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7 April 2015

Dear Sir / Madam,

**Aylesbury Estate, SE17 – Outline Development Site  
Application for Outline Planning Permission – 14-AP-3844  
Points of Clarification**

On behalf of Notting Hill Housing Trust, we write in relation to the above planning application which was submitted to the London Borough of Southwark in November 2014.

During the determination of the planning application, a number of discrepancies and errors within the submitted planning application documentation have been identified.

This letter seeks to provide clarification on these identified areas for the avoidance of doubt.

**Development Specification**

**Existing Dwelling Mix**

It has been identified that the existing unit numbers on the site as set out in Table 2.1 of the Development Specification dated February 2015 are incorrect. Please disregard the existing units numbers as shown in Table 2.1.

The unit numbers which were submitted to Officers on 19<sup>th</sup> March 2015 represent the correct existing unit numbers on the site. These are as follows:

**Table 1: Outline Application – Existing Residential Units**

Tenure	Unit Size						Total
	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	
<b>Social Rent</b>	31	600	505	449	173	33	1,791
<b>Leasehold (owner occupied)</b>	4	39	75	121	40	10	290
<b>TOTAL</b>	35	639	580	570	213	43	2,080

The above figures are consistent with the numbers which were used to inform the production of the Aylesbury Area Action Plan (AAP) and set out in letter from London Borough of Southwark to the GLA dated 30 May 2008. However, it should be noted that the numbers in this letter refer to the whole of the AAP site and therefore include earlier phases which do not form part of this planning application. The data in Table 1 above has been extracted from this wider data set.

### Tenure Mix

For the avoidance of doubt, the proposed tenure mix between private and affordable residential units will be as set out in the Table 2 below. It should be noted that Table 3.7 of the Development Specification refers to 49.2% affordable and 50.8% private (by habitable room) and this is updated by the information provided in Table 2 below.

**Table 2: Tenure Mix**

Tenure	Proportion of Habitable Rooms
<b>Affordable (including Target Rent and Intermediate)</b>	50%
<b>Private</b>	50%

In addition, it has been identified that the planning application documentation makes reference to both 'social rent' and 'target rent' tenures. It is confirmed that in all cases 'social rent' means 'target rent.'

This is consistent with the definition of 'Social Rented Housing' in the AAP as the rents will not exceed target rents set by the Government.

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**“Social Rented Housing** is housing provided by a landlord where access is on the basis of need, and rents are no higher than target rents set by the government for housing association and local authority rents.” (AAP Page 176)

## Housing Mix

For the avoidance of doubt Table 3.8 of the Development Specification should read as follows:

**Table 3: Application Housing Mix (supersedes Table 3.8 of the Development Specification)**

Housing Size	Maximum / Minimum Provision
<b>Studios</b>	Maximum of 3%
<b>2 or more bedrooms</b>	At least 70%
<b>3 bedrooms</b>	At least 20%
<b>4 bedrooms</b>	At least 7%
<b>5 of more bedrooms</b>	At least 3%

## Minimum Residential Scenario

As confirmed in paragraph 3.4.1 of the Development Specification, the minimum residential unit provision is 1,700 units. Table 4 below sets out the indicative unit and habitable room mix assuming the minimum residential provision.

The minimum figure is derived from a hypothetical exercise of assuming the minimum height parameters are used in all cases. This is not a realistic scenario and in most cases the building massing will be at the higher end of the height ranges on Parameter Plan 07, resulting in a number of units much closer to the maximum (2,745) than the minimum (1,700) being delivered.

Table 4 below shows a breakdown of units sizes and tenures based on the same proportions assumed as for the maximum residential scenario.

**Table 4: Indicative Minimum Residential Provision**

Unit type	Target rent	Intermediate	Private market	Totals
<b>One-bedroom</b>	163	73	175	411
<b>Two-bedroom</b>	205	108	287	600
<b>Three-bedroom</b>	117	24	192	333
<b>Four-bedroom</b>	99	22	119	240
<b>Five-bedroom</b>	47	6	63	116
<b>Total units</b>	631	233	836	1,700

<b>Total habitable rooms</b>	2,448	800	3,350	6,598
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Table 5 below sets out the illustrative proportional split of the minimum residential numbers across the phases.

