

Lewisham local development framework



# Housing Conversions in Lewisham: An evidence base study

October 2012



## **Lewisham Housing Conversions Study**

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**Appendix 1:** Ward Maps showing LSOAs and VOA and LDD Data with numbers and percentages of remaining unconverted dwellings at various floorspace thresholds

## **Appendix 2**

Appeals Decisions in Lewisham

## **Appendix 3**

Table A1

**Housing Types by Ward**

Table A2

**Percentages of Types of Dwelling by Ward and by LSOA**

**Appendix 4:** Tables combining Information on Types of Housing in each LSOA, Data from Valuation Office for each LSOA and Data from London Development Database re: Planning Applications and Completions for Housing Conversions in each LSOA

# 1. Introduction

## Background

- 1.1 The consultation on the London Borough of Lewisham Core Strategy identified local concern regarding the scale of conversion activity of single residential dwelling houses to create multiple flats. In response the Council has undertaken this study to assess the impact of residential conversions and provide recommendations for policy within the Development Management Local Plan.
- 1.2 The London Borough of Lewisham Unitary Development Plan (UDP) has a policy framework in place that currently allows residential conversions, but under specific circumstances. This report is intended to provide an evidence base for the DMDPD policies on residential conversions which will replace the UDP Policy.

## Scope of study

- 1.3 The purpose of this study is to
- assess the extent of residential conversions in the borough, the impact on the housing supply and availability of family housing,
  - the ability to achieve and maintain mixed and balanced communities in the context of national, regional and local policy
  - and to make recommendations on the future treatment of conversion activity on the basis of the information presented.
- 1.4 The results of this study will be used to provide evidence to inform and support the direction of policies for the Development Management Local Plan.

## Report structure

- 1.5 This report sets out the findings and recommendations. The report is presented in five sections as follows:
- Section 2 sets out relevant national, regional and local guidance as well as providing an analysis of other London borough policies and planning appeals.
  - Section 3 analyses the recent history of planning appeals relating to conversion within Lewisham and a selection of other London boroughs.
  - Section 4 identifies and discusses clusters of unconverted dwellings, purpose built flats and conversion flats within Lewisham .
  - Section 5 discusses whether there are any correlation between types of dwelling and the Indices of Multiple Deprivation
  - Section 6 draws to together the findings from earlier sections of the report and sets out policy options for a future policy on Conversions.

## **2. Policy context**

- 2.1 This section identifies the policy context for the relevant national and regional planning policies and guidance, provides a context to Lewisham housing requirements and challenges and the Council's existing approach to residential conversions and provides examples of conversion policies from a range of other London Boroughs.

### **National policy context**

- 2.2 The National Planning Policy Framework (NPPF) sets out the government planning policies for England and how they are expected to be applied. It was published on 27th March and came into effect immediately. At the heart of the NPPF is a presumption in favour of sustainable development.
- 2.4 The NPPF includes 12 core planning principles which planning is to implement. Those relevant to housing and conversions include:
- Taking account of the different roles and character of different areas
  - Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings
  - Encouraging the effective use of land by reusing land that has been previously developed (brownfield land)
  - Conserving heritage assets in a manner appropriate to their significance
- 2.5 Local Planning Authorities need to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; (Para 47)
- 2.6 The importance of good design is emphasised. The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. (Para 56).
- 2.7 The NPPF provides a range of matters that should be considered when assessing a proposed development such as: integrating and complementing neighbouring buildings and the local area in terms of scale, density, layout and access; and whether the development creates or enhances a distinctive character; and is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.

- 2.8 In determining planning applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (Para 63). Permission should be refused for poorly designed development that fails to take the opportunities available for improving the character and quality of an area and the way it functions. (Para 64)
- 2.9 A key characteristic of a community is the variety of housing in terms of tenure and price and the mix of different households such as families with children, single person households and older people. Local planning authorities are advised that they should plan for the mix of housing that will be required for the plan period. In doing so they should consider the current and future demographic profile of the area, and the accommodation requirements of specific groups such as families with children, older and disabled people.

### **Regional policy context**

- 2.10 The London Plan 2011 sets out the spatial strategy for London to 2031. The key policies of relevance include Policy 3.3 Increasing Housing Supply, Policy 3.4 Optimising Housing Potential, Policy 3.5 Quality and Design of Housing Developments, Policy 3.8 Housing Choice, and Policy 3.9 Mixed and Balanced Communities
- 2.11 Minimum housing provision targets are set out in Table 3.1 of Policy 3.3. The policy states that the Mayor and boroughs should promote policies that seek to achieve and exceed this target. The targets are for net additional homes, and include additional dwellings provided through development and redevelopment, and conversions (subdivision) of residential properties and changes of use from non-residential properties.
- 2.12 Policy 3.8 Housing Choice requires Boroughs to take steps to identify the full range of housing needs in their area. Local Plan policies should ensure: that a range of housing choices is offered; affordable family housing is a strategic priority; all new housing is built to Lifetime Homes Standards; and that ten per cent of new homes are wheelchair accessible or easily adaptable for wheelchair users. Boroughs should plan for an appropriate range of housing choices in terms of size and type and the changing roles of different housing providers in meeting the housing requirements of various groups.
- 2.13 Policy 3.4 Optimising housing potential and Policy 3.5 Quality and design of housing developments and associated tables detail density and minimum floorspace standards for new development.
- 2.14 Policy 3.9 Mixed and Balanced Communities states that communities should be mixed and balanced by tenure and household income. This should be promoted through development of large and small scale schemes which foster social diversity and a sense of responsibility and identity with neighbourhoods supported by good design, infrastructure and an enhanced environment. A more balanced mix of

tenures should be sought particularly in some neighbourhoods where social renting predominates and there are concentrations of deprivation.

