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<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 17 September 2019	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 19/AP/0750 for: Full Planning Application  <b>Address:</b> 5-9 ROCKINGHAM STREET & 2-4 TIVERTON STREET, SE1 6PF  <b>Proposal:</b> Demolition of existing buildings and erection of a 21-storey building (Maximum height 70.665m AOD) with basement to provide 6,042.3sqm (GIA) of new commercial floor space and redevelopment of 3 railway arches to provide 340.1sqm of flexible commercial space (Use Classes A1,B1,D1,D2) with associated cycle parking storage, waste/recycling stores and new public realm.		
<b>Ward(s) or groups affected:</b>	Chaucer		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 20/03/2019		<b>Application Expiry Date</b> 19/06/2019	
<b>Earliest Decision Date</b> 13/04/2019			

### RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 22 November 2019.  
  
b) In the event that the requirements of (a) are not met by 22 November 2019, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 126 of this report.

### EXECUTIVE SUMMARY

2. The proposal comprises the demolition of existing buildings and erection of a 21-storey building with basement to provide 6,042sqm (GIA) of new commercial floor space and redevelopment of three railway arches to provide 340.1sqm of flexible commercial space (Use A1,B1,D1,D2) including associated cycle parking storage and waste/recycling stores, and new public realm.
3. The provision of over 6,000sqm of office floor space (Use Class B1) and the introduction of new commercial uses within the rail arches opposite the site would be a key material benefit of the proposed development in accordance with the land use policies of the Elephant and Castle Opportunity Area (E&COA) Supplementary Planning Document (SPD). The proposal would also secure 10% of the proposed

office floor space as affordable workspace, at a discount of 25% below market rates for a period of 30 years. The employment space would generate up to 500 new full-time jobs.

4. The development is situated in a location where tall buildings are considered to be appropriate subject to demonstration that they would provide an exemplary standard of design. The proposed development would be of a quality of design that is exemplary given the constrained nature of the site and it would bring improvements to the public realm around the building including opening up a small section of public realm between the proposed building and the railway viaduct. This area would contribute to the Low Line which could link with other sections if they can be delivered in the future.
5. The development is 'car-free' and would provide cycle parking and changing facilities for employees at the ground floor and basement level.
6. There have been a number of local objections to the proposals in relation to the impact on daylight and sunlight and it is noted that there would be some impacts on daylight and sunlight to neighbouring properties. However these are considered to be acceptable within the flexible application of the BRE guidelines in highly urbanised locations in the context of the wider material benefits of increased employment associated with the development.
7. In relation to energy the applicants are targeting a 61% reduction in CO2 emissions over Building Regulations (2013) and the main building would achieve BREEAM rating of "Excellent".
8. Overall, the benefits of the proposal are considered to outweigh the harm caused, and it is recommended that planning permission be granted, subject to conditions and the signing of a S106 agreement and referral to the GLA.

## **BACKGROUND INFORMATION**

9. This site has an extant consent for the demolition of existing buildings and erection of a 13 storey building to provide 30 residential units and a restaurant on the ground floor which was granted permission with a legal agreement on 14 October 2014. The applicants have stated that this permission has been implemented as existing buildings on the site were demolished and all pre-commencement conditions were discharged. An application was made for a certificate of lawfulness to confirm that the permission had been implemented (our ref 18/AP/2902). However the application was withdrawn when the previous owners sold the site to the current applicant. The new proposals differ from the approved development in the following way:
  - The development site has been enlarged to include an additional railway arch and land adjacent to the viaduct.
  - The height of the proposed building would be greater than the approved scheme, now up to 70.665m AOD from 43.15m.
  - The proposed development is now a fully commercial scheme rather than a residential- led development.

## **Site location and description**

10. The site has an area of 0.0783ha and is triangular in shape. It is bounded by Rockingham Street to the south, Tiverton Street to the west and the railway viaduct to the north east. It also includes three railway arches. Beyond the railway viaduct is the

Rockingham Estate which is a four-storey 1930s residential housing estate. To the south of the site is Metro Central Heights which is a grade II listed building which was originally constructed as an office block in the 1960s but was converted into residential flats in the 1990s. This is a series of blocks between 12 and 18 storeys in height.

11. Image 1: Aerial View of the Site from South



12. The area is characterised by a mix of uses and building types, including residential, education, office and retail uses. The surrounding existing building heights range from five to 40 storeys.

13. The site has the following designations:  
Central Activity Zone  
Air Quality Management Area  
Elephant and Castle Major Town Centre  
Elephant and Castle Opportunity Area

14. There are no listed buildings or structures within the application site, however there are a number of heritage assets within the local area. The closest of these are:

- Metro Central Heights, Newington Causeway (Grade II listed building);
- Michael Faraday Memorial, Elephant and Castle (Grade II listed building)

There are other heritage assets in the wider setting namely:

- Inner London Crown Court, Newington Causeway (Grade II listed building);
- Metropolitan Tabernacle, Newington Butts (Grade II listed building)

**Details of proposal**

15. The proposed development would involve the clearance of the rest of the structures on the triangular site to the west of the viaduct. A tall building, up to 21 storeys in

height, with basement and mezzanine level would be constructed on the site containing 6,042sqm of office (Use Class B1) floorspace, and ancillary café. 340.1sqm of commercial space with a flexible use (Use Class A1, B1, D1 and D2) is situated within three railway arches of the railway viaduct neighbouring the proposed building. Mezzanine floors and new frontages are proposed for the railway arches, which will also provide most of the cycle parking and bin storage for the wider scheme.

16. At ground and mezzanine floor levels the new building would be recessed on all sides to allow for the creation of a small area of public realm between the railway arches and the east elevation of the building and wider pavements on the two adjoining streets. This space adjacent to the viaduct would provide a short length of the Low-line. The space would have a width of 5.5m between the main elevation at the ground and mezzanine levels, and 3.5m between the nearest columns and viaduct, allowing for space for outdoor seating and short stay cycle storage. Some soft landscaping could also be provided in this space, which would link Rockingham Street to Tiverton Street. While the area is small it does have the potential to link with other sections of the Low-line should they come forward with the redevelopment of neighbouring sites.
17. The upper floors would step out at first floor level and would over-sail the area of public realm on all sides. A row of columns is proposed along the section of Low Line as supporting structures of the upper floors. The proposed building would step out further towards the railway viaduct at the third floor level, but maintains some clear space and sky view between the viaduct and the building.
18. The employment floor space would be provided as open plan Class B1 office space and would be accessed from two separate entrances; one from within the new public realm closest to Rockingham Street and the other on the northern corner facing towards Tiverton Street. There would be a central core with two lifts and staff facilities accessed from this. Each floor would have a floor plate of approximately 310sqm including services. The top of the building on the nineteenth floor would have the core and lift overrun as well as the air source heat pump and building maintenance unit. This would have an area of approximately 65sqm.
19. A modular cladding system is proposed with a bronze coloured aluminium frame and green coloured corrugated effect cladding providing vertical strips over the aluminium cladding. The proposed glazing which would be recessed behind this cladding gives texture and depth to the three sided tower.
20. During the course of the application additional information has been submitted to respond to concerns raised by Network Rail in relation to the proximity of the building to the viaduct. The additional information demonstrates that there would be sufficient separation distances between the proposed building and the viaduct. Network Rail have reviewed the proposals and are satisfied that sufficient space would be retained to allow for maintenance of their assets and the building without disrupting train movements. In addition to this a clarification letter has been sent out to all consultees clarifying the description of development as a 21-storey building rather than 19-storeys.

### **Planning history**

21. 13/AP/3450 Application type: Full Planning Application (FUL)  
Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m<sup>2</sup> restaurant (A3 use) at part basement/part ground floor level and

mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage  
Decision date 14/10/2014 Decision: Granted with Legal Agreement (GWLA)

The applicants state that the above permission was implemented with the demolition of the existing buildings on site occurring prior to the expiry of the 3 year permission period on 13/10/2017.

Image 2- Approved 2014 Development



22. 18/AP/2902. Certificate of Lawfulness (Proposed) to confirm that planning permission 13-AP-3450 for 'Demolition of existing buildings and redevelopment of site to provide a 13 storey building with 30 residential units (comprising 9 x 1 bed, 17 x 2 bed and 4 x 3 bed units) and 373m<sup>2</sup> restaurant (A3 use) at part basement/part ground floor level and mezzanine storage with the provision of 2 disabled car parking spaces and associated refuse and cycle storage' as been implemented.

This application was not determined and was withdrawn by Metropolitan Housing when the site was sold to Joseph Homes.

23. 18/EQ/0154 Application type: Pre-Application Enquiry (ENQ)  
Demolition of buildings and redevelopment of site to provide a 26 storey building with 86 residential units and commercial space at ground and mezzanine levels. The proposals also included alterations to adjacent railway arches  
Decision date 27/09/2018 Decision: Pre-application enquiry closed (EQC)

Council officers advised that the height of the proposed building was too tall particularly when assessing the impact of the proposed development on the neighbouring Listed Metro Central Heights.

## **Planning history of adjoining sites**

### 24. Signal Building:

12/AP/0120. Variation of conditions 2, 3, 4, 10, 25, 31 & 37 of planning permission 09-AP-1940 dated 16/11/2011 (for the demolition of existing building and erection of 22 storey mixed use building incorporating a 65 sqm cafe/kiosk, 366sqms of commercial floorspace and 38 residential units with basement area containing plant and an energy centre, and two wind turbines at roof top level).

Granted 27/03/2012 and building now complete

### 25. Eileen House/251 Southwark Bridge Road:

09/AP/0343. Demolition of existing building and erection of a 41 storey (128.7m AOD) building and separate 8 storey (35.60m AOD) building incorporating 270 private flats (16 x studio, 126 x 1-bed, 92 x 2-bed and 36 x 3-bed), 65 intermediate flats (17 x 1-bed, 44 x 2-bed and 4 x 3-bed), 4,785sq.m. of office (Use Class B1) and 287 sq.m. of retail (Use Class A1-A5), together with 34 disabled car parking spaces, 44 motorcycle spaces and 411 cycle spaces within 2 basement levels, plus associated servicing facilities (4,626sq.m.) and public realm improvements including creation of a residents' garden (458sq.m.) and University Square (2,768sq.m.).

Granted 01/12/2011 and building now complete.

## **Summary of consultation responses**

26. Consultation letters were sent to over 1,100 local addresses. At the time of writing, a total of 13 consultation responses and one petition with 42 signatures have been received in objection to the proposed development. There has also been one letter of support. Additional letters were issued to neighbours on 28 June 2019 clarifying the height of the building as 21 storeys, including the mezzanine level.

27. The petition was signed by 42 residents of Metro Central Heights. This raised the following concerns:

#### 1. Height

- The building is 21 storeys in height taking into account the mezzanine and ground floor
- The justification of additional storeys on grounds of viability is not valid as the previous decision in 2013 determined that a 13-storey building was viable.
- The E&COA SPD allows for some tall buildings but not on all sites.
- The building is outside the SPD's central area and does not demonstrate any of the strategy points listed for a tall building justification.
- Metro Central Heights is a 16 storey building and not 20 as listed in submission documents. It is also Grade II listed and will be harmed.

## Officer comment



The original description referred to the proposed building as a 19-storey building as there was a ground floor with mezzanine and 18 floors of office space above this. The lift and core over run extend up above this and create an additional floor at the roof level. The description has been revised to advise that the building is 21 storeys in height with the maximum height above AOD also referred to.

## 2. Public Realm

- The public realm proposed is not sufficient and the units within the arches are of poor quality. No soft landscaping is proposed.

### Officer comment

The proposal would provide additional public realm where currently there is none. The area of public realm at ground floor level, not including the widened pavements on neighbouring streets, would be approximately 160sqm. While there is limited opportunity to provide soft landscaping in this space it provides improved permeability and is considered to be a suitable provision given the constraints of the site.

## 3. Servicing

- There is no provision of loading bays or waste collection on site. This will cause noise nuisance and disturbance for neighbouring residents when it is collected/serviced given the existing narrow streets. Construction traffic will be problematic given the small area of the site.

### Officer comment

The transport impacts of the proposal are covered in paragraphs 112-121 below. A Delivery and Servicing Plan would be sought by condition.

## 4. Community Involvement

- Public were misled during public consultation as they were told the use was not decided.
- The objections to height were not properly noted.

### Officer comment

The applicants have submitted a statement of community involvement and have prepared an engagement summary appended to this report. This summarises the extent of consultation undertaken and changes to the proposals that occurred following the consultation events.

## 5. Community benefits

- There is no affordable housing. The CIL contribution is a token gesture compared to what could have been received if it were a residential scheme. Only 4,100sqm of the office space would be usable. This would not be a viable scheme.

### Officer comment

The CIL contribution would be smaller than if the proposed development were a residential scheme however the proposed development would make an efficient use of an existing brownfield site and there would be wider community benefits that would accrue as a result of the increased employment on site and the additional footfall that the proposals would bring to the local area. The section 106 contributions sought as part of the development are set out in paragraphs 122-125 below.

## 6. Privacy/Loss of light calculations

- Windows are only 20m from the north block of Metro Central Heights. The offices will overlook bathrooms and bedrooms causing overlooking and loss of privacy.
- The proposal does not take into account the cumulative impact of this site with 87

Newington Causeway, 251 Southwark Bridge Road and the future redevelopment of the Salvation Army Site.

Officer comment

Officers have concluded that while there would be some harm to the amenity of neighbouring residents in terms of daylight impacts, the level of impact reflects the highly urbanised location and is consistent with impacts deemed acceptable on other similar developments. The impact on amenity is assessed in more detail in paragraphs 58-81 below.

