Penrose Estates, and Residents Association, Pembroke House Youth and Community Centre, Pullens Arts Business Association, Walworth Garden Farm and Ward Councillors for the East Walworth, Faraday and Newington Wards and Cooltan Arts.

### **Human rights implications**

110 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.

111 This application has the legitimate aim of providing new residential dwellings. 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.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1065-237 Application file: 14/AP/0830 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5461 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
<b>Appendix 1</b>	Consultation undertaken
<b>Appendix 2</b>	Consultation responses received
<b>Appendix 3</b>	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice Head of Development Management	
<b>Report Author</b>	Daniel Davies	
<b>Version</b>	Final	
<b>Dated</b>	13 October 2014	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	Yes	Yes
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		<b>23 October 2014</b>

## Consultation undertaken

**Site notice date:** 13/05/2014

**Press notice date:** 03/04/2014

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 14/05/2014

### Internal services consulted:

Archaeology Officer  
Design and Conservation Team  
Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]  
Planning Policy  
Surface Water Flood Management Team  
Transport Planning Team  
Waste Management

### Statutory and non-statutory organisations consulted:

Environment Agency  
London Ambulance Service NHS Trust  
London Fire & Emergency Planning Authority  
Thames Water - Development Planning  
Transport for London (referable & non-referable app notifications and pre-apps)

### Neighbour and local groups consulted:

Flat 4 Gower House Browning Estate SE17 1DU	Flat 18 Gray House Browning Estate SE17 1DT
Flat 23 Gower House Browning Estate SE17 1DU	Flat 19 Gray House Browning Estate SE17 1DT
Flat 24 Gower House Browning Estate SE17 1DU	Flat 16 Gray House Browning Estate SE17 1DT
Flat 14 Gower House Browning Estate SE17 1DU	Flat 17 Gray House Browning Estate SE17 1DT
Flat 15 Gower House Browning Estate SE17 1DU	Flat 20 Gray House Browning Estate SE17 1DT
Flat 12 Gower House Browning Estate SE17 1DU	Flat 21 Gray House Browning Estate SE17 1DT
Flat 13 Gower House Browning Estate SE17 1DU	Flat 19a Gray House Browning Estate SE17 1DT
Flat 18 Gower House Browning Estate SE17 1DU	Flat 2 Gray House Browning Estate SE17 1DT
Flat 19 Gower House Browning Estate SE17 1DU	Flat 10 Gray House Browning Estate SE17 1DT
Flat 16 Gower House Browning Estate SE17 1DU	Flat 11 Gray House Browning Estate SE17 1DT
Flat 17 Gower House Browning Estate SE17 1DU	18 East Street London SE17 2DN
Flat 19 Tennyson House Browning Estate SE17 1DB	Flat 1 Gray House Browning Estate SE17 1DT
Flat 2 Tennyson House Browning Estate SE17 1DB	Flat 14 Gray House Browning Estate SE17 1DT
Flat 17 Tennyson House Browning Estate SE17 1DB	Flat 15 Gray House Browning Estate SE17 1DT
Flat 18 Tennyson House Browning Estate SE17 1DB	Flat 12 Gray House Browning Estate SE17 1DT
Flat 22 Tennyson House Browning Estate SE17 1DB	Flat 13 Gray House Browning Estate SE17 1DT
Flat 23 Tennyson House Browning Estate SE17 1DB	Flat 22 Gray House Browning Estate SE17 1DT
Flat 20 Tennyson House Browning Estate SE17 1DB	Flat 7 Gray House Browning Estate SE17 1DT
Flat 21 Tennyson House Browning Estate SE17 1DB	Flat 8 Gray House Browning Estate SE17 1DT
Flat 11 Tennyson House Browning Estate SE17 1DB	Flat 5 Gray House Browning Estate SE17 1DT
Flat 12 Tennyson House Browning Estate SE17 1DB	Flat 6 Gray House Browning Estate SE17 1DT
Flat 1 Tennyson House Browning Estate SE17 1DB	Store Pilton Place Estate SE17 1DL
Flat 10 Tennyson House Browning Estate SE17 1DB	School House Robert Browning Primary School SE17 1DQ
Flat 15 Tennyson House Browning Estate SE17 1DB	Flat 8a Gray House Browning Estate SE17 1DT
Flat 16 Tennyson House Browning Estate SE17 1DB	Flat 9 Gray House Browning Estate SE17 1DT
Flat 13 Tennyson House Browning Estate SE17 1DB	Flat 25 Gray House Browning Estate SE17 1DT
Flat 14 Tennyson House Browning Estate SE17 1DB	Flat 26 Gray House Browning Estate SE17 1DT
Flat 24 Tennyson House Browning Estate SE17 1DB	Flat 23 Gray House Browning Estate SE17 1DT
Flat 34 Tennyson House Browning Estate SE17 1DB	Flat 24 Gray House Browning Estate SE17 1DT
Flat 35 Tennyson House Browning Estate SE17 1DB	Flat 3 Gray House Browning Estate SE17 1DT
Flat 32 Tennyson House Browning Estate SE17 1DB	Flat 4 Gray House Browning Estate SE17 1DT
Flat 33 Tennyson House Browning Estate SE17 1DB	Flat 27 Gray House Browning Estate SE17 1DT