- 2.15 In addition to the policies and tables in the London Plan The Mayor of London released a document titled London Housing Design Guide (Interim Edition) in August 2010. This is a detailed document that includes standards for a range of factors those of particular relevance to conversions are: appropriate density; housing mix; entrance and approach; shared circulation within buildings; car parking; cycle storage; refuse and post deliveries; internal floor area; flexibility and adaptability; circulation in the home; living, dining and kitchen areas; bedrooms; bathrooms and WCs; storage and utility spaces; study and work; wheelchair user dwellings; and private open space. This document will be adopted as Supplementary Planning Guidance for the London Plan and will result in the adoption of planning housing standards that are compatible with those adopted by the Homes and Communities Agency.
- 2.16 The production of the London Housing Design Guide is as a direct result of studies showing that
- the habitable sizes of dwellings were shrinking and that Britain's space standards were well below the European average
  - the number of family houses being built has decreased
  - there are now significant shortages of family sized dwellings in London.
- 2.17 The Greater London Authority (GLA) report Housing Space Standards (2006) states the *"profile of housing production, when coupled with the demographic makeup in London means that there is an increasingly poor match between the needs of the population and the accommodation being provided in the private and housing association sectors. Specifically, London households require dwellings with more bedrooms than are currently being produced. This has implications for future overcrowding."* The main recommendations of this report involve the setting of space standards to address this.

### **The London Housing Strategy**

- 2.18 According to the London Housing Strategy (Mayor of London, 2010), housing supply has not kept pace with either demographic or economic trends. New housing supply in London averaged 19,000 homes a year throughout the 1990s but has risen in recent years, with total net housing provision of 28,199 homes in 2007/08. The failure of housing supply to match demand has led to increased overcrowding and homelessness in the capital. Around 207,000 of London's households are overcrowded, up around a third on the number ten years ago, with overcrowding affecting one in eight social renting households and one in ten in the private rented sector.
- 2.19 This level of overcrowding has adverse affects on communities, facilities, families and individuals. The strategy has set a London-wide target for the delivery of 50,000 affordable homes in the four years 2008/09 to 2011/12. This includes conventional supply but also counts acquisitions of homes for affordable housing.

- 2.20 The strategy points out that just 17 per cent of new homes built by housing associations in London (both social rented and intermediate homes) had three bedrooms or more in 2007/08, down from 39 per cent in 1997/98. This failure to provide enough larger homes over recent years is directly related to the increases in overcrowding across London. According to the London Strategic Housing Market Assessment (SHMA), around 40 per cent of the requirement for new social housing is for homes with four bedrooms or more, reflecting both high levels of overcrowding and the small numbers of new family homes being built.
- 2.21 While there is obviously a significant demand for family-sized market homes in the capital, the London SHMA found little net requirement for this type of housing across London, although there are bound to be local variations. This low net requirement for family-sized homes in the market arises mainly because so much of London's future household growth will consist of single person households.
- 2.22 Sub-standard properties and inadequate management are highlighted in the London Housing Strategy as an unwelcome feature, mostly evident in the lower end of the private rented sector, which can have serious health and financial consequences to tenants, and can lead to anti-social behaviour and community fragmentation. The new space and design standards set out in the London Housing Design Guide are intended to alleviate this issue.

### **Local policy context**

- 2.22 The London Borough of Lewisham Unitary Development Plan (UDP) was adopted in July 2004. On adoption the UDP policies were automatically saved for three years under provisions set out in the Planning and Compulsory Purchase Act 2004. This was further extended in 2007. The Council is now in the process of preparing its LDF. The Core Strategy was adopted in June 2011 and the Site Allocations Local Plan is nearing submission. The policies in the adopted UDP and Core Strategy that are of relevance to this study are discussed below.
- 2.24 Core Strategy Spatial Policy 1 sets out the Council's overall spatial strategy for Lewisham, this identifies a minimum housing provision of at least 18,165 net additional dwellings between 2007/8 and 2025/26 across the spatial hierarchy of the Borough.
- 2.25 Core Strategy Policy 1 clarifies the Council's intention to promote housing development where possible, ensuring a mix of dwelling, type, affordability and size while taking account of local circumstances and characteristics to meet the housing needs of the Borough.
- 2.26 The Core Strategy also has the aim of protecting existing residential environments by protecting neighbourhoods which have an established development pattern providing less opportunity for change. This theme runs through the Spatial policies in the plan that are relevant to these neighbourhoods including Spatial Policy 3 for District Hubs, and Spatial Policy 5 Areas of Stability and Managed Change. This latter policy applies to those parts of the borough which are largely residential or suburban in

character. Para. 6.146 in the Core Strategy discusses Conversions and the need to provide family houses in this policy context and states that:

*‘The vast majority of the borough’s supply of three bed plus family housing is located in this strategy area. The Lewisham SHMA shows that 25% of the residential stock is in converted property, the highest percentage in south-east London. To achieve mixed and balanced communities and preserve choice of accommodation size it is necessary to protect a supply of family sized homes in these locations. The size of newly converted dwellings will need to address housing need and the character of the area and take account of amenity issues including traffic and parking impacts.’*

- 2.27 Core Strategy Policies 7 Climate Change and Adapting to its effects; and 8 Sustainable Design and Construction and energy efficiency; require all new residential development to reduce their environmental impact through designing homes that meet standards for energy and water use, CO<sub>2</sub> emissions and be Code Level 4 standard or higher in the Code for Sustainable Homes.
- 2.28 The Council recognises that conversion of houses to flats is a means of increasing dwelling numbers. The UDP permits conversions where properties are large enough, the flats created are satisfactory, and a range of flat sizes is provided. Policy HSG9 Conversion of Residential Property aims to protect small purpose built family size housing and ensure an adequate standard of accommodation. The policy will not permit dwelling conversions where the dwelling is less than 130sq.m (pre-1948 un extended floor area, or where conversion would have an adverse affect on the character of the building, neighbourhood, or the amenities of neighbouring properties. Other considerations included in the policy are :
- the safe movement of emergency and refuse vehicles or other essential traffic and pedestrians, is likely to be adversely affected by additional on-street parking
  - the dwelling is multi occupied and provides a satisfactory standard of accommodation for those who need short term relatively low cost accommodation
  - it is not possible to retain sufficient area of the original garden to provide an adequate setting for the converted building and enough private open space for the use of the intended occupant.
- 2.29 The Council’s Supplementary Planning Document (SPD) Residential Standards provides further detailed guidance in particular on residential space standards and house conversions. The standards in the SPD have now been superseded by the more generous standards in the London Plan which have now been adopted by the Council for future housing developments.
- 2.31 Policy HSG 9 aims to control the cumulative impact of conversions so that they do not have an adverse impact on the residential amenity of the immediate neighbourhood. The policy allows for a mix of units to be provided but that where possible a family sized unit of three or more bedrooms should be included with direct access to a garden. The complete loss of a front garden will be opposed, especially if other

features that may be part of the character of an area are also removed e.g. front garden walls. As discussed above the floorspace standards in the London Plan will be adopted for future developments.

## **Lewisham Strategic Market Housing Assessment**

2.33 A Strategic Housing Market Assessment (SHMA) was published in 2009. The SHMA assesses future housing requirements based upon an understanding of trends affecting the housing market and the factors that drive it.

### **Factors driving the housing market**

- Population 255,700 in 2006. GLA estimates population will increase by 25,300 to 281,000 people between 2006 and 2016. Increase due to the trend of the number of births increasing and the number of deaths declining in recent years. There has also been an increase in net migration to the country since the ten accession countries (A10) joined the EU in May 2004. (The 2011 Census preliminary results state that Lewisham's population in 2011 was 275,900).
- Number of households estimated to increase from 110,300 in 2006 to between 122,100 and 124,900 by 2016 - an increase of between 11,800 and 14,600 households. By 2026 the number of households is expected to reach between 128,100 and 134,000. Increase due to an increasing number of older single person households and the average household size reducing from 2.67 in 1981 to an estimated 2.15 in 2021 (England).
- Between 2000 and 2005 Lewisham lost some of its population due to outward migration, but the Borough still grew due to international in-migration and birth rate. Net migration patterns show a flow of people choosing to live in Lewisham coming from Southwark and leaving Lewisham to live in Bexley, Greenwich and beyond.
- The Household Survey found more children 5-14 years than ONS statistics, which may indicate recent migrants. This has implications for service provision, particularly of school places.
- Compared with London as a whole, Lewisham has more people with no qualifications and a lower percentage of people with a degree or above.
- 35,200 people both live and work in Lewisham - represents 31% of all those living in the area who have a job, and 55% of all those who work in Lewisham; 7% (8,350) of Lewisham residents who have jobs work mainly from home. Most of the travel to work in the area is London based.
- 115,500 dwellings in Lewisham. 12% are detached or semi-detached, 33% terraced and 55% flats. Over 25% have one bedroom and less than 10% have four bedrooms or more.
- Over 66% of housing stock was built before 1945 and over 70% of the detached, semi-detached and terraced housing was built before 1919. Many of the older houses have been sub-divided to form smaller dwellings.
- There has been a transition from owner occupation to private rent due to increasing house prices and low incomes. Many migrant workers and young workers are unable or unwilling to access owner occupation further supporting the private rented sector.

- Nearly one in every six households (15.5%) has moved within the last 12 months and a further 11.2% have moved within the last two years. 36% of tenants in private rented housing have lived at their current address for less than a year. 4,500 households were identified as previously living with family or friends so at the time they were forming a new household; most of these (81.8%) went to live in the private rented sector.

