

Section 7.0 Good Quality accommodation

We existing buildings can be converted fairly easily into a flatted development, re-using significant elements of structure.

All the flats are unit size compliant to the National described space standards, with access to amenity space, storage, and good quality daylight, and external aspect.

The Gross Internal Flat areas below are exclusive of zones required to line the external walls to thermally upgrade the thermal performance of the building envelope. Habitable space below ground level also allows for the tanking of existing basement walls, and application of thermal linings. The Gross Internal Areas stated are therefore achievable in reality.

All habitable rooms benefit from windows, and the quality of daylight has been assessed by Lumina London Limited. Refer to separate report on daylight and Sunlight.

All units are provided with private amenity space in accordance with the London Plan, and storage in accordance with Southwark Policies. Cycle storage is provided in accordance with Southwark's New Local plan 2022.

The next nine pages show all 9unit plans in detail.

Flat 1

Location: Ground Floor

Unit type: 2B3person

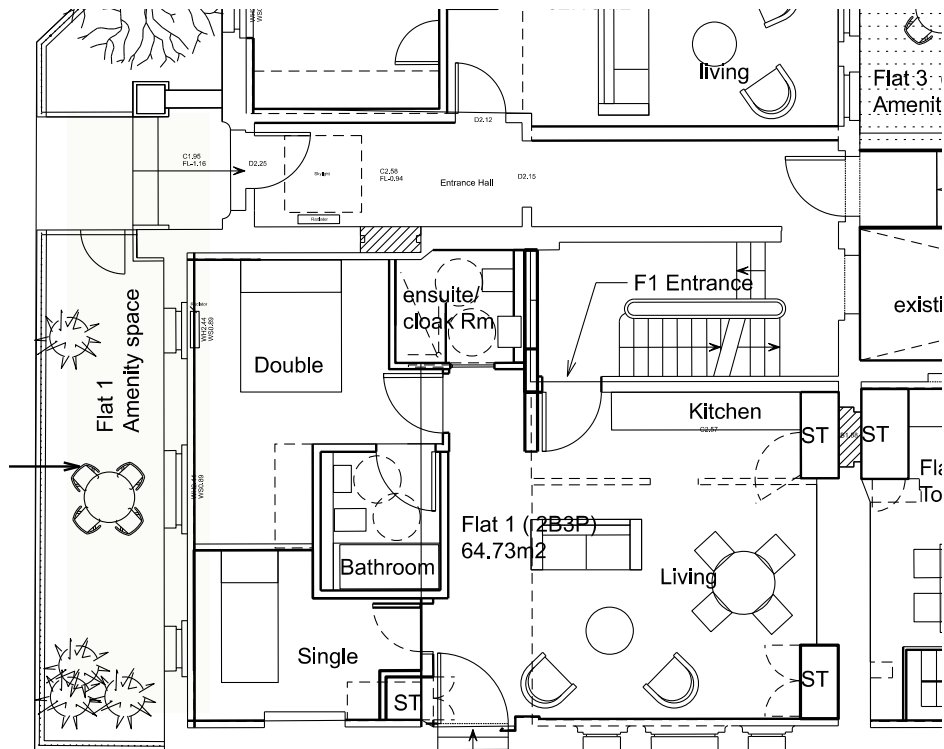
Unit GIA: 64.73m² (exceeds min requirement of 61m²)

Amenity space: Yes, Patio space, 1.9m x 8.05m = 15.29m²

Cycle storage: allocated 2spaces

Built-in storage within the unit = 2m²

Access: via communal hall and/or street entrance



Flat 2

Location: Ground Floor with sleeping areas on LG

Unit type: 2B4person

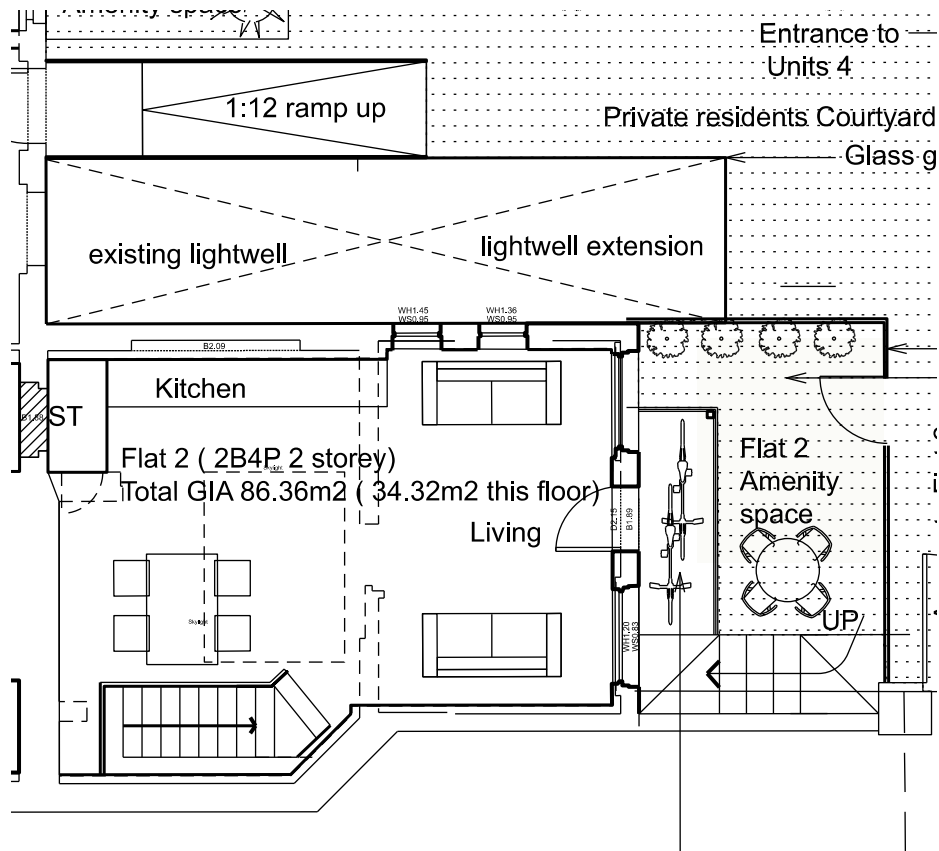
Unit GIA: 86.36m² (32.32m² + 52.04m²), exceeds min requirement of 72m²

Amenity space: Yes, Patio space, 3m x 2.44m = 7.32m², plus additional lightwell area of 2.9 x 2.5m = 7.25m²

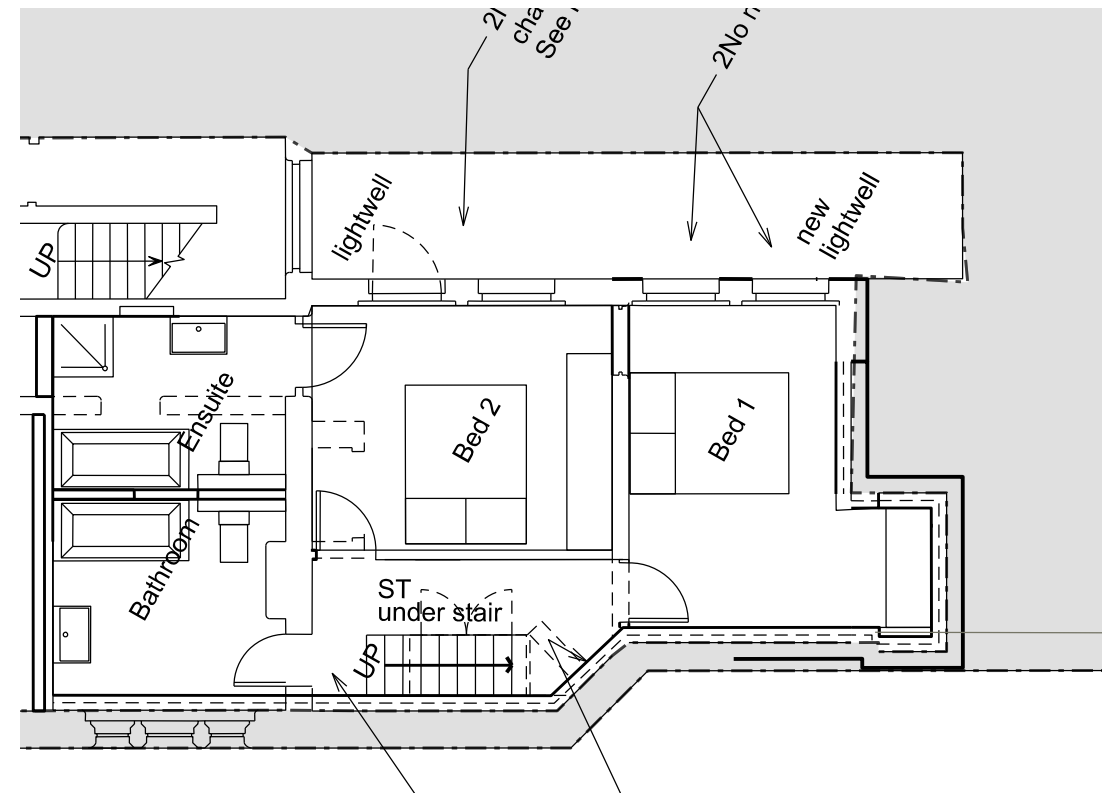
Cycle storage: allocated 2 spaces under landing within private amenity space, plus shared visitor space in main store

