

## **Statement of Common Ground**

In respect of

Eade and Overbury Roads and  
Arena Design Centre

On behalf of

Provewell Ltd

RPS CgMs Ref: 17700

July 2016

# QUALITY MANAGEMENT

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# 1 INTRODUCTION

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- 1.1 The Statement of Common Ground has been prepared in advance of the Examination Hearings for the Haringey Local Plan in respect of the following documents:
- Alterations to Strategic Policies
  - Development Management DPD
  - Site Allocations DPD
- 1.2 The Statement sets out the confirmed points of agreement between LB Haringey and RPS CgMs with regard to the representations submitted for the sites at Eade and Overbury Roads and Arena Design Centre, as well as the matters in dispute, in order to assist the Inspector during the examination of the Local Plan.
- 1.3 Provewell are the freehold owners of Site SA30: Arena Design Centre (site plan at **Appendix 1**) and Site SA34: Overbury and Eade Roads (site plan at **Appendix 2**).
- 1.4 In addition to these 2 sites contained within the Site Allocation DPD, this Statement of Common Ground also relates to Policy DM38 Employment-led Regeneration and Policy DM39 Warehouse Living DM39, of the Development Management Policies.
- 1.5 Provewell made representations to Haringey's Site Allocations DPD Regulation 18 Consultation Document on the 6th March 2014, and representations to Haringey's Site Allocations DPD and Development Management Policies DPD Preferred Options on March 2015, and Regulation 19 representations March 2016. In addition there have been a number of subsequent meetings with planning officers at LB Haringey over the past 12 months.
- 1.6 This Statement of Common Ground is structured as follows:
- Section 1.0: Introduction
- Section 2.0: Site and Surroundings
- Section 3.0: Matters in Agreement
- Section 4.0: Matters in Dispute

## 2 SITE AND SURROUNDINGS

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- 2.1 The Provewell Estate comprises the following areas in Haringey:
- Site SA30: Arena Design Centre; and
  - Site SA34: Overbury Road and Eade Road.
- 2.2 These two areas house approximately 1,000 people, who are predominantly aged 25 – 35. All occupants are registered for, and pay Council Tax. Across Haringey we understand there are approximately a further 1,000+ people in warehouse living that we are aware of, a further 2,000+ in Hackney and considerably more across wider London.
- 2.3 The units are predominantly residential, but there are some commercial units. A number of residents are sole traders working at or near home. The principal underlying characteristic is the entrepreneurial approach of the residents, setting up small creative businesses and adopting a co-operative and open approach to the sharing of skills and ideas. Many people run their own businesses. These range across a spectrum of creative industries.
- 2.4 Their incomes are relatively low, and the advantage of these spaces is they provide affordable space where artists can live (and work in some cases).
- 2.5 The changes to Provewell's properties have taken place organically over the past 15 years and have provided a new lease of life to previously redundant warehousing and vacant office space, giving a home to a wide variety of individuals - most with a creative arts background. This regeneration has largely been a 'bottom up' process with people learning about the spaces through social networks and using their creative talents to adapt them, making the necessary improvements to facilitate safe occupation for their comfort and to suit their living arrangements.
- 2.6 The vast majority of units have or are in the process of achieving Building Regulations Certificates. As a result of this process, previously unoccupied estate buildings and unsafe streets and neighbourhoods (where prostitution and drug dealing prevailed) have been transformed into vibrant and safe places, with innovative creative and economic activity sustained and promoted. Local businesses have benefitted from this growing community and the increased spending power that has been brought to these neighbourhoods as well as the benefits of reduced crime.

### **Format of Accommodation**

- 2.7 Each warehouse unit varies but a typical example comprises a large communal area with kitchen, sitting area(s), and some creative space. These areas are often well lit with good levels of natural daylight. Off this communal area will be approximately a number of large (approximately 16 m<sup>2</sup>) bedrooms. For some units these will have direct access to natural daylight, for a few units the light will be borrowed.

- 2.8 In addition units will have a number of shared bathrooms and sometimes outdoor amenity space and cycle parking. The large communal spaces and large bedrooms exceed London Plan minimum sizes and are therefore very popular and good value.
- 2.9 Prowell have been committed to ensuring excellent standards are achieved throughout their estates. Unlike other estates they ensure units are not crammed with too many rooms, large areas of communal spaces are provided and a high level of amenity is achieved.