#### 2.34 Local housing affordability and suitability

- Around 23% of households have an income of over £40,000 however 42% have an annual income of £15,000 or less due to the high number of households which do not contain any employees; 26% of households in Lewisham claim housing benefit, while 16% of households contain only pensioners. These two groups form the majority of households on £15,000 or less.
- Between 2001 and 2007 property prices rose by 100%. Average price was approximately 70% of the London average (2007).
- A large number of households cannot afford market housing whether owned or rented. Affordability for single first-time buyers has declined sharply since mid 2003 - 85% sales over £150,000. 5% less than £100,000.
- Nearly a third of all households (33,900) were assessed as living in unsuitable housing. Around 40% of social and private rented housing was found to be unsuitable. Only around one third of these households need to move as the identified problems can be resolved (repairs or adaptations).
- 11,300 households were identified as overcrowded. 41,850 households are under-occupying their home with more than one spare room.
- Total number of claims and acceptances for homelessness falling and currently 50% lower than 2004. There were 2,560 households in temporary accommodation in March 2007 (100% higher than 2003).

### **Comparison with other London Boroughs**

2.35 Borough policy documents are currently in a state of flux. The majority of the Boroughs studied have Core Strategies in some form, some have Development Management Local Plans. In terms of conversion policies many Councils have not included relevant policies in their Core Strategies and have not yet published their Development Management Local Plans, in which case the policies contained within the Unitary Development Plan (UDP) are still relevant. Several Councils have split the policy for conversions so the main policy is within the UDP and then the finer detail as to design, layout etc is contained within a Supplementary Planning Document (SPD) or Supplementary Planning Guidance (SPG).

2.36 Many of the boroughs that have updated their UDPs or are progressing through their Local Development Frameworks confirm that conversions will be considered to be the same as new homes and will therefore be expected to meet the new regulations such as Code for Sustainable Homes, Lifetime Homes and where possible accommodate wheelchair accessible homes.

## **Barking and Dagenham**

(Borough Wide Development Policies DPD adopted March 2011)

- 2.35 Barking and Dagenham recognises that conversions to flats can provide a valuable source of housing for smaller households and can contribute to meeting housing need in the Borough. However, in terms of the subdivision of existing housing into flats, there needs to be a balance of these advantages against the need to protect and increase the supply of family housing.
- 2.36 Consequently, a strict approach to preserving family housing and particularly 4 bedroom homes has been adopted given the current shortage in Barking and Dagenham (as highlighted in the Barking and Dagenham Housing Strategy 2007 - 2010) as well as in London as a whole.
- 2.37 Barking and Dagenham is therefore seeking in its policy to preserve and increase the stock of family housing in the Borough. When planning permission is required, the Council will resist proposals which involve the loss of housing with three bedrooms or more.
- 2.38 Other proposals for flat conversions or homes in multiple occupation (HMOs) will only be considered acceptable provided that:
- The number of houses that have been converted to flats and / or HMOs in any road (including unimplemented but still valid planning permissions) does not exceed 10% of the total number of houses in the road.
  - No two adjacent properties apart from dwellings that are separated by a road should be converted.
  - No significant loss of character or amenity occurs to the area as a result of increased traffic, noise and/or general disturbance.
  - Regard is had to the appropriate design, transportation, and internal and external amenity space standards policies.
  - The internal space standards required by Policy BP6 can be met for all of the proposed new dwelling units.
  - Adequate space is provided to store refuse and recycling ready for collection.

## **Barnet**

(Development Management Policies 2011)

- 2.39 Barnet identifies that conversions provide important contributions to the housing supply, in particular small units, which are in short supply, and states that they are a sustainable and effective use of brown-field land. However, the Council is aware of the adverse affects and pressures conversions can have on an area. Policy H23 allows conversion of single dwellings into flats, provided “the development has an acceptable impact on the amenity” of the local area.
- 2.40 Acceptable locations in the borough for conversions include
- areas in or adjacent to town centre
  - easily accessible to public transport or
  - areas characterised by non-family units.

On roads characterised by houses in single family occupation, conversions would normally not be considered appropriate by the council, as these areas meet the needs of larger housing and balance the housing provided in town centres.

- 2.41 The standard of noise insulation in party walls between neighbouring houses is not normally improved. Consequently, living rooms and kitchens of converted flats should be located as adjacent as is practical to similar rooms in the neighbouring property, to minimise noise disturbance to their bedrooms.
- 2.42 Policy H26 specifies the design elements of conversions. They must be designed to have a minimal impact on the amenities of neighbours; this most likely relates to noise pollution. Converted houses must have a usable rear garden of more than 50sq.m and enclosed refuse storage areas should be provided to the rear of the property. Proposals must provide adequate and properly located parking provision, retaining as much front garden as is practical. Barnet does not provide floor space or other specific thresholds on conversions.
- 2.43 Extensions to dwellings are constrained by the general requirement to protect and enhance the character of the area and respect the amenities of neighbouring occupiers. Proposals for residential conversions must not involve large extensions or alterations to roofs which are deemed unacceptable in terms of their appearance.