Flat 48 Tennyson House Browning Estate SE17 1DB  
Flat 9 Tennyson House Browning Estate SE17 1DB  
Flat 1 Cowper House Browning Estate SE17 1DD  
Flat 7 Tennyson House Browning Estate SE17 1DB  
Flat 8 Tennyson House Browning Estate SE17 1DB  
Flat 41 Tennyson House Browning Estate SE17 1DB  
Flat 42 Tennyson House Browning Estate SE17 1DB  
Flat 4 Tennyson House Browning Estate SE17 1DB  
Flat 40 Tennyson House Browning Estate SE17 1DB  
Flat 45 Tennyson House Browning Estate SE17 1DB  
Flat 46 Tennyson House Browning Estate SE17 1DB  
Flat 43 Tennyson House Browning Estate SE17 1DB  
Flat 44 Tennyson House Browning Estate SE17 1DB  
Flat 10 Cowper House Browning Estate SE17 1DD  
Flat 20 Cowper House Browning Estate SE17 1DD  
Flat 21 Cowper House Browning Estate SE17 1DD  
Flat 19 Cowper House Browning Estate SE17 1DD  
Flat 2 Cowper House Browning Estate SE17 1DD  
Flat 24 Cowper House Browning Estate SE17 1DD  
Flat 3 Cowper House Browning Estate SE17 1DD  
Flat 22 Cowper House Browning Estate SE17 1DD  
Flat 23 Cowper House Browning Estate SE17 1DD  
Flat 13 Cowper House Browning Estate SE17 1DD  
Flat 14 Cowper House Browning Estate SE17 1DD  
Flat 11 Cowper House Browning Estate SE17 1DD  
Flat 12 Cowper House Browning Estate SE17 1DD  
Flat 17 Cowper House Browning Estate SE17 1DD  
Flat 18 Cowper House Browning Estate SE17 1DD  
Flat 15 Cowper House Browning Estate SE17 1DD  
Flat 16 Cowper House Browning Estate SE17 1DD  
43a Browning Street London SE17 1LN  
9a Manor Place London SE17 3BD  
35 Browning Street London SE17 1LN  
53 Browning Street London SE17 1LN  
The Bell 51 East Street SE17 2DJ  
217a Walworth Road London SE17 1RL  
9b Manor Place London SE17 3BD  
Good Intent Public House 24-26 East Street SE17 2DN  
43b Browning Street London SE17 1LU  
17 Browning Street London SE17 1LN  
7 Occupation Road London SE17 3BE  
Walworth Police Station 12-28 Manor Place SE17 3BB  
25 Browning Street London SE17 1LN  
27 Browning Street London SE17 1LN  
21 Browning Street London SE17 1LN  
23 Browning Street London SE17 1LN  
217b Walworth Road London SE17 1JE  
Top Flat 7 Manor Place SE17 3BD  
Flat 213 Walworth Road SE17 1RL  
First Floor Flat 189 Walworth Road SE17 1RW  
First Floor Flat 2 Manor Place SE17 3BB  
Flat 2 12a Colworth Grove SE17 1LR  
Flat 2 277-279 Walworth Road SE17 2TG  
Flat 1 12a Colworth Grove SE17 1LR  
Flat 1 277-279 Walworth Road SE17 2TG  
Above 287 Walworth Road SE17 2TG  
Basement And Ground Floor Flat 7 Manor Place SE17 3BD  
212a Walworth Road London SE17 1JE  
262a Walworth Road London SE17 2TE  
Second Floor Flat 257 Walworth Road SE17 1RL  
First Floor Flat 187 Walworth Road SE17 1RW  
First Floor And Second Floor Flat 203 Walworth Road SE17 1RL  
First Floor And Second Floor Flat 214 Walworth Road SE17 1JE  
39-41 East Street London SE17 2DJ  
43-45 East Street London SE17 2DJ  
38 Bronti Close London SE17 2HD  
25-27 East Street London SE17 2DJ  
285 Walworth Road London SE17 2TG  
53-55 East Street London SE17 2DJ  
61-63 East Street London SE17 2DJ  
24 Bronti Close London SE17 2HD  
28 Bronti Close London SE17 2HD  
14 Bronti Close London SE17 2HD  
16 Bronti Close London SE17 2HD  
34 Bronti Close London SE17 2HD  
36 Bronti Close London SE17 2HD  
30 Bronti Close London SE17 2HD  
32 Bronti Close London SE17 2HD  
40 East Street London SE17 2DN  
54 Pilton Place London SE17 1DW  
55 Pilton Place London SE17 1DW  
52 Pilton Place London SE17 1DW  
53 Pilton Place London SE17 1DW  
64 Pilton Place London SE17 1DW  
218 Walworth Road London SE17 1JE  
210 Walworth Road London SE17 1JE  
212 Walworth Road London SE17 1JE  
238 Walworth Road London SE17 1JE  
240 Walworth Road London SE17 1JE  
228 Walworth Road London SE17 1JE  
232 Walworth Road London SE17 1JE  
67 Pilton Place London SE17 1DW  
68 Pilton Place London SE17 1DW  
65 Pilton Place London SE17 1DW  
66 Pilton Place London SE17 1DW  
208 Walworth Road London SE17 1JE  
69 Pilton Place London SE17 1DW  
70 Pilton Place London SE17 1DW  
104 Pilton Place London SE17 1DR  
105 Pilton Place London SE17 1DR  
102 Pilton Place London SE17 1DR  
103 Pilton Place London SE17 1DR  
108 Pilton Place London SE17 1DR  
109 Pilton Place London SE17 1DR  
106 Pilton Place London SE17 1DR  
107 Pilton Place London SE17 1DR  
93 Pilton Place London SE17 1DP  
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91 Pilton Place London SE17 1DP  
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100 Pilton Place London SE17 1DR  
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95 Pilton Place London SE17 1DP  
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110 Pilton Place London SE17 1DR  
121 Pilton Place London SE17 1DR  
97 Pilton Place London SE17 1DR  
119 Pilton Place London SE17 1DR  
120 Pilton Place London SE17 1DR  
46 Pilton Place London SE17 1DW  
47 Pilton Place London SE17 1DW  
98 Pilton Place London SE17 1DR  
99 Pilton Place London SE17 1DR  
113 Pilton Place London SE17 1DR  
114 Pilton Place London SE17 1DR  
111 Pilton Place London SE17 1DR  
112 Pilton Place London SE17 1DR  
117 Pilton Place London SE17 1DR  
118 Pilton Place London SE17 1DR  
115 Pilton Place London SE17 1DR  
116 Pilton Place London SE17 1DR  
Flat 20 Coleridge House Browning Estate SE17 1DG  
Flat 21 Coleridge House Browning Estate SE17 1DG  
Flat 19 Coleridge House Browning Estate SE17 1DG  
Flat 2 Coleridge House Browning Estate SE17 1DG  
Flat 24 Coleridge House Browning Estate SE17 1DG  
Flat 3 Coleridge House Browning Estate SE17 1DG  
Flat 22 Coleridge House Browning Estate SE17 1DG  
Flat 23 Coleridge House Browning Estate SE17 1DG  
Flat 13 Coleridge House Browning Estate SE17 1DG  
Flat 14 Coleridge House Browning Estate SE17 1DG  
Flat 11 Coleridge House Browning Estate SE17 1DG  
Flat 12 Coleridge House Browning Estate SE17 1DG  
Flat 17 Coleridge House Browning Estate SE17 1DG  
Flat 18 Coleridge House Browning Estate SE17 1DG  
Flat 15 Coleridge House Browning Estate SE17 1DG  
Flat 16 Coleridge House Browning Estate SE17 1DG  
Flat 4 Coleridge House Browning Estate SE17 1DG  
Flat 14 Paxton House Browning Estate SE17 1DS  
Flat 15 Paxton House Browning Estate SE17 1DS  
Flat 12 Paxton House Browning Estate SE17 1DS  
Flat 13 Paxton House Browning Estate SE17 1DS  
Flat 18 Paxton House Browning Estate SE17 1DS  
Flat 19 Paxton House Browning Estate SE17 1DS  
Flat 16 Paxton House Browning Estate SE17 1DS  
Flat 17 Paxton House Browning Estate SE17 1DS  
Flat 7 Coleridge House Browning Estate SE17 1DG  
Flat 8 Coleridge House Browning Estate SE17 1DG

