

COUNCIL SITES

FACTSHEETS
MARCH 2023

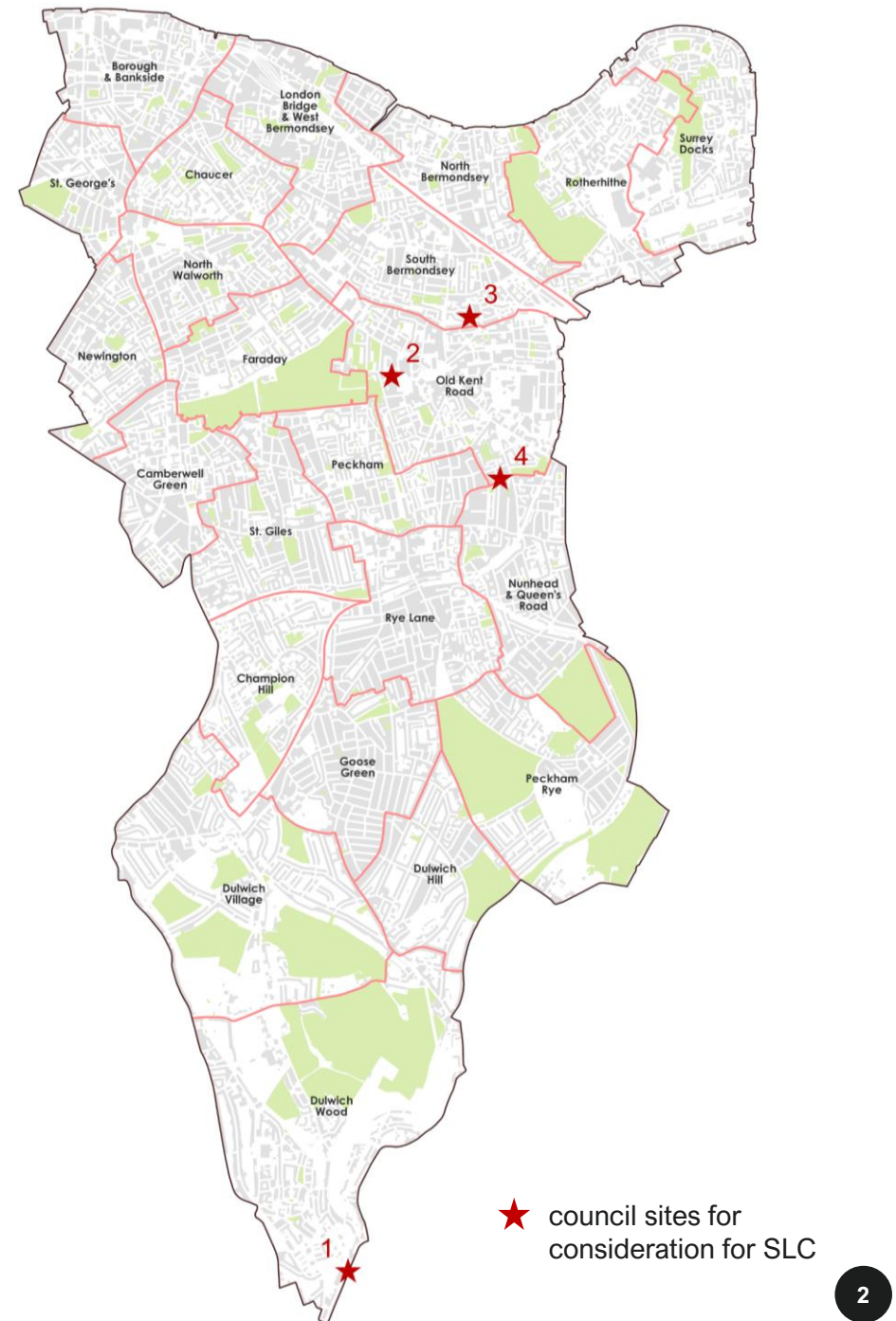
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SITE FACT SHEETS

Introduction

This report provides information on the four council sites for consideration for the Southwark Land Commission. The site fact sheets were pulled together by the Planning & Growth team at Southwark Council and intends to feed into the discussion at SLC3.

Information on each site is provided in the following pages.



SITE 1

1-5 BOWLEY CLOSE SE19 1SZ

Source: Southwark Council

In 2012 nine residential properties at 1 - 5 Bowley Close London SE19 were transferred from the NHS to the council, via a Capital Grant agreement; the accommodation to be used for individuals with mental illness/learning disabilities.