#### **Brent**

(UDP adopted January 2004 updated September 2007)

- 2.44 The justification to Policy H17; Flat Conversions, states that Brent has always taken a positive approach to flat conversions and has encouraged conversion of suitable property unless it leads to dangerous on-street parking or excessive forecourt parking.
- 2.45 On heavily parked streets it is stated that there is clear evidence that intensive conversions generate additional on-street parking pressure and this causes difficulties for emergency services. Therefore Brent requires 140sq.m of floor space for conversions in heavily parked streets or CPZ areas. Where such on-street parking is unacceptable then the number of units permitted in the resultant scheme will be restricted to a maximum of one unit per 75m of the original floor area the property possesses.
- 2.46 The Council's approach is described in the preamble to UDP Policy H19:

*'The Borough has operated a regular overnight parking survey, measuring the percentage of cars parking on-street of the safe and legal maximum level of parking. At over 80% safe two-way flow is hindered and is classified as 'heavily parked'. Streets cease to be defined as 'heavily' parked only after they fail to meet the relevant criteria for two consecutive years. Streets in excess of 400m in length are considered in separate blocks. The justification for an overnight parking survey is that this is the best measure of the difficulty of parking for residents and means that on-street parking by shoppers, commuters, employees etc. do not affect the survey figures.'*

On non heavily parked streets the floor space threshold drops to 110sq.m.

- 2.47 Other considerations that Brent requires to be taken into account for conversions are:
- The layout of rooms within conversion schemes should avoid differing types of room being 'stacked' over or under each other; or 'handed' next to each other
  - All rooms should have regard to room size standards (SPG17)
  - Conversion schemes should, where practicable, be designed to be accessible to disabled persons, unless the property has a lower ground floor level
  - The units should have adequate circulation and storage space
  - Shared corridor access should be safe, internal and convenient; as well as requiring units to be self-contained
  - Flat conversions will be restricted to one 120L bin per flat with accompanying bin stores & screening
  - Where practical secure cycle storage should be provided
  - Where possible rear gardens should be retained or provided, without subdivision
  - Plans should be accompanied by full details of external alterations and
  - Except where a dwelling is located on a large plot, significant side or rear extensions should not be erected to raise the number of flats permitted in a conversion scheme and roof-space or existing habitable basements should, without extension, be large enough to contain a one-bedroom unit to Plan standards.

## **Ealing**

(Adopted 2004 Plan for the Environment / DCLG Direction 2007)

- 2.48 According to the Ealing UDP existing demand and projected population change indicate a continuing need to increase the proportion of small units created through development.
- 2.49 Residential developments incorporating small units will be promoted in the network of shopping centres across the borough, as these are good locations for public transport and for local services. However, it is likely that space for private gardens will be at a premium, so non-family accommodation will be particularly appropriate.
- 2.50 The UDP and associated SPG on Indoor Living Space for New Dwellings and Conversions require that the original dwelling must be at least 120sq.m or 5 habitable rooms, be Lifetime and wheelchair accessible if possible; meet room size and design requirements; not be of detriment to the streetscape, neighbouring amenity or character of the street; and not present Highway safety issues.

## **Enfield**

(UDP 1994)

- 2.51 Enfield adopted their Core Strategy in November 2010; however the UDP policies for conversion have been saved and will be incorporated into the forthcoming Development Management Local Plan .

- 2.52 The UDP policy on conversions is contained within the wider remit of Section 9.3 Standards of Residential Development. Enfield supports the conversion of a single dwelling into two or more flats and recognises it can assist in meeting the growing demand for small units of accommodation. It also acknowledges that it could represent a more effective use of large older houses which are no longer suitable for single family occupation. Converted properties are of particular benefit to persons seeking to enter the owner- occupier housing market.
- 2.53 However Enfield is concerned that the conversion of an existing dwelling into flats should not lead to an unacceptable change in the character of established residential areas. Such change can manifest itself in a variety of ways that is of detriment to the social fabric, infrastructural integrity, and connectivity of an area. It is these concerns that are the justification for the conversion policy.
- 2.54 Policy (II) H16: to permit the conversion of single dwellings into flats, provided that the development meets the criteria set out in Appendix A1.9.

Appendix A1.9 has the following requirements:

- All proposals for the conversion of a single dwelling into flats (Policy (II) H16) will first be assessed in regard to the character of the surrounding area; including matters of layout, amenity and streetscape, arrangement and use of gardens, parking, architectural integrity, and environmental health considerations.
- There will be a general presumption in Conservation Areas against the conversion of single dwellings into flats.
- Planning permission will not normally be granted for the conversion of dwellings with a net internal floor area of less than 90sq.m. Where they satisfy all the other criteria for conversion, dwellings with a net internal floor area of between 90 and 120sq.m. may only be divided into a maximum of two units.
- Where the conversion permissions have reached or exceeded 20% of the total residential buildings in the road, then there will be a presumption against further conversions being permitted.
- Standards of accommodation also need to be met.