**SA 30: Arena Design Centre**

***Site Location and Description***

- 2.10 Site SA30: Arena Design Centre is located in the south of the borough, to the south of the Barking Gospel Oak Rail Line. The site is approximately 600 metres from Haringey Green Lanes Overground Station and approximately 1km from Manor House Underground Station. A number of busses pass nearby the site on Green Lanes.
- 2.11 The site has a single vehicular and pedestrian access from Greater Ashfield Road, that is currently gated. The site comprises part of a former industrial estate, with dated industrial buildings comprising 2-3 storeys. There is an area of car parking in the middle of the site for approximately 40 cars. The site does not have any architecturally or historically important buildings, nor is it at risk from flooding. The site has a PTAL of 3.
- 2.12 The surrounding area to the east and west is an established residential community. To the north is the former St Anne’s Hospital site that is currently in for planning for a large residential redevelopment, and will therefore form a residential neighbour to the site. The site borders Crusader Industrial Estate to the south that is in industrial use, and beyond this to the south is Omega Works, which is another warehouse living area.

***Lawful Uses of the Site***

- 2.13 Unlike most of the other established employment sites that have been identified in the Site Allocations DPD, this site has evolved over the past 15 years to become predominantly residential in use with a well-established warehouse community and creative living/working. The site has 28 separate units. These units house between 3 and 6+ people per unit, with approximately 275 residents living on the estate. A table outlining the lawful uses and size of each unit and map showing the lawful uses of the units is at **Appendix 3**. Only Unit D and Unit E right are in commercial use. These units are used by a stone cutters and employ approximately 5 people. All the other units within the estate are in residential/ HMO or live/work use.
- 2.14 The table summarising lawful uses reveals:
  - Approximately 4,600m<sup>2</sup> of lawful residential use,
  - Approximately 1,000m<sup>2</sup> of lawful commercial space in commercial use,
  - Approximately 2,000m<sup>2</sup> of additional residential accommodation (previously commercial floorspace) that is being occupied without Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential.

- 2.15 In summary, the overall site has, either through a formal grant of planning (CLEUD), or longevity, approximately 6,600 m<sup>2</sup> of residential with only 1,000m<sup>2</sup> of commercial employing 5 people. The Estate has a residential feel and is no longer an important industrial estate or employment area (photographs of the site are at Appendix 4)
- 2.16 There are significant physical barriers to use of the site for commercial uses including access, quality of floorspace and the residential nature of the area.

### **SA34: Overbury Road and Eade Road**

#### ***Site Location and Description***

- 2.17 Site SA34: Overbury Road and Eade Road is located in the south of the borough, to the west of Seven Sisters Road. The site is approximately 600 metres from Manor House Underground Station and within close proximity to Seven Sisters Road where a number of bus routes pass. The site has a PTAL of 5.
- 2.18 The site comprises a former industrial estate, comprising a number of former warehouses of varying ages. The warehouses range in size and height from 2 storeys to 4 storeys. The site does not have any architecturally or historically important buildings, nor is it at risk from flooding.

#### ***Lawful Uses of Site***

- 2.19 The site has evolved over the past 15 years to become predominantly residential in use. The site has 68 separate units. These units house between 3 and 15 people per unit, with approximately 520 residents living on the estate. A table outlining the lawful uses and size of each unit and a map showing the lawful uses of the units is at **Appendix 4**.
- 2.20 Only Unit 1 and Unit 2 Overbury Road, part of Unit E, and the ground floor of Unit 4 199 Eade Road are in a commercial use. All the other units within the estate are in residential/ HMO or live/work use.
- 2.21 The table summarising lawful uses reveals:
- Approximately 8,300m<sup>2</sup> of lawful residential use,
  - Approximately 3,925m<sup>2</sup> of lawful commercial space in commercial use,
  - Approximately 6,132m<sup>2</sup> of additional residential accommodation (previously commercial floorspace) that is being occupied without Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and is therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential.
- 2.22 In summary, the overall site has, either through a formal grant of planning permission or longevity, approximately 14,431 m<sup>2</sup> of residential floorspace with only 3,925m<sup>2</sup> of commercial floorspace accommodating very few jobs.
- 2.23 To the north of the estate is Overbury Road. Overbury Road comprises 13 units in lawful residential use with approximately 57 residents.