Access: via own front door off Courtyard

Ground Floor to flat 2



Lower Ground Floor to flat 2



Flat 3

Location: Ground Floor

Unit type: 1B2person

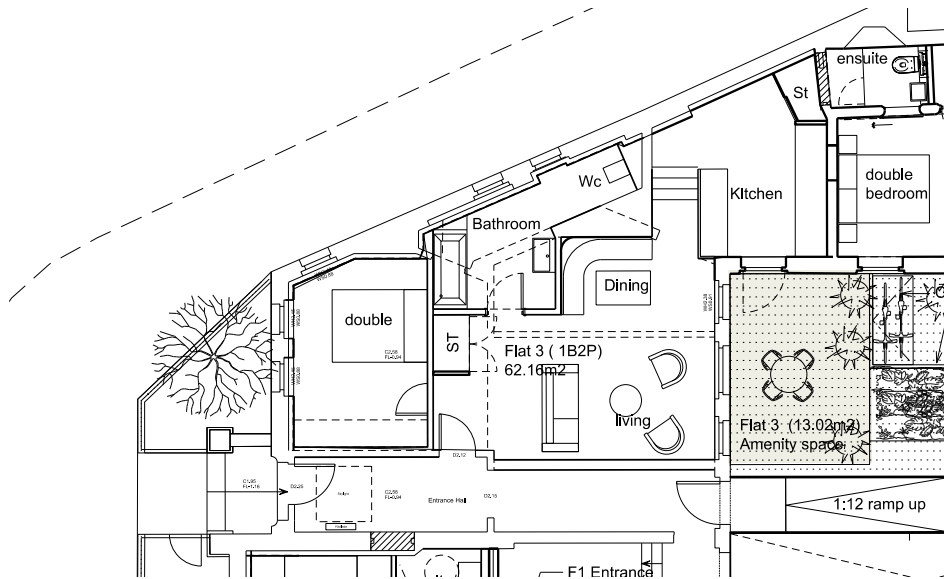
Unit GIA: 62.16m² (exceeds min requirement of 50m²)

Amenity space: Yes, allocated part of Courtyard Patio space, 13.02m²

Cycle storage: within communal cycle store

Access: via communal hall and/or courtyard entrance, via ramp enabling disable access.

Built-in storage: 1.5m²



Flat 4

Location: Ground Floor

Unit type: 2B4Pperson

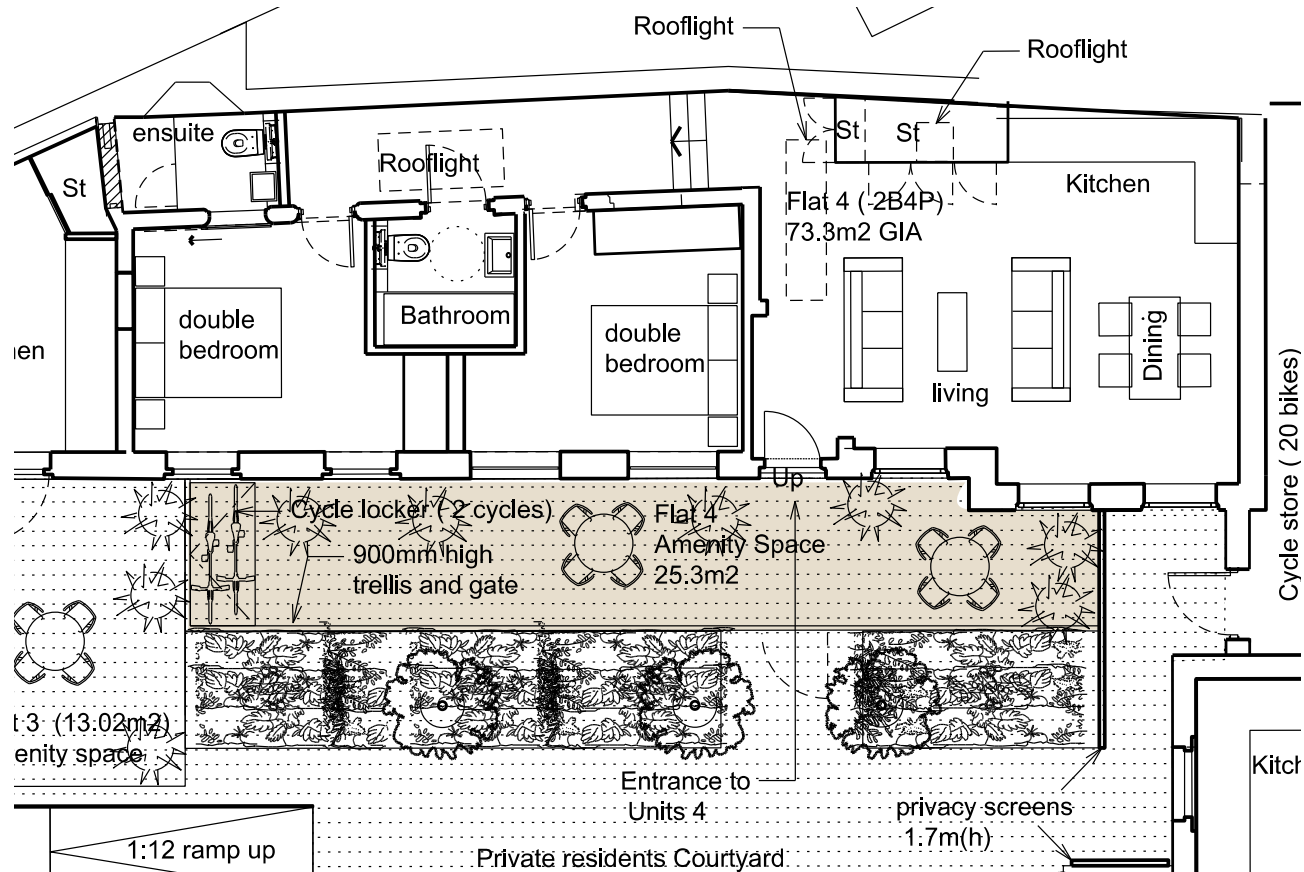
Unit GIA: 73.3m² (exceeds min requirement of 70m²)

Amenity space: Yes, allocated part of Courtyard Patio space, 25.3m²

Cycle storage: locker for 2 cycles within own demise, plus share of visitor space within communal store

Access: dedicated access direct from communal courtyard

Built-in storage =2m²



Flat 5

Location: Courtyard 2 storey unit

Unit type: 1B2person (unit spatially complies with majority of requirements of M4(3))