28.	Objection	Officer comment	Raised
	<p>The proposed building is of an excessive height and scale which will result in loss of light to residential properties at:</p> <ul style="list-style-type: none"> <li>- Metro Central Heights;</li> <li>- Rockingham Estate</li> <li>- 89 Newington Causeway</li> </ul>	<p>The daylight and sunlight assessment has been considered in full in paragraphs 58-81 below. The proposed development is likely to have a noticeable impact on daylight and sunlight to neighbouring buildings particularly those on Metro Central Heights and at Stevenson House. However the daylight effects are considered to be reasonable given the urban town centre location.</p>	8
	<p>The proposed development is of a scale which is too large for the site.</p>	<p>The acceptability of a tall building in this location is discussed in the text of paragraphs 82-101 below. The proposed development is in an area appropriate for tall buildings and given the support of the GLA within the Stage 1 response and the other positive aspects of the proposal, on balance the height is considered to be acceptable.</p>	5
	<p>Cumulative disruption from construction noise and vehicle movements from this and other development sites in the area</p>	<p>A draft construction management plan was submitted with the application. A condition would require another version to be submitted for approval to show how noise and disruption to the highways and surrounding properties would be minimised during the demolition and construction periods.</p>	2
	<p>Cumulative impact of another tall building in an area that was not originally designated for tall buildings.</p>	<p>There is policy support for a tall building within CAZ and the Elephant and Castle Opportunity Area Core.</p>	2
	<p>The proposed tall building would have a detrimental impact on the setting of Metro Central Heights.</p>	<p>This matter is covered in paragraphs 102-106 below. It is the view of council officers that there would be less than substantial harm and the benefits associated with the proposed</p>	1

	development would outweigh the very limited harm to the setting of the listed buildings.	
Social infrastructure (including public transport and local parks) in the area is already over capacity and inadequate for developments of this scale.	The impact of the proposed development on local transport infrastructure has been assessed by TFL and the Councils Transport Planners. They have advised that the proposed development would have an acceptable impact on local transport infrastructure. Should the proposed development go ahead Mayoral CIL payments would be secured and wider transportation benefits would be secured as part of the Section 106.	2
The proposed development is of no benefit to existing residents of nearby buildings.	As part of the Section 106 the Council would secure improvements to the public realm around the site and benefits in the form of jobs during construction and within the end use.	1
Commercial space is inappropriate in a residential area.	The site is within the Central Activities Zone and Elephant and Castle Town Centre. It is an appropriate area for commercial uses.	1
The proposed development would overshadow Metro Central Heights	The proposed development is situated to the north east of the residential units at Metro Central Heights. Given the path of the sun there would be limited incidents of overshadowing.	1
Loss of privacy for residents of Metro Central Heights.	This is covered in paragraph 80 of the report below.	1
The proposed development would not provide any affordable housing and would fail to address the housing needed in this area.	There are no policy requirements for planning applications for employment uses to provide affordable housing. As set out in paragraphs 46-56 it is an appropriate location for an office use.	1
A tall building would have a high energy demand and unless it is building to the highest energy efficient standards then it will become a contributing factor to the climate emergency	Energy is covered in paragraphs 128-134 of this report	1
The proposed development would result in increased congestion and parking.	The proposed development is in an appropriate location for car-free development given the excellent public transport accessibility and its location within a Controlled Parking	1

	Zone. An obligation will be required removing the rights for employees based at the development to obtain a parking permit.	
Obstruction of view from Metro Central Heights	The right to a private view is not considered to be a matter which the planning system can preserve.	1
The tower should comply with updated regulations in light of Grenfell	The council consulted the London Fire and Emergency Planning Authority as part of the proposal at the date of publication no response has been received. Further details of materials would be sought by condition. The materials would also need to comply with the relevant Building Regulations.	1
Loss of value for neighbouring properties	Loss of value of property is not a matter which can be taken into account when assessing the material impacts of a proposed development.	1

One comment was received in support of the proposals.

The applicant issued a response to the petition directly to the neighbours, and this has also been uploaded onto the council's website.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

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

- Principle of the proposed development in terms of land use
- Design, heritage assets and tall buildings including views
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Transport and servicing
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Sustainable development implications
- Archaeology
- Wind microclimate
- Ecology
- Planning obligations (S.106 undertaking or agreement)
- Mayoral and Borough community infrastructure levy (CIL)
- Statement of community involvement
- Other matters.

## **Adopted planning policy**

### National Planning Policy Framework (NPPF)

30. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
31. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
32. Chapter 2 Achieving sustainable development  
Chapter 6 Building a strong, competitive economy  
Chapter 7 Ensuring the vitality of town centres  
Chapter 8 Promoting healthy and safe communities  
Chapter 9 Promoting sustainable transport  
Chapter 11 Making effective use of land  
Chapter 12 Achieving well-designed places  
Chapter 14 Meeting the challenge of climate change, flooding and coastal change  
Chapter 15 Conserving and enhancing the natural environment  
Chapter 16 Conserving and enhancing the historic environment

### London Plan 2016

33. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
34. Policy 2.10 – Central Activities Zone – Strategic Priorities  
Policy 2.11 – Central Activities Zone – Strategic Functions  
Policy 2.13 – Opportunity areas and intensification areas  
Policy 2.15 - Town Centres  
Policy 2.18 – Green infrastructure: The multifunctional network of green and open spaces  
Policy 3.2 – Improving health and addressing health inequalities  
Policy 4.2 - Offices  
Policy 4.3 - Mixed use development and offices  
Policy 4.7 - Retail and Town Centre Development  
Policy 4.8 - Supporting a Successful and Diverse Retail Sector  
Policy 4.9 – Small shops  
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 5.4A - Electricity and gas supply  
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 5.10 - Urban greening  
Policy 5.1 - Green roofs and development site environs  
Policy 5.12 - Flood risk management  
Policy 5.13 - Sustainable drainage  
Policy 5.17 – Waste capacity  
Policy 5.21 - Contaminated land  
Policy 6.3 – Assessing the effects of development on transport capacity  
Policy 6.9 - Cycling

Policy 6.10 - Walking  
 Policy 6.13 - Parking  
 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 7.7 - Location and design of tall and large buildings  
 Policy 7.8 - Heritage assets and archaeology  
 Policy 7.11 – London view management framework  
 Policy 7.12 – Implementing the London view management framework  
 Policy 7.14 – Improving Air Quality  
 Policy 7.19 – Biodiversity and Access to Nature  
 Policy 7.21 - Trees and woodlands  
 Policy 8.2 - Planning obligations  
 Policy 8.3 - Community infrastructure levy

Core Strategy 2011

35. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:
36. Strategic policy 1 - Sustainable development  
 Strategic policy 2 - Sustainable transport  
 Strategic policy 3 – Shopping, leisure and entertainment  
 Strategic policy 10 - Jobs and businesses  
 Strategic policy 12 - Design and conservation  
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (saved policies)

37. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:
38. Policy 1.1 - Access to employment opportunities  
 Policy 1.4 – Employment sites outside of preferred office locations and preferred industrial locations.  
 Policy 1.5 - Small business Units  
 Policy 1.7 – Development within town and local centres  
 Policy 2.5 - Planning obligations  
 Policy 3.1 - Environmental effects  
 Policy 3.2 - Protection of amenity  
 Policy 3.3 - Sustainability assessment  
 Policy 3.4 - Energy efficiency  
 Policy 3.6 - Air quality  
 Policy 3.7 - Waste reduction  
 Policy 3.8 – Waste management  
 Policy 3.9 - Water  
 Policy 3.11 - Efficient use of land  
 Policy 3.12 - Quality in design

- Policy 3.13 - Urban design
- Policy 3.14 - Designing out crime
- Policy 3.15 - Conservation of the historic environment
- Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 - Archaeology
- Policy 3.20 - Tall buildings
- Policy 3.28 – Biodiversity
- Policy 5.1 - Locating developments
- Policy 5.2 - Transport impacts
- Policy 5.3 - Walking and cycling
- Policy 5.6 - Car parking
- Policy 5.7 - Parking standards for disabled people and the mobility impaired

#### Supplementary Planning Documents

- 39. Sustainable design and construction SPD (2009)
- Sustainability assessments SPD (2009)
- Sustainable Transport SPD (2010)
- Section 106 Planning Obligations/CIL SPD (2015)

#### Greater London Authority Supplementary Guidance

- 40. Use of planning obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy (2013)

#### Area based AAP's or SPD's

- 41. Elephant and Castle SPD/OAPF 2012

### **Emerging planning policy**

#### Draft New London Plan

- 42. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. The examination in public commenced on 15 January 2019 and concluded in May 2019. At this stage of preparation it can only be attributed limited weight. However, the emerging policies are referenced by the Mayor in all responses to applications. The Stage 1 report from the Mayor on this application placed weight on the draft London Plan policies in its conclusion on the merits of the case. The following is not a comprehensive list of all policies which are relevant to this application, but an indication of key policies which are referenced in the suggested reasons for refusal, or where they are significant to some of the key considerations in the report.
- 43. GG5 Growing a good economy
- SD6 Town centres and high streets
- SD7 Town centres: development principles and Development Plan Documents
- D1 London's form and characteristics
- D8 Tall buildings
- E3 Affordable workspace

#### New Southwark Plan

- 44. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version

(Regulation 19) on 27 February 2018. The consultation on the New Southwark Plan Proposed Submission Version: Amended Policies January 2019 was completed on 17 May 2019. It is anticipated that the plan will be adopted in 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

45. Policy SP2 – Regeneration that works for all
- Policy SP3 – Best start in life
- Policy SP4 – Strong local economy
- Policy SP5 – Healthy active lives
- Policy SP6 – Cleaner, greener, safer
- Policy P12 – Design quality
- Policy P14 – Tall buildings
- Policy P15 – Efficient use of land
- Policy P26 – Office and business development
- Policy P28 – Affordable workspace
- Policy P30 – Town and local centres.
- Policy P42 – Healthy developments
- Policy P47 – Highways impacts
- Policy P48 – Walking
- Policy P52 – Car parking
- Policy P53 – Parking standards for disabled people and the mobility impaired
- Policy P54 – Protection of amenity
- Policy P55 – Designing out crime
- Policy P60 – Trees

#### **Principle of development**

46. A mixed use, employment-led development with flexible retail or gym/leisure uses on the ground floor is supported in this location. The site is within the Central Activities Zone (CAZ). The proposed development would provide over 6,500sqm of commercial floorspace. This is considered to be a significant benefit associated with the proposed development. The town centre uses would provide active frontages at the ground floor level as well as activity along the small section of Low Line created through the scheme.
47. Policy 2.11 of the London Plan relates to the Strategic Functions of the CAZ. It states that Boroughs should ensure that development proposals to increase office floorspace within the CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the Plan. Policy 2.13 relating to opportunity areas requires optimisation of residential and non-residential output and should contribute towards meeting the minimum guidelines for housing and/or indicative estimates for employment capacity as appropriate. Developments should also realise scope for intensification associated with existing or proposed public transport accessibility making better use of existing infrastructure and promote inclusive access including cycling and walking. The indicative employment capacity given for the Elephant and Castle is specified as 5,000 jobs. Policy 4.3 of the London Plan states that within the CAZ, increases in office floorspace, should provide for a mix of uses, unless such a mix would demonstrably conflict with other policies
48. The emerging New London Plan has revised the jobs figure target upwards for the Elephant and Castle Opportunity Area from 5,000 jobs to 10,000 jobs.



49. The Elephant and Castle Opportunity Area SPD (E&COA SPD) policy SPD 4 states that provision of new business space will be supported and must be designed flexibly to accommodate a range of unit sizes to help meet the needs of the local office market and SME businesses to remain in the area as they grow. While SPD21 of the same policy states that developments should provide active ground floor uses and increase the number of employment opportunities on the site.
50. Policy SPD1 of the E&COA SPD states that new retail development will be supported in the town centre and should strengthen links into the town centre by providing active uses on the main roads to the centre including London Road and Newington Causeway. SPD 7 states that private leisure facilities will be supported as part of a mix of uses in large developments.

#### Employment uses

51. The proposed redevelopment of this brown field site would result in the provision of over 6,000sqm of new office floorspace and the re-use of three existing arches. This is supported in local and regional planning policies which encourage the provision of employment uses within the CAZ and close to existing public transport infrastructure. The proposed increase in office floor space would make a significant contribution towards the regeneration of Elephant and Castle as a town centre and employment destination.
52. The applicant states that the proposed development would create space for 550 full-time employees. Using HCA employment density calculations for the proposed employment space and assuming the proposed arches were occupied as retail space, officers have calculated that the completed development could provide up to 529 new full time jobs.
53. The emerging New London Plan and New Southwark Plan place increasing emphasis on new developments providing affordable workspace. The proposed development would comply with this draft policy as the applicants have committed to providing 10% of the proposed floorspace as affordable workspace, at a discount of 25% below market rates for a period of 30 years. This affordable space would be provided within the main office building.
54. The development would therefore provide a significant increase in employment floorspace within the CAZ and the core area of the E&COA. The proposed alterations to the layout of the existing building rationalising the number of cores increases the efficiency of the existing space while also providing flexible layout that could serve a range of multiple tenancy options. This is in accordance with the relevant planning policies for this type of use and a key material benefit of the proposals.
55. Commercial uses would be provided in the units within the railway arches. The entrance to these would be along the proposed new section of Low Line opposite the entrance to the office space. These uses with new frontages would provide activity along this small section of public realm. The proposed mix of uses and the active frontages associated with these would accord with the requirements of the E&COA SPD and would strengthen the links into the town centre.

#### Conclusion on land use

56. The mix of uses proposed for the development would accord with the relevant planning policies. The increase in employment space would make a significant

contribution towards the floor space required to meet the existing and emerging jobs target for the opportunity area as set out in the London Plan. The development would include affordable office space in line with emerging NSP and draft London Plan policies. The provision of active town centre uses and permeability through the site at the ground floor level would also strengthen routes towards the centre of the area in accordance with the E&COA SPD. Given the small footprint of the site, it would not be feasible to integrate residential uses, which would require the introduction of an additional core into the building, seriously compromising the efficiency of the floorplate.

### **Environmental impact assessment**

57. The applicant did not make a screening request to determine whether an Environmental Impact Assessment (EIA) is required in respect of the proposed development due to the size and scale of the proposed scheme. The proposed development would not constitute EIA development and accordingly does not need to be supported by an Environmental Statement.