The capital grant arrangements add some complexity to how the council can use and might develop future options for the asset.

Location: Situated close to Crystal Palace Station and the A212 - see plan above, showing the subject site outlined in red. Whilst the site sits firmly in the far South of the borough, there may be wider strategic potential as a result. Several local authorities share boundaries in the immediate vicinity; Southwark, Lambeth, Lewisham, Sutton, Bromley and Croydon, with Merton nearby.

Description: The site measures 0.416 (approx) hectares, comprising four flats, four bungalows, a two storey house (all constructed in the 1980's) and a large retaining wall along Crystal Palace Parade. The building immediately to the south is the NHS's Bowley Close specialist rehabilitation centre. The buildings share the same entrance, off Farquhar Road.

The premises is used by Childrens and Adults Service to provide a range of residential support and care accommodation. One of the units is currently vacant and available for occupation. A second vacant unit is in poor condition and will need investment to bring it back into use.

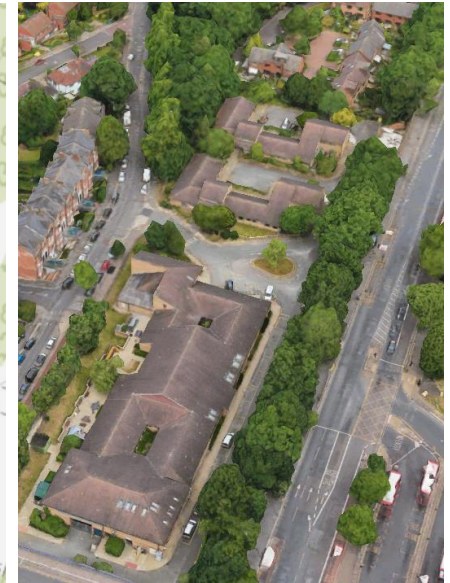
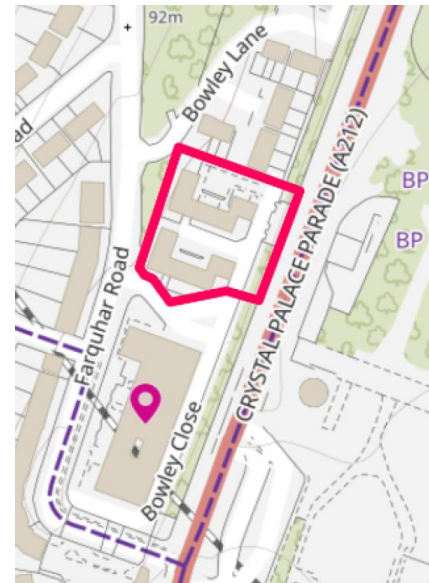
The service would like to explore options for the medium to longer term, and to be involved in any decisions as they have a number of service users living at Bowley Close currently.

Title: The council owns the freehold. However there are extensive restrictions on use, alteration, development etc, in favour of NHS England, as a condition of the grant.

Current Planning Position: Residential (and by virtue of the title restrictions) to accommodate individuals with learning disabilities and autism.

A residential development feasibility study was prepared in 2016 by Bell Phillips architects and is available if required.

Development options and the capital grant: The grant referred to was £1.8 million. The council and NHS England have explored some of the options for the asset, assuming that the council will redevelop:



LAND AT LATONA ROAD

Source: Southwark Council

Description: Open yard currently accommodating the council’s grit store.

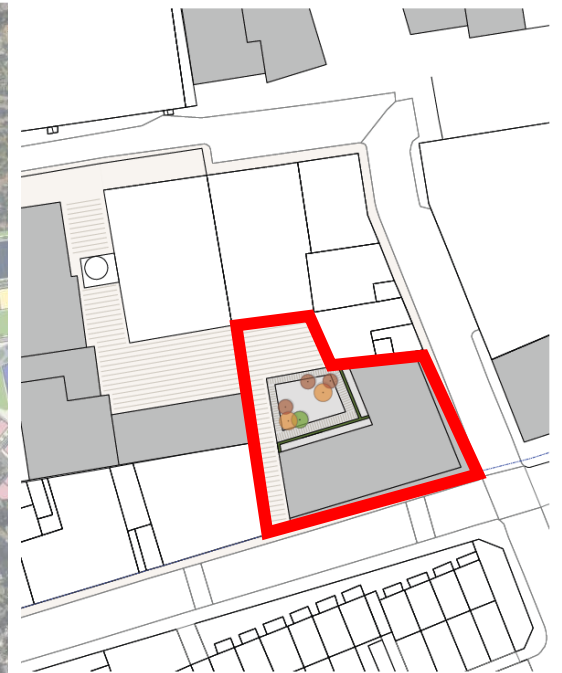
Size: 1,300sqm

Title: LBS freehold

History: The site accommodates the council’s winter gritting store.