- 2.24 On the southern side of Overbury Road there is the Old Ribbon Factory which comprises four certified residential units with approximately 33 people.
- 2.25 To the east of the estate is Tewkesbury Road which borders the appeal site. Along this road and within the site is a walk way named Catwalk Place. Within Catwalk Place are two residential buildings where a Certificate of Lawfulness of Existing Use has been obtained for residential use. This includes Cardigan House and The Button Factory which are 2 – 3 storeys in height and include 4 – 6 flats within each unit. This comprises approximately 63 residents.
- 2.26 To the west of Catwalk Place is the Cotton Mill, in respect of which a Certificate of Lawfulness of Existing Use is currently being sought for residential use, as it has been in residential use for over 4 years. It includes 5 flats with approximately 7 residents within each, totalling 35 residents. Neighbouring Cotton Mill to the west is Stone House. Stone House has a Certificate of Lawfulness of Existing Use for 12 flats at first floor, with approximately 25 residents. Cara House is located to the south eastern edge of the site. It comprises five storeys of lawful residential use and approximately 30 residents.



### 3 RELEVANT MATTERS IN AGREEMENT

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3.1 The following paragraph list out the issues of the Draft Local Plan documents to which my client and LB Haringey are in agreement. These are as follows:

- Site Areas;
- Recognition of Warehouse District;
- PTAL rating;
- Mixed use designation of Eade Road;
- Opening connections to Arena;
- Gateway building at Eade Road;
- Quantum of units in Lawful Residential Use at Eade Road;
- Quantum of Lawful Residential Use at Arena Design Centre;

#### *Site Areas*

3.2 The site area of Arena Design Centre (SA30) indicated by the red line plan (**Appendix 1**) is 1 hectare.

3.3 The site area of Eade and Overbury Roads (SA34) indicated by the red line plan (**Appendix 2**) is 2.3 hectares.

#### *Recognition of Warehouse District*

3.4 The principle of Policy DM39 'Warehouse Living' is agreed, in particular with regards to the 'Haringey Warehouse District'; paragraph 2.85 of the SA defines this as "The occupation on a communal basis of a large footplate building a mixed residential and employment use" and goes onto confirm that this is Sui Generis in the Use Class Order.

3.5 Warehouse Living is defined in the Site Allocation DPD Glossary of Terms as "Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sector".

#### *PTAL rating*

3.6 SA30 – Arena Design Centre has a PTAL rating 3.

3.7 SA34 – Eade and Overbury Roads has a PTAL rating 5.

#### *Mixed use designation of Eade Road*

3.8 ProveWell welcome the designation of Eade Road as a Local Employment Area: Regeneration Area, and the recognition of the existing mixed use nature of this site.

3.9 SP8 states that a “regeneration area is the most flexible of the categories as it can include uses appropriate in a mixed use development”

*Opening connections to Arena Design Centre*

3.10 The Site Requirements set out in the Site Allocations DPD for SA30 state that “Redevelopment should look at the feasibility of connection up to the quietways network through the disused tunnel in the north-west corner of the site, linking through the St Ann’s hospital site.”

3.11 The significance of opening up connections and improving site accessibility is agreed.

*Gateway building at Eade Road*

3.12 The Site Allocations DPD acknowledges that “*There is potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd*”.

3.13 It is agreed that there is significant potential to create a landmark building to act as a gateway to the warehouse district on Eade Road.

*Quantum of units in Lawful Residential Use at Eade Road*

3.14 The number of lawful residential units is 226.

3.15 The quantum of residential floorspace with Certificate of Lawfulness at Eade Road is 8,300.8sqm

3.16 The total floorspace of the existing units is 18,358.12sqm. **(See Appendix 4).**

*Quantum of units in Lawful Residential Use at Arena Design Centre*

3.17 The number of lawful residential units is 81.

3.18 The quantum of residential floorspace with Certificate of Lawfulness at Arena Design Centre is 4,589.5sqm

3.19 The total floorspace of the existing units is 7,821.5sqm. **(See Appendix 3).**

## 4 MATTERS IN DISPUTE

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4.1 The following matters are of dispute:

- Proposed Designation of Arena Design Centre;
- Requirement to increasing the level of employment at the sites;
- Restriction of building height;
- Overbury Road employment designation;
- Overall development capacity and land use ratios.

### *Proposed Designation of Arena Design Centre*

4.2 The designation of Arena Design Centre as a Local Employment Area: Regeneration Area does not reflect the existing site characteristics and is unjustified.