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

58. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for development where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

#### Daylight, sunlight and overshadowing

##### Daylight

59. The impact of the proposed development on neighbouring residents has been a significant concern of local residents, particularly those within Metro Central Heights. A full daylight and sunlight assessment has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight. The conclusions of this state that the reductions and retained daylight levels are commensurate with this urban locality. Officers have reviewed the daylight and sunlight assessment and note that while there are some impacts on the buildings surrounding the site, these are not unusual within built up town centre locations where buildings of scale are considered to be acceptable.
60. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy.
61. The BRE sets out three detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations.

The BRE have determined that the daylight (VSC) can be reduced by about 20% of the original value before the loss is noticeable.

62. This is supplemented by the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
63. In considering the impact upon sunlight, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. The BRE guidelines require that a window should receive a minimum of 25% of the annual probable sunlight hours, of which, 5% should be received in winter months. Where window sunlight levels fall below this recommendation, the window should not lose more than a 20% loss of its former value.
64. The Mayor of London's 'Housing SPG' (March 2016) advises that the BRE guidelines should be applied with an appropriate degree of flexibility and sensitivity to higher density development, especially in opportunity areas, town centres, large sites and accessible locations. It suggests that account should be taken of local circumstances, the need to optimise development and scope for the character and form of an area to change over time.
65. The NPPF (2018) states that planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development.
66. The daylight and sunlight assessment considers the impact on daylight for the following buildings:

67. Table 1 -

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Compliant (NSL)
Metro Central Heights	190	73	0
89-93 Newington Causeway	67	0	0
6-8 Tiverton Street.	9	3	0
Stephenson House	70	26	0
Rennie House, Bath Terrace	30	4	0
Rankin House	35	10	0
45 Tarn Street	21	10	0
Banks House	2	0	0

68. The table above highlights that the buildings with the highest number of non-compliant rooms for VSC are Metro Central Heights, Stephenson House, Rankin House and 45 Tarn Street.

69. Image 3 – Buildings Assessed for Daylight and Sunlight purposes



**Metro Central Heights**

- 70. Metro Central Heights is a resident complex containing five residential blocks ranging in height from 8-18 storeys. The Metro Central Heights block most affected by the development would be Metro Central Heights East. This block is 9 storeys in height and has residential units with windows facing directly north towards the development site. The facing windows on this block are situated around 27-30m from the development site. There are also windows on the east elevation of the north block at Metro Central Heights with more oblique views of the site. These would all be over 21m from the development.
- 71. A total of 190 windows on Metro Central Heights were tested in relation to VSC and of these 73 would not meet the recommended BRE criteria. Of these windows seven would experience declines of over 40%. Five of these occur as a result of having a low existing VSC which means that the percentage decline is high relative to the decline in total VSC. The remaining two windows would experience a relatively high percentage decline from 22.04 to 8.1 (63.25% decline) and 23.1 to 10.52 (54.46). These are the windows on the sixth and tenth floor of north block of Metro Central Heights which are flank wall windows and the rooms which they serve are dual aspect and have larger windows facing in an alternative direction. The applicants have tested all of the rooms served by the windows in relation to daylight distribution. As many of the windows which experience above BRE guideline reductions in VSC serve rooms are dual aspect or have additional windows, every room has been shown to comply with the NSL (daylight distribution) test and are considered to have good daylight distribution.
- 72. None of the windows of this property would be within 90 degrees of due south therefore there will be no impact on sunlight.

**Stephenson House**

73. Of the 70 windows tested 26 would not meet the recommended BRE guidelines for VSC. Of the 26 non-compliant rooms six would experience a reduction of over 40%, 20 would experience a reduction of between 20% and 25%. Of the six rooms with the most significant impacts, all have existing VSC levels of below 10% therefore any small reduction in absolute VSC levels appears as a very high percentage. These windows would be left with absolute VSC levels of between 2.14 and 4.75, which is very low. Therefore there will be some harm to these windows, however the absolute reductions are low and therefore the change will not result in a significant change to levels of light reaching these windows. The main reason for the existing low VSC levels is the presence of the deck accesses on Stevenson House which provide access to the flats on the floors above. The applicants have undertaken a test showing the results if the balconies were removed. This demonstrates that without the balconies on Stevenson House, the number of windows that would not meet recommended BRE guidelines would be 13 and the level of decline would be smaller. In addition to this when tested for impacts on daylight distribution all of the rooms tested would comply with BRE guidelines.
74. In relation to sunlight eight of the 70 rooms tested would experience reductions greater than recommended guidelines. Of these seven are reported as being already below the recommended guideline of 25% APSH. Again the deck accesses above these windows already have an impact on sunlight. Therefore while the proposed development would cause some harm in terms of loss of sunlight this is not considered to be of such an extent as to warrant refusal of an otherwise acceptable scheme.

#### **Tiverton Street**

75. Of the nine windows tested three would not meet the recommended BRE guidelines. Each of these rooms would experience VSC decline of between 20% and 25%. Two serve living/kitchen/dining rooms. When tested in terms of daylight distribution it should be noted that the decline in No Sky Line would be within the recommended BRE guidelines. In terms of sunlight there are three rooms facing towards the development which would be affected. Only one of these would not meet the BRE guidelines. This room would experience a reduction in APSH from 17% to 13%. The room would already be below the recommended 25% APSH and therefore a small reduction would not result in significant impact. The room served is also a bedroom, which are less sensitive in terms of reductions in sunlight. Given the context of the site within the CAZ and an area where tall buildings are considered acceptable it is considered that the impacts on daylight and sunlight to 6-8 Tiverton Street are appropriate.

#### **45 Tarn Street**

76. Of the 21 windows tested 10 would not meet the recommended BRE guidelines. The percentage reductions vary between 27.4% to 22.97% reductions. Of these all would have proposed VSC levels of over 15% and 6 out of the 10 would have proposed VSC levels of over 18%, which is considered to be reasonable in an urban environment such as this. 5 of the windows which do not comply serve rooms which are also served by windows that would comply with the BRE guidelines in respect of VSC. None of the windows of this property would be within 90 degrees of due south therefore there will be no impact on sunlight.

#### **Rennie House**

77. This property is situated to the east of the site on the opposite side of the viaduct and is a five-storey apartment block. 30 windows serving 30 rooms have been assessed. Of the 30 windows assessed four would not be compliant with the recommendations of the BRE Guidelines. Of the four non-compliant windows in relation to VSC these would experience declines of between 20.75%-26.60%. The absolute reductions would however be relatively small of between 1.06-1.29 in terms of absolute VSC. This is linked to the very low existing VSC's for these windows, which are a result of the existing deck accesses situated directly above them. All south facing habitable room windows within 90 degrees of due south were tested for sunlight impacts, the impacts identified would comply with the relevant BRE guidelines.

### **Rankin House**

78. This property is situated to the east of the site on the opposite side of the viaduct and is a 5 storey apartment block. 35 windows serving 35 rooms have been assessed. Of the 35 windows assessed 10 would not be compliant with the recommendations of the BRE Guidelines. Of the 10 non-compliant windows in relation to VSC these would experience declines of between 20.75%-26.76%. The absolute reductions would however be relatively small of between 0.16 -1.68 in terms of absolute VSC. Again, this is as a result of the very low existing VSC's for these windows, which are a result of the existing deck accesses situated directly above them.

### **Bank House and 89-93 Newington Causeway**

79. 69 windows were tested in relation to VSC at the above residential buildings. None would experience reductions beyond those recommended in the BRE guidelines. All south facing habitable room windows within 90 degrees of due south were tested for sunlight impacts, the impacts identified would comply with the relevant BRE guidelines.

### Privacy and overlooking

80. In order to maintain privacy the Council's Residential Design Standards SPD recommends a minimum separation distance of 12m between the fronts of buildings and any buildings which front a highway, and a minimum of 21m at the rear. The site of the development is such that the nearest neighbouring buildings are separated from the site by either roads or the railway line and the new development would be over 12m from the nearest facing residential buildings.

### Conclusion on residential amenity

81. The majority of windows tested would have impacts within the recommendations of the BRE guidelines. Whilst some windows experience changes to VSC beyond the BRE guidelines, and which would be noticeable to the occupiers, all rooms are compliant in terms of the BRE guidelines for Daylight Distribution, or No Sky Line, which tests the daylight penetration within a habitable room. Given the location within the CAZ and Elephant and Castle Opportunity Area, where more intensive development is expected, the impacts are on balance acceptable and reflect the advice in the new London Plan that such standards should be applied flexibly in order to optimise the potential of scarce urban land. As noted above the guidance within the BRE guidelines is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. There are some impacts which go beyond the recommended guidelines but these are not of such significance that it would warrant a reason for refusal on an otherwise acceptable development.

### **Design and impact on character and setting of local listed buildings**

82. The NPPF requires good design as a key aspect of sustainable development. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also provides advice regarding the conservation and enhancement of the historic environment. Where a proposal will lead to substantial harm to a heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.
83. The relevant London Plan design policies are 7.4 – Local character and 7.6 Architecture. These policies seek high quality architecture that responds positively to the character of the area, respects existing heritage as well as being of a scale, proportion and design which activates and appropriately defines the public realm. Buildings should also optimise the potential of sites. Policy 7.7 of the London Plan provides the criteria for where tall buildings should be located. These should be located within the CAZ, Opportunity Areas, or town centres that have good access to public transport. Tall buildings should only be considered in locations if they are the most appropriate way to achieve the optimum density in highly accessible locations, are able to enhance the qualities of their immediate or wider settings, or if they make a significant contribution to local regeneration.
84. The E&COA SPD policy 17 states that tall buildings in the opportunity area will help signal its regeneration with the tallest buildings being situated in focal points in views towards the centre of Elephant and Castle. Moving away from the tallest points, they should diminish in height to manage the transition down to the existing context. The proposed development would have a maximum height of 21 storeys (70.4m AOD) and therefore is stepped down from the existing and emerging tall buildings on the Newington Causeway. However it would still extrude above the existing context of neighbouring buildings on the east side of the railway viaduct, which are between three and six storeys in height.
85. In terms of the locational requirements for tall buildings the site is situated within a highly accessible location, an opportunity area and a town centre. The principle of a tall building in this location has already been established with the 2014 planning permission, albeit the approved building would have been smaller than the current proposal. However as the proposal involves a tall building on the site it also needs to be considered against all the requirements of saved policy 3.20 of the Southwark Plan, which requires that all tall buildings should:
  - i. Make a positive contribution to the landscape; and
  - ii. Be located at a point of landmark significance; and
  - iii. Be of the highest architectural standards; and
  - iv. Relate well to its surroundings, particularly at street level
  - v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
86. Taking each of these in turn:
  - i. Makes a positive contribution to the landscape
87. Landscape and the public realm is an important part of any proposal for a tall building. It will not only create a setting for the building, allowing it to land appropriately, but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically providing more space at grade in a congested part of the city

such as this.

88. The existing site is cleared but was previously occupied by a two storey commercial building. This represented a very low density use which failed to optimise density in such a central and accessible location. At present the site is hoarded up and has a negative contribution to the landscape. The proposed building occupies most of its small site and the scope for the provision of substantial public realm benefits is therefore limited. Nevertheless the set back of the building adjacent to the viaduct enables a 5.5m wide public route to be established as a part of the greater Low-Line project. This is further reinforced by bringing back into use the railway arches under the viaduct as a part of the current scheme. Together these gains are worthwhile and make a positive contribution given the small site area.
89. The proposed development would open up the arches creating an area of public realm around this between the entrance of the building and the re-developed arches. The main part of the building would be cantilevered over this space at the third floor level.
90. Image 4 – Proposed Ground Floor Layout



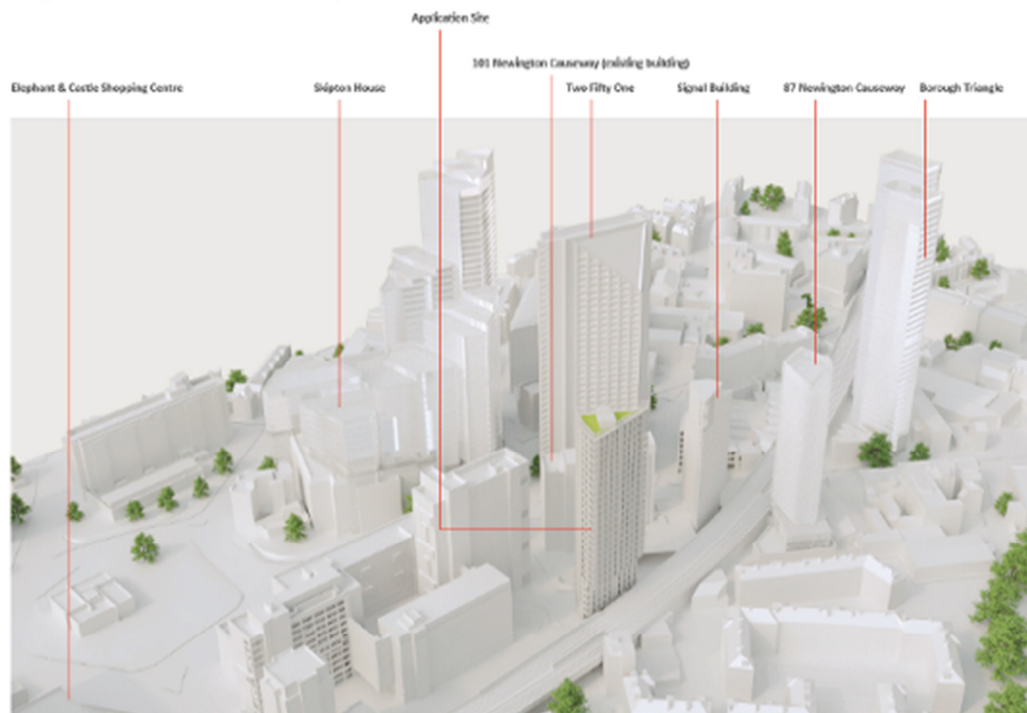
ii. Is located at a point of landmark significance

91. The site is situated within the E&COA core, the Elephant and Castle town centre and



the CAZ, in an area where there are existing and emerging tall buildings of significant scale. The development rising to 21 storeys would contribute to the emerging cluster and would appear prominent adjacent to the railway viaduct. Despite this, the building's height of 21 storeys and its slimness is such that it will appear as secondary building which is smaller and more delicate than the larger buildings on Newington Causeway, especially 251 Southwark Bridge Road (formerly Eileen House). This is appropriate given its side street location. As a 'smaller' high building it contributes to the hierarchy of tall buildings within the area. A townscape and visual impact assessment has been produced. This again confirms the building's status a part of a second tier of high buildings in the area.