1 Occupation Road London SE17 3BE  
5 Manor Place London SE17 3BD  
2 Manor Place London SE17 3BB  
Manor Place Surgery 1 Manor Place SE17 3BD  
1 Amelia Street London SE17 3PY  
Security House 2-6 Occupation Road SE17 3BE  
57-59 East Street London SE17 2DJ  
264-276 Walworth Road London SE17 2TE  
32-34 East Street London SE17 2DN  
22 East Street London SE17 2DN  
13 Manor Place London SE17 3BD  
3 Manor Place London SE17 3BD  
281 Walworth Road London SE17 2TG  
11 Manor Place London SE17 3BD  
Basement And Part Ground Floor 257 Walworth Road SE17 1RL  
Rear Of 257 Walworth Road SE17 1RL  
Rear Of 245 Walworth Road SE17 1RL  
256-260 Walworth Road London SE17 1JF  
Basement And Ground Floor 277-279 Walworth Road SE17 2TG  
First Floor And Second Floor 285 Walworth Road SE17 2TG  
Rear Of 262 Walworth Road SE17 2TE  
Part Ground Floor 263-265 Walworth Road SE17 1RL  
Ground Floor Rear 227 Walworth Road SE17 1RL  
Office No 4 Part First Floor 227 Walworth Road SE17 1RL  
Front And Part Rear First Floor 225 Walworth Road SE17 1RL  
Second Floor And Third Floor 225 Walworth Road SE17 1RL  
Rear Of 243 Walworth Road SE17 1RL  
Office Part First Floor 227 Walworth Road SE17 1RL  
Shop 227 Walworth Road SE17 1RL  
Manor Place Depot 30-34 Penrose Street SE17 3DW  
55 Browning Street London SE17 1LU  
Flat 223 Walworth Road SE17 1RL  
Flat 215 Walworth Road SE17 1RL  
Ground Floor First Floor And Second Floor Flat 221 Walworth Road SE17 1RL  
Flat 219 Walworth Road SE17 1RL  
Second Floor Flat 241 Walworth Road SE17 1RL  
Third Floor Flat 187 Walworth Road SE17 1RW  
Second Floor Flat 187 Walworth Road SE17 1RW  
Second Floor Flat 189 Walworth Road SE17 1RW  
Flat 4 12a Colworth Grove SE17 1LR  
Flat 5 12a Colworth Grove SE17 1LR  
Flat 3 12a Colworth Grove SE17 1LR  
Flat 3 277-279 Walworth Road SE17 2TG  
First Floor And Second Floor Flat 210 Walworth Road SE17 1JE  
Fourth Floor Flat 258-260 Walworth Road SE17 1JE  
Flat 6 12a Colworth Grove SE17 1LR  
First Floor And Second Floor Flat 209 Walworth Road SE17 1RL  
Third Floor Flat 189 Walworth Road SE17 1RW  
Part First Floor South 224-236 Walworth Road SE17 1JE  
Second Floor 224-236 Walworth Road SE17 1JE  
Part First Floor 224-236 Walworth Road SE17 1JE  
Part Basement 225 Walworth Road SE17 1RL  
Ground Floor 225 Walworth Road SE17 1RL  
Part Third Floor South 224-236 Walworth Road SE17 1JE  
Part Fourth Floor South 224-236 Walworth Road SE17 1JE  
5 Browning Street London SE17 1LN  
Estate Workshop Tennyson House Browning Estate SE17 1DB  
Third Floor Flat 258-260 Walworth Road SE17 1JE  
9a Amelia Street London SE17 3PY  
70 Morecambe Street London SE17 1DX  
Rear Of 1 Occupation Road SE17 3BE  
Ground Floor 3 East Street SE17 2DJ  
1d East Street London SE17 2DJ  
5 Asolando Drive London SE17 1EJ  
6 Asolando Drive London SE17 1EJ  
3 Asolando Drive London SE17 1EJ  
4 Asolando Drive London SE17 1EJ  
186 Walworth Road London SE17 1JJ  
211 Walworth Road London SE17 1RL  
7 Asolando Drive London SE17 1EJ  
252 Walworth Road London SE17 1JE  
Flat 9 Ben Ezra Court SE17 1EH  
Flat 10 Ben Ezra Court SE17 1EH  
Flat 7 Ben Ezra Court SE17 1EH  
Flat 8 Ben Ezra Court SE17 1EH  
1 Asolando Drive London SE17 1EJ  
2 Asolando Drive London SE17 1EJ  
Flat 11 Ben Ezra Court SE17 1EH  
Flat 5 Coleridge House Browning Estate SE17 1DG  
Flat 6 Coleridge House Browning Estate SE17 1DG  
Flat 10 Paxton House Browning Estate SE17 1DS  
Flat 11 Paxton House Browning Estate SE17 1DS  
Flat 9 Coleridge House Browning Estate SE17 1DG  
Flat 1 Paxton House Browning Estate SE17 1DS  
Flat 9 Southey House Browning Estate SE17 1DE  
Flat 1 Shelley House Browning Estate SE17 1DF  
Flat 7 Southey House Browning Estate SE17 1DE  
Flat 8 Southey House Browning Estate SE17 1DE  
Flat 12 Shelley House Browning Estate SE17 1DF  
Flat 13 Shelley House Browning Estate SE17 1DF  
Flat B 255 Walworth Road SE17 1RL  
Flat C 255 Walworth Road SE17 1RL  
Flat 5 Pearlec House SE17 2DL  
Flat A 255 Walworth Road SE17 1RL  
Flat 2 239 Walworth Road SE17 1RL  
Flat 3 239 Walworth Road SE17 1RL  
Flat 1 233 Walworth Road SE17 1RL  
Flat 1 239 Walworth Road SE17 1RL  
Basement And Ground Floors 214 Walworth Road SE17 1JE  
47 East Street London SE17 2DJ  
49 East Street London SE17 2DJ  
Flat 3 Pearlec House SE17 2DL  
Flat 4 Pearlec House SE17 2DL  
Flat 1 Pearlec House SE17 2DL  
Flat 2 Pearlec House SE17 2DL  
41b Browning Street London SE17 1LU  
Flat 3 204 Walworth Road SE17 1JE  
Flat 4 204 Walworth Road SE17 1JE  
Flat 1 204 Walworth Road SE17 1JE  
Flat 2 204 Walworth Road SE17 1JE  
Flat 7 204 Walworth Road SE17 1JE  
Flat 8 204 Walworth Road SE17 1JE  
Flat 5 204 Walworth Road SE17 1JE  
Flat 6 204 Walworth Road SE17 1JE  
Rios De Vida Church Unit A 237 Walworth Road SE17 1RL  
Unit B 237 Walworth Road SE17 1RL  
41c Browning Street London SE17 1LU  
Living Accommodation 51 East Street SE17 2DJ  
Unit C Ground Floor 237 Walworth Road SE17 1RL  
Second Floor 227 Walworth Road SE17 1RL  
Unit C First Floor 237 Walworth Road SE17 1RL  
Unit D 237 Walworth Road SE17 1RL  
2c Browning Street London SE17 1LN  
2 Laugan Walk London SE17 2EA  
3 Laugan Walk London SE17 2EA  
1 Laugan Walk London SE17 2EA  
4 Laugan Walk London SE17 2EA  
8 East Street London SE17 2DN  
Flat A 245 Walworth Road SE17 1RL  
4 East Street London SE17 2DN  
6 East Street London SE17 2DN  
9 Laugan Walk London SE17 2EA  
10 Laugan Walk London SE17 2EA  
Flat B 245 Walworth Road SE17 1RL  
7 Laugan Walk London SE17 2EA  
Flat 10 Shelley House Browning Estate SE17 1DF  
Flat 11 Shelley House Browning Estate SE17 1DF  
Flat 36 Southey House Browning Estate SE17 1DE  
Flat 37 Southey House Browning Estate SE17 1DE  
Flat 34 Southey House Browning Estate SE17 1DE  
Flat 35 Southey House Browning Estate SE17 1DE  
Flat 5 Southey House Browning Estate SE17 1DE  
Flat 6 Southey House Browning Estate SE17 1DE  
Flat 38 Southey House Browning Estate SE17 1DE  
Flat 4 Southey House Browning Estate SE17 1DE  
Flat 14 Shelley House Browning Estate SE17 1DF  
Flat 6 Shelley House Browning Estate SE17 1DF  
Flat 7 Shelley House Browning Estate SE17 1DF  
Flat 4 Shelley House Browning Estate SE17 1DF  
Flat 5 Shelley House Browning Estate SE17 1DF  
Flat 1 Coleridge House Browning Estate SE17 1DG  
Flat 10 Coleridge House Browning Estate SE17 1DG  
Flat 8 Shelley House Browning Estate SE17 1DF  
Flat 9 Shelley House Browning Estate SE17 1DF  
Flat 17 Shelley House Browning Estate SE17 1DF  
Flat 18 Shelley House Browning Estate SE17 1DF