Current proposals: None

Current Planning Policy: Allocated in Old Kent Road AAP for mixed use development comprising new homes above light industrial space. To the rear, the site would open into a new yard area which is partially delivered by developments under construction on the adjacent sites. The Latona Road site would provide vehicular access into the yard enabling off-street servicing.



SITE 3

LAND BETWEEN SANDGATE STREET AND VERNEY ROAD

Source: Southwark Council

Allocated in Old Kent Road AAP for mixed use development comprising new homes, business space and a new secondary school. The site would also provide some open space and a new street through the centre of the site (on the alignment of the current yard/access road) linking Verney Road with St James's Rd. New pedestrian/cycle access between Verney Road

and Sandgate Street. Any new homes on the site would be in phase 2 of the AAP delivery ie contingent on an upgrade in public transport accessibility.

Description/ location: Warehouse buildings with yard space. Vehicular access from Sandgate Street to south and Verney Road to north. Office block on west side of the site (site 1) comprising small offices and studios for SMEs.

Size: 1.7ha

Title: Site 1 - Lease expires 2027. Operated as managed workspace providing small offices and studios for SMEs

Site 2 - Lease expires 2027.

Site 3: - Available to let. Unit 3, 14-16 Verney Road, London, SE16 3DZ - Southwark Council

Site 4: - Not owned by Southwark.

Site 5: Southwark Freehold. Headlease held by Nuffield College. Occupied by LBS Waste and Cleaning services



53 Sandgate Street (Site 1)



Sandgate Industrial Estate (Site 5)

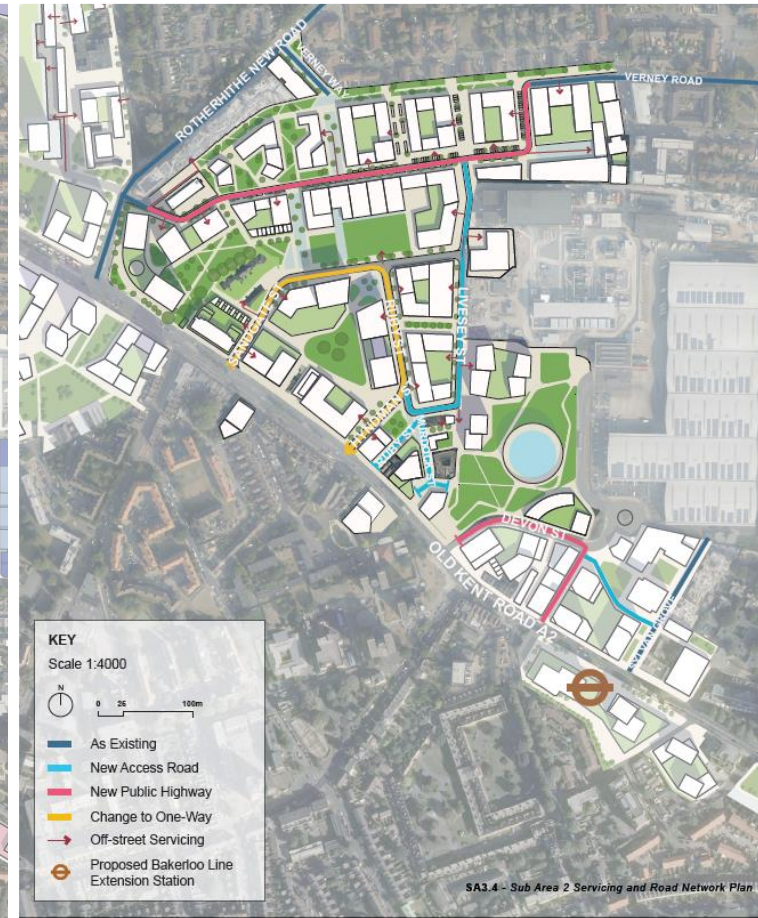


14-16 Verney Road (site 2 and 3)

LAND BETWEEN SANDGATE STREET AND VERNEY ROAD

History: Southwark acquired sites 1, 2 and 3 in 2018 as a long term strategic investment with the potential to provide new homes, a secondary school and business space. In the meantime, the leases generate an income for the council. However, in the last couple of years school rolls have dipped very significantly and it is unlikely that a secondary school will be required, creating other opportunities for the site. The sites immediately to the west (Wevco Wharf) and north-west (6-12 Verney Road) have been acquired for industrial redevelopment. Site 4 on the plan above was acquired by Karma Kitchens as commercial kitchen space, predominantly serving restaurants and markets.