Image 5 – Scale of buildings in Elephant and Castle Core Area



- The development identified as Skipton House on this development was withdrawn and therefore does not form part of the context. There is currently a revised proposal being considered by officers for a redevelopment of Skipton which would result in a 13 storey building and 49,000sqm of office space.

92. Therefore while the site's landmark significance is not of the same order as the sites on the main transport routes into the centre and within Elephant Park, the site has some significance as a result of its situation within the Action Area core and would help manage the transition in scale from the taller buildings in the centre stepping down towards the lower scale residential environments away from the centre.

iii. Is of the highest architectural standard;

93. The building follows the shape of its site by taking the form of an extruded triangle, 21 storeys high. The small footprint of the site and its shape is such that the extrusion is notably slim and dramatic, especially as viewed at its apexes. In this respect the simple form has few distracting features. This allows its dramatic geometry to be appreciated and experienced to its maximum effect.

94. The main architectural concept is one of simple upper facades (referred to as 'shards' in the Design and Access Statement) hanging from each side of the building. The three facades or shards are separated at corner junctions by the recessed stair and lift core at one apex, and by simple glazed recesses on the others.

Image 6



95. The hanging façades facing Tiverton Street and Rockingham Street respectively are raised two storeys above ground level to allow for a recessed and glazed two storey (ground + mezzanine) base to the building. The façade facing the railway viaduct is raised to four storeys above the ground to provide for a four storey recessed base and with it greater generosity to public route between the building and the viaduct. This difference in the height of the base (four storeys at the viaduct, two elsewhere) further emphasises the separation of each hanging façade from the other.
96. Overall this architectural concept works well and emphasises, again, the striking geometry of the building. The juxtaposition of the base with hanging facades above

emphasises the ground floors as an import node and has added further drama to the composition.

iv. Relates well to its surroundings, particularly at street level

97. The proposed development would open up a small section of the Low-line as well as introducing active frontages on either side of this. The recessed lower floor with mezzanine level would feature prominent glazing which would front onto the new area of public realm round onto Rockingham Street and Tiverton Street.

98. Image 7 – Proposed ground floor from Tiverton Street.



Image 8 – Proposed base from Rockingham Street



99. The development would improve the relationship of the building with its surroundings at the street level with the introduction of new active shop frontages onto Rockingham Street and Tiverton Street, as well as within the railway arches.
100. v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
101. The Townscape and Visual Impact Assessment (TVIA) submitted with the application includes a number of the tall buildings as they can be viewed from various vantage points. Statutory listed buildings and conservation areas whose settings may be affected by these buildings have been identified and both rendered and wireline visualisations submitted to demonstrate the impact of the tower on these sensitive heritage assets.

### **Impact on heritage assets**

102. The Planning (Listed Buildings and Conservation Areas) Act 1990 and S66 in particular, imposes the duty on local planning authorities to have special regard to the desirability of preserving or enhancing a listed building and its setting or any features of special architectural or historic interest which it possesses. Further, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This is also reflected in the NPPF (2019), which requires all development to conserve or enhance heritage assets and their settings and avoid causing harm. Designated heritage assets include Statutory listed buildings and designated conservation areas. The NPPF assets in paragraphs 190 and 192, that LPAs should identify the significance of affected heritage assets and their settings and assess how these are affected by a development, and then in paras 193-196, if

any harm is identified, how that harm can be considered in the balance.

103. The proposed development is situated just to the north of the grade II listed buildings at Metro Central Heights. These buildings have a coherent massing and are an important example of post war modernist construction. Originally built as offices the buildings are now primarily residential. The blocks vary in height increasing in height to the north and south and reducing to the east and west. The development would exceed the height of the 18-storey north block of Metro Central Heights and the top of the proposed building would be visible when viewed from the central courtyard of Metro Central Heights.
104. The views within the TVIA show the building within the context of the Grade II listed Metro Central Heights. In the majority of views, including a range of serial views as one approaches Metro Central Heights from the south and from within its courtyard, the proposed building impinges only to very small extent on the jagged and distinctive skyline created by Metro Central Heights complex, thus allowing the listed complex to continue to stand forward as a notable building. Only from View 2, Tiverton Street looking south west, does the proposed building impinge and obscure views towards Metro Central Heights. Any harm as a result of this is considered to be less than substantial as this is a view from a narrow and minor street within the Opportunity Area.

Image 9 – View from Elephant Square with Metro Central Heights in the foreground



Image 10 - View from east on Tiverton Street



105. The scheme also has the potential to affect the setting of the Grade 2 listed Faraday Memorial at the centre of the Elephant and Castle roundabout. However in views towards the Faraday Memorial the scheme is mainly hidden by Metro Central Heights.
106. The legal duties referred to above require that great weight is placed on any harm to listed buildings. The GLA stage 1 response states that having had regard to the desirability of preserving the listed building's setting, that the proposed preserves the setting of the nearby listed buildings. However Officers consider that there will be some harm to the views of Metro Central Heights but that this is less than substantial given that the view most affected is from a narrow and minor street. The NPPF (2019) guides Local Planning Authorities to balance the harm (weighed as indicated) against the benefits of the proposal. In this case, the public benefits of bringing a low density brownfield site into more productive use including the provision of active ground floor uses, a significant increase in jobs including affordable employment space and high quality design outweigh the harm caused. Officers are satisfied that the public interest is such as to decisively outweigh the harm identified above notwithstanding the special regard that must be placed on it by the legal duties identified above.

#### **Design review panel**

107. The proposals were presented to the Southwark Design Review Panel on the 12 February 2019. The Panel were supportive of a tall building in this location but sought further information and improvements in the following areas:
  - How the proposal fits in and contributes to the wider context
  - Further refinement of the base of the building to make it as transparent and active as possible.

- The provision of accurate visualisations that show the true level of solid to void.
  - Re-design of the top of the tower to provide an appropriate identity.
108. The applicants have responded to the comments to the DRP by further refining the proposed building at the base, middle and top. This includes expressing the stair and lift core as a spine running up the full height of the building. The entrance lobby for the office building has been designed to match the internal clear height of the arches while the entrances to the building were moved to the two corners where the public realm meets Tiverton Street and Rockingham Street
109. In terms of the top of the building the façade extends beyond the top floor and has been refined to express the shards as components that terminate in clear sky views from street level. These also help to screen the lift overrun and maintenance stair from long range views. The visualisations have also been further developed to provide an accurate depiction of the proportion of solid to glazing in the wider views.
110. Officers consider that the amendments referred to above have successfully responded to the points raised by the Panel.

### **Conclusion on design**

111. The proposed development is situated within an opportunity area with excellent public transport accessibility and a location where tall buildings are considered to be appropriate. At 21 storeys in height it would make a positive contribution to landscape, would have high quality architecture and relate well to surroundings at the ground floor level. The proposed structure would be prominent in the background views of the neighbouring listed buildings at Metro Central Heights and the Faraday Memorial however the level of harm to the significance of these assets is not considered to be substantial. It should also be noted that in their Stage 1 response the GLA support the principle of the tall building and consider that there would be no harm to the setting of the nearby listed buildings.

### **Transport issues**

112. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; saved policy 5.3 requires that the needs of pedestrians and cyclists are considered and saved policy 5.6 establishes maximum parking standards.

### Accessibility

113. The site has a PTAL (public transport accessibility level) of 6b (excellent) and is located in a controlled parking zone (CPZ). It is within 500m of the Elephant and Castle rail and underground stations which are served by the Bakerloo and Northern Underground Lines and National Rail services. The site is close to Quietway 1 which provides a good quality cycle link to Waterloo. The nearest bus stop is located to the west on Newington Causeway. It is considered to be an appropriate location for more intensive mixed use development given the excellent accessibility to public transport.
114. In terms of vehicle movements ensuing from this proposal the applicant's consultants have estimated that it would generate negligible two-way vehicle movements in the morning or evening peak hours. Council officers have reviewed the figures and believe that the office space would generate nine and seven two-way vehicle movements in the morning and evening peak hours respectively while the flexible space within the

arches would create 3 and 4 two-way vehicle movements in the morning and evening peak hours, respectively. Overall, this development would produce 12 two-way vehicle movements in the morning or evening peak hours. It is the view of officers that this level of additional vehicular traffic would not have a noticeable adverse effect impact on vehicle movements on adjoining roads.

115. A pedestrian route is proposed through the site between the main building and the new frontages of the units within the railway arches, contributing to the Low Line. This would have a width of 5.5m providing a diagonal link between Rockingham Street and Tiverton Street. The setting back of the building from Rockingham Street and Tiverton Street allows for a greater pavement width for pedestrians using these streets. Further improvements to the pedestrian environment would be secured through the section 106 and 278 agreements including the provision of new raised table at the junction of Tiverton Street and Rockingham Street and relaying of existing and widened pavements around the site.

#### Cycling

116. A total of 97 long stay cycle parking space would be provided within a dedicated cycle storey within the southern railway arch. This will provide secure, sheltered and accessible cycle parking for employees. The proposed development would also include showers, lockers and changing room facilities provided at basement level and accessible for staff who cycle to work. A further 7 Sheffield stands are proposed providing 14 short-stay cycle parking spaces within the public realm space adjacent to the main building.
117. The proposed cycle provision is in accordance with the draft New London Plan standards for cycle parking provision.

#### Servicing

118. Given the limited size of the site, on-street servicing is considered to be the only appropriate means of servicing the development. This will take place from Tiverton Street in an informal basis as this street is not sufficiently wide to accommodate a dedicated loading bay.
119. The applicants have provided a Delivery and Servicing Plan (DSP), which has been revised during the course of the application. This would set out how deliveries and servicing would be managed for the proposed development once the uses are operational. The updated DSP commits the development to making certain that the transport operators accessing the site would have 'Gold' standard membership of FORS.

#### Car parking

120. The proposed development is situated within the Newington Controlled Parking Zone (CPZ) which controls weekday parking during the hours of 08:00 to 18:30. The proposed development would be car free but in order to ensure there is appropriate provision of disabled persons the applicants, at the request of officers, have agreed to fund the provision of one on-street blue-badge parking space. The s106 agreement will include a clause removing the rights of occupants of the employment space to obtain a parking permit for the CPZ, with the exception of Blue Badge holders. .



Construction management

121. In order to ensure that increases in traffic, noise and dust associated with the construction phase of the development are minimised, a construction management plan is requested by condition. This should demonstrate how cyclists on the Quietway adjacent on Rockingham Street would be kept safe from construction vehicles/activity.

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

122. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

123. The application would be supported by the following s106 obligations:

124.	Planning Obligation	Mitigation	Applicant Position
	Carbon Offset – Green Fund	£35,960	Agreed
	Admin fee	2%	Agreed

125. - 29 Construction phase jobs, or a maximum Employment and Training (Shortfall) Contribution of £ £62,350.00.
- 39 General and End user jobs, or a maximum Employment in the End Use (Shortfall) Contribution of £167,500.00
- Securing affordable workspace for 30 years.
- Highway works – s278 with Southwark for repaving of the footway fronting onto Tiverton Street and Rockingham Street, Construction of raise entry tables on the two vehicular accesses within footway, installation of associated gullies and their connection to existing drainage
- S278 with Southwark to secure increased pavement widths and repaving of pavements on Rockingham Street and Tiverton Street, road safety improvements.
- Connection to a future district heating system
- Travel Plan
- Restriction on parking permits

126. In the event that an agreement has not been completed by 22 November 2019, the Committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to secure adequate mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy ( 2011) Policy 8.2 Planning Obligations of the London Plan (2015) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

127. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark. In this instance a Mayoral CIL payment of £382,944 and a Southwark CIL payment of £53,356.83 would be required.

### **Sustainable development implications**

128. 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. As the proposal is a fully commercial development it is expected to achieve a 40% reduction against part L of the Building Regulations. An Energy statement and Sustainability Assessment based on the Mayor’s hierarchy have been submitted.

#### Be lean (use less energy)

129. Energy efficient measures included in the strategy are thermally efficient building fabric, glazing and energy efficient lighting and building services and reduced air permeability. These have been calculated to achieve a 31% reduction against Part L 2013 regulations.

#### Be clean (use less energy)

130. The applicants propose to use a Thermally Activated Building Structure (TABS) heating and cooling system. This system uses large surface areas of exposed structural ceiling and floor surfaces for heat transfer. The applicants note that the savings associated with this technology do not immediately translate into savings that can be classed as clean technologies.

#### Be green (low or carbon zero energy)

131. The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install Air Source Heat Pumps. A reduction in regulated CO<sub>2</sub> emission of 23 tonnes per annum (29%) will be achieved through this third element of the hierarchy.
132. The ‘be lean’, ‘be clean’ and ‘be green’ measures would result in an overall reduction of 61% in carbon dioxide emissions when compared to a scheme compliant with the building regulations.
133. Recognising that the development would fall below the policy requirements in relation to carbon savings, a contribution towards the council’s carbon offset fund would be required. Calculated on the basis of £60 per tonne, the proposed development would make a contribution of £35,960. The applicant has agreed to make the contribution of £35,960 to the carbon off set fund which would therefore make this aspect of the scheme fully policy compliant.

## BREEAM

134. Strategic policy 13 of the Core Strategy requires all commercial units to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved which meets the policy requirement and is therefore acceptable. A condition to secure this is therefore recommended.