Flat 12 Ben Ezra Court SE17 1EH  
199 Walworth Road London SE17 1RL  
4 Browning Street London SE17 1LN  
10 York Mansions Browning Street SE17 1LP  
244-248 Walworth Road London SE17 1JE  
209 Walworth Road London SE17 1RL  
247-249 Walworth Road London SE17 1RL  
187a Walworth Road London SE17 1RW  
185 Walworth Road London SE17 1RW  
239 Walworth Road London SE17 1RL  
191-193 Walworth Road London SE17 1RW  
2a Browning Street London SE17 1LN  
1a Browning Street London SE17 1LN  
187 Walworth Road London SE17 1RW  
2 Browning Street London SE17 1LN  
188 Walworth Road London SE17 1JJ  
221 Walworth Road London SE17 1RL  
201 Walworth Road London SE17 1RL  
230 Walworth Road London SE17 1JE  
216 Walworth Road London SE17 1JE  
250 Walworth Road London SE17 1JE  
205 Walworth Road London SE17 1RL  
233 Walworth Road London SE17 1RL  
Flat 25a Southey House Browning Estate SE17 1DE  
Flat 11a Gower House Browning Estate SE17 1DU  
Flat 13a Cowper House Browning Estate SE17 1DD

Flat 10a Southey House Browning Estate SE17 1DE  
196-202 Walworth Road London SE17 1JJ  
224-236 Walworth Road London SE17 1JE  
Flat 11a Coleridge House Browning Estate SE17 1DG  
182-184 Walworth Road London SE17 1JJ  
207 Walworth Road London SE17 1RL  
Flat 1 Ben Ezra Court SE17 1EH  
Flat 2 Ben Ezra Court SE17 1EH  
241 Walworth Road London SE17 1RL  
220-222 Walworth Road London SE17 1JE  
Flat 5 Ben Ezra Court SE17 1EH  
Flat 6 Ben Ezra Court SE17 1EH  
Flat 3 Ben Ezra Court SE17 1EH  
Flat 4 Ben Ezra Court SE17 1EH  
245 Walworth Road London SE17 1RL  
189 Walworth Road London SE17 1RW  
213 Walworth Road London SE17 1RL  
251 Walworth Road London SE17 1RL  
12 Colworth Grove London SE17 1LR  
192 Walworth Road London SE17 1JJ  
231 Walworth Road London SE17 1RL  
Flat 11 Manchester House SE17 2DW  
Flat 12 Manchester House SE17 2DW  
Flat 1 Manchester House SE17 2DW  
Flat 10 Manchester House SE17 2DW  
Flat 15 Manchester House SE17 2DW  
Flat 16 Manchester House SE17 2DW  
Flat 13 Manchester House SE17 2DW  
Flat 14 Manchester House SE17 2DW  
283 Walworth Road London SE17 2TG  
287 Walworth Road London SE17 2TG  
42 East Street London SE17 2DN  
262 Walworth Road London SE17 2TE  
1b East Street London SE17 2DJ  
1c East Street London SE17 2DJ  
81a East Street London SE17 2DH  
1a East Street London SE17 2DJ

Flat 17 Manchester House SE17 2DW  
Flat 4 Manchester House SE17 2DW  
Flat 5 Manchester House SE17 2DW  
Flat 25 Manchester House SE17 2DW

Flat 3 Manchester House SE17 2DW  
Flat 8 Manchester House SE17 2DW  
Flat 9 Manchester House SE17 2DW  
Flat 6 Manchester House SE17 2DW  
Flat 7 Manchester House SE17 2DW  
Flat 2 Manchester House SE17 2DW  
Flat 20 Manchester House SE17 2DW  
Flat 18 Manchester House SE17 2DW  
Flat 19 Manchester House SE17 2DW