### **Greenwich**

(UDP adopted July 2006, emerging draft Core Strategy with Development Management Policies consulted on November 2010)

- 2.55 Conversions are permitted where the original premises is greater than 111.48sq.m or 130sq.m if the property is terraced, the surrounding area and buildings are not adversely affected and on-street parking does not aggravate the safety and free flow of traffic and pedestrians (Policy H5).
- 2.56 Policy H6 states that sound insulation should be installed to alleviate the problems of noise between neighbouring dwellings and both sound insulation and ventilation

treatment should be used on noise sensitive facades to mitigate road and railway noise.

- 2.57 Policy H6 provides guidance on design issues. Each unit must be self contained and, if family housing is provided, it must be provided on the ground floor with direct access to a garden. Policy H11 suggests a minimum garden area of 50sq.m provided for family housing. The Council recognises that there may be a scope for a lower level of private garden space in locations adjacent to public open space or on conversion schemes.
- 2.58 Extensions are limited to an appropriate size and are subject to the design Policies D9 and D10, whereby the amenity of the area must not be harmed. Greenwich Council wishes to exercise discretion in allowing extensions. This is most likely to prevent extensions occurring under permitted development rights so that they may be converted into smaller units. The policy may be relaxed to provide a person with a disability more space in their home (H20).
- 2.59 The Council expects conversion development to achieve a high quality of housing design and environment and not have detrimental effects on landscape, noise pollution or the privacy of adjoining occupiers (H7). Sensitive design and layout is promoted in developments vulnerable to noise and vibration (E3).
- 2.60 The emerging Greenwich Core Strategy with Development Management Policies currently contains similar policy expectations as the UDP. The thresholds and amenity concerns remain the same although the design and environmental requirements have been updated to include Code Levels, and Building for Life Gold Standard.

## **Hackney**

(Core Strategy adopted November 2010; UDP adopted June 1995)

- 2.61 Core Strategy Policy 19: Housing Growth seeks to ensure that proposals for new residential development and conversions incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs. There will also be a resistance to the loss of family housing which is defined as being 3 bedrooms or larger.
- 2.62 The specifics of the conversion policies are retained in the UDP and although there was a SPD on Residential Extensions and Alterations adopted in April 2009, SPG2 Residential Conversions, Extensions and Alterations is still the main reference for conversion policy detail.
- 2.63 UDP Policy HO12 Conversions has been retained and determines that the house must be not less than 120sq.m to permit a conversion, and a variety of accommodation should be provided with at least one family unit of 3 bedrooms suitable for 4 or more persons. According to SPG2 if the floorspace of the dwelling exceeds 180sq.m then a 4 bedroom unit will be required. Other matters dealt with by SPG2 include internal layout; planning standards; space standards for rooms; layout

and design; and a statement on the importance of design and layout for conversions occurring in Conservation Areas or Listed Buildings

### **Haringey**

(UDP adopted July 2006)

- 2.64 Policy HSG1 New Housing Developments; states that new housing developments, including conversions, will be permitted provided that if converting a single dwelling house the existing internal floor area is more than 120m<sup>2</sup> and has at least 5 habitable rooms.
- 2.65 Policy HSG6 restricts conversions to 20% of properties in any street and includes dwellings that have been converted or are HMOs.
- 2.66 Policy HSG 11 Restricted Conversion Areas; restricts additional conversions in specifically identified areas where the majority of properties have been converted and are now experiencing parking stress, which in turn impacts on the effective operation of bus services.
- 2.67 Haringey's guidance, SPG3a; Sustainable Urban Design Standards: Residential Urban Design, provides general advice on density, dwelling mix, floor space minima, conversions, extensions and Lifetime Homes. These are quite detailed and include such measurements as the number of units expected from specific initial floor spaces, minimum bedroom floor width (2.1m) and minimum floor to ceiling heights (2.3m).
- 2.68 Where family dwellings are created through conversions, a private garden of minimum 50sq.m must be provided. Where a family dwelling cannot be located on the ground floor or the basement, an individual private or communal garden at a minimum 25sq.m for each unit should be provided.

### **Hillingdon**

(UDP adopted 1998 updated with saved policies Sept 2007)

- 2.69 Hillingdon recognises the contribution that small conversion units can make to the achievement of a better housing 'fit' and to the extended life of its housing stock. But in considering applications for conversions, particular regard is had to the need to safeguard the amenity of the neighbourhood and to prevent traffic or parking congestion.

- 2.70 Policy H7 reflects this philosophy:

H7 The local planning authority will regard the conversion of residential properties into more units as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of adjoining occupiers and the following criteria are met:-

- (i) it can be demonstrated that adequate sound insulation is provided;
- (ii) car parking to the standards adopted by the local planning authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the street scene;

- (iii) all units are self contained with exclusive use of sanitary and kitchen facilities and with individual entrances, and internal staircases are provided to serve units above ground floor level; and
- (iv) adequate amenity space is provided for the benefit of residents of the proposed development.

2.71 Hillingdon will also generally require a standard which conforms to that set out for new dwellings and only permit conversions which provide self-contained accommodation.

2.72 The Hillingdon Design and Accessibility Statement SPD (Residential Layouts) is specific in stating that the conversion of houses into self-contained flats is unlikely to be thought satisfactory where properties have less than 120m<sup>2</sup> of floorspace, or where more than 10% of properties on a residential street have been converted.