**Table 5: Illustrative Minimum Habitable Rooms and Units by Phase**

Phase	Illustrative Masterplan Habitable Rooms	Illustrative Masterplan Units
<b>Phase 2</b>	2,441	649
<b>Phase 3</b>	513	110
<b>Phase 4</b>	3,644	941
<b>Total</b>	6,598	1,700

### Basement

It has been identified that there is a discrepancy between the amount of basement floorspace being provided as stated within the Development Specification and what is shown on Parameter Plan 8.

Table 3.5 states that 18,365 sqm (GEA) of basement will be provided in phase 3. However, Parameter Plan 8 shows no basement space in Phase 3. Instead, this plans shows that this basement space will be provided in Phase 4. The plan is correct.

On this basis and for the avoidance of doubt, Table 6 sets out the maximum basement floorspace across the application site and supersedes Table 3.5 of the Development Specification. This is in accordance with Parameter Plan 8.

**Table 6: Maximum Basement Floorspace**

Phase	Maximum Basement Floorspace (GEA) sqm
Phase 2a	5,560
Phase 2b/2c	5,745
Phase 3	0
Phase 4	18,365
<b>Total</b>	<b>29,679</b>

## **Design Code**

### **Contents**

Page 3 of the Design Code refers to a 'Site Wide' section of the document. However, this section does not appear in the contents page and does not form part of the document.

For the avoidance of doubt the inclusion of this reference is an error and should be disregarded.

## **Parameter Plans**

### **PP06 - Ground Floor Land Use Plan – Plots 18a and 18b**

The ground floor land use for Plots 18a and 18b has been incorrectly labelled on the Parameter Plan 06. The labelling currently shows that the site can accommodate A1 Retail use.

In accordance with the Development Specification dated February 2015, this should show the ability of Plots 18a and 18b to accommodate a flexible retail use including A1 / A3 and A4.

### **PP06 - Ground Floor Land Use Plan – Phase 3 Community Use**

Table 3.3 of the Development Specification states that a maximum of 750sqm of D1 use could be provided in Phase 3 of the application. However, this is not shown on Parameter Plan 06, Ground Floor Land Uses.

For the avoidance of doubt table 3.3 of the Development Specification is incorrect and no D1 use is proposed to be provided in Phase 3.

### **PP05 – Publically Accessible Open Space – Community Gardens**

Parameter Plan 05 identifies that there will be two community gardens provided as part of the scheme. However, it does not state the size of these gardens. Indeed, it has been identified that the labelling of the plan may make it appear as though Community Gardens are 16,959sqm in size which is incorrect. The actual size of the Community Gardens is 840sqm.

In addition, Table 3.13 of the Development Specification dated February 2015 sets out the minimum extent of the publically accessible open space within the outline application. The table does not include the community gardens.

For the avoidance of doubt Table 7 below shows the extent of the publicly accessible space including the community gardens and supersedes Table 3.13 of the Development Specification.

**Table 7: Publically Accessible Open Space**

<b>Publically Accessible Open Space</b>	<b>Outline Application (minimum) sqm</b>
<b>Civic Space</b>	2,830
<b>Parks Space</b>	14,129
<b>Community Gardens</b>	840
<b>Street Gardens</b>	7,216
<b>TOTAL</b>	<b>25,015</b>

### **Retention and Removal of Trees**

An Arboricultural Impact Assessment prepared by Tamla Trees and dated September 2014 was submitted as part of the planning application in September 2014.

The Assessment identified the number of existing Category A, B, C and U trees across the site. In the case of Category C and U, the trees were categorised as individuals and where there were small groups of low quality trees, these were identified as a 'group.' The report presented the total number of individual trees and the total number of groups but did not provide the total number of individuals including groups.

For the avoidance of doubt, the total number of trees counted within these groups have been identified and the table below presents this information to provide the total number of Category C and U trees as individuals.

In summary, the number of existing Category C trees is 126 and the number of existing Category U trees is 134 when they are counted as individuals.

It should be noted that the tables below do not represent new information. This information was submitted as part of the original planning application, however, it is identified that the summary may have been misleading. Therefore, it has been clarified below for the avoidance of doubt.