Flat 15 Shelley House Browning Estate SE17 1DF  
Flat 16 Shelley House Browning Estate SE17 1DF  
Flat 20 Shelley House Browning Estate SE17 1DF  
Flat 3 Shelley House Browning Estate SE17 1DF  
Flat 19 Shelley House Browning Estate SE17 1DF  
Flat 2 Shelley House Browning Estate SE17 1DF  
1 York Mansions Browning Street SE17 1LP  
2 York Mansions Browning Street SE17 1LP  
1c Browning Street London SE17 1LN  
19a Browning Street London SE17 1LN  
5 York Mansions Browning Street SE17 1LP  
6 York Mansions Browning Street SE17 1LP  
3 York Mansions Browning Street SE17 1LP  
4 York Mansions Browning Street SE17 1LP  
Flat 7 Gower House Browning Estate SE17 1DU  
Flat 8 Gower House Browning Estate SE17 1DU  
Flat 5 Gower House Browning Estate SE17 1DU  
Flat 6 Gower House Browning Estate SE17 1DU  
First Floor Flat 238 Walworth Road SE17 1JE  
8 Laugan Walk London SE17 2EA  
5 Laugan Walk London SE17 2EA  
6 Laugan Walk London SE17 2EA  
Part Ground Floor 238 Walworth Road SE17 1JE  
First Floor Flat 241 Walworth Road SE17 1RL  
Rear Of 238 Walworth Road SE17 1JE  
Part Ground Floor And First Floor Rear Of 263-265 Walworth Road SE17 1RL  
Flat C 246 Walworth Road SE17 1JE  
234-236 Walworth Road London SE17 1JD  
Flat A 246 Walworth Road SE17 1JE  
Flat B 246 Walworth Road SE17 1JE  
129 Pilton Place London SE17 1DJ  
130 Pilton Place London SE17 1DJ  
259 Walworth Road London SE17 1RZ  
128 Pilton Place London SE17 1DJ  
Flat 4 Ground Floor Rear 257 Walworth Road SE17 1RL  
203 Walworth Road London SE17 1RL  
Flat A 257 Walworth Road SE17 1RL  
Flat B 257 Walworth Road SE17 1RL  
Flat A 240 Walworth Road SE17 1JE  
Flat B 240 Walworth Road SE17 1JE  
1a York Mansions Browning Street SE17 1LP  
131 Pilton Place London SE17 1DJ  
142 Pilton Place London SE17 1DJ  
143 Pilton Place London SE17 1DJ  
140 Pilton Place London SE17 1DJ  
141 Pilton Place London SE17 1DJ  
146 Pilton Place London SE17 1DJ  
147 Pilton Place London SE17 1DJ  
144 Pilton Place London SE17 1DJ  
145 Pilton Place London SE17 1DJ  
134 Pilton Place London SE17 1DJ  
135 Pilton Place London SE17 1DJ  
132 Pilton Place London SE17 1DJ  
133 Pilton Place London SE17 1DJ  
138 Pilton Place London SE17 1DJ  
139 Pilton Place London SE17 1DJ  
136 Pilton Place London SE17 1DJ  
137 Pilton Place London SE17 1DJ  
Flat 4 3 Browning Street SE17 1LN  
Flat 5 East Street SE17 2DJ  
Flat 2 3 Browning Street SE17 1LN  
Flat 3 3 Browning Street SE17 1LN  
Part Third Floor North And Part Fourth Floor North 224-236 Walworth Road SE17 1JE  
Flat 1 252 Walworth Road SE17 1JE  
260a Walworth Road London SE17 1JE  
Flat 9 Gower House Browning Estate SE17 1DU  
First Floor And Second Floor Flat 216 Walworth Road SE17 1JE  
7 York Mansions Browning Street SE17 1LP  
Flat 2 220-222 Walworth Road SE17 1JE  
1b Browning Street London SE17 1LN  
49b Browning Street London SE17 1LU  
Flat 1 220-222 Walworth Road SE17 1JE  
Flat 16a Tennyson House Browning Estate SE17 1DB  
Flat 40a Tennyson House Browning Estate SE17 1DB  
19b Browning Street London SE17 1LN  
York House Browning Street SE17 1LN