Hillingdon Core Strategy Submission Version October 2011

2.73 The conversion of residential property into self contained flats will be acceptable provided in is not in a street where 10% of existing properties have already been converted into flats. .

## **Islington**

(Core Strategy adopted February 2011; UDP 2002)

2.74 The Islington Core Strategy aims to ensure that, in the future, an adequate mix of dwelling sizes is delivered within new development, alongside the protection of existing family housing. There are however no policies directly concerning conversions, which are assessed according to the retained UDP policies.

2.75 The supporting text for Islington UDP Policy H5 states that approximately one-third of all new housing units in Islington built between 1987 and 1996 were provided as a result of conversion. The view is taken that with proper controls conversions can continue to provide housing of value. Islington will however have regard to the need to preserve sufficient units for single people and for larger family units.

2.76 Conversion criteria are set out in Policies H8 and H9. H8 expectations are that:

- The dwelling is not already in multiple households;
- The gross floor area of the dwelling is in excess of 120sq.m, and
- There is adequate space for refuse storage.

2.77 Policy H9 is a little more prescriptive in that it requires:

- If the dwelling is between 120 sq.m and 150 sq.m then a two bedroom unit is required;
- If the dwelling is greater than 150 sq.m then a three bedroom unit is required;
- Units must be of adequate design and layout, with soundproofing, any extensions must not limit daylight or sunlight to neighbouring properties or reduce garden space to below 60sq.m.

## **Lambeth**

Core Strategy adopted January 2011 and UDP August 2007)

- 2.78 Lambeth have adopted their Core Strategy which includes a policy on conversions and has a report in the evidence base (The House Conversions Study 2009) that rationalises their decision to increase the threshold from 120sq.m in the UDP to 150sq.m in the Core Strategy.
- 2.79 The House Conversions Study 2009 also defines the areas of the borough under conversion stress as streets other than on the main road network where the number of flats derived from conversion is equal to or exceeds the number of houses remaining on the street. The streets under conversion stress are shown on the Proposals Map.
- 2.80 In response to concern over the levels of conversion stress experienced in the borough Policy S2 of the Lambeth Core Strategy states: The Council will meet the borough's housing needs to 2025 by:

*“Protecting all family sized houses from conversion into flats in parts of the borough under conversion stress, and protecting family sized houses of less than 150 square metres as originally constructed in other parts of the borough not on the main road network, to ensure mixed and balanced communities with a choice of family sized housing.”*

- 2.81 The Core Strategy policy needs to be read in conjunction with the remaining relevant UDP Policy 17(b-e). Policy 17(b-e) covers issues such; the avoidance of large extensions; encourage housing mix; the size, design and number of flats; environmental health considerations; access expectations; and parking.

## **Newham**

Core Strategy Adopted January 2012

- 2.82 The Core Strategy policies are intended to replace the current UDP and a new SPD will be prepared.
- 2.83 Policy H4 Protecting and Reshaping the Existing Housing Stock of the Core Strategy is explicit in its intention towards conversions

*“The Council will specifically seek to protect family housing and will resist the loss of all family dwelling houses through subdivision or conversions to flats or HMOs unless exceptional circumstances prevail. The Council will support proposals for de-conversion of flats back to family dwelling houses...”*

- 2.84 No details are provided in the Core Strategy as to what the exceptional circumstances might be. Other requirements including guidance on floorspace minima, size and other detailed design and layout requirements are within a SPD on Housing which sets out the following criteria for a property to be subdivided into flats:
- Minimum floorspace 120sq.m or larger.

- Not be in a specified street that has already had more than 25% of the properties converted into flats and
- Have off-street car parking available, or be within an area that has capacity on-street.

## **Richmond**

(Core Strategy adopted April 2009; Development Management Plan Adopted November 2011)

2.87 The Development Management Plan has references to conversions policies throughout the document:

- Existing housing should be retained, including conversions (DM HO1);
- All new housing development is required to comply with internal and external space standards (DM HO4);
- Loss of off street parking must be explained and on street parking restricted, and comply with standards (DM TP8);
- Encouraged to comply with the Sustainable Construction Checklist SPD (DM SD3), preserve water resources (DM SD9) and provide living roofs (DM SD5);
- A sequential test is required if the proposal occurs in Flood Zone 2 or 3a (DM SD6).

## **Southwark**

(The Southwark Plan adopted July 2007)

2.88 Southwark has no specific conversion policy, but instead focuses on providing a mix of dwelling types. Through Policy 4.3; Mix of Dwellings, the Council is attempting to ensure conversions to do not lead to an abundance of small units. Developments have a 5% threshold for studio flats, as they are not suitable for meeting affordable housing needs. The majority of units in a development must have two or more bedrooms.