4.3 The site is not currently allocated as designated employment land within Haringey's existing adopted Local Plan, indeed Haringey's UDP allocates Arena Design Centre as a 'Housing Site, and states that the site is 'considered suitable for housing.'

4.4 The nature of the site is predominantly residential, with only 10% of the existing floorspace remaining in employment use, employing only 5 people. The allocation of the site as a Local Employment Area requiring 66% of the site to be used for employment purposes fails to acknowledge the existing site characteristics. Redevelopment to these specifications would result in the overall loss of housing on the site and be ultimately unfeasible.

4.5 This designation is unjustified, ineffective, does not comply with national policy and is ultimately unsound.

### *Requirement to increase the level of employment at the sites*

4.6 Policy DM39: Warehouse Living states that proposals must "increase and diversify the employment offer"; DM38 also states that proposals must "maximise the amount of employment floorspace to be provided within a mixed use scheme".

4.7 Provewell considers that these policies are overly restrictive, are not compliant with national policy and would inhibit development opportunities.

### *Restriction of building height*

4.8 Policy DM6 restricts the location of tall buildings to areas identified in figure 2.2. The policy further specifies that 'taller' buildings will only be accepted where they provide a community benefit.

4.9 Provewell considers this policy to be restrictive and ambiguous.

*Overbury Road employment Designation*

4.10 Overbury Road has been included within the employment designation of Eade Road (SA34); however this section is purely residential in character and does should not be designated employment land.

*Overall development capacity and land use ratios*

4.11 The development capacity for the sites has been based on a methodology using London Plan SRQ matrix. The methodology assumes a land use split of 33% commercial and 66% residential. This however fails to reflect the existing site capacity, land use ratio or individual site characteristics. The methodology would result in an underdeveloped site and would lead to the loss of housing; against Council policy.

4.12 Our proposed modifications to the Council's capacity methodology are set out in the representations dated March 2016 and are based on more accurately assessed site characteristics than that presented by LB Haringey. By our calculations, the minimum number of residential units for each site should be as follows:

- Arena Design Centre (SA30): 140 residential units;
- Eade Road (SA34): 266 residential units.

**Signed by Representor**

**Signed on behalf of Local Planning Authority**

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**Date**

**Date**

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**Position**

**Position**

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# APPENDIX 1: ARENA DESIGN CENTRE SITE PLAN