Flat 23 Manchester House SE17 2DW  
 Flat 24 Manchester House SE17 2DW  
 Flat 21 Manchester House SE17 2DW  
 Flat 22 Manchester House SE17 2DW  
 269-271 Walworth Road London SE17 1RL  
 267 Walworth Road London SE17 1RL  
 273 Walworth Road London SE17 1RL  
 275 Walworth Road London SE17 1RL  
 Flat 3 251-253 Walworth Road SE17 1RL  
 248b Walworth Road London SE17 1JE  
 Flat 1 251-253 Walworth Road SE17 1RL  
 Flat 2 251-253 Walworth Road SE17 1RL  
 223 Walworth Road London SE17 1RL  
 229 Walworth Road London SE17 1RL  
 215 Walworth Road London SE17 1RL  
 219 Walworth Road London SE17 1RL  
 255 Walworth Road London SE17 1RL  
 235 Walworth Road London SE17 1RL  
 243 Walworth Road London SE17 1RL  
 217 Walworth Road London SE17 1RL  
 2 East Street London SE17 2DN  
 20 East Street London SE17 2DN  
 14 East Street London SE17 2DN  
 16 East Street London SE17 2DN  
 36 East Street London SE17 2DN  
 38 East Street London SE17 2DN  
 28 East Street London SE17 2DN  
 30 East Street London SE17 2DN  
 3 East Street London SE17 2DJ  
 35-37 East Street London SE17 2DJ  
 81 East Street London SE17 2DH  
 83 East Street London SE17 2DH  
 67 East Street London SE17 2DJ  
 7 East Street London SE17 2DJ  
 5 East Street London SE17 2DJ  
 65 East Street London SE17 2DJ  
 242 Walworth Road London SE17 1JE  
 2b Browning Street London SE17 1LN  
 P148 East Street Market SE17 2DN  
 Second Floor Flat 238 Walworth Road SE17 1JE  
 259b Walworth Road London SE17 1RL  
 31 King And Queen Street London SE17 1DQ  
 11 Walworth Place London SE17 2TQ  
 Robert Browning Primary School King And Queen Street SE17 1DQ  
 The Gladstone 24-26 King And Queen Street SE17 1DQ  
 259a Walworth Road London SE17 1RL  
 248a Walworth Road London SE17 1JE  
 Store Pilton Place SE17 1DL  
 2d Browning Street London SE17 1LN  
 243b Walworth Road London SE17 1RL  
 41a Browning Street London SE17 1LU  
 8 York Mansions Browning Street SE17 1LP  
 9 York Mansions Browning Street SE17 1LP  
 247a Walworth Road London SE17 1RL  
 247b Walworth Road London SE17 1RL  
 49a Browning Street London SE17 1LU  
 243a Walworth Road London SE17 1RL  
 Flat 6 Paxton House Browning Estate SE17 1DS  
 Flat 7 Paxton House Browning Estate SE17 1DS  
 Flat 4 Paxton House Browning Estate SE17 1DS  
 Flat 5 Paxton House Browning Estate SE17 1DS  
 Flat 1 Gower House Browning Estate SE17 1DU  
 Flat 10 Gower House Browning Estate SE17 1DU  
 Flat 8 Paxton House Browning Estate SE17 1DS  
 Flat 9 Paxton House Browning Estate SE17 1DS  
 Flat 21 Paxton House Browning Estate SE17 1DS  
 Flat 22 Paxton House Browning Estate SE17 1DS  
 Flat 2 Paxton House Browning Estate SE17 1DS  
 Flat 20 Paxton House Browning Estate SE17 1DS  
 Flat 25 Paxton House Browning Estate SE17 1DS  
 Flat 3 Paxton House Browning Estate SE17 1DS  
 Flat 23 Paxton House Browning Estate SE17 1DS  
 Flat 24 Paxton House Browning Estate SE17 1DS  
 Flat 11 Gower House Browning Estate SE17 1DU  
 Flat 21 Gower House Browning Estate SE17 1DU  
 Flat 22 Gower House Browning Estate SE17 1DU  
 Flat 2 Gower House Browning Estate SE17 1DU  
 Flat 20 Gower House Browning Estate SE17 1DU  
 Flat 3 Gower House Browning Estate SE17 1DU  
 Flat 2 252 Walworth Road SE17 1JE  
 248c Walworth Road London SE17 1JE  
 45 Browning Street London SE17 1LU  
 Living Accommodation Good Intent Public House SE17 2DN  
 Flat 1 3 Browning Street SE17 1LN  
 Living Accommodation 24 King And Queen Street SE17 1DQ  
 Living Accommodation 267 Walworth Road SE17 1RL  
 29-33 East Street London SE17 2DJ  
 Flat 6 Herbert Morrison House SE17 1LN  
 Ground Floor 3 Amelia Street SE17 3PY  
 Flat 4 Herbert Morrison House SE17 1LN  
 Flat 5 Herbert Morrison House SE17 1LN  
 Middle Unit First Floor SE17 3PY  
 Right Hand Unit First Floor SE17 3PY  
 First Floor 3-9 Amelia Street SE17 3PY  
 5-9 Amelia Street London SE17 3PY  
 Herbert Morrison House 195 Walworth Road SE17 1RW  
 First Floor 186 Walworth Road SE17 1JJ  
 Second Floor 186 Walworth Road SE17 1JJ  
 Flat 2 Herbert Morrison House SE17 1LN  
 Flat 3 Herbert Morrison House SE17 1LN  
 Flat 1 Herbert Morrison House SE17 1LN

**Re-consultation: 22/08/2014**



## APPENDIX 2

### Consultation responses received

#### Internal services

Environmental Protection Team  
Transport Planning  
Flooding and Drainage Team

#### Statutory and non-statutory organisations

Transport for London (referable & non-referable app notifications and pre-apps)  
Environment Agency  
Thames Water - Development Planning  
London Fire & Emergency Planning Authority

#### Neighbours and local groups

Walworth Society  
Elephant Amenity Network  
Southwark Arts Forum  
Volunteers and staff at Cooltan Arts  
Local Resident, Roffo Court Boundary Lane SE17 2FP  
Local Resident, Brandon Street SE17 1AA  
Local Resident, Market Place Blue Anchor Lane SE16 3UQ  
224-236 Walworth Road London SE17 1JE  
Local Residents, Sutherland Square SE17 3EQ x 3  
36 Dartford Street Walworth SE17 3UB

#### Internal services

##### Environmental Protection Team (Support with comments)

Air quality – Proposed residential accommodation will be positioned near existing flues associated with establishments where food is cooked. Recommend condition requiring details of glazing treatment and ventilation to ensure good internal air quality to new residential units and internal noise.

Land Contamination – a detailed quantitative risk assessment is recommended to be submitted prior to any development alongside a remediation strategy.

Ventilation Statement – See comments on air quality.

Acoustic report – Conditions are recommended concerning plant noise, internal noise levels and transmission of noise from the proposed D1 use and proposed residential accommodation.

Construction management –An environmental management plan providing details of the demolition and construction phase of the development is recommended to ensure works would minimise impacts on nearby residents.

##### Transport planning (Support with comments)

The following concerns have been identified:

- The main access entrance to the site is very narrow and so there is a high potential

for conflict between pedestrians, cyclists and vehicles on this narrow entrance given the proposed intensity of development.

- There is a concern that vehicles entering the site will not be able to do so when another vehicle is leaving. This will result in vehicles reversing onto Walworth Road to allow a vehicle to exit, or, waiting on Walworth Road to allow a vehicle to leave. This is unacceptable and will significantly affect the safe operation of the street for other vehicles, cyclists and pedestrians and cause unnecessary delays to bus routes.
- The crossing of the pavement for access is considered a high risk for pedestrians and will create a detriment to pedestrian flows. This makes this development unacceptable.
- The Construction Management Plan (CMP) included with the application is too vague. It does not consider the safety implications of crossing the pavement, nor the likely impact on vehicles waiting to enter the site whilst another vehicle is exiting or on site, which will cause considerable impacts to the traffic and buses on Walworth Road. Further more it does not include an estimate of the number, size and timing of construction traffic.
- The CMP identifies the lay-by to the north of their entrance as a potential overspill area. This is not considered acceptable. The loading bay is in constant use by vehicles making deliveries to the shops. It would be a detriment to the area, increase congestion and will cause shops and business along that section of the street to encounter unacceptable impacts to their economic activity to use this lay-by for construction traffic.

#### Recommendations:

A traffic light management system has also been proposed to address the transport related concerns identified above. In the event of approval, these details should be secured by condition, approved and implemented prior to any works on site.

#### Car parking

- The application states the site will be car free and a legal agreement must be entered into before a decision is granted.

#### Servicing deliveries and refuse collection

- a full delivery and servicing plan is required

#### Flooding and Drainage Team (Support with comments)

The drainage strategy prepared by RPS submitted shows the existing and proposed drainage system on the site and I am satisfied that there is sufficient representation of both of these from the reporting, drawings and calculations.