## **Other matters**

### Archaeology

135. The site is located within an Archaeological Priority Zone (APZ). It is also located within the area of the Roman 'Southern Cemetery' where very significant Roman funerary deposits have been encountered, including the recent find of a Roman stone sarcophagus dating from the 4th century on Swan Street. The major Roman Road of Stane Street was also found on the Swan Street site and it is possible that the projected route may cross through or close to the application site.
136. Given the more recent findings referred to in the paragraph above, the archaeological potential of the site is understood to be much greater than when the 2013 application was determined. On present evidence it is reasonable to expect that the site could contain archaeological remains which will inform recognised national and Great London archaeological research objectives. Without robust archaeological mitigation measures there could be an overall adverse impact to archaeological remains from the proposal.
137. As a tall building and basement is proposed for this development, which will most probably remove the entire sequence of archaeological deposits, there is a need to provide further information to the council to clarify the nature of the archaeological deposits on the site. Current good practice advice for the historic environment emphasises that the information required in support of applications for planning permission should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset need to be proportionate to the significance of the heritage assets affected and the impact on that significance. As the proposal involves a deep basement it is necessary to better establish the significance of the remains at risk, so that an informed judgement may be made over the proposed impact on them, and appropriate steps taken to mitigate any harm.
138. Additional information in the form of a Geo-Archaeological report following the drilling of bore holes on the site has helped to establish that the development is not likely to cause such harm as to justify refusal of planning permission on the grounds of archaeological interest provided that robust archaeological conditions are applied to any grant of consent. The applicants have agreed to a number of conditions recommended by the council's archaeologist to ensure that any archaeology on site is properly reported and protected during construction.

### Wind

139. A Wind Microclimate Assessment prepared by Ramboll has been submitted as part of the application documents. This assessed the baseline conditions for the application site noting that the existing wind conditions are suitable for strolling use with some isolated areas of walking wind conditions to the west of the site. The assessment of the impact of the proposed development concludes that the wind conditions would remain relatively consistent with the baseline conditions. All thoroughfare areas and

entrance to the proposed development would have the required wind conditions and off-site areas would remain consistent with the baseline. The proposed development would therefore not result in significant effects in respect of wind microclimate and therefore no further mitigation is required.

#### Flood Risk

140. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency and the Council's Flood and Drainage Team have reviewed the applicant's Flood Risk Assessment and consider it to be acceptable subject to the attachment of conditions being attached to any grant of planning permission.

#### Contaminated land

141. A desk study was submitted which indicated the presence of contamination at this site. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

#### Air quality

142. The site is located in an Air Quality Management Area and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development.
143. The Council's Environmental Protection Team (EPT) has reviewed the submission and advised that they will require the emissions during the construction phase to be controlled by measures contained within a Construction Management Plan. Such a plan should detail details of continuous monitoring for dust and noise. It is recommended that this plan be requested by condition.

#### **Community impact statement**

144. Details of consultation undertaken by the applicant on the proposed development prior to submission of the planning application have been provided. 1800 leaflets were issued to local residents and businesses detailing the proposals with contact details. In addition to this public exhibitions were held in February and April 2019 and briefings with key stakeholders including ward members were undertaken. The applicants have completed the consultation charter template which is appended to this report.

#### **Conclusion on planning issues**

145. The proposed development would provide a fully commercial development within a location where re-development of brownfield sites at higher densities is encouraged. It would provide new employment space providing up to 500 new jobs, as well as affordable workspace suitable for new small businesses. The proposed building would comply with all aspects of the tall building policy in terms of location and high quality design, and its contribution to public space is commensurate with the small site area. The impacts on the neighbours' amenity – sunlight, daylight and privacy – have been assessed and, while the impacts are recognised, they are considered to be acceptable given the location of the site. The development would also allow for the provision of a small section of Low Line. There have been a number of objections to the proposal as referenced in this report. Nevertheless the impacts are not considered to be

significantly harmful and would not warrant refusal of the application.

146. It is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement under the terms as set out above, and subject to referral to the GLA.

### **Consultations**

147. Details of consultation undertaken in respect of this application are set out in Appendix 1. Additional letters were sent to neighbours on 28 June 2019 correcting an error in the original letter which described the building as 19 storeys (the plans, and the stated AoD heights were correct).

### **Consultation replies**

148. Following the initial consultation, 7 representations were received including a petition with 45 signatures. The main points of the representations have been summarised and addressed in paragraphs 27 and 28 above.

#### Summary of consultation responses

##### Archaeologist

149. Originally raised objection to the proposed development on the grounds that the information submitted was not sufficient to demonstrate that the impacts on archaeology would be appropriately managed through the construction of development. Following submission of additional information the archaeologist has confirmed that the details are sufficient subject to appropriately worded conditions.

##### Ecology Officer

150. No objections to the proposed development. The bat survey is sufficient and the site has negligible value to wildlife. The site can be enhanced for biodiversity. Appropriate conditions required for details of enhancements.

##### Environment Agency

151. No objections subject to conditions in relation to:
- Groundwater protection
  - Piling
  - SUDS

##### Environmental Protection Team

152. Approval subject to conditions in relation to noise and vibration, air quality, site contamination and construction management.

##### Flood and Drainage Team

153. The development is for mixed use redevelopment in Flood Zone 3. The site is within the breach zone of the River Thames; however, ground floor and basement uses are proposed to be restricted to 'less vulnerable' uses.
154. Given the spatial constraints, the applicant may wish to give consideration to blue-green rooftop storage, to enhance the ability of the rooftop to provide adequate

attenuation under higher return periods.

Greater London Authority (GLA) stage 1 report

155. London Plan policies on principle, urban design, heritage, sustainable development and transport are relevant to this application. The below issues must be addressed to ensure the proposal complies with the London Plan:

- **Principle of development:** A commercial development resulting in the provision of 6,382 sq.m of new office and retail space in the Central Activities Zone (CAZ), Elephant and Castle District Town Centre and the Elephant and Castle Opportunity Area is strongly supported in accordance with Policies 2.10 and 2.11 of the London Plan and Policies SD4 and SD5 of the draft London Plan. Provision of flexible and affordable workspace for MSME's must be provided and adequately secured by s106 agreement.
- **Urban Design and heritage:** The layout, height, massing and scale are consistent with Policy 7.5 of the London Plan and Policies D1 & D2 of the draft London Plan. Resulting harm to the setting of adjacent heritage assets is less than substantial, and outweighed by the public benefits of the proposal in accordance with Policy 7.8 of the London Plan and HC1 of the draft London Plan.
- **Sustainable Development:** Further revisions and information are required before the energy proposals can be considered acceptable and the carbon dioxide savings verified to comply with Policy 5.2 of the London Plan and Policy SI2 of the draft London Plan. Any shortfall in carbon reductions must be detailed and suitable contributions into the borough's carbon offset fund secured by conditions and s106 obligations.
- **Transport:** The parking provision satisfies Policy T6 of the draft London Plan. Electric Vehicle Charging Point must be secured through condition of approval and details confirming compliance of the design of the cycle storage facilities with the London Cycling Design Standards (LCDS) must be provided. Further information on trip generation is required. A revised Travel Plan must be submitted, secured, monitored and enforced through the s106 agreement. The Delivery and Servicing Plan (DSP) and Construction Logistics Plan must both be secured by condition of approval.

Network Rail

156. After discussions with Network Rail's internal teams, who were provided with further detailed amended drawings from the developer showing in more detail the relationship between the development and the railway, Network Rail withdrew the comments in relation to wanting further information. Based on the additional information, Network Rail concluded that access is now possible to the bridge and viaduct for maintenance and repair works.

In relation to the further concerns of Network Rail, the following conditions were requested on any planning permission.

- Details of how the developer proposes to clean the windows of the building on the side which faces the railway.
- A full construction management plan to be submitted including detail about how they are going to construct the scaffolding on site and where cranes are going to be placed.
- Building Maintenance plan to be submitted ensuring that the building is maintained without having to affect the railway.

- Network Rail require tests to be carried out to ensure that the development does not affect the visibility for the drivers when operating trains.
- Network Rail would like the materials of the building to be conditioned for the external skin of the building and for the windows to be placed on the building ensuring the design of the building's façade and windows will include suitable non-reflective surfaces.
- Any scaffolding within 10 meters must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffolding must be installed to prevent debris and dust.

Network Rail strongly recommends the developer contacts Asset Protection London South East as soon as possible and prior to any works commencing on site, to agree an Asset Protection Agreement with us to enable approval of detailed works. As the scheme progresses the developer will need to continue to consult Asset Protection to ensure the safety of the operational railway.

### Thames Water

157. No objections subject to a conditions relating to piling, and informatives.

### **Community impact statement / Equalities Assessment**

158. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
    - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
    - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
    - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
  - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

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

159. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
160. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

## Human rights implications

161. 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.
162. This application has the legitimate aim of providing a new mixed use office led development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1421-7 Application file: 19/AP/0750 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5430 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Yvonne Lewis, Group Manager Strategic Applications Team	
<b>Version</b>	Final	
<b>Dated</b>	4 September 2019	
<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 of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	5 September 2019	



## APPENDIX 1

### Consultation undertaken

**Site notice date:** 21/03/2019

**Press notice date:** 28/03/2019

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

**Neighbour consultation letters sent:** 25/03/2019

#### Internal services consulted:

Ecology Officer  
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
Flood and Drainage Team  
Highway Development Management

#### Statutory and non-statutory organisations consulted:

EDF Energy  
Environment Agency  
Greater London Authority  
Historic England  
London Fire & Emergency Planning Authority  
London Underground Limited  
Metropolitan Police Service (Designing out Crime)  
Network Rail (Planning)  
Thames Water - Development Planning  
Transport for London (referable & non-referable app notifications and pre-apps)

#### Neighbour and local groups consulted:

102 Metro Central Heights 119 Newington Causeway SE1 6BB	326 Metro Central Heights 119 Newington Causeway SE1 6DB
103 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 710 251 Southwark Bridge Road SE1 6FJ
100 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 801 251 Southwark Bridge Road SE1 6FJ
101 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 708 251 Southwark Bridge Road SE1 6FJ
104 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 709 251 Southwark Bridge Road SE1 6FJ
107 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 802 251 Southwark Bridge Road SE1 6FJ
108 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 805 251 Southwark Bridge Road SE1 6FJ

105 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 806 251 Southwark Bridge Road SE1 6FJ
106 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 803 251 Southwark Bridge Road SE1 6FJ
93 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 804 251 Southwark Bridge Road SE1 6FJ
94 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 701 251 Southwark Bridge Road SE1 6FJ
91 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 702 251 Southwark Bridge Road SE1 6FJ
92 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 609 251 Southwark Bridge Road SE1 6FJ
95 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 610 251 Southwark Bridge Road SE1 6FJ
98 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 703 251 Southwark Bridge Road SE1 6FJ
99 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 706 251 Southwark Bridge Road SE1 6FJ
96 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 707 251 Southwark Bridge Road SE1 6FJ
97 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 704 251 Southwark Bridge Road SE1 6FJ
109 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 705 251 Southwark Bridge Road SE1 6FJ
122 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 807 251 Southwark Bridge Road SE1 6FJ
123 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 909 251 Southwark Bridge Road SE1 6FJ
120 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 910 251 Southwark Bridge Road SE1 6FJ
121 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 907 251 Southwark Bridge Road SE1 6FJ
124 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 908 251 Southwark Bridge Road SE1 6FJ
128 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1001 251 Southwark Bridge Road SE1 6FJ
129 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1004 251 Southwark Bridge Road SE1 6FJ
126 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1005 251 Southwark Bridge Road SE1 6FJ
127 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1002 251 Southwark Bridge Road SE1 6FJ
112 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1003 251 Southwark Bridge Road SE1 6FJ
113 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 810 251 Southwark Bridge Road SE1 6FJ
110 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 901 251 Southwark Bridge Road SE1 6FJ
111 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 808 251 Southwark Bridge Road SE1 6FJ
114 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 809 251 Southwark Bridge Road SE1 6FJ
117 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 902 251 Southwark Bridge Road SE1 6FJ
119 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 905 251 Southwark Bridge Road SE1 6FJ

Causeway SE1 6BB	SE1 6FJ
115 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 906 251 Southwark Bridge Road SE1 6FJ
116 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 903 251 Southwark Bridge Road SE1 6FJ
90 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 904 251 Southwark Bridge Road SE1 6FJ
60 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 608 251 Southwark Bridge Road SE1 6FJ
61 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 402 251 Southwark Bridge Road SE1 6FJ
58 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 403 251 Southwark Bridge Road SE1 6FJ
59 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 305 251 Southwark Bridge Road SE1 6FJ
62 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 401 251 Southwark Bridge Road SE1 6FJ
65 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 404 251 Southwark Bridge Road SE1 6FJ
66 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 407 251 Southwark Bridge Road SE1 6FJ
63 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 408 251 Southwark Bridge Road SE1 6FJ
64 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 405 251 Southwark Bridge Road SE1 6FJ
51 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 406 251 Southwark Bridge Road SE1 6FJ
52 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 7 Second Floor Lancaster House SE1 6DG
49 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 5 Second Floor Lancaster House SE1 6DG
50 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 6 Second Floor Lancaster House SE1 6DG
53 Metro Central Heights 119 Newington Causeway SE1 6BA	Arch 88 91a Newington Causeway SE1 6BN
56 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 303 251 Southwark Bridge Road SE1 6FJ
57 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 304 251 Southwark Bridge Road SE1 6FJ
54 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 301 251 Southwark Bridge Road SE1 6FJ
55 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 302 251 Southwark Bridge Road SE1 6FJ
68 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 409 251 Southwark Bridge Road SE1 6FJ
81 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 601 251 Southwark Bridge Road SE1 6FJ
83 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 602 251 Southwark Bridge Road SE1 6FJ
79 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 509 251 Southwark Bridge Road SE1 6FJ
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87 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 606 251 Southwark Bridge Road SE1 6FJ
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71 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 502 251 Southwark Bridge Road SE1 6FJ
72 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 503 251 Southwark Bridge Road SE1 6FJ
69 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 410 251 Southwark Bridge Road SE1 6FJ
70 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 501 251 Southwark Bridge Road SE1 6FJ
73 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 504 251 Southwark Bridge Road SE1 6FJ
77 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 507 251 Southwark Bridge Road SE1 6FJ
78 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 508 251 Southwark Bridge Road SE1 6FJ
74 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 505 251 Southwark Bridge Road SE1 6FJ
76 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 506 251 Southwark Bridge Road SE1 6FJ
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183 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1406 251 Southwark Bridge Road SE1 6FL
184 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1407 251 Southwark Bridge Road SE1 6FL
188 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1410 251 Southwark Bridge Road SE1 6FL
191 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1501 251 Southwark Bridge Road SE1 6FL
192 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1502 251 Southwark Bridge Road SE1 6FL
189 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1411 251 Southwark Bridge Road SE1 6FL
190 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1412 251 Southwark Bridge Road SE1 6FL
175 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1311 251 Southwark Bridge Road SE1 6FL
176 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1312 251 Southwark Bridge Road SE1 6FL
173 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1309 251 Southwark Bridge Road SE1 6FL
174 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1310 251 Southwark Bridge Road SE1 6FL
177 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1401 251 Southwark Bridge Road SE1 6FL