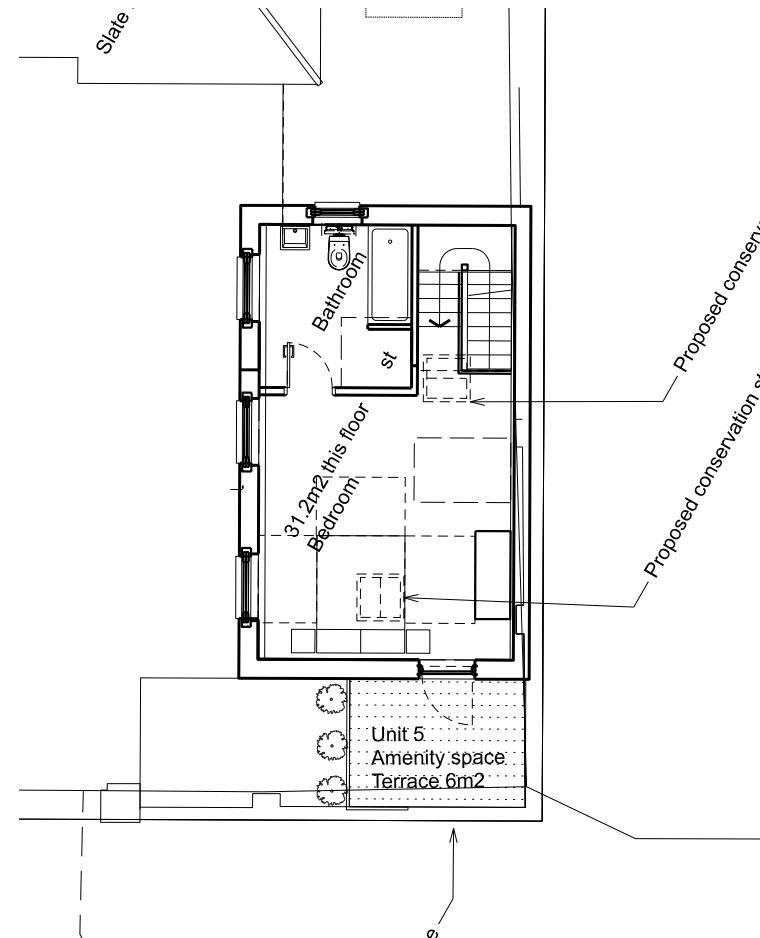
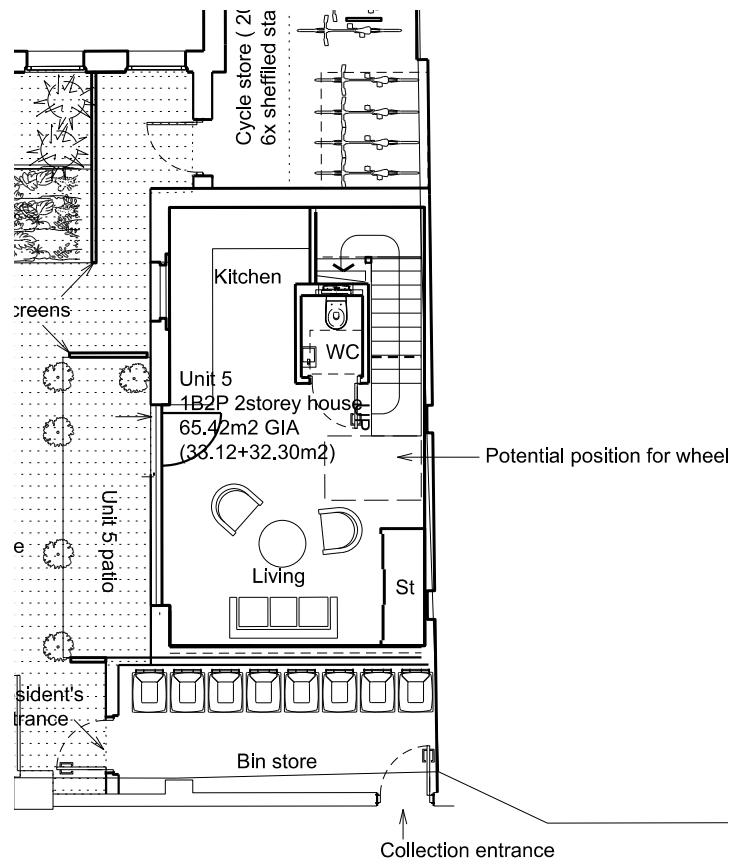
Unit GIA: 65.42m² (exceeds min requirement of 58m²)

Amenity space: Yes, allocated part of Courtyard Patio space, plus roof terrace at 1st floor

Cycle storage: within communal cycle store

Access: dedicated access direct from communal courtyard

Built-in Storage: 1.5m²



Flat 6

Location: 1st Floor

Unit type: 2B3person

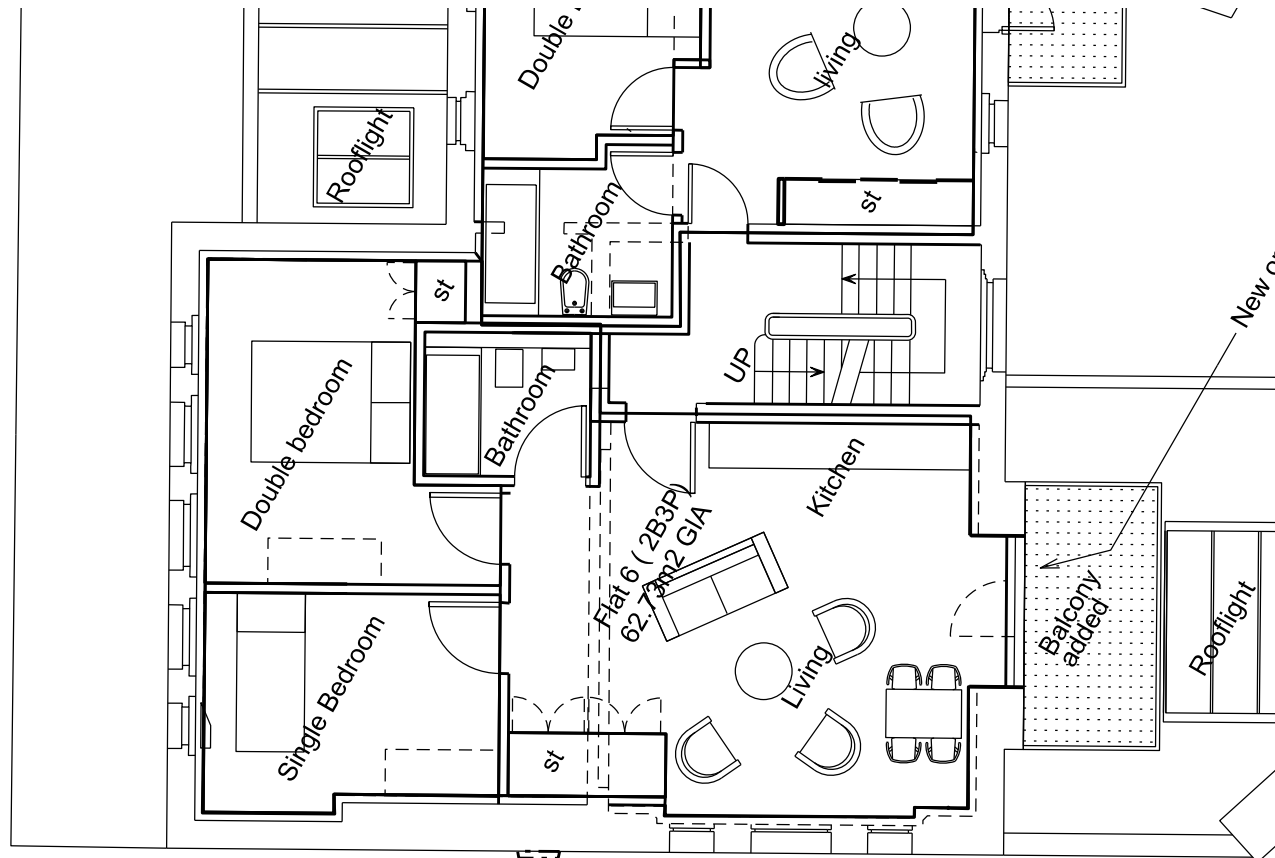
Unit GIA: 62.73m²m² (exceeds min requirement of 61m²)

Amenity space: Yes, Balcony on closet wing roof. Requirement form London Plan 6m². 1.75m x 3.33m = 6.02m²

Cycle storage: within communal cycle stores

Access: Via main entrance and shared protected staircase.

