

We would like to update you on the redevelopment proposals for our site at 313 – 349 Ilderton Road. We received planning approval for a scheme at planning committee in December 2018 for 130 flats and 1660 sq m of commercial space. You can review the approved drawings on the councils website application reference number 17/AP/4819. Since this point we have been agreeing the legal contract for the approval with the council and reviewing further points with the GLA.

During this time we have had interest for the southern part of the site to be student accommodation for the University of the Arts who are based in Southwark and we are now intending on submitting a planning application to amend the approval to accommodate their requirements. We are proposing that the mass and bulk of the current proposal will remain virtually identical to the approved scheme with the same number of storeys and closely following the approved footprint. Our current proposal is for 250 student rooms in the southern block and to retain the northern block as 58 affordable homes. We are not intending on changing the commercial space.

We would value the opportunity to hear your thoughts on our proposals and would be happy to meet with you to discuss our proposal further or send more detail of what we are proposing in advance of a full planning application later this spring

In summary, the benefits of the proposed amendments to that of the approved scheme are as follows:

- Increased delivery of affordable housing from 46 to 58 units (+26%)
- Student housing to be occupied and managed by The University of the Arts, which has c.10,000 students and employs over 1,000 staff in Southwark
- Re-provides new high quality and fit for purpose commercial space on site, managed by Aitch Group (1,500sqm an uplift of 1,162sqm from the current building floorspace)
- Releases back conventional housing stock currently occupied by students (around 3,000 in the borough) for local people
- Creates significant employment opportunities both during construction and across the longer term operational life of the building
- Forms part of a wider mixed and balanced community of both affordable housing and purpose built student accommodation.

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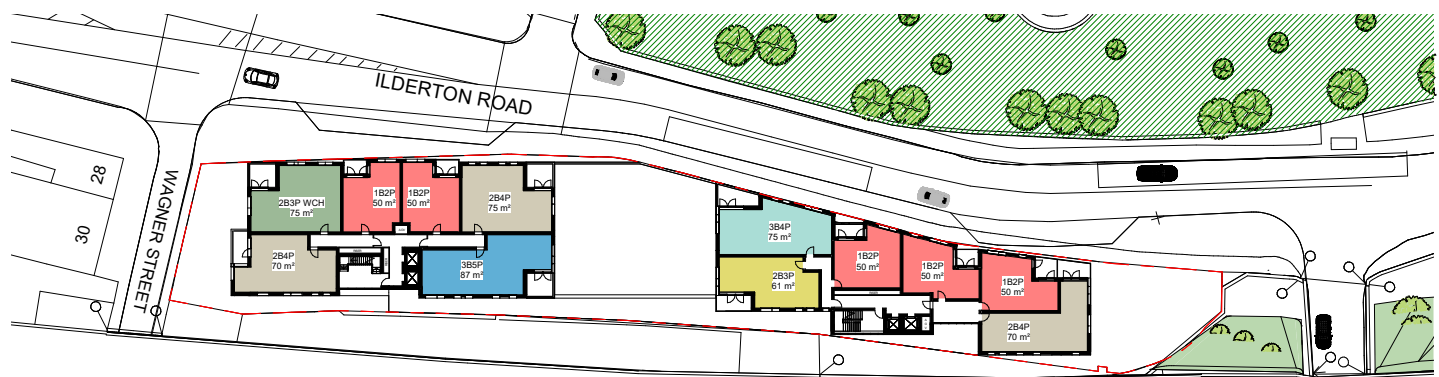
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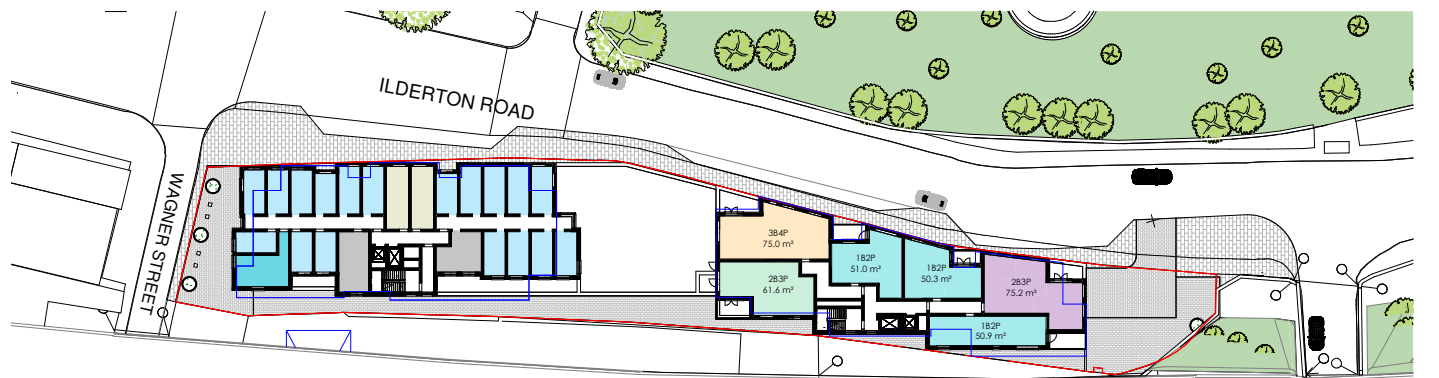
313-349 ILBERTON RD



Existing views of site (Ilderton Rd)



Approved plan Typical Floor



Proposed plan Typical Floor



Approved scheme_ Views down Ilderton Road



Proposed scheme_ View down Ilderton Road



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