In the event of approval, the developer would need to indicate what areas are anticipated to flood and to what extent. We would need to be satisfied that the design has taken account of the potential for this flooding and that the flood risk impacts are reduced to the development. This could be achieved by providing a relatively steep cross-fall on the roads away from the buildings to keep water away from the thresholds and potentially by increasing the diameter of the manholes in this section of the network. If this cannot be achieved, we would look for flood resilience measures to be provided to the ground floor of the building.

The proposed drainage strategy includes provisions for green roofs, permeable paving and water butts. All of these are SuDS systems that would be welcomed by the flood and drainage team.

## **Statutory and non-statutory organisations**

### Transport for London (Support with comments)

The site is located on Walworth Road, which forms part of the Strategic Road Network (SRN). While the borough is the highway authority for this road, TfL have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact upon the SRN.

This is a car-free scheme apart from the provision of four spaces for Blue Badge holders and is welcomed by TfL. The provision of Blue Badge parking should be secured by planning condition. TfL also requests that the applicant enters a legal agreement preventing residents from applying for local on-street parking permits.

72 cycle parking spaces will be provided for the student accommodation, 12 for the self-contained dwellings, 4 for the medical centre and 6 for visitors. This provision is considered to be in accordance with London Plan standards and cycle parking across the site should be secured by condition.

TfL also welcomes the provision of plans that set out construction logistics and the requirements for managing student arrivals and departures at the beginning and end of term. These plans should be finalised and approved by LB Southwark prior to works commencing on site and occupation of the premises respectively and should be secured by condition.

In accordance with London Plan policy 6.3, a full travel plan should be submitted for the student accommodation element of the scheme. This should be prepared in accordance with TfL's Travel Planning Guidance and should include objectives, targets for mode share and a package of measures that promote sustainable travel to and from the site. Information should also be provided on management, monitoring and finance. TfL requests that the travel plan is secured by appropriate legal agreement.

Subject to LB Southwark imposing the conditions and obligations requested above, TfL would not object to this application being approved

### Environment Agency (Support with comments)

No objection to the planning application as submitted, subject to the conditions in respect of ground water and land contamination and details setting out flood mitigation and surface water management measures. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

### Thames Water (Support with comments)

No impact 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 impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Water Comments - on the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### London Fire and Emergency Planning Authority (Support with comments)

Thank you for your letter received by our office 15<sup>th</sup> May regarding ref; 14/AP/0833 - 237 Walworth Road SE17 , I can confirm no further action is required by our office and we are happy for the works to go ahead as planned.

#### **Neighbours and local groups**

##### Walworth Society, Local Group (Comments)

These comments come from the Walworth Society. The Walworth Society has more than 400 members in the Walworth area and aims to be a voice for people in Walworth, to preserve and protect its architectural heritage and to protect and help improve its green and open spaces.

These planning applications were discussed at our meeting of Thursday 5<sup>th</sup> June which was attended by more than 30 local residents. Initially we would like to express our concern about the statement of community involvement ([http://planningonline.southwark.gov.uk/DocsOnline/Documents/351588\\_1.pdf](http://planningonline.southwark.gov.uk/DocsOnline/Documents/351588_1.pdf))

which states on page 9 that the Walworth Society was contacted by the applicants.

While we did come across the applicants when they attended an Elephant & Walworth Neighbourhood Forum meeting, we would suggest that Southwark Council is extremely cautious about claims concerning the degree of engagement which has occurred with local community groups and the degree to which the applicant's thinking has evolved based upon that engagement. At the meeting that they attended (to which they had not been invited or expressed a desire to attend in advance), no substantive engagement took place and there was no follow up as to how their thinking had evolved in any way. After that meeting I suggested to the applicants that they might like to engage with Walworth Society members either with information about the development or attend a meeting to outline their plans. We have received no response from them or any contact since that time.

This issue is important as significant engagement with local groups is claimed.

The principal issue which was raised at our 5<sup>th</sup> June meeting was the degree to which Cooltan Arts would be accommodated within the latest planning application. We understand that in the s106 agreement for the lapsed planning application, Cooltan Arts would be accommodated in any new development. We remain concerned that the agreement with the applicant which relates to the current applications does not meet the needs of Cooltan Arts sufficiently. We would underscore the importance of Cooltan Arts as a local charity and organisation and the significance of the work they do on behalf of the community in Walworth and more widely across Southwark.

We would request that any agreement with the applicant seeks to meet the needs of Cooltan Arts as has always been envisaged in the development of this site.

Re-consultation: The comments raised in the initial letter were re-iterated in response to re-consultation. The Walworth Society are concerned that the applicant has ignored the s106 protection that CoolTan have on the site and request that any redevelopment of the site takes account of the needs of CoolTan Arts as always had been envisaged.

#### Elephant Amenity Network (Objection)

I am objecting on behalf of the Elephant Amenity Network to the above planning application. CoolTan Arts is an important local mental health charity, based in the Walworth Rd. It does significant work on behalf of the community in Walworth and across Southwark. It is supported by Southwark Council and the South London and Maudsley College and the value of its work is widely recognised.

We understand that a Section 106 protection order was signed by all parties and obliged the developer of this site to provide for sale to CoolTan Arts of a ground floor 2,500 square metre office and studio space, with the understanding of a possible further 1,000 square metres, a garden, and 3 disabled parking places. We further understand that a reconsultation is occurring on this planning application and if so wish to comment on it.

This application appears to ignore the s106 protection that CoolTan have for the site. The new developers, Goldcrest met and spoke with CoolTan CEO Michelle Baharier, and are well aware of the Cooltan Arts agreement and its needs. Goldcrest bought the site knowing full well that CoolTan Arts has a Section 106 protection.

Currently CoolTan has a limited 3 year lease at 224-236 Walworth Road. The current premises are unsuitable as they are not on the ground floor and do not have their own entrance. It is imperative that CoolTan Arts is able to move back to home at 237 Walworth Rd, with the right to buy outright, with car parking and garden space as per the

s106 agreement.

We also note that the application entails the loss of employment land (Planning Statement 6.4-6.12). The applicant believes this to be justified on various grounds; notwithstanding the merit of these arguments we believe the provision of premises for CoolTan Arts would mitigate any loss of employment land and therefore should be given due consideration.

We therefore request that any approved planning application meets the needs of CoolTan Arts, as has always been envisaged in the development of this site.