**Table 8: Existing Trees by Category**

Category	No. of Trees Tamla Tree Survey (2014)
<b>A</b>	1
<b>B</b>	153
<b>C</b>	126 individuals (including 7 groups)
<b>U</b>	134 individuals (including 8 groups)
<b>Total</b>	414

Taking the above number of existing individual trees into account, the table below provides a summary of the total number and trees to be retained and removed across the site.

**Table 9: Trees to be Retained / Removed**

	Trees retained	Tree removed	Total
<b>Category A</b>	1	0	1
<b>Category B</b>	117	36	153
<b>Category C</b>	22	104	126
<b>Category U</b>	1	133	134
<b>Total</b>	<b>141</b>	<b>273</b>	<b>414</b>

## Daylight and Sunlight Assessment

The Daylight and Sunlight Assessment which was submitted as part of the planning application and subsequent addendum identified a number of properties and amenity spaces for the purpose of the assessment.

In the case of the Daylight / Sunlight Assessment and Overshadowing Analysis the properties / amenity spaces were identified on plan and by number, but the detailed street addresses were not provided as part of the report.

For the avoidance of doubt the tables below confirm the addresses for each of the references within the Daylight and Sunlight Assessment and associated addendum.

**Table 10: DSO Assessment – Address of Properties**

<b>Daylight, Sunlight and Overshadowing Assessment (Appendix 10.1 of the Environmental Statement submitted November 2014)</b>		
<b>Sunlight – Building References / Address</b>		
<b>Reference</b>	<b>Building Reference</b>	<b>Corresponding Postal Address of Property</b>
16	Portland Street – Building 1	• 25- 47 Portland Street (odd)
17	Portland Street - Building 2	• 49-57 Portland Street
18	Roland Way – Building 1	• 58-62 Portland Street
19	Roland Way – Building 2	• 12 Villa Street
20	Villa Street	• 234 Merrow Street
21	Inville Road	• 236-266 Merrow Street and 288-298 Merrow Street
22	Dawes Street- Building 1	• 128-130 Dawes Street
23	Dawes Street- Building 2	• 106-124 Dawes Street
24	Dawes Street -Building 3	• 69 Wooler Street and 100-98 Dawes Street
25	Dawes Street -Building 4	• 98A & 98B Dawes Street
26	Dawes Street- Building 5	• 1-30 Everett House
27	Dawes Street – Building 6	• 1-30 Everett House
28	East Street	• 153-197 East Street
29	Alvey Street – Building 1	• 27-31 Alvey Street
30	Alvey Street – Building 2	• 66 Surrey Square
31	Kinglake Street	• Favesham House, Kinglake Street
32	Bagshot Street – Building 1	• 15-23 Bagshot Street
33	Bagshot Street – Building 2	• 25-35 Bagshot Street
34	Bagshot Street – Building 3	• 37 Bagshot Street



35	Bagshot Street – Building 4	• 47-53 Bagshot Street
36	Thurlow Street – Building 1	• Block Two of consented development on Site 7 (12/AP/2332) Thurlow Street Elevation
37	Thurlow Street – Building 2	• Block One of consented development on Site 7 (12/AP/2332) Thurlow Street Elevation
38	Southern Street – Building 1	• Block Nine of consented development on Site 7 (12/AP/2332) South Elevation
39	Southern Street – Building 2	• Block Six of consented development on Site 7 (12/AP/2332) South Elevation
40	Southern Street – Building 3	• Block 5 of consented development on Site 7 (12/AP/2332) South Elevation
41	East Street/ Flint Street	• Naylor House, Flint Street
42	Kinglake Street/Bagshot Street	• 1-20 Tenterden House, Kinglake Street
43	Albany Road	• Domville Court, Bagshot Street