Current proposals: None



SITE 4

133-137 QUEENS ROAD, SE15

Source: Southwark Council

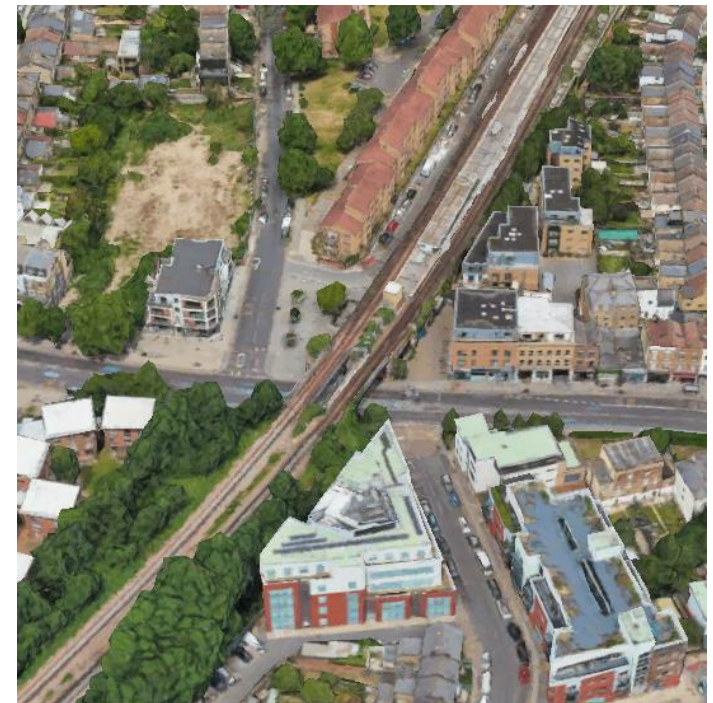
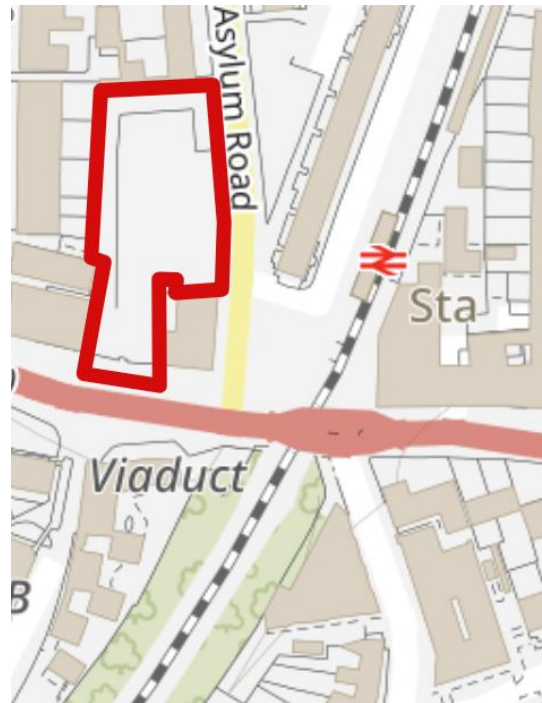
Originally the site of a day centre, the old buildings have been cleared within the last 5-10 years, initially to make way for new modular offices near the council's existing Queens Road hub. Plans were paused in the early part of the Covid pandemic. The need for the accommodation has since receded. The site now stands vacant.

Description: A cleared site measuring approximately 0.32 hectares.

Location: Fronts Queens Road, Peckham, close to the train station and across the road from the council's offices cluster here (centred around the building in the foreground, above, with a triangular footprint).

Title: The council owns the freehold.

Current Planning Position: The site could lend itself to a range of uses including residential, offices, workspace, community use etc. subject to planning. Alternatively it could be sold to generate capital to fund other priorities. The office use would probably only be viable on an owner occupied basis, given that (other than for the council's presence) there is not an established office market in the locality.



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