We also object that the application does not comply with Policy SP6 of Southwark's Core Strategy, which requires that 35% by habitable room be affordable housing. This is acknowledged by the applicant in their Planning Statement (para 6.35) which gives a figure of 26.4% affordable housing. We note that a later document (Affordable Units Room Schedule PO8 21 May 2014) appears to reduce the number of affordable housing units from 9 in the Planning Statement (para 6.32) to six units and would be grateful if you would confirm whether or not the number of habitable rooms would remain at 26.4%.

We note that the applicant says that the level of affordable housing will be justified by a 'viability assessment'. We would therefore be grateful if that could be forwarded to us. We would also be grateful if you could say how this will be evaluated by Southwark Council.

#### Southwark Arts Forum (Comment)

I am writing regarding an obligation in the section 106 agreement which accompanied a planning application for land at 237 Walworth Road. Planning permission was granted in January 2008 – application reference number 07-AP-2320 – and the section 106 agreement was signed.

Section 6.1 of the agreement states the obligation of the developer to CoolTan Arts:

‘...The Developer covenants with the Council that within two months of the date of this Agreement it shall serve notice in writing on CoolTan Arts offering to enter into negotiations with CoolTan Arts for the letting of not less than 203 square metres of floor space (‘the Floor Space’) within the Development...’

The CEO of CoolTan Arts, Michelle Baharier, has had unsatisfactory communication with the Developer, who has offered a sum of money in order that CoolTan Arts not enforce the obligation. This offer was declined.

We ask that the planning application be monitored in order that a breach does not occur and that a purpose-built space be provided for CoolTan Arts, in accordance with the section 106 agreement.

Southwark Arts Forum is a leading cultural agency for the borough and Cooltan is one of our members.

#### Local volunteer (Staff) , Cooltan Arts (Objection) x 7

I am a participant at CoolTan Arts, a mental health charity in the Walworth Road, which has helped me to stay well and manage my mental health. I am driven to write this letter because CoolTan Arts was given a protected section 106 on its old site on Walworth Road SE171RL. The site was going to provide CA with a ground floor 2000 square meters and the possibility of another 1000, plus a garden and disabled parking. I am

concerned that the new developer has not included CoolTan into its plans and I object to this.

CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually in an area with one of the highest levels on mental ill health in Europe.

We want this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision.

CoolTan provides training and experience for volunteers and participants to help them get back into work.

We object to this planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs

All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs.

- Community facility and health provision should be an integral part of master plans and larger developments.

There is an enormous need in Southwark for mental health services and CoolTan Arts helps to relieve that pressure on already-stretched services.

If this application is to be decided by councilors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

#### Volunteer Coordinator, Cooltan arts (Objection) x 10

As a staff member at CoolTan Arts (CA), arts and mental health charity in the Walworth Road, I am compelled to write this letter. In January 2007 a written and signed section 106 protection was attached to an original Southwark Planning Department application submitted by Walworth Road, LTD for 237 Walworth Road, SE17 1RL (Ref #: 07/AP/2320). The Section 106 protection order was signed by all parties and obligated the developer to provide for sale to CoolTan Arts a ground floor 2000 square meter office and studio space with the understanding of a possible further 1000 square meters, a garden with 3 disabled parking places.

Seven years later in March/April 2014 Goldcrest, the new developers, put in an application under cover of two separate, but similar Southwark Planning applications. They are well aware of CoolTan Arts agreement and needs as Michelle Baharier CEO, has met and spoken to them. They bought the site knowing full well that CoolTan Arts has a Section 106 protection, which they seem to be ignoring.

I am concerned that the new developer has not included CoolTan Arts into its plans, and outright object to this. CoolTan Arts was originally located at 237 Walworth Road, which is the primary reason for the original Section 106 agreement was made. CoolTan Arts works with 1743 people face-to-face and outreaches to 250,000 people annually, and provides training and experience for people with mental distress, volunteers and participants to help them get back into work.

Currently CoolTan Arts has a limited 3 year lease across the road from the site at 224-236 Walworth Road. It is unsuitable as it is not on the ground floor and we do not have our own entrance. It is imperative we move back to our 'spiritual home' at 237 Walworth Rd, with our right to buy outright, with car parking and garden space in our 'spiritual' home.

I respectfully demand this planning to be stopped as it does not respect the urgent need for community mental health and well-being provision in this area of Walworth Road. I object to this woeful planning application being granted and believe that it contradicts key policies in Southwark's Development Plan such as:

- SP 9 Meeting community needs  
*"All developments should, where appropriate, enable growth and development of education, community and welfare services in line with the community's needs".*
- *"Community facility and health provision should be an integral part of master plans and larger developments."*

Southwark has the largest mental health population in Western Europe and the greatest need for excellent services. CoolTan Arts helps to relieve that pressure on already-stretched services costs.

Furthermore, this application for 68 student units is in an area where we have high student accommodation already owned by Goldcrest, where his B1 units in fact remain empty. A former factory the site at 237 is an industrial site that was a place for employment and work. With massive redevelopment of housing units, it is an unsuitable space for accommodation due to having only a one way entrance meaning people could be at risk of death if a fire or ambulance service were ever needed.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

Local resident, Dartford Street, Walworth, London, SE17 3UB (Objection)

It would seem the rights and interests of CoolTan Arts are being disregarded? Please ensure that they are NOT!

Local resident, Sutherland Square, SE17 3EQ (Objection)

I would like to press for CoolTan Art's being allowed to move back to 237 Walworth Road as previously agreed. Their present premises are inadequate.

Local resident, Sutherland Square, SE17 3EQ (Objection)

See comments under Elephant Amenity Group.

Local resident, Roffo Court, Boundary Lane, London. SE17 2FP, (Objection)

One of Walworth's most important local charities, CoolTan Arts's work has a significant positive impact on the local community and Southwark as a whole.

It is my understanding that a Section 106 protection order was signed by all the parties involved, and this order obliged the developer to provide for sale to CoolTan Arts a ground floor 2,500 square meter office and studio space. There was a further understanding of a potential 1,000 square meters, a garden and 3 disabled parking spaces. I have heard that there is a pre-consultation on this planning application and I would like to make a comment.

Goldcrest, the new developers, have submitted an application that doesn't recognize CoolTan Art's s106 protection on the site. Michelle Baharier, CoolTan Arts's CEO, has met with Goldcrest, so they can't claim they were unaware of CoolTan's position when they bought the property.

While CoolTan currently have a limited 3 year lease nearby, the premises are far from



suitable for their needs: which include a ground floor location and separate entrance, neither of which are present in their current site.

As a result, it is vital that they be permitted to return to 237 Walworth Road and have the right to buy the office space, including parking and garden space in accordance with the s106 agreement.

I thus request that any agreement with the applicant should meet the needs of CoolTan Arts, which has always been envisaged in the development of the site.