Causeway SE1 6BT	Road SE1 6FL
181 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1404 251 Southwark Bridge Road SE1 6FL
182 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1405 251 Southwark Bridge Road SE1 6FL
179 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1402 251 Southwark Bridge Road SE1 6FL
180 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1403 251 Southwark Bridge Road SE1 6FL
194 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1503 251 Southwark Bridge Road SE1 6FL
207 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1603 251 Southwark Bridge Road SE1 6FL
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205 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1601 251 Southwark Bridge Road SE1 6FL
206 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1602 251 Southwark Bridge Road SE1 6FL
209 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1605 251 Southwark Bridge Road SE1 6FL
212 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1608 251 Southwark Bridge Road SE1 6FL
213 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1609 251 Southwark Bridge Road SE1 6FL
210 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1606 251 Southwark Bridge Road SE1 6FL
211 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1607 251 Southwark Bridge Road SE1 6FL
197 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1506 251 Southwark Bridge Road SE1 6FL
198 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1507 251 Southwark Bridge Road SE1 6FL
195 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1504 251 Southwark Bridge Road SE1 6FL
196 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1505 251 Southwark Bridge Road SE1 6FL
199 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1508 251 Southwark Bridge Road SE1 6FL
203 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1511 251 Southwark Bridge Road SE1 6FL
204 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1512 251 Southwark Bridge Road SE1 6FL
201 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1509 251 Southwark Bridge Road SE1 6FL
202 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1510 251 Southwark Bridge Road SE1 6FL
172 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1308 251 Southwark Bridge Road SE1 6FL
144 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1106 251 Southwark Bridge Road SE1 6FJ
145 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1107 251 Southwark Bridge Road SE1 6FJ
142 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1104 251 Southwark Bridge Road SE1 6FJ

143 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1105 251 Southwark Bridge Road SE1 6FJ
146 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1108 251 Southwark Bridge Road SE1 6FJ
150 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1111 251 Southwark Bridge Road SE1 6FJ
151 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1112 251 Southwark Bridge Road SE1 6FJ
148 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1109 251 Southwark Bridge Road SE1 6FJ
149 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1110 251 Southwark Bridge Road SE1 6FJ
134 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1009 251 Southwark Bridge Road SE1 6FJ
135 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1010 251 Southwark Bridge Road SE1 6FJ
131 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1007 251 Southwark Bridge Road SE1 6FJ
132 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1008 251 Southwark Bridge Road SE1 6FJ
136 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 1011 251 Southwark Bridge Road SE1 6FJ
139 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1102 251 Southwark Bridge Road SE1 6FJ
141 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1103 251 Southwark Bridge Road SE1 6FJ
137 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1012 251 Southwark Bridge Road SE1 6FJ
138 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1101 251 Southwark Bridge Road SE1 6FJ
152 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1201 251 Southwark Bridge Road SE1 6FL
164 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1301 251 Southwark Bridge Road SE1 6FL
165 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1302 251 Southwark Bridge Road SE1 6FL
162 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1211 251 Southwark Bridge Road SE1 6FL
163 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1212 251 Southwark Bridge Road SE1 6FL
166 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1303 251 Southwark Bridge Road SE1 6FL
169 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1306 251 Southwark Bridge Road SE1 6FL
170 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1307 251 Southwark Bridge Road SE1 6FL
167 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1304 251 Southwark Bridge Road SE1 6FL
168 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1305 251 Southwark Bridge Road SE1 6FL
155 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1204 251 Southwark Bridge Road SE1 6FL
156 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1205 251 Southwark Bridge Road SE1 6FL
153 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1202 251 Southwark Bridge Road SE1 6FL

Causeway SE1 6BT	Road SE1 6FL
154 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1203 251 Southwark Bridge Road SE1 6FL
157 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1206 251 Southwark Bridge Road SE1 6FL
160 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1209 251 Southwark Bridge Road SE1 6FL
161 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1210 251 Southwark Bridge Road SE1 6FL
158 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1207 251 Southwark Bridge Road SE1 6FL
159 Metro Central Heights 119 Newington Causeway SE1 6BT	Apartment 1208 251 Southwark Bridge Road SE1 6FL
Flat 61 Stephenson House Rockingham Estate SE1 6PR	449 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 62 Stephenson House Rockingham Estate SE1 6PR	450 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 59 Stephenson House Rockingham Estate SE1 6PR	447 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 60 Stephenson House Rockingham Estate SE1 6PR	448 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 63 Stephenson House Rockingham Estate SE1 6PR	451 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 66 Stephenson House Rockingham Estate SE1 6PR	454 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 67 Stephenson House Rockingham Estate SE1 6PR	455 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 64 Stephenson House Rockingham Estate SE1 6PR	452 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 65 Stephenson House Rockingham Estate SE1 6PR	453 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 52 Stephenson House Rockingham Estate SE1 6PR	440 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 53 Stephenson House Rockingham Estate SE1 6PR	441 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 50 Stephenson House Rockingham Estate SE1 6PR	438 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 51 Stephenson House Rockingham Estate SE1 6PR	439 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 54 Stephenson House Rockingham Estate SE1 6PR	442 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 57 Stephenson House Rockingham Estate SE1 6PR	445 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 58 Stephenson House Rockingham Estate SE1 6PR	446 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 55 Stephenson House Rockingham Estate SE1 6PR	443 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 56 Stephenson House Rockingham Estate SE1 6PR	444 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 68 Stephenson House Rockingham Estate SE1 6PR	456 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 10 Banks House Rockingham Estate SE1 6QQ	468 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 11 Banks House Rockingham Estate SE1 6QQ	469 Metro Central Heights 119 Newington Causeway SE1 6DT

Flat 78 Stephenson House Rockingham Estate SE1 6PR	466 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 1 Banks House Rockingham Estate SE1 6QQ	467 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 12 Banks House Rockingham Estate SE1 6QQ	470 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 15 Banks House Rockingham Estate SE1 6QQ	473 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 16 Banks House Rockingham Estate SE1 6QQ	474 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 13 Banks House Rockingham Estate SE1 6QQ	471 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 14 Banks House Rockingham Estate SE1 6QQ	472 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 71 Stephenson House Rockingham Estate SE1 6PR	459 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 72 Stephenson House Rockingham Estate SE1 6PR	460 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 69 Stephenson House Rockingham Estate SE1 6PR	457 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 70 Stephenson House Rockingham Estate SE1 6PR	458 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 73 Stephenson House Rockingham Estate SE1 6PR	461 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 76 Stephenson House Rockingham Estate SE1 6PR	464 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 77 Stephenson House Rockingham Estate SE1 6PR	465 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 74 Stephenson House Rockingham Estate SE1 6PR	462 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 75 Stephenson House Rockingham Estate SE1 6PR	463 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 49 Stephenson House Rockingham Estate SE1 6PR	437 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 3 Stephenson House Rockingham Estate SE1 6PP	416 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 30 Stephenson House Rockingham Estate SE1 6PP	417 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 28 Stephenson House Rockingham Estate SE1 6PP	414 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 29 Stephenson House Rockingham Estate SE1 6PP	415 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 31 Stephenson House Rockingham Estate SE1 6PP	Railway Arch E Newington Causeway SE1 6DH
Flat 34 Stephenson House Rockingham Estate SE1 6PP	Store Lower Ground Floor Smeaton Court SE1 6PF
Flat 35 Stephenson House Rockingham Estate SE1 6PP	Unit 3 Metro Central Heights SE1 6BN
Flat 32 Stephenson House Rockingham Estate SE1 6PP	Unit 4 Metro Central Heights SE1 6BN
Flat 33 Stephenson House Rockingham Estate SE1 6PP	418 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 21 Stephenson House Rockingham Estate SE1 6PP	430 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 22 Stephenson House Rockingham	431 Metro Central Heights 119 Newington



Estate SE1 6PP	Causeway SE1 6DT
Flat 2 Stephenson House Rockingham Estate SE1 6PP	428 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 20 Stephenson House Rockingham Estate SE1 6PP	429 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 23 Stephenson House Rockingham Estate SE1 6PP	432 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 26 Stephenson House Rockingham Estate SE1 6PP	435 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 27 Stephenson House Rockingham Estate SE1 6PP	436 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 24 Stephenson House Rockingham Estate SE1 6PP	433 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 25 Stephenson House Rockingham Estate SE1 6PP	434 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 36 Stephenson House Rockingham Estate SE1 6PP	421 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 42 Stephenson House Rockingham Estate SE1 6PR	422 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 43 Stephenson House Rockingham Estate SE1 6PR	419 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 40 Stephenson House Rockingham Estate SE1 6PR	420 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 41 Stephenson House Rockingham Estate SE1 6PR	423 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 44 Stephenson House Rockingham Estate SE1 6PR	426 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 47 Stephenson House Rockingham Estate SE1 6PR	427 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 48 Stephenson House Rockingham Estate SE1 6PR	424 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 45 Stephenson House Rockingham Estate SE1 6PR	425 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 46 Stephenson House Rockingham Estate SE1 6PR	475 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 6 Stephenson House Rockingham Estate SE1 6PP	Flat 17 Pioneer Building SE1 6BN
Flat 7 Stephenson House Rockingham Estate SE1 6PP	Flat 18 Pioneer Building SE1 6BN
Flat 4 Stephenson House Rockingham Estate SE1 6PP	Flat 15 Pioneer Building SE1 6BN
Flat 5 Stephenson House Rockingham Estate SE1 6PP	Flat 16 Pioneer Building SE1 6BN
Flat 8 Stephenson House Rockingham Estate SE1 6PP	Flat 19 Pioneer Building SE1 6BN
Flat 38 Stephenson House Rockingham Estate SE1 6PR	Flat 22 Pioneer Building SE1 6BN
Flat 39 Stephenson House Rockingham Estate SE1 6PR	Flat 23 Pioneer Building SE1 6BN
Flat 9 Stephenson House Rockingham Estate SE1 6PP	Flat 20 Pioneer Building SE1 6BN
Flat 37 Stephenson House Rockingham Estate SE1 6PR	Flat 21 Pioneer Building SE1 6BN
Flat 17 Banks House Rockingham Estate SE1 6QQ	Flat 8 Pioneer Building SE1 6BN

20 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 9 Pioneer Building SE1 6BN
21 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 6 Pioneer Building SE1 6BN
18 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 7 Pioneer Building SE1 6BN
19 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 10 Pioneer Building SE1 6BN
22 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 13 Pioneer Building SE1 6BN
26 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 14 Pioneer Building SE1 6BN
27 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 11 Pioneer Building SE1 6BN
24 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 12 Pioneer Building SE1 6BN
25 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 24 Pioneer Building SE1 6BN
11 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 36 Pioneer Building SE1 6BN
12 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 37 Pioneer Building SE1 6BN
9 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 34 Pioneer Building SE1 6BN
10 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 35 Pioneer Building SE1 6BN
13 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 38 Pioneer Building SE1 6BN
16 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 3 Second Floor Lancaster House SE1 6DG
17 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 4 Second Floor Lancaster House SE1 6DG
14 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 1 Second Floor Lancaster House SE1 6DG
15 Metro Central Heights 119 Newington Causeway SE1 6BA	Unit 2 Second Floor Lancaster House SE1 6DG
28 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 27 Pioneer Building SE1 6BN
42 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 28 Pioneer Building SE1 6BN
43 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 25 Pioneer Building SE1 6BN
40 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 26 Pioneer Building SE1 6BN
41 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 29 Pioneer Building SE1 6BN
44 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 32 Pioneer Building SE1 6BN
47 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 33 Pioneer Building SE1 6BN
48 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 30 Pioneer Building SE1 6BN
45 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 31 Pioneer Building SE1 6BN
46 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 5 Pioneer Building SE1 6BN

Causeway SE1 6BA	
32 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 3 Wellesley Court SE1 6PD
33 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 4 Wellesley Court SE1 6PD
29 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 1 Wellesley Court SE1 6PD
31 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 2 Wellesley Court SE1 6PD
34 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 5 Wellesley Court SE1 6PD
38 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 8 Wellesley Court SE1 6PD
39 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 9 Wellesley Court SE1 6PD
35 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 6 Wellesley Court SE1 6PD
36 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 7 Wellesley Court SE1 6PD
8 Metro Central Heights 119 Newington Causeway SE1 6BA	478 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 28 Banks House Rockingham Estate SE1 6QQ	479 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 29 Banks House Rockingham Estate SE1 6QQ	476 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 26 Banks House Rockingham Estate SE1 6QQ	477 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 27 Banks House Rockingham Estate SE1 6QQ	480 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 3 Banks House Rockingham Estate SE1 6QQ	Wetherspoons Metro Central Heights SE1 6DQ
Flat 5 Banks House Rockingham Estate SE1 6QQ	481 Metro Central Heights 119 Newington Causeway SE1 6DT
Flat 6 Banks House Rockingham Estate SE1 6QQ	Flat 10 Wellesley Court SE1 6PD
Flat 30 Banks House Rockingham Estate SE1 6QQ	Fifth Floor Lancaster House SE1 6DF
Flat 4 Banks House Rockingham Estate SE1 6QQ	Third Floor Lancaster House SE1 6DF
Flat 2 Banks House Rockingham Estate SE1 6QQ	Unit 1 Metro Central Heights SE1 6BN
Flat 20 Banks House Rockingham Estate SE1 6QQ	First Floor Lancaster House SE1 6DF
Flat 18 Banks House Rockingham Estate SE1 6QQ	Flat 3 Pioneer Building SE1 6BN
Flat 19 Banks House Rockingham Estate SE1 6QQ	Flat 4 Pioneer Building SE1 6BN
Flat 21 Banks House Rockingham Estate SE1 6QQ	Flat 1 Pioneer Building SE1 6BN
Flat 24 Banks House Rockingham Estate SE1 6QQ	Flat 2 Pioneer Building SE1 6BN
Flat 25 Banks House Rockingham Estate SE1 6QQ	Unit 2 5-9 Rockingham Street SE1 6PD
Flat 22 Banks House Rockingham Estate SE1 6QQ	Unit 1 5-9 Rockingham Street SE1 6PD