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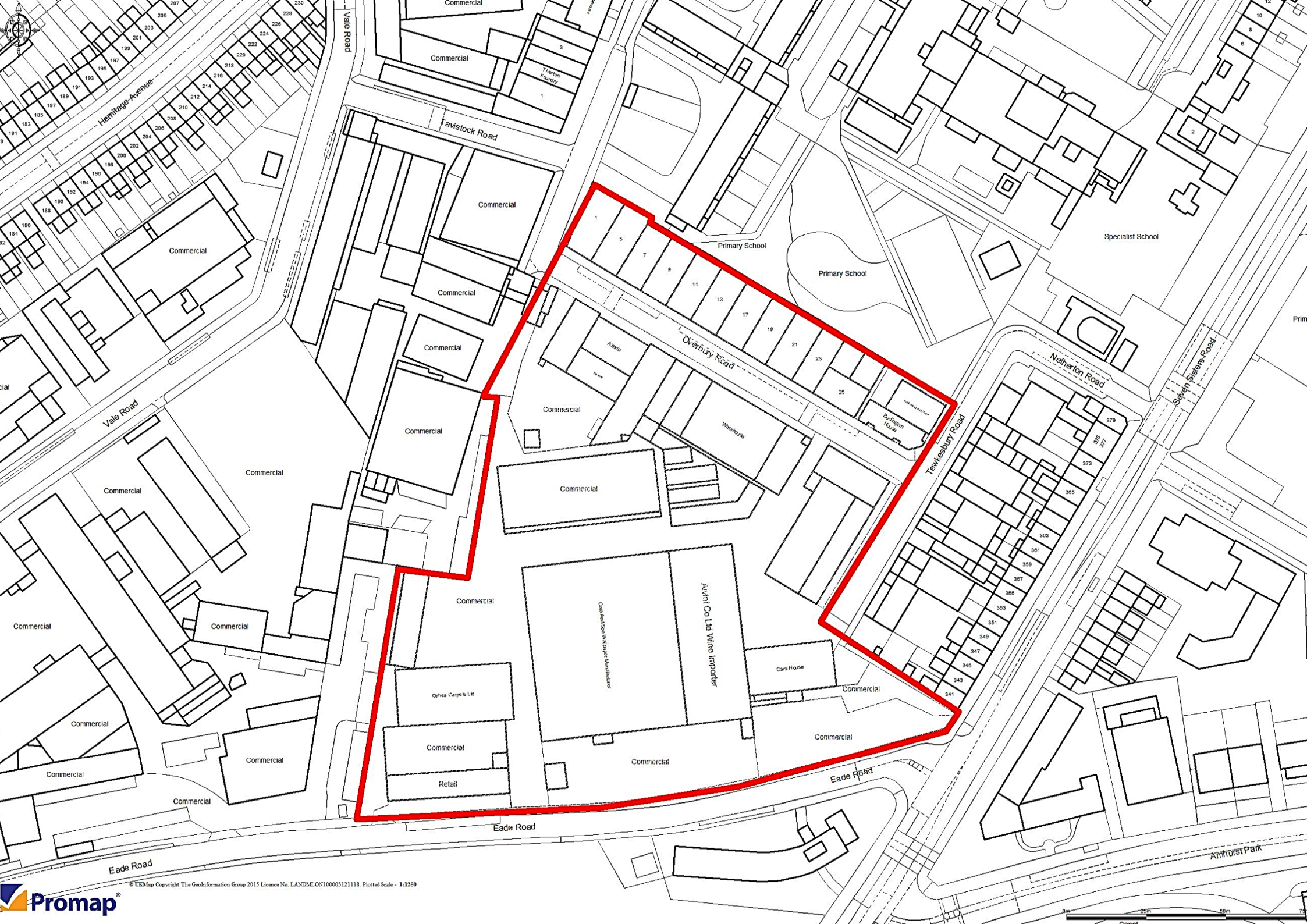
# Provevell Estates - Arena Business Centre



# APPENDIX 2: OVERBURY AND EADE ROAD SITE PLAN

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# APPENDIX 3: ARENA DESIGN CENTRE LAND USE TABLE

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Arena Design Centre survey table						
Unit Address	Current usage	Do premises have Lawful Use certificate/what for?	Planning Reference	Size of Unit (m2)	VOA description	VOA floorspace
<b>ARENA DESIGN CENTRE</b>						
A1 - ff	RESIDENTIAL	Yes for five self contained flats	2001/1069	102 sqm		
A2 - gf	RESIDENTIAL	Yes for five self contained flats	2001/1069	102 sqm		
A3 - g	RESIDENTIAL	Yes for five self contained flats	2001/1069	102 sqm		
A4 - g	RESIDENTIAL	Yes for five self contained flats	2001/1069	102 sqm		
A5 - g	RESIDENTIAL	Yes for five self contained flats	2001/1069	102 sqm		
B1	RESIDENTIAL	Yes for single dwelling house (C3)	2012/0640	approx.110 sqm		
B2	RESIDENTIAL	Yes for single dwelling house (C3)	2012/0638	approx.130 sqm		
B3	RESIDENTIAL	Yes for single dwelling house (C3)	2012/0618	110 sqm		
C	RESIDENTIAL	Yes for single residential dwelling unit	2012/1246	approx.363 sqm		
D	COMMERCIAL	No	No	670 sqm		
E left	LIVE/WORK	No	No	408 sqm	Workshop and premises	
E right	COMMERCIAL	No	No	390 sqm		
E2 split into 2 units- left/right	LIVE/WORK	No	No	836 sqm		
F ground floor/mezzanine	LIVE/WORK	Yes for single residential unit	2012/1030	approx.730 sqm		
G first floor /mezzanine	HMO	Yes for HMO	2012/0619	464 sqm		
H	RESIDENTIAL	Yes for single residential unit	2012/1040	approx.230 sqm		
I /mezzanine	RESIDENTIAL	Yes for single self contained residential unit	2013/0416	approx.462.5 sqm		
J	RESIDENTIAL	No	No	464 sqm	Workshop and premises	
K1	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K2	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K3/ mezzanine	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K4/ mezzanine	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K5	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K6	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
K7	RESIDENTIAL	Yes for seven self contained residential units	2012/1147	185 sqm		
L6/ mezzanines	LIVE/WORK	No	No	464 sqm	Workshop and premises	
M	RESIDENTIAL	Yes for HMO	2012/0616	185 sqm		