Built-in storage: 2m²



Flat 7

Location: 1st Floor

Unit type: 1B2person

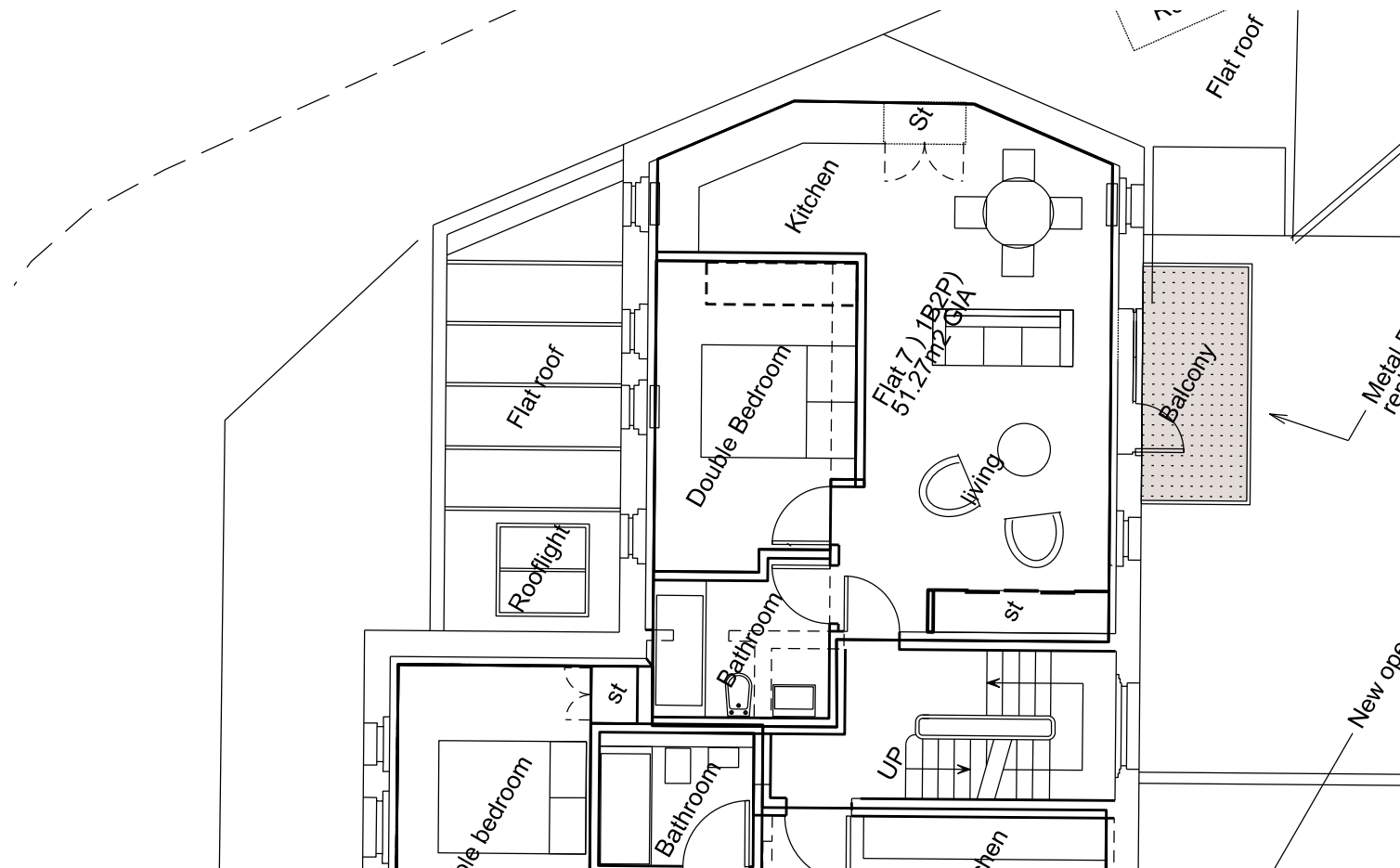
Unit GIA: 51.27m² (exceeds min requirement of 50m²)

Amenity space: Yes, Balcony. Requirement from London Plan 5m². 1.5m x 3.34m = 5m²

Cycle storage: allocated 2 spaces allocated within communal cycle stores

Access: Via main entrance and shared protected staircase.

Built-in storage: 1.5m²



Flat 8

Location: 2nd Floor

Unit type: Studio

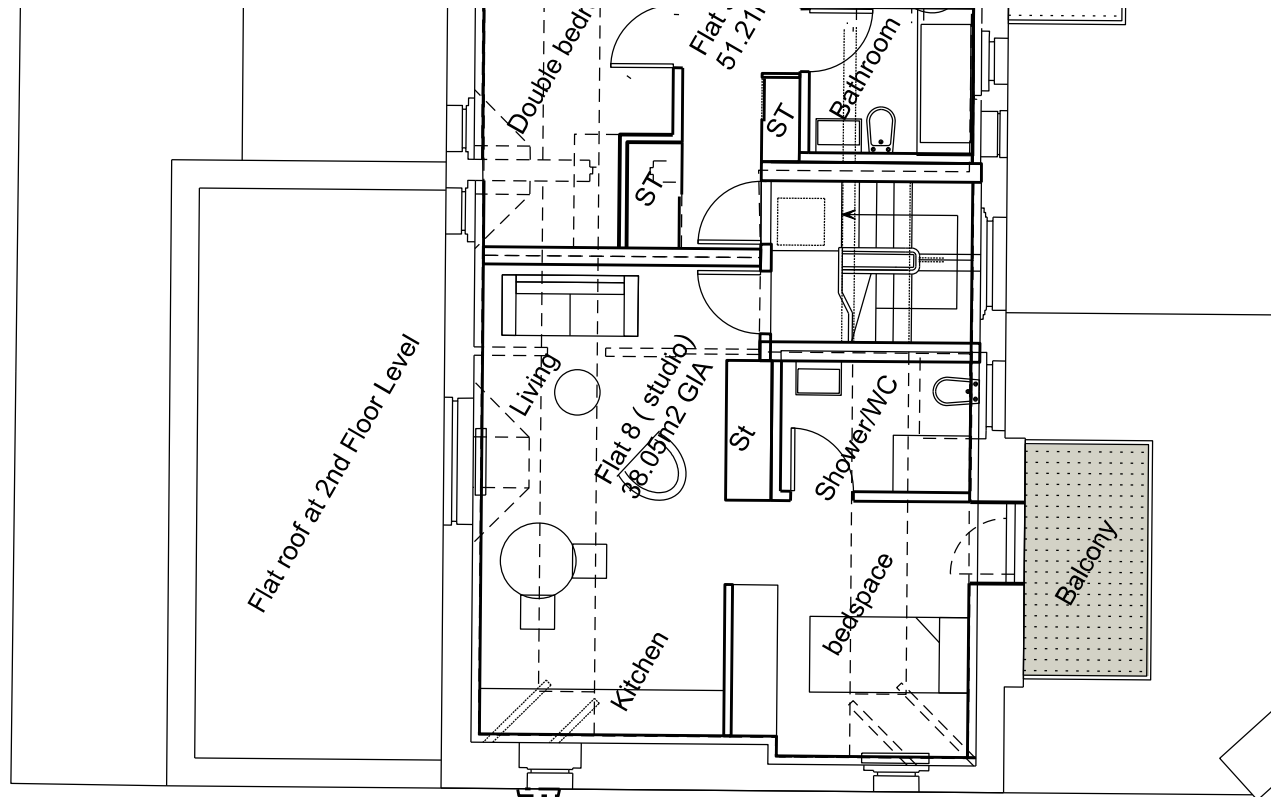
Unit GIA: 38.05m² (exceeds min requirement of 37m²)

Amenity space: Yes, Balcony. Requirement form London Plan 5m². 1.5m x 3.34m = 5m²

Cycle storage: allocated 1spaces allocated within communal cycle stores

Access: Via main entrance and shared protected staircase.

Built-in storage: 1m²



Flat 9

Location: 2nd Floor

Unit type: 1B2p

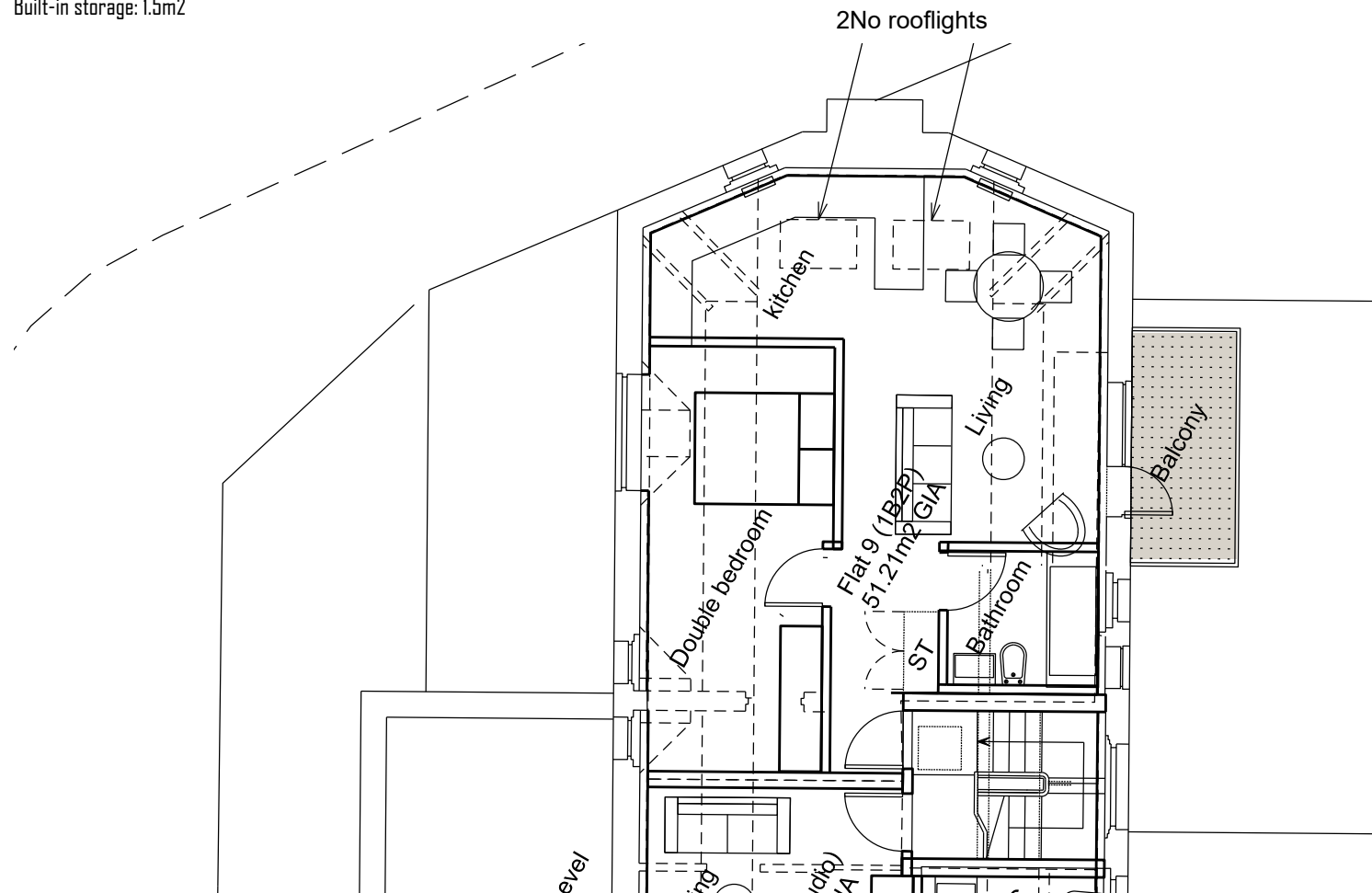
Unit GIA: 51.21m² (exceeds min requirement of 50m²)