**Table 11: DSO Assessment Addendum – Address of Properties**

<b>Daylight, Sunlight and Overshadowing Assessment Plot 18 – Outline Development Addendum- February 2014</b>	
<b>Building Reference</b>	<b>Corresponding Postal Address of Property</b>
<b>22 Dawes Street</b>	<b>128 - 130 Dawes Street</b>  <b>Fig 3 should be labelled 128 – 130 Dawes Street.</b>  <b>Please note that the location of the elevation shown at Fig 1 is incorrect.</b>
<b>23 Dawes Street</b>	<b>106 - 124 Dawes Street</b>  <b>Fig 4 should be labelled 106-124 Dawes Street.</b>  <b>Please note that the location of the elevation shown at Fig 1 is incorrect.</b>
<b>37 Thurlow Street (including Southern Street Side)</b>	<b>Block One of consented development on Site 7 (12/AP/2332) Thurlow Street Elevation</b>

**Table 12: DSO Assessment– Address of Open Space**

Daylight, Sunlight and Overshadowing Assessment (Appendix 10.1 of the Environmental Statement submitted November 2014)	
Overshadowing – Open Space References / Address	
Open Space Reference	Address/reference map
1	Land at the corner of Bradenham Close and Boundary Lane
2	Land to the rear of Bradenham House at Red Lion Close
3	Land at Westmoreland Road
4	Land at Lady Margaret House, Queen's Row
5	41 Phelp Street
6	39 Phelp Street
7	37 Phelp Street
8	35 Phelp Street
9	35 – 37 Phelp Street
10	Properties at the corner of Phelp Street and Westmoreland Street
11	Properties at the corner of Phelp Street and Westmoreland Street
12	Properties at the corner of Phelp Street and Westmoreland Street
13	Properties at the corner of Phelp Street and Westmoreland Street
14	Properties at the corner of Phelp Street and Westmoreland Street
15	Properties at the corner of Phelp Street and Westmoreland Street
16	Rear of 1 – 29 St Matthews House
17	Rear of 1 – 29 St Matthews House
18	Rear of 1 – 29 St Matthews House
19	Rear of 1 – 29 St Matthews House
20	Rear of 1 – 29 St Matthews House


<b>21</b>	Rear of 1 – 29 St Matthews House
<b>22</b>	Rear of 1 – 29 St Matthews House
<b>23</b>	Rear of 1 – 29 St Matthews House
<b>24</b>	Rear of 1 – 29 St Matthews House
<b>25</b>	Land off Portland Street
<b>26</b>	204 – 206 Merrow Street
<b>27</b>	208 – 210 Merrow Street
<b>28</b>	212 – 214 Merrow Street
<b>29</b>	216 – 218 Merrow Street
<b>30</b>	220 – 222 Merrow Street
<b>31</b>	224 – 226 Merrow Street
<b>32</b>	228 – 230 Merrow Street
<b>33</b>	The Rectory, Villa Street
<b>34</b>	236 – 238 Merrow Street
<b>35</b>	240 – 242 Merrow Street
<b>36</b>	244 – 246 Merrow Street
<b>37</b>	248 – 250 Merrow Street
<b>38</b>	252 – 254 Merrow Street
<b>39</b>	256 – 258 Merrow Street
<b>40</b>	260 – 262 Merrow Street
<b>41</b>	264 – 266 Merrow Street
<b>42</b>	268 Merrow Street
<b>43</b>	270 Merrow Street
<b>44</b>	272 Merrow Street
<b>45</b>	274 Merrow Street

46	276 Merrow Street
47	278 Merrow Street
48	280 Merrow Street
49	282 Merrow Street
50	284 Merrow Street
51	286 Merrow Street
52	288 Merrow Street
53	290 Merrow Street
54	292 Merrow Street
55	294 Merrow Street
56	296 – 298 Merrow Street
57	Land at the corner of Dawes Street and Merrow Street
58	Land at Everett House, East Street
59	Land at the corner of East Street and Flint Street
60	Land adjacent Dunnico House
61	Surrey Square Junior School Playing Fields
62	Surrey Square Park
63	Land at Tenterden House, Kinglake Estate
64	103 Mina Road
65	101 Mina Road
66	47 – 53 Bagshot Street

I trust that the above provides clarity as to the inconsistencies in the submitted application documentation.

Should you require any further information please do not hesitate to contact me or my colleague Adam Donovan.

Yours sincerely

A handwritten signature in blue ink that reads "Leonie Oliva". The signature is written in a cursive, flowing style.

**Leonie Oliva**  
**Deloitte LLP**