Unit Key	
	RESIDENTIAL WITH CERTIFICATE OF LAWFULNESS
	COMMERCIAL
	RESIDENTIAL WITH ESTABLISHED USE

**Arena Design Centre**

Residential with lawful certificate	4589.5sqm
Commercial	1060sqm
Residential with established use	2172sqm

# APPENDIX 4: EADE ROAD LAND USE TABLE

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Overbury and Eade Road survey table						
Unit Address	Current usage	Do premises have Lawful Use certificate/what for?	Planning Reference	Size of Unit (m2)	VOA description	VOA floorspace
<b>EADE ROAD</b>						
<b>OVERBURY ROAD</b>						
1 Overbury Road	RESIDENTIAL	Yes for retention of 4 x 3 bed apartments	2011/1191	240 sqm		
2 Overbury Road	RESIDENTIAL	Yes for 13 self contained flats	2006/0649	574 sqm		
3 Overbury Road	RESIDENTIAL	Yes for retention of 4 x 3 bed apartments	2011/1191	240 sqm		
5 Overbury Road	RESIDENTIAL	Yes for retention of 4 x 3 bed apartments	2011/1191	396 sqm		
7 Overbury Road	RESIDENTIAL	Yes for retention of 4 x 3 bed apartments	2011/1191	396 sqm	Workshop and premises	165.06sqm
9 Overbury Road	RESIDENTIAL	Yes for single self contained dwelling	2012/0778	396 sqm		
11 Overbury Road	RESIDENTIAL	Yes single self contained dwelling	2012/0779	396 sqm		
13 Overbury Road	RESIDENTIAL	No	No	396 sqm	Workshop (GF)	48.89sqm
17 Overbury Road	RESIDENTIAL	Yes for self contained residential unit	2013/0054	396 sqm		
19 Overbury Road	RESIDENTIAL	Yes for single self contained dwelling	2012/0775	396 sqm		
21 Overbury Road	RESIDENTIAL	Yes for single self contained dwelling	2012/0781	396 sqm		
23 Overbury Road	RESIDENTIAL	No	No	139 sqm	Workshop and premises	
25/27 Overbury Road	RESIDENTIAL	No	No	278 sqm	Workshop and premises	
<b>CATWALK PLACE</b>						
Old Ribbon Factory Flat A	RESIDENTIAL	Refused insufficient evidence	2013/0765	295 sqm		
Old Ribbon Factory Flat B	RESIDENTIAL	Refused insufficient evidence	2013/0765	195 sqm		
Old Ribbon Factory Flat C	RESIDENTIAL	Refused insufficient evidence	2013/0765	100 sqm		
Old Ribbon Factory Flat D	RESIDENTIAL	Refused insufficient evidence	2013/0765	100 sqm		
<b>OLD BUTTON FACTORY</b>						
Button Factory Flat 1	RESIDENTIAL	Yes appeal erection 4 storey building (industrial units with residential above)	APP/Y5420/A/08/2080738	209 sqm		
Button Factory Flat 2	LIVE/WORK	Yes appeal erection 4 storey building (industrial units with residential above)	APP/Y5420/A/08/2080738	209 sqm		
Button Factory Flat 3	RESIDENTIAL	Yes appeal erection 4 storey building (industrial units with residential above)	APP/Y5420/A/08/2080738	209 sqm		
Button Factory Flat 4	RESIDENTIAL	Yes appeal erection 4 storey building (industrial units with residential above)	APP/Y5420/A/08/2080738	209 sqm		
<b>COTTON MILL</b>						
Cotton Mill Flat 1	RESIDENTIAL	refused 4 self contained residential units	2013/1859	139 sqm		
Cotton Mill Flat 2	RESIDENTIAL	refused 4 self contained residential units	2013/1859	139 sqm		