Amenity space: Yes, Balcony. Requirement from London Plan 5m². 1.5m x 3.34m = 5m²

Cycle storage: 2 allocated 1spaces allocated within communal cycle stores

Access: Via main entrance and shared protected staircase.

Built-in storage: 1.5m²



Section 8.0 Materials and courtyard concepts

the courtyard forms the lungs of the site, providing one of the two ways to enter the development. The courtyard size is formed by the existing building massing, with exception of the replacement building proposed at the south side of the courtyard.

The existing courtyard finishes are functional and relate to the past use as a Police station. As part of the proposed changes, we seek to change the character of this space to a small landscaped square with some parts allocated to specific units, and the centre of the space retained for use by all. High quality hard landscaping and planting will transform the space, taking inspiration from some of the images below.

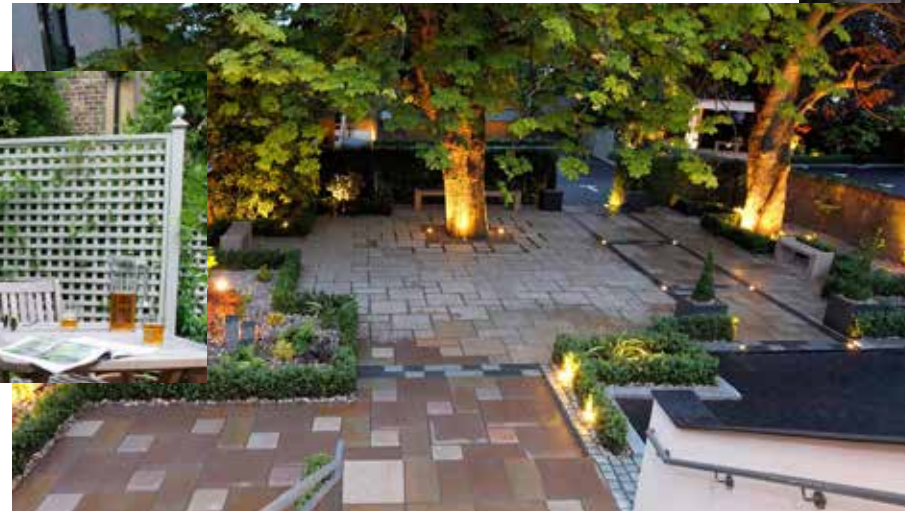
Cable trellis ideas



Screening ideas for area adjacent to Bike store



Screening ideas and planting



Paving ideas



Timber screens creating low level separation of spaces



Mews type facade with mix of large openings to Ground floor and sash windows to 1st floor



Section 9.0 Cycle storage and refuse and re-cycling provision and delivery vehicles.

As part of the proposals, the plans incorporate provision on-site for cycle storage, refuse, re-cycling and delivery vehicles.

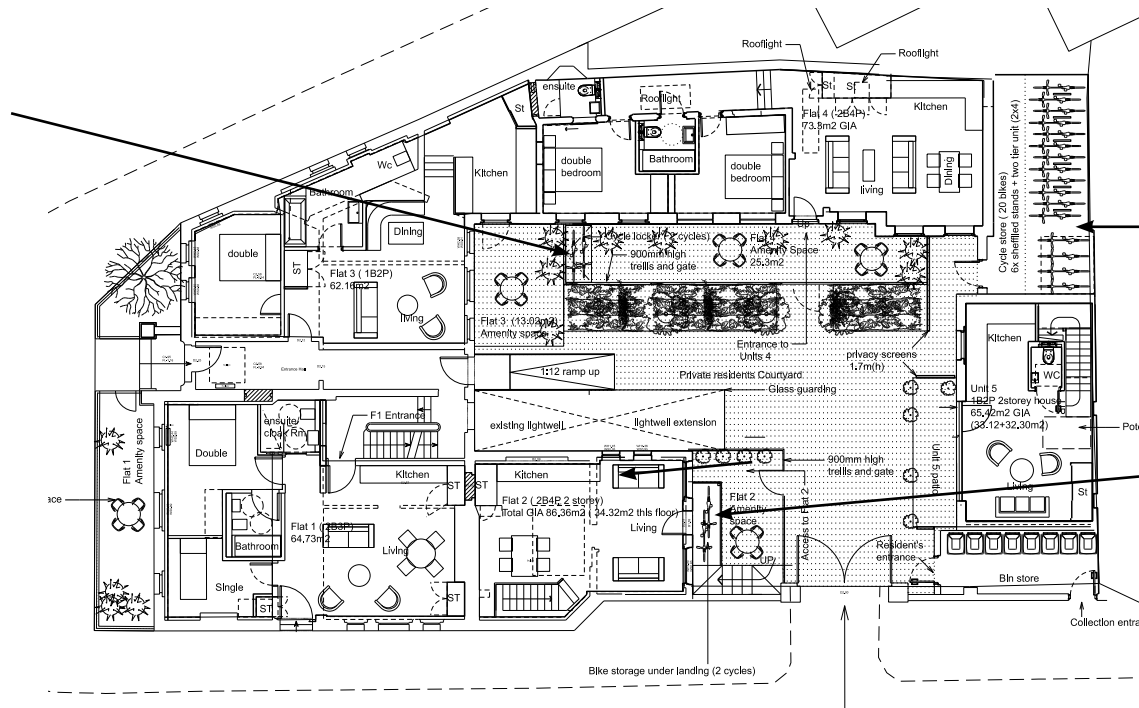
Transport aspects of the scheme are covered in more detail within the Caneparo Associates, Trasport Statement. Encouraging sustainable forms of transport, given the site's location within central london is important. Provision for the secure and covered storage of 24cycles has been made within the plans as follows:

Cycle store in South East corner of site (20 cycles with sheffiled stands and 2 tier system 4 cycles wide, providing storage of 8 cycles).

Cycle storage dedicated to flats 2 & 4, for 2 cycles for each of these units as indicated below.

The below plan shows how these are located and accessed.

Cycle locker for Unit 4
2 cycles + share of
communal store



Communal cycle store
6sheffiled stands = 12cycles
+
Two tier system 4 wide= 8cycles

Total capacity 20.
End of Sheffield stand row has wider space
allowing for 3 wheeler.

Cycle storage cupboard
under landing, space for 2
cycles dedicated to Unit 2

Total cycles staorage on site
 $20+2+2 = 24$

Section 9.0 Refuse and re-cycling provision and delivery vehicles.

The proposed plans make provision for a shared refuse and re-cycling store located between the proposed BI Office and the external boundary wall on the boundary with the Flint Street public pavement as highlighted below. The store capacity is based on Southwark Waste Management Notes for residential Developments(Feb 2014).

Para 2.2 of the above guidance sets out the requirements for flatted developments with communal refuse facilities as Total weekly refuse(L) = 30L per unit + 70L per bedroom.

