

08<sup>th</sup> March 2021

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Dear Jason

**Former Coral Day Nursery, 30 Wootton Street, Lambeth, London, SE1 8AQ.  
Planning Application for Full Planning Permission (Town and Country Planning Act 1990, As Amended)  
Planning Portal Ref: PP - 09347281**

On behalf of our client, Homes for Lambeth, please find enclosed a full planning application for the redevelopment of the land at 30 Wootton Street hereafter referred to as 'The Site'. This full planning application submission seeks permission for the following:

*"Demolition and clearance of existing structures and redevelopment comprising construction of a part 5/8/10 storey mixed use building comprising replacement community floorspace on ground floor, 36 no. residential units (Class C3 ) above with associated resident amenities, cycle parking, car parking and public realm enhancement"*

The proposed schemes have been developed following pre-application engagement with London Borough Lambeth (LBL) and the local community which has assisted informing the proposed design approach.

**Application Documents**

The application is submitted electronically via the Planning Portal (ref. PP - 09347281) and comprises the following documents:

- Signed and dated planning application forms including Certificate B, prepared by Savills
- CIL Additional Information Form, prepared by Savills Plc
- Planning Statement & Draft Heads of Terms, prepared by Savills Plc
- Location Plan scale 1:1250/1:2500, prepared by Stockwool Architects;
- Site Plan scale 1:200, prepared by Stockwool Architects;
- Existing and Proposed levels, prepared by Stockwool Architects;
- Existing / Proposed GA arrangement plans 1:50 / 1:100, prepared by Stockwool Architects;
- Existing / Proposed elevation drawings 1:50 / 1:100, prepared by Stockwool Architects;
- Existing / Proposed GA section drawings 1:50 / 1:100, prepared by Stockwool Architects;
- Existing / Proposed roof plans 1:50/ 1:100, prepared by Stockwool Architects;



- Design and Access Statement & Townscape Views, prepared by Stockwool Architects;
- Townscape and Visual Impact Assessment, prepared by Savills (Urban Design);
- Heritage Statement, prepared by Mola;
- Landscaping strategy, prepared by Outterspace;
- Energy Statement, prepared by Hodkinson's;
- Sustainability Statement, prepared by Hodkinson's
- Circular Economy Statement, prepared by Hodkinson's
- Whole Life Cycle Carbon Emissions Statement, prepared by Hodkinson's
- Overheating Assessment, prepared by Hodkinson's
- Environmental Noise Assessment, prepared by Ardent;
- Transport Assessment, prepared by Mayer Brown;
- Air Quality Impact Assessment, prepared by Mayer Brown;
- Daylight & Sunlight Assessment, prepared by EB7;
- Flood Risk Assessment & Drainage Strategy, prepared by Ardent;
- Preliminary Ecological Appraisal, prepared by AAE;
- Archaeological Impact Assessment, prepared by RPS;
- Geo-Environmental Assessment, prepared by Ardent;
- Demolition and Construction Environmental Management & Logistics Plan; prepared by Ardent;
- Fire Statement, prepared by Elementa;
- Utilities & Energy Statement prepared by Ardent; and
- Statement of Community Involvement; prepared by Thorncliffe.

The scheme comprises provision of 51.5% affordable housing by habitable room with a tenure compliant residential mix. In line with policies outlined in the London Plan and the Viability SPG it is determined that the scheme qualifies for the fast track approach.

The application has been submitted online via the Planning Portal (PP - 09347281). The statutory application fee of £19,404.00 has been paid by the applicant under separate cover. This is excluding the £25 Planning Portal Service charge)

### **Next Steps**

We trust that the enclosed is in order and look forward to receiving prompt confirmation that the planning application documents have been received and validated and the consultation period has commenced.

We look forward to working with officers to progress to the London Borough of Lambeth's Planning Committee.

Please feel free to contact me or my colleague, Robert Allen, of these offices in the first instance if you have any queries or would like to discuss any element of this submission.

Yours sincerely

**Giuseppe Cifaldi MRTPI**  
Associate

Enc. As above

cc. Kevin Butler, Development Manager, Homes for Lambeth