**Unit Key**

	RESIDENTIAL WITH CERTIFICATE OF LAWFULNESS
	COMMERCIAL
	RESIDENTIAL WITH ESTABLISHED USE

Cotton Mill Flat 3	RESIDENTIAL	No	No	139 sqm		
Cotton Mill Flat 3c	RESIDENTIAL	refused 4 self contained residential units	2013/1859	approx.273.5 sqm		
Cotton Mill Flat 5	RESIDENTIAL	refused 4 self contained residential units	2013/1859	28 sqm		
<b>STONEHOUSE</b>						
Stonehouse Flat 5	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 6	RESIDENTIAL	No		125 sqm		
Stonehouse Flat 7& 8 are one unit	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 9	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 10	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 11	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 12	RESIDENTIAL	No	No	125 sqm		
Stonehouse Flat 13	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	55 sqm		
Stonehouse Flat 14	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	60 sqm		
Stonehouse Flat 15	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	78 sqm		
Stonehouse Flat 16	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	81 sqm		
Stonehouse Flat 17	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	60 sqm		
Stonehouse Flat 18	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	99 sqm		
Stonehouse Flat 19	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	61 sqm		
Stonehouse Flat 20	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	65 sqm		
Stonehouse Flat 21	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	83 sqm		
Stonehouse Flat 22	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	86 sqm		
Stonehouse Flat 23	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	68 sqm		
Stonehouse Flat 24	RESIDENTIAL	Yes for 12 self contained flats	2010/1743	115 sqm		
<b>TEWKESBURY ROAD</b>						
1-19 Tewkesbury road flat 1	RESIDENTIAL	Yes for 4 self contained units	2001/0743	185 sqm	Workshop and premises (GF 6-10)	129.68sqm
1-19 Tewkesbury road flat 2	RESIDENTIAL	Yes for 4 self contained units	2001/0743	185 sqm		
1-19 Tewkesbury road flatD/ ground floor	RESIDENTIAL	Yes for 4 self contained units	2001/0743	185 sqm		
1-19 Tewkesbury road flat B/ upper floor	RESIDENTIAL	Yes for 4 self contained units	2001/0743	186 sqm		
<b>199 EADE ROAD</b>						
Unit C ground199 Eade Road	LIVE/WORK	Yes/Appeal	APP/Y5420/C/14/2212166	287sqm		

Unit D first floor 199 Eade Road	COMMERCIAL	No	No	287sqm		
Flat A Unit E 1st Floor 199 Eade Road	RESIDENTIAL	refused for use as 3 self contained flats	2012/1529	278 sqm		
Flat B Unit E 1st Floor 199 Eade Road	RESIDENTIAL	refused for use as 3 self contained flats	2012/1529	278 sqm		
Flat C Unit E 1st Floor 199 Eade Road	RESIDENTIAL	refused for use as 3 self contained flats	2012/1529	278 sqm		
Ground floor Unit E 199 Eade Road	COMMERCIAL	No	No	278sqm		
EX-FED 4A 199 Eade Road	RESIDENTIAL	No	No	469.8 sqm		
EX-FED 4B 199 Eade Road	RESIDENTIAL	Yes/Appeal	APP/Y5420/C/14/2212163	469.8sqm		
EX-FED 4C 199 Eade Road	RESIDENTIAL	No	No	469.8 sqm		
Unit 4 first floor	COMMERCIAL	No	No	3638.22sqm	Workshop and premises	
Flat A cutting rooms ARBOREAL 5 199 Eade Road	RESIDENTIAL	No	No	353 sqm		
Flat B cutting rooms ZENITH 5 199 Eade Road	RESIDENTIAL	No	No	353 sqm		
Flat C cutting rooms TRIUMVIRATE 5 199 Eade Road	WORKSPACE	No	No	278 sqm		
<b>CARA HOUSE</b>						
CARA House ground floor basement	RESIDENTIAL	Yes prior approval COU offices to residential	2015/0213	202sqm		
CARA House 1st Floor	RESIDENTIAL	Yes for 5 self contained residential units	2013/0055	202 sqm		
CARA House second floor left	RESIDENTIAL	Yes prior approval COU offices to residential	2014/2344	103 sqm		
CARA house second floor right	RESIDENTIAL	Yes for 5 self contained residential units	2013/0055	103 sqm		
CARA house third floor	RESIDENTIAL	Yes for 5 self contained residential units	2013/0055	216 sqm		
CARA house fourth floor	RESIDENTIAL	Yes for 5 self contained residential units	2013/0055	202 sqm		
CARA house fifth floor	RESIDENTIAL	Yes for 5 self contained residential units	2013/0055	202 sqm		

**Overbury and Eade Road**

Residential with lawful certificate	8300.8sqm
Commercial	3925.22sqm
Residential with established use	6132.1sqm