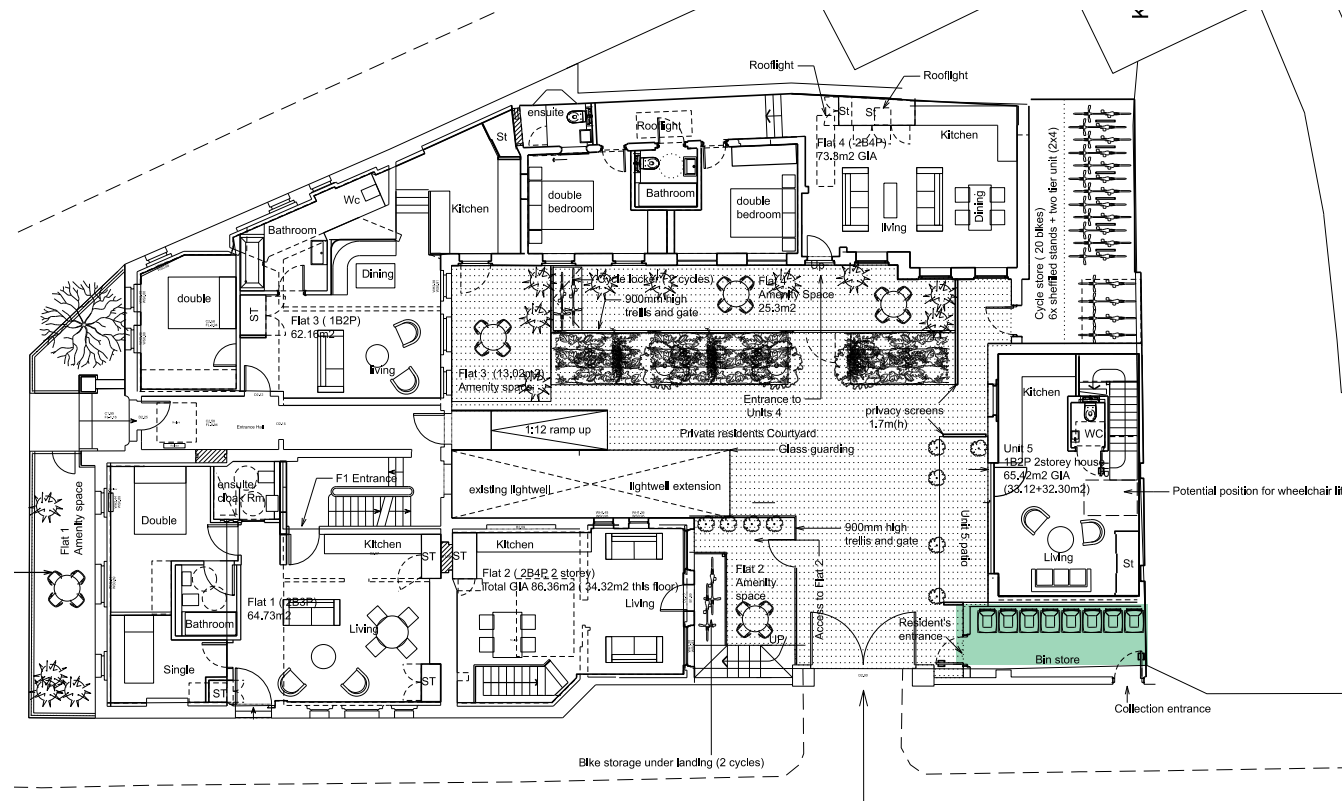
$30 \times 9 = 270L + 70 \times 13 = 910L = 1180L$

50% of above to be provided for recycling bins in line with BS 5906 = 590L required for recycling.

Residual waste provision = $1180L \times 0.75 = 885L$

Therefore 590L required for recycling and 885L required for Residual Waste. We propose this be accommodated with 3No 240L Wheelie bins for recycling, plus 4No 240L wheelie bins for residual Waste + 1 spare wheelie bin to cater for unexpected demands.

Additional storage exists in the basement of the main building which could be used for temporary storage of bulky items (e.g broken white goods).



Section 10.0 **Policy Response**(continued)
Policy Context

The Development Plan for the site comprises the Core Strategy (2011) and saved policies from the 2007 UDP, and the emerging Southwark Plan (2022) expected to be adopted at a Council Assembly on the 23rd February 2022. Southwark's Planning Policy webpage states that all applications post 8th of December 2021 will be determined against the Southwark Plan 2022 Policies.

Also important and relevant to this application is 'The Mission Conservation Area Appraisal' and the Mayor of London's London Plan, and relevant SPG documents, and National Planning Policy and Guidance in the form of National Planning Policy Framework.

The London Plan provides the overall strategic framework upon which the London Borough's policies should be based. In the case of housing (living in London) the emphasis is to maximise housing development/ opportunities. The over-riding NPPF aims, include the sustainable use of land, to maximise the potential of sites, and ensure that Boroughs achieve maximum densities compatible with the site context, and opportunities.

To do this Boroughs should:

- Maximise the potential of sites
- Promote high quality design and enhance the public realm
- Contribute to reduction of climate change
- Respect heritage assets, and the character of areas.
- Provide for and enhance a mix of uses.
- Be accessible
- Be sustainable
- Respect ecology
- Avoid discrimination and avoid inequalities.

The proposal seeks to convert an existing collection of buildings which have remained without full time use for a considerable period of time. The application will provide a new purpose for the building and land, which has not properly been utilised for over 5 years. Removal of an empty structure from the Borough will make the area safer, reducing the potential for anti-social activities, crime, squatting. The development will also provide an economic means to the heritage asset to be refurbished inside and out, stopping further decay of the buildings which will have a positive impact on the Conservation Area.

The Police station closed in 1932 with some continued use by the police until the early 1970s. Between 1970s and 1990s no records of how the buildings were used have been found. The previous owner, Diocese of Southwark could not provide any more clarity on this issue. Myrrh Education used the building from some time in the 1990s up to 2015, when the building again became vacant. The building was used by the Manna Society as temporary storage for approximately 12 months in 2015-2016, again becoming vacant following their departure. Residential guardians occupied the premises more recently to safeguard against the risk of squatters moving in.

The existing structure and fabric, is in an unmodernised state as it was when constructed in Victorian era. It has extremely poor thermal performance. Conversion therefore requires significant work to reduce heat losses and make the structure a lower carbon building. As part of the submission documentation, we have provided an Energy / CO2 saving strategy setting out how the refurbishment will respond to the urgent climate driven need to reduce the reliance on energy and fossil fuels. The conversion would provide housing in the centre of Southwark, close to the vibrant areas of the Borough and central London, as favoured by the 20s and 30s age range which Southwark has a strong representation.

More specific Policy detailed requirements are covered on the next page.

Section 10.0 **Policy Response**(continued)
Policy Context

Policy SP1 **Homes for all**

This small refurbishment scheme is capable of providing 9 residential units through conversion of the existing buildings on site. All units are good quality with ample daylight as shown in the calculations provided by Lumina London Ltd. All units have policy compliant amenity space, and provide homes which people can take pride. The unit plans are adaptable, and Unit 5 has been designed with the future scope to insert a wheelchair lift enabling access to the 1st floor. For further information below under Policy P8.

All 9 proposed flats are private for sale units. The extensive refurbishment costs as shown in the Housing viability assessment, does not enable the developer to provide affordable housing in addition to these works.

Policy SP2 **Southwark Together**

The scheme offers the opportunity to Southwark to revitalise this building contributing to making Southwark a vibrant inner-london Borough.

Policy SP4 **A Green and inclusive economy**

The construction work required to implement the project will generate employment for approximately 12 months, with a likely construction team of 20-25 persons.

Policy SP6 **Climate Emergency**

Refer to separate report

Area Visions

The site is located between three Vision Areas: the Elephant and Castle Area Vision ;Old Kent Road Vision Area and Walworth. The site is not within the boundaries of either, but the site's position provides an opportunity contribute to the local needs, protection of existing heritage, and economic development of the area. Addressing the need for efficient use of 'brownfield site' in order to protect unbuilt areas, the conversion of the building is a logical outcome, given its position within a Conservation Area. Protection of heritage assets is established in National and local planning policies. The location as a place to live promotes car-free living. The buildings inherent qualities with high ceilings, large windows lends itself to high quality flat development.

Policy P8 Wheelchair accessible and adaptable housing for New Build Homes

Southwark's Local Plan sets out a policy relating to New Build Homes as 10% of New built homes to be Wheelchair User dwellings, remaining dwellings to achieve Building Regulations M4(2) accessible and adaptable dwellings), with the 10% to be calculated by habitable rooms, not unit numbers. The project comprises 9 units, and 23 habitable rooms. Only one of these is new Build, all others are to be created through conversion of existing Victorian buildings on site. The 10% would therefore only apply to the new build unit, Unit 5, which is itself an adaptable dwelling with the scope to have a wheelchair lift added later. Space has been defined for a lift to be installed in the future if required. The floor can be constructed with trimmers to allow the easy incorporation of the lift later.

Below a review of Unit 5's design against the criteria of M4(3) is included. Compliant with M4(3) we believe exceeds the policy requirements for a 9 unit scheme, with only 1 new build unit, but shows commitment to provide housing for all.