Flat 23 Banks House Rockingham Estate SE1 6QQ	Fourth Floor Lancaster House SE1 6DG
Flat 7 Banks House Rockingham Estate SE1 6QQ	Excluding Second Fourth And Sixth Floor Lancaster House SE1 6DF
1 Metro Central Heights 119 Newington Causeway SE1 6BA	Sixth Floor Lancaster House SE1 6DF
2 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 1610 251 Southwark Bridge Road SE1 6FL
6-8 Tiverton Street London SE1 6NZ	Flat 11 Telford House Rockingham Estate SE1 6NY
77-85 Newington Causeway London SE1 6BD	Flat 12 Telford House Rockingham Estate SE1 6NY
Flat 3 Metro Central Heights SE1 6BA	Flat 1 Telford House Rockingham Estate SE1 6NY
6 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 10 Telford House Rockingham Estate SE1 6NY
7 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 13 Telford House Rockingham Estate SE1 6NY
Flat 4 Metro Central Heights SE1 6BA	Flat 16 Telford House Rockingham Estate SE1 6NY
Flat 5 Metro Central Heights SE1 6BA	Flat 17 Telford House Rockingham Estate SE1 6NY
Flat 17a Telford House Rockingham Estate SE1 6NY	Flat 14 Telford House Rockingham Estate SE1 6NY
Flat 34a Telford House Rockingham Estate SE1 6NY	Flat 15 Telford House Rockingham Estate SE1 6NY
Flat 8 Banks House Rockingham Estate SE1 6QQ	Apartment 2010 251 Southwark Bridge Road SE1 6FP
Flat 9 Banks House Rockingham Estate SE1 6QQ	Apartment 2110 251 Southwark Bridge Road SE1 6FP
Flat 8a Telford House Rockingham Estate SE1 6NY	243 Southwark Bridge Road London SE1 6FP
250 Southwark Bridge Road London SE1 6NJ	100 Newington Causeway London SE1 6FQ
Flat 35a Stephenson House Rockingham Estate SE1 6PP	Apartment 2210 251 Southwark Bridge Road SE1 6FP
Flat 46a Stephenson House Rockingham Estate SE1 6PR	Skipton House 80 London Road SE1 6LH
214 Metro Central Heights 119 Newington Causeway SE1 6BW	82 Newington Causeway London SE1 6DE
253 Metro Central Heights 119 Newington Causeway SE1 6BX	87 Newington Causeway London SE1 6BD
277 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 18 Telford House Rockingham Estate SE1 6NY
239 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 29 Telford House Rockingham Estate SE1 6NY
246 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 3 Telford House Rockingham Estate SE1 6NY
284 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 27 Telford House Rockingham Estate SE1 6NY
306 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 28 Telford House Rockingham Estate SE1 6NY
330 Metro Central Heights 119 Newington Causeway SE1 6DQ	Flat 30 Telford House Rockingham Estate SE1 6NY
292 Metro Central Heights 119 Newington	Flat 33 Telford House Rockingham Estate

Causeway SE1 6DB	SE1 6NY
299 Metro Central Heights 119 Newington Causeway SE1 6DB	Flat 34 Telford House Rockingham Estate SE1 6NY
171 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 31 Telford House Rockingham Estate SE1 6NY
178 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 32 Telford House Rockingham Estate SE1 6NY
140 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 20 Telford House Rockingham Estate SE1 6NY
147 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 21 Telford House Rockingham Estate SE1 6NY
186 Metro Central Heights 119 Newington Causeway SE1 6BT	Flat 19 Telford House Rockingham Estate SE1 6NY
224 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 2 Telford House Rockingham Estate SE1 6NY
231 Metro Central Heights 119 Newington Causeway SE1 6BX	Flat 22 Telford House Rockingham Estate SE1 6NY
193 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 25 Telford House Rockingham Estate SE1 6NY
200 Metro Central Heights 119 Newington Causeway SE1 6BW	Flat 26 Telford House Rockingham Estate SE1 6NY
337 Metro Central Heights 119 Newington Causeway SE1 6DQ	Flat 23 Telford House Rockingham Estate SE1 6NY
368a Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 24 Telford House Rockingham Estate SE1 6NY
378a Metro Central Heights 119 Newington Causeway SE1 6DX	241 Southwark Bridge Road London SE1 6FP
348a Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3305 251 Southwark Bridge Road SE1 6FP
358a Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3306 251 Southwark Bridge Road SE1 6FP
379a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3303 251 Southwark Bridge Road SE1 6FP
399a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3304 251 Southwark Bridge Road SE1 6FP
409a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3307 251 Southwark Bridge Road SE1 6FP
389a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3402 251 Southwark Bridge Road SE1 6FP
398a Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3403 251 Southwark Bridge Road SE1 6FP
359 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3308 251 Southwark Bridge Road SE1 6FP
383 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3401 251 Southwark Bridge Road SE1 6FP
345 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3204 251 Southwark Bridge Road SE1 6FP
352 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3205 251 Southwark Bridge Road SE1 6FP
390 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3202 251 Southwark Bridge Road SE1 6FP
412 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3203 251 Southwark Bridge Road SE1 6FP
101 Newington Causeway London SE1 6BN	Apartment 3206 251 Southwark Bridge Road SE1 6FP

398 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3301 251 Southwark Bridge Road SE1 6FP
405 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3302 251 Southwark Bridge Road SE1 6FP
133 Metro Central Heights 119 Newington Causeway SE1 6BB	Apartment 3207 251 Southwark Bridge Road SE1 6FP
394 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3208 251 Southwark Bridge Road SE1 6FP
395 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3404 251 Southwark Bridge Road SE1 6FP
392 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3602 251 Southwark Bridge Road SE1 6FP
393 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3603 251 Southwark Bridge Road SE1 6FP
396 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3506 251 Southwark Bridge Road SE1 6FP
400 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3601 251 Southwark Bridge Road SE1 6FP
401 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3604 251 Southwark Bridge Road SE1 6FP
397 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3801 251 Southwark Bridge Road SE1 6FP
399 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3802 251 Southwark Bridge Road SE1 6FP
384 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3701 251 Southwark Bridge Road SE1 6FP
385 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3702 251 Southwark Bridge Road SE1 6FP
381 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3407 251 Southwark Bridge Road SE1 6FP
382 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3408 251 Southwark Bridge Road SE1 6FP
386 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3405 251 Southwark Bridge Road SE1 6FP
389 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3406 251 Southwark Bridge Road SE1 6FP
391 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3501 251 Southwark Bridge Road SE1 6FP
387 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3504 251 Southwark Bridge Road SE1 6FP
388 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3505 251 Southwark Bridge Road SE1 6FP
402 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3502 251 Southwark Bridge Road SE1 6FP
37 Metro Central Heights 119 Newington Causeway SE1 6BA	Apartment 3503 251 Southwark Bridge Road SE1 6FP
67 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 35 Telford House Rockingham Estate SE1 6NY
23 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 19 Rennie House Rockingham Estate SE1 6PN
30 Metro Central Heights 119 Newington Causeway SE1 6BA	Flat 2 Rennie House Rockingham Estate SE1 6PN
75 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 17 Rennie House Rockingham Estate SE1 6PN
118 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 18 Rennie House Rockingham Estate SE1 6PN

Causeway SE1 6BB	SE1 6PN
125 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 20 Rennie House Rockingham Estate SE1 6PN
82 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 23 Rennie House Rockingham Estate SE1 6PN
89 Metro Central Heights 119 Newington Causeway SE1 6BB	Flat 24 Rennie House Rockingham Estate SE1 6PN
406 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 21 Rennie House Rockingham Estate SE1 6PN
407 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 22 Rennie House Rockingham Estate SE1 6PN
403 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 10 Rennie House Rockingham Estate SE1 6PN
404 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 11 Rennie House Rockingham Estate SE1 6PN
408 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 9 Rankine House Rockingham Estate SE1 6PL
411 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 1 Rennie House Rockingham Estate SE1 6PN
413 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 12 Rennie House Rockingham Estate SE1 6PN
409 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 15 Rennie House Rockingham Estate SE1 6PN
410 Metro Central Heights 119 Newington Causeway SE1 6DX	Flat 16 Rennie House Rockingham Estate SE1 6PN
Lancaster House 70 Newington Causeway SE1 6DF	Flat 13 Rennie House Rockingham Estate SE1 6PN
Flat 50 Smeaton Court SE1 6PF	Flat 14 Rennie House Rockingham Estate SE1 6PN
Flat 51 Smeaton Court SE1 6PF	Flat 25 Rennie House Rockingham Estate SE1 6PN
Flat 48 Smeaton Court SE1 6PF	Flat 13 Stephenson House Rockingham Estate SE1 6PP
Flat 49 Smeaton Court SE1 6PF	Flat 14 Stephenson House Rockingham Estate SE1 6PP
Flat 52 Smeaton Court SE1 6PF	Flat 11 Stephenson House Rockingham Estate SE1 6PP
5 Gaunt Street London SE1 6DP	Flat 12 Stephenson House Rockingham Estate SE1 6PP
Unit 5 Metro Central Heights SE1 6BN	Flat 15 Stephenson House Rockingham Estate SE1 6PP
Flat 53 Smeaton Court SE1 6PF	Flat 18 Stephenson House Rockingham Estate SE1 6PP
Flat 54 Smeaton Court SE1 6PF	Flat 19 Stephenson House Rockingham Estate SE1 6PP
Flat 41 Smeaton Court SE1 6PF	Flat 16 Stephenson House Rockingham Estate SE1 6PP
Flat 42 Smeaton Court SE1 6PF	Flat 17 Stephenson House Rockingham Estate SE1 6PP
Flat 39 Smeaton Court SE1 6PF	Flat 5 Rennie House Rockingham Estate SE1 6PN
Flat 40 Smeaton Court SE1 6PF	Flat 6 Rennie House Rockingham Estate SE1 6PN
Flat 43 Smeaton Court SE1 6PF	Flat 3 Rennie House Rockingham Estate SE1 6PN

Flat 46 Smeaton Court SE1 6PF	Flat 4 Rennie House Rockingham Estate SE1 6PN
Flat 47 Smeaton Court SE1 6PF	Flat 7 Rennie House Rockingham Estate SE1 6PN
Flat 44 Smeaton Court SE1 6PF	Flat 1 Stephenson House Rockingham Estate SE1 6PP
Flat 45 Smeaton Court SE1 6PF	Flat 10 Stephenson House Rockingham Estate SE1 6PP
Basement To Seventh Floors Eileen House SE1 6EF	Flat 8 Rennie House Rockingham Estate SE1 6PN
9 Rockingham Street London SE1 6PD	Flat 9 Rennie House Rockingham Estate SE1 6PN
First Floor And Second Floor 87-87a Newington Causeway SE1 6DH	Flat 8 Rankine House Rockingham Estate SE1 6PL
Unit 1 Railway Arch 99 SE1 6PD	Flat 8 Telford House Rockingham Estate SE1 6NY
Unit 4 Railway Arch 102a SE1 6PG	Flat 9 Telford House Rockingham Estate SE1 6NY
2-4 Tiverton Street London SE1 6NZ	Flat 6 Telford House Rockingham Estate SE1 6NY
Unit 2 Railway Arch 100 SE1 6PD	Flat 7 Telford House Rockingham Estate SE1 6NY
Unit 3 Railway Arch 101 SE1 6PD	42a Tarn Street London SE1 6PE
Flat 38 Smeaton Court SE1 6PF	Flat 11 Rankine House Rockingham Estate SE1 6PL
Flat 12 Smeaton Court SE1 6PF	Flat 12 Rankine House Rockingham Estate SE1 6PL
Flat 13 Smeaton Court SE1 6PF	Flat 1 Rankine House Rockingham Estate SE1 6PL
Flat 10 Smeaton Court SE1 6PF	Flat 10 Rankine House Rockingham Estate SE1 6PL
Flat 11 Smeaton Court SE1 6PF	Flat 38 Telford House Rockingham Estate SE1 6NY
Flat 14 Smeaton Court SE1 6PF	Flat 39 Telford House Rockingham Estate SE1 6NY
Flat 17 Smeaton Court SE1 6PF	Flat 36 Telford House Rockingham Estate SE1 6NY
Flat 18 Smeaton Court SE1 6PF	Flat 37 Telford House Rockingham Estate SE1 6NY
Flat 15 Smeaton Court SE1 6PF	Flat 4 Telford House Rockingham Estate SE1 6NY
Flat 16 Smeaton Court SE1 6PF	Flat 42 Telford House Rockingham Estate SE1 6NY
Flat 3 Smeaton Court SE1 6PF	Flat 5 Telford House Rockingham Estate SE1 6NY
Flat 4 Smeaton Court SE1 6PF	Flat 40 Telford House Rockingham Estate SE1 6NY
Flat 1 Smeaton Court SE1 6PF	Flat 41 Telford House Rockingham Estate SE1 6NY
Flat 2 Smeaton Court SE1 6PF	Flat 13 Rankine House Rockingham Estate SE1 6PL
Flat 5 Smeaton Court SE1 6PF	Flat 24 Rankine House Rockingham Estate SE1 6PL
Flat 8 Smeaton Court SE1 6PF	Flat 25 Rankine House Rockingham Estate SE1 6PL