Section 10.0 **Policy Response(continued)**
Policy Context

Policy P8 Wheelchair accessible and adaptable housing

Unit 5 satisfies the majority of the requirements of M4(3) of Approved Document M:Vol 1, as shown below:

- Approach to dwelling: Unit 5 has been designed with level access.
- Car-parking and drop off: The site incorporates a gated courtyard. The historic layout of the buildings is retained, with the area available as the courtyard remaining much as it has been since 1892. The courtyard allows space for deliveries, pick up and drop off but no on-site parking. The area could be used for pick up and drop off of a disabled person living or visiting the development. The space satisfies the requirement of Para 3.13 in Section 3:category 3 Approved Doc M:Vol 1.
- Private Entrance to Unit 5(assessment against Para 3.22 of Section 3:category 3B of Approved Document M:Vol 1. The entrance includes a large single door enabling wheelchairs to enter Unit 5, which therefore complies with the requirements of Para 3.22 a)-1). The unit plans as shown below are open plan.
- Space is provided internally and externally adjacent to the primary entrance to facilitate wheelchair storage and transfer from outdoor and indoor wheelchair.
- Requirement for Through-floor lifting device (para 3.28) to Wheelchair accessible dwelling, or (Para 3.29 Wheelchair adaptable home). The units overall size and plan permits a wheelchair lift to be installed if required. As shown on the below plans space is allocated (1100 x 1650mm) for a future wheelchair home lift complying to BS 5900 or BS EN 81-41.
- In addition, the stairs have also been designed to conform with Para 3.30, 850mm wide, and no changes of level within any other storey.
- Habitable Rooms: The living area is on the entrance storey, and satisfies the 25m² requirement for a 2bedspace dwelling set out in Table 3.2 of Approved Doc M:Vol 1, measuring 25.29m².
- The relationship between the Kitchen and living room areas is convenient, and step free.
- In accordance with para 3.32 covering Kitchen and eating area requirements for Wheelchair adaptable dwellings, the kitchen and principle eating area are within the same room, and there is a min clear access zone of 1500mm wide in front of, and between, all kitchen units and appliances. The kitchen worktop run has an internal length of 4.33m as Table 3.3.
- The upstairs bathroom proposed measures 2.5 x 2.485m following the spatial requirements shown in Diagram 3.15 of Approved Document M:Vol 1, therefore providing the unit with suitable bathroom facilities for a wheelchair user.
- The Bedroom satisfies the clear access zones shown in Diagram 3.9 of Approved Doc M: Vol 1, with 1000mm to both sides of the bed and foot of the bed.
- The ground floor cloak room, meets the size requirements of Diagram 1.4 (Approved Doc M:vol 1) Example 1.4B. The upstairs bathroom would satisfy the requirement for bathing if a wheelchair platform lift was installed.
- Unit 5 has private outdoor space in the form of a roof terrace, and patio at ground floor within the gated courtyard development.
- Unit 5 also satisfies the larger size requirement for a wheelchair user 1B2P dwelling of 65m² rather than the national housing design standard for a 1B2P 2 storey requirement for 58m² GIA.

Section 10.0 Policy Response(continued)
Policy Context

Policy P8 Wheelchair accessible and adaptable housing Continued

As shown on pages 36-43, units 1-4 and 6-9 are formed within the existing buildings all provide a high standard of internal accommodation, and satisfy the requirements of M4(I) Visitable Dwellings with:

- Safe and convenient access. The courtyard entrance to the main building has a ramp, allowing ramped access to units 1,3,6,7,8, 89, Unit 4 has its own private entrance which is level with the outside. Unit 5 as covered on the previous page has level access too. Only Unit 2 which is within part of the existing building with a raised ground floor above the external ground level does not have a level access.
- The replacement external ramp within the courtyard meets the requirements of Para 1.7 of Approved Document M.
- The external stepped approach at the front of the building is not proposed to be altered.
- The front and rear door to the communal entrance of the main building both comply with para 1.9 requiring min clear opening of 775mm. The rear entrance from the Courtyard has level access.
- The stair within the existing building is existing. The steps and goings are within the min and max range set out in Approved document K Table 1.1
- The existing stair within the main building has a stair 900mm wide.
- The existing stair will need new floor coverings and nosing and handrails to satisfy the requirements of Parts K and M of the building regulations.
- Only units 2, 3 and 4 have internal steps within the flats. These are 900mm wide in accordance with para 1.6 of Approved document K
- Flight lengths and goings and risers of the above internal stairs to flats 2,3 & 4 all follow the requirements of Approved Doc K

In summary the existing buildings and the new building housing Unit 5 all provide a good quality of access, with 4 of the 9 total flats located on the Ground floor or accessible by ramped access.

Policy P13 Design of Places and Policy P14 Design Quality

The application extensively uses existing buildings. Minor alterations are proposed to the existing including replacement of non original aluminium and uPVC windows. Together with the refurbishment and repair of the existing building the proposals will enhance the Conservation Area. Replacement of the poor quality lean-to building in the courtyard with a more appropriate building which will better fit the group of existing Victorian buildings will enhance the sense of place.

The proposed alterations including addition of balconies, insertion of a limited number of additional windows, and enlargement of some windows are all of minor scale and will not change the character of the area. The rear elevation of the building lacks architectural merit currently. The insertion of regular larger openings will add a rigour to the elevational design. Works to the courtyard (see page 44) will create a significant improvement to the site, and its appearance from the public domain through the gates.

Section 10.0 Policy Response(continued)
Policy Context

Policy P15 Residential Design

As shown on pages 35-44, the proposed unit plans offer a high standard of residential accommodation, with every unit benefitting from private amenity space. The flat designs include room sizes compliant with national described space standards , including built in storage.

As shown by the daylight calculations submitted, and prepared by Lumina London Limited, all habitable rooms have good standards of daylight.

The existing buildings by virtue of their period, have high ceilings and large windows making excellent potential for spacious habitable rooms.

The existing buildings do not allow dual aspect to all flats, flats 4 & 5 which abut the East and South, but the design of Units 4&5 utilise the semi-private aspect towards the Courtyard, with generous openings ensuring these units have good aspect and quality of light. Lumina London Limited's daylight calculations show that the combined windows and rooflights provide ample daylight, Natural ventilation also exceeds the 1/20 rule in Approved Document F. Trickle vents will be employed to satisfy background ventilation.

Policy P16 Designing out crime

The site plan is defined by the existing buildings which are retained with the exception of a single storey lean-to. The site is enclosed by a tall brick wall, historically forming part of the enclosure of the police station compound.

The existing gated compound is retained, providing security to the courtyard and the development from the rear. The existing boundary brick wall, measures 2.26m provides a substantial security enclosure. The main entrance door, is solid timber, and with the provision of new locks will provide a good standard of security to the communal hall and stair.

The orientation of the flats around the communal spaces creates a natural security of the shared spaces. The introduction of lighting to the courtyard will further improve wayfinding and security within the development.

Existing single glazed sash windows with little limited locking mechanism require replacement with new period copies, with slimline double glazing, and key operated locking mechanisms.

Cycle storage within a secure designated cycle store will provide a decent secure location for cycles to be stored on site. The use of voice and video entry buzzers to the front door and courtyard gate will facilitate secure control of these entrances.

Policy P18 Efficient use of Land

The development will bring back into use buildings which have been empty for some years. The conversion of the buildings provides 8 residential flats plus, a single 2storey dwelling, providing a total of 9units, and 23 habitable rooms. The site measures 0.061 hectare, meaning the proposed development falls in the area of 375hr/hectare and 147units a hectare. The London Plan used to include residential densities, which sits in the mid-range of the London Plan Housing SPG Table 3.2 recommended for Urban areas.

Furthermore, the existing open space within the centre of the site is retained, providing private and communal amenity space, and the ability for occupants to receive deliveries without causing congestion. The ability for a car or taxi etc to turn into the site, also allows for disabled visitors or occupants to be dropped off/picked up safely.

P19 Listed buildings and structures

The application site is neither nationally or locally listed. Listed buildings are sited nearby but sufficiently distanced to not be a concern. furthermore the proposed strategy retaining the existing building with limited external changes means there will be no change to the character of the Conservation Area or setting of the Listed Buildings. This is further covered within the Heritage Assessment/statement prepared by HCUK Group.

Section 10.0 **Policy Response**(continued)
Policy Context

P20 Conservation areas

The application site is within 'The Mission CA' newly formed in late 2021. The building is noted as a landmark within the CA, and clearly stands on a prominent position when viewed looking south on Rodney Road.

The application proposes the retention of all buildings on site, with exception of a non-original lean to at the back of the site, abutting the south boundary. The application seeks to convert and refurbish the existing into a flatted development, and repair the existing state of the building fabric. Minor alterations are proposed externally as covered in detail on the application drawings.

A full heritage assessment has been undertaken by HCUK Group, which supports the proposals, without harm to the heritage assets or surrounding parts of the CA and adjacent listed buildings. The refurbishment of the existing will stop the decay which has been ongoing since the property last had a permanent full time use as a Police Station in the early 1970s.

Replacement of the lean-to structure in the courtyard with a more appropriate design with inspiration drawn from Victorian mews type buildings (see page 44) will take away a past poorly considered change on site, providing in its place a small building which will better fit with the Victorian buildings. Replacement of the modern industrial gates to the Flint street courtyard entrance with gates more closely reflecting what once existed will also enhance the Conservation Area.