Flat 9 Smeaton Court SE1 6PF	Flat 22 Rankine House Rockingham Estate SE1 6PL
Flat 6 Smeaton Court SE1 6PF	Flat 23 Rankine House Rockingham Estate SE1 6PL
Flat 7 Smeaton Court SE1 6PF	Flat 3 Rankine House Rockingham Estate SE1 6PL
Flat 19 Smeaton Court SE1 6PF	Flat 6 Rankine House Rockingham Estate SE1 6PL
Flat 31 Smeaton Court SE1 6PF	Flat 7 Rankine House Rockingham Estate SE1 6PL
Flat 32 Smeaton Court SE1 6PF	Flat 4 Rankine House Rockingham Estate SE1 6PL
Flat 29 Smeaton Court SE1 6PF	Flat 5 Rankine House Rockingham Estate SE1 6PL
Flat 30 Smeaton Court SE1 6PF	Flat 16 Rankine House Rockingham Estate SE1 6PL
Flat 33 Smeaton Court SE1 6PF	Flat 17 Rankine House Rockingham Estate SE1 6PL
Flat 36 Smeaton Court SE1 6PF	Flat 14 Rankine House Rockingham Estate SE1 6PL
Flat 37 Smeaton Court SE1 6PF	Flat 15 Rankine House Rockingham Estate SE1 6PL
Flat 34 Smeaton Court SE1 6PF	Flat 18 Rankine House Rockingham Estate SE1 6PL
Flat 35 Smeaton Court SE1 6PF	Flat 20 Rankine House Rockingham Estate SE1 6PL
Flat 22 Smeaton Court SE1 6PF	Flat 21 Rankine House Rockingham Estate SE1 6PL
Flat 23 Smeaton Court SE1 6PF	Flat 19 Rankine House Rockingham Estate SE1 6PL
Flat 20 Smeaton Court SE1 6PF	Flat 2 Rankine House Rockingham Estate SE1 6PL
Flat 21 Smeaton Court SE1 6PF	Apartment 2106 251 Southwark Bridge Road SE1 6FN
Flat 24 Smeaton Court SE1 6PF	Apartment 2107 251 Southwark Bridge Road SE1 6FN
Flat 27 Smeaton Court SE1 6PF	Apartment 2104 251 Southwark Bridge Road SE1 6FN
Flat 28 Smeaton Court SE1 6PF	Apartment 2105 251 Southwark Bridge Road SE1 6FN
Flat 25 Smeaton Court SE1 6PF	Apartment 2108 251 Southwark Bridge Road SE1 6FN
Flat 26 Smeaton Court SE1 6PF	Apartment 2202 251 Southwark Bridge Road SE1 6FN
269 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2203 251 Southwark Bridge Road SE1 6FN
270 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2109 251 Southwark Bridge Road SE1 6FN
267 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2201 251 Southwark Bridge Road SE1 6FN
268 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2006 251 Southwark Bridge Road SE1 6FN
271 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2007 251 Southwark Bridge Road SE1 6FN
274 Metro Central Heights 119 Newington	Apartment 2004 251 Southwark Bridge

Causeway SE1 6BX	Road SE1 6FN
275 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2005 251 Southwark Bridge Road SE1 6FN
272 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2008 251 Southwark Bridge Road SE1 6FN
273 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2102 251 Southwark Bridge Road SE1 6FN
260 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2103 251 Southwark Bridge Road SE1 6FN
261 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2009 251 Southwark Bridge Road SE1 6FN
258 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2101 251 Southwark Bridge Road SE1 6FN
259 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2204 251 Southwark Bridge Road SE1 6FN
262 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2307 251 Southwark Bridge Road SE1 6FN
265 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2308 251 Southwark Bridge Road SE1 6FN
266 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2305 251 Southwark Bridge Road SE1 6FN
263 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2306 251 Southwark Bridge Road SE1 6FN
264 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2309 251 Southwark Bridge Road SE1 6FN
276 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2402 251 Southwark Bridge Road SE1 6FN
290 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2403 251 Southwark Bridge Road SE1 6FN
291 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2310 251 Southwark Bridge Road SE1 6FN
288 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2401 251 Southwark Bridge Road SE1 6FN
289 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2207 251 Southwark Bridge Road SE1 6FN
293 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2208 251 Southwark Bridge Road SE1 6FN
296 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2205 251 Southwark Bridge Road SE1 6FN
297 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2206 251 Southwark Bridge Road SE1 6FN
294 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2209 251 Southwark Bridge Road SE1 6FN
295 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2303 251 Southwark Bridge Road SE1 6FN
280 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2304 251 Southwark Bridge Road SE1 6FN
281 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2301 251 Southwark Bridge Road SE1 6FN
278 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2302 251 Southwark Bridge Road SE1 6FN
279 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2003 251 Southwark Bridge Road SE1 6FN
282 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1710 251 Southwark Bridge Road SE1 6FL

286 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1711 251 Southwark Bridge Road SE1 6FL
287 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1708 251 Southwark Bridge Road SE1 6FL
283 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1709 251 Southwark Bridge Road SE1 6FL
285 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 1712 251 Southwark Bridge Road SE1 6FL
257 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1803 251 Southwark Bridge Road SE1 6FL
227 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1804 251 Southwark Bridge Road SE1 6FL
228 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1801 251 Southwark Bridge Road SE1 6FL
225 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1802 251 Southwark Bridge Road SE1 6FL
226 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1701 251 Southwark Bridge Road SE1 6FL
229 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1702 251 Southwark Bridge Road SE1 6FL
233 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1611 251 Southwark Bridge Road SE1 6FL
234 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1612 251 Southwark Bridge Road SE1 6FL
230 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1703 251 Southwark Bridge Road SE1 6FL
232 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1706 251 Southwark Bridge Road SE1 6FL
217 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1707 251 Southwark Bridge Road SE1 6FL
218 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1704 251 Southwark Bridge Road SE1 6FL
215 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1705 251 Southwark Bridge Road SE1 6FL
216 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1805 251 Southwark Bridge Road SE1 6FL
219 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1905 251 Southwark Bridge Road SE1 6FL
222 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1906 251 Southwark Bridge Road SE1 6FL
223 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1903 251 Southwark Bridge Road SE1 6FL
220 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1904 251 Southwark Bridge Road SE1 6FL
221 Metro Central Heights 119 Newington Causeway SE1 6BW	Apartment 1907 251 Southwark Bridge Road SE1 6FL
235 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2001 251 Southwark Bridge Road SE1 6FN
249 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2002 251 Southwark Bridge Road SE1 6FN
250 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1908 251 Southwark Bridge Road SE1 6FL
247 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1909 251 Southwark Bridge Road SE1 6FL
248 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1808 251 Southwark Bridge Road SE1 6FL

Causeway SE1 6BX	Road SE1 6FL
251 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1809 251 Southwark Bridge Road SE1 6FL
255 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1806 251 Southwark Bridge Road SE1 6FL
256 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1807 251 Southwark Bridge Road SE1 6FL
252 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1810 251 Southwark Bridge Road SE1 6FL
254 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1901 251 Southwark Bridge Road SE1 6FL
238 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1902 251 Southwark Bridge Road SE1 6FL
240 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1811 251 Southwark Bridge Road SE1 6FL
236 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 1812 251 Southwark Bridge Road SE1 6FL
237 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2404 251 Southwark Bridge Road SE1 6FN
241 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2904 251 Southwark Bridge Road SE1 6FP
244 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2905 251 Southwark Bridge Road SE1 6FP
245 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2902 251 Southwark Bridge Road SE1 6FP
242 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2903 251 Southwark Bridge Road SE1 6FP
243 Metro Central Heights 119 Newington Causeway SE1 6BX	Apartment 2906 251 Southwark Bridge Road SE1 6FP
298 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2909 251 Southwark Bridge Road SE1 6FP
354 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2910 251 Southwark Bridge Road SE1 6FP
355 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2907 251 Southwark Bridge Road SE1 6FP
351 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2908 251 Southwark Bridge Road SE1 6FP
353 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2805 251 Southwark Bridge Road SE1 6FN
356 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2806 251 Southwark Bridge Road SE1 6FN
360 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2803 251 Southwark Bridge Road SE1 6FN
361 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2804 251 Southwark Bridge Road SE1 6FN
357 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2807 251 Southwark Bridge Road SE1 6FN
358 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2810 251 Southwark Bridge Road SE1 6FN
343 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2901 251 Southwark Bridge Road SE1 6FP
344 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2808 251 Southwark Bridge Road SE1 6FN
341 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2809 251 Southwark Bridge Road SE1 6FN

342 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3001 251 Southwark Bridge Road SE1 6FP
346 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3103 251 Southwark Bridge Road SE1 6FP
349 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3104 251 Southwark Bridge Road SE1 6FP
350 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3101 251 Southwark Bridge Road SE1 6FP
347 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3102 251 Southwark Bridge Road SE1 6FP
348 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3105 251 Southwark Bridge Road SE1 6FP
362 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3108 251 Southwark Bridge Road SE1 6FP
374 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3201 251 Southwark Bridge Road SE1 6FP
375 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3106 251 Southwark Bridge Road SE1 6FP
372 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3107 251 Southwark Bridge Road SE1 6FP
373 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3004 251 Southwark Bridge Road SE1 6FP
376 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3005 251 Southwark Bridge Road SE1 6FP
379 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3002 251 Southwark Bridge Road SE1 6FP
380 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3003 251 Southwark Bridge Road SE1 6FP
377 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3006 251 Southwark Bridge Road SE1 6FP
378 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3009 251 Southwark Bridge Road SE1 6FP
365 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3010 251 Southwark Bridge Road SE1 6FP
366 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 3007 251 Southwark Bridge Road SE1 6FP
363 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 3008 251 Southwark Bridge Road SE1 6FP
364 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2802 251 Southwark Bridge Road SE1 6FN
367 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2506 251 Southwark Bridge Road SE1 6FN
370 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2507 251 Southwark Bridge Road SE1 6FN
371 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2504 251 Southwark Bridge Road SE1 6FN
368 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2505 251 Southwark Bridge Road SE1 6FN
369 Metro Central Heights 119 Newington Causeway SE1 6DX	Apartment 2508 251 Southwark Bridge Road SE1 6FN
340 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2601 251 Southwark Bridge Road SE1 6FN
312 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2602 251 Southwark Bridge Road SE1 6FN
313 Metro Central Heights 119 Newington	Apartment 2509 251 Southwark Bridge

Causeway SE1 6DB	Road SE1 6FN
310 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2510 251 Southwark Bridge Road SE1 6FN
311 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2407 251 Southwark Bridge Road SE1 6FN
314 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2408 251 Southwark Bridge Road SE1 6FN
317 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2405 251 Southwark Bridge Road SE1 6FN
318 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2406 251 Southwark Bridge Road SE1 6FN
315 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2409 251 Southwark Bridge Road SE1 6FN
316 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2502 251 Southwark Bridge Road SE1 6FN
302 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2503 251 Southwark Bridge Road SE1 6FN
303 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2410 251 Southwark Bridge Road SE1 6FN
300 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2501 251 Southwark Bridge Road SE1 6FN
301 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2603 251 Southwark Bridge Road SE1 6FN
304 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2705 251 Southwark Bridge Road SE1 6FN
308 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2706 251 Southwark Bridge Road SE1 6FN
309 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2703 251 Southwark Bridge Road SE1 6FN
305 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2704 251 Southwark Bridge Road SE1 6FN
307 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2707 251 Southwark Bridge Road SE1 6FN
319 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2710 251 Southwark Bridge Road SE1 6FN
332 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2801 251 Southwark Bridge Road SE1 6FN
333 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2708 251 Southwark Bridge Road SE1 6FN
329 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2709 251 Southwark Bridge Road SE1 6FN
331 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2606 251 Southwark Bridge Road SE1 6FN
334 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2607 251 Southwark Bridge Road SE1 6FN
338 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2604 251 Southwark Bridge Road SE1 6FN
339 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2605 251 Southwark Bridge Road SE1 6FN
335 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2608 251 Southwark Bridge Road SE1 6FN
336 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 2701 251 Southwark Bridge Road SE1 6FN
322 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2702 251 Southwark Bridge Road SE1 6FN

323 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2609 251 Southwark Bridge Road SE1 6FN
320 Metro Central Heights 119 Newington Causeway SE1 6DB	Apartment 2610 251 Southwark Bridge Road SE1 6FN
321 Metro Central Heights 119 Newington Causeway SE1 6DB	10 Devonshire Square London EC2M 4YP
324 Metro Central Heights 119 Newington Causeway SE1 6DB	92 Rockingham St London SE1 6PG
327 Metro Central Heights 119 Newington Causeway SE1 6DQ	2 Devonshire House, Bath Terrace SE1 6PT
328 Metro Central Heights 119 Newington Causeway SE1 6DQ	Apartment 481 Vantage Building Metro Central Heights SE1 6DT
325 Metro Central Heights 119 Newington Causeway SE1 6DB	119 Newington Causeway Metro Central Heights SE1 6BA

**Re-consultation:** n/a

### Consultation responses received

#### Internal services

Flood and Drainage Team

#### Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing out Crime)

Network Rail (Planning)

Thames Water - Development Planning

Transport for London (referable & non-referable app notifications and pre-apps)

#### Neighbours and local groups

Apartment 481 Vantage Building Metro Central Heights SE1 6DT

Flat 16 Banks House Rockingham Estate SE1 6QQ

Flat 17 Stephenson House Rockingham Estate SE1 6PP

Flat 3 Stephenson House Rockingham Estate SE1 6PP

Flat 59 Stephenson House Rockingham Estate SE1 6PR

10 Devonshire Square London EC2M 4YP

10 Devonshire Square London EC2M 4YP

119 Newington Causeway Metro Central Heights SE1 6BA

126 Metro Central Heights 119 Newington Causeway SE1 6BB

2 Devonshire House, Bath Terrace SE1 6PT

481 Metro Central Heights 119 Newington Causeway SE1 6DT

92 Rockingham St London SE1 6PG

97 Metro Central Heights 119 Newington Causeway SE1 6BB