The package of remedial works needed as part of the refurbishment (see pages 8-14) will secure the future of the building and stop the progress of dilapidations. These works will be carried out these works using materials matching the existing.

The buildings retain alot of original period features, including cast iron drainage, date marked hoppers etc which provides a strong link with the history of the building. These too, will be retained and refurbished as part of the project.

Proposed Condition relating to the replacement of the Gates off Flint Street.

In order to allow dialogue with local conservation groups and Southwark's own Conservation team, we propose that the design of replacement gates to reinstate a more period feel to the entrance, be subject to a planning condition, requiring the applicant to submit detailed drawings prior to commencing this element of the works, for approval by Southwark planning department.

P23 Archaeology

The site is not within an Archaeological Priority Area. The proposed works do not require new basment excavations. The scheme will not impact potential Archaeological.

This matter is covered in further detail within HCUK Groups Heritage report.

P27 Education Places

The building was temporarily used by Myrrh Education and training between the 1990s and 2015. This use lapsed, and no replacement educational tenant or leaseholder found, resulting in the building becoming vacant.

Section 10.0 **Policy Response**(continued)
Policy Context

Policy P28 **Access to Employment and training**

The development includes a nett increase of floorspace of 36.25m², mainly attributable to the 1st floor of the 2storey building replacing the lean-to. The area of new buildings is significantly below the policy threshold requiring the provision of training and jobs.

The construction activities will provide significant work, and economic benefits.

Policy P49 **Public Transport**

The development location has excellent connectivity, located south of Elephant and Castle, and within walking distance of Waterloo, Elephant and castle and Borough Stations, plus extensive access to bus services. The site is also located on the TFL's Cycleway 17 route which runs up Flint street.

The number of alternatives for public transport from this location are huge, and will not put pressure on any one transport hub. The ability to walk and cycle from the development to the River Thames, and Central London, makes the site an excellent location, truly sustainable, with no requirment for cars, and excellent on foot and pedal means of getting around, with no carbon output. Please refer to Caneparo Associates Transport/Highways statement for further information.

Policy P50 **Highways Impacts**

Please refer to transport Consultants Report

Policy P51 **Walking**

As shown in the travel distance maps on page 18, the site has excellent potential for walking to transport hibs, and or walking to areas of South, Central London and the City of London.

Policy P53 **Cycling**

The proposed scheme incorporates secure, weatherproof and convenient cycle storage on site. The site is located in a PTAL 5 zone. southwark Plan requires 1 space per bedroom, plus one space per dwelling plus 1 visitor space per 10units. The scheme has 1studio flat, 4x 1beds, and 4 x 2beds, making a total of 13 bedrooms, and 9units, generating a cycle storage requirment of 22+1 visitor. As covered on page 45 of this report, provision is made on site for the safe, secure and weathared storage of 24cycles, in conformance with Southwark policy requirements. Please refer to Caneparo Associates Transport statement and proposed ground floor plan ref 328_PLO12.

Policy P54 + P55 **Car Parking and Parking for disabled and the physically impaired.**

Please refer to Caneparo Associates Transport/Highways Report

Section 10.0 **Policy Response**(continued)
Policy Context

Policy P56 **Protection of Amenity**

Policy P56 requires development not to cause unacceptable loss of amenity to present or future occupiers.

The proposals re-use existing buildings with limited change to the external arrangement. Flats 1,2,3,4, 6,7,8, + 9 are proposed within the existing buildings with the majority of windows facing over the public highway, and space in front of the Church of Martyrs. Windows to the rear of the main 3storey Victorian buildings provide dual aspect from three flats in the upper storeys. The large distance from the rear facade to the Southern boundary measures 21.35metres. The height of walls forming the perimeter of the site further protect the immediate properties to the site from over-looking. Significant separation and shielding is therefore provided.

Flats 2,3,4 + 5 all share the courtyard. Orientation of main windows and screening as covered on page 44 of this report and the Site Plan (328 PLO12) show how privacy between units has carefully been considered.

High level balconies to flats 6-9 are common to flat developments and are included within the scheme to the rear elevation of the building avoiding change to the primary elevation of the building within the conservation area.

The layout of the scheme converts well into residential, without creating overlooking to neighbours, who are all separated by substantial distances from the development due to the inherent corner position of the building and network of roads surrounding the building. The one window in the East elevation of Unit 5 at 1st floor looking towards Knockholt cottages is to a bathroom, and will have obscured glazing for privacy of the new and existing residents. The retention of the existing roof to the cycle store and parapet along the boundary to the East and South of the site avoids any adverse impacts to the amenity spaces on the adjacent land.

The courtyard is separated from Flint Street, providing protection from the Flint Street. Furthermore Flint Street is not a classified road, and therefore not busy enough to create an environment adverse to this location.

Policy P61 **Trees**

There are no trees on site, nor within close proximity likely to be impacted by the refurbishment.

Policy P62 **Reducing Waste**

Collection of refuse and re-cycling from the residential units is catered for within a shared bin store located at the South corner of the site nearest to an available place for the collection lorry to pull up on Flint street. Please refer to page 46 of this report.

Policy P64 **Contaminated land and hazardous substances**

The development prior use of the site does not create a concern from contamination. Historic record /plans show the area was fields before becoming used as a Police station on 1840s.

Section 10.0 **Policy Response**(continued)
Policy Context

Policy P65 **Improving Air Quality**

The introduction of residential use on the site does not introduce a use detrimental to air quality. The flats will be free of gas-fired central heating utilising electric alternatives as part of an environmental strategy for NOx free site, with no use of fossil fuels.

The site is not located on any classified roads likely to generate a poor environment for residential.

P66 reducing noise and enhancing soundscapes

The applicant has carried out an External Noise survey, which shows the site is a suitable environment for residential properties. See separate report and external fabric recommendations.

P67 **Reducing Water use**

Water using appliances, showers, taps and toilets will all be selected to maintain the overall water use as low as possible and within the limits defined under Policy P67.

P68 **Reducing Flood Risk**

The proposals do not cause or increase the flood risk elsewhere. The additional built footprint on site is just 3.95m².

The site is located within a 'Zone 3 flood risk zone area benefitting from flood defences' the residual risk would require a failure of the Thames Barrier or overflow of drainage systems. The Environment Agency Thames Estuary Action plan, puts in place a plan to protect London from climate change up to 2100. Recognised internationally as a highly developed plan.

Site flood data for the site shows that the probability of flooding for the site is Very Low. An Ordnance Datum level in the Catesbury road, adjacent to the site shows the road level is 2.6m AOD. The internal ground floor levels within the buildings are raised on average by 1 metre above the street level providing further protection from the risk of flooding. Flat 2 as proposed is the only unit with accommodation below Ground level, but this forms part of a two storey unit, where residents could move to the upper living areas, which are raised by 1.495m above street level affording a place of safety in event of a flood. A very low risk to life therefore exists to the site from flooding.

As shown in the separate FRA, we have also obtained Flood defence Breach hazard map from the Environment Agency.

Policy P69 Sustainability Standards and P70 Energy

Please refer to separate report by SHA Environmental.

Section II Summary

As covered in the preceding sections, the application proposes the re-use of a dis-used building. A Police station first stood on the site in the 1840s. The existing building on site were built as a Police station in 1891, which remained in use to 1932, then continuing in the use of the metropolitan Police until the early 1970s.

The building is within the Mission CA, and stands on a prominent street corner seen when travelling South on Rodney Road. The building is in an advanced stage of dilapidation, and needs a new use, and refurbishment/repair.

As covered in Sections 4-6 of this report, our analysis of the site and surrounding, and the conservation area status has steered us to restricting alterations to the rear 'South' elevation and areas within the enclosed courtyard. Alterations affecting the exterior are limited, with the majority of changes being internal. Replacement of the only non-original building on the site is proposed to create a building on the southern edge of the site which will better fit with the other Victorian buildings. Removal of this lean-to building which has no architectural merit, and replacement of this buildings with a Victorian mews inspired 2 storey building will enhance the quality of the buildings on site.

The courtyard presents a real opportunity to create a high quality semi-private environment as covered on page 44 of this report. The applicant is committed to repairing the building fabric, and retaining original Victorian details. A very publicly visible element of this will be the replacement gates on Flint Street, which currently are a set of semi-industrial security gates. We would like to work with local heriatge groups and Southwark's own Conservation team to agree the design of the replacement gates, and have proposed this detail be dealt with by planning condition to allow dialogue.

The applicant is happy to discuss other conditions and the need for S106 if required by the London Borough of Southwark.

The scheme offers:

1 x Studio flat, 4x 1B2P flats and 4x 2Bed flats, secure cycle storage, refurbishment and repair of a heritage asset. In the absence of adverse impacts which outweigh the benefits we believe the application deserves permission.