2.89 Policy 4.1 focuses on overall housing densities for areas rather than setting out specific policies for conversions:

- Central Activity Zone: 650 to 1100 habitable rooms/hectare;
- Urban Zone – Medium density: 200 to 700 habitable rooms/hectare in areas with predominantly four or more storeys and a public transport accessibility level of 4 to 6;
- Urban Zone - Lower density: 200 to 450 habitable rooms/hectare in areas with predominantly two to three storeys and a public transport accessibility level of 2 to 3.
- Suburban Zone: 200 to 350 habitable rooms/hectare; and
- Public Transport Accessibility Zones: may exceed 700 habitable rooms/hectare if the development provides;
  - An exemplary standard of design, with an excellent standard of living accommodation; and
  - A significant contribution to environmental improvements in the area, particularly relating to public transport/ cycle/ pedestrian movement, safety and security and public realm improvements.

- 2.90 Policy 4.3 also states that permission will not be granted for residential conversion if the original net internal floor space is 130sq.m or less.
- 2.91 The Update to the Residential Design Standards SPD (2011) reiterates that permission will not be granted for the conversion into 2 or more dwelling units, of a single dwelling house of 130 square metres or less original net internal floorspace.
- 2.92 The reasoning given is to protect small family homes with gardens for which there is a known need in the borough. Other considerations are:
- Proposals for conversions should meet the amenity space requirements set out in sections 2.6, 3.1 and 3.2 for all developments (housing and flat developments);
  - Basements and roof spaces (lofts/attics) with poor access to natural light and ventilation should not be made into separate units but should be combined with the adjoining floor as part of a maisonette or duplex flat. There needs to be adequate natural light.

### **Sutton**

(Site Development Policies Adopted March 2012)

- 2.94 Development Management Policy DM 24 Conversions also refers to SPD14 Creating Locally Distinctive Places: Suttons Urban Design Guide
- “The Council will grant planning permission for development involving the conversion of existing properties to provide new self-contained housing units”* provided
- There is no adverse impact on the amenities of neighbouring residents;
  - They do not detract from the character and appearance of the area, particularly when proposed in conservation areas and areas of special local character in particular the borough’s ‘suburban heartlands through the damaging effect of intensification;
  - They are of an acceptable size and layout to provide adequate living space, refuse storage, and amenity space, as set out in the Council’s ‘Urban Design Guide’ SPD (2008); and
  - Do not adversely affect on-street parking.

### **Waltham Forest**

(Dwelling Conversions Interim Planning Policy Document (IPP) adopted November 2008)

- 2.95 The IPP clarifies and updates the UDP policy relating to the conversion of dwelling houses into self-contained flats.
- 2.96 The IPP states that conversions are best suited to some locations more than others. The housing market and the profitability of carrying out such work may influence this. However, dwelling conversions are subject to planning control and can only take place in suitable properties in appropriate locations.
- 2.97 Waltham Forest research revealed that dwelling conversions increasingly resulted in the loss of family-sized units, particularly in the south and centre of the borough. A need for strong policy was identified so as to maintain a balanced and sustainable

mix of housing across all areas of the borough. The high level of conversions, taking place in the borough, is also potentially exacerbating the affordability of family-sized housing in the borough. According to the Housing Needs and Market Survey (2008) there is a shortage of affordable family-sized units.

2.98 Waltham Forest therefore is seeking to protect the stock of family-sized units by restricting the conversion of dwellings in the following circumstances:

- Where there is a gross original internal floor space of less than 120sqm;
- In a restricted conversion area comprising several wards:
- within 200 metres of another dwelling conversion ("as the crow flies");
- Does not create at least one family-sized unit (for at least minimum 2 bedrooms) on the ground floor area of a converted dwelling house;
- Where appropriate car parking spaces cannot be provided off-street.

### **Wandsworth**

(Core Strategy adopted October 2010; Development Management Plan, February 2012;

2.99 Wandsworth acknowledges that conversions have played an import role in increasing the number and variety of homes in the borough as well as improving the standard of accommodation. However they also recognise that detrimental effects can occur on the character and amenity of an area and on street parking. Wandsworth therefore seeks to adopt a balanced approach to conversions.

2.100 The Wandsworth Core Strategy has based its housing figures on there being no increase in the rate of conversions and in accordance with Policy IS 5 which states that family sized homes will be protected from conversion.

2.101 The Adopted Development Management Policies DPD repeats the statement that house conversions are important but can have detrimental effects and adds that the additional dwellings should not be made at the expense of family dwellings. Wandsworth carried out an analysis of residential conversions in 2008 and decided to raise the overall threshold for the conversion of dwellings to prevent the loss of smaller houses.

2.102 The new Wandsworth policy DMH 2 cites that a conversion of a property of less than 150sq.m will only be acceptable if the property is unsuitable to families through being in an inappropriate location, having a lack of amenity space or being on the third floor with no access to a lift.

2.103 Dwellings greater than 150sq.m must meet a range of criteria, including have 1-2 family-sized units with rear gardens, and the relevant criteria on residential development , and residential space standards and residential gardens are met.

### **Summary of policy approaches**

2.104 All boroughs recognise the important contribution that conversions make to the housing supply; but are aware of the negative impacts that they can have in street amenity, standards of living, and housing mix if not properly managed. Most of the boroughs expect the conversions to be self contained flats.

- 2.105 Of the seventeen boroughs studied thirteen have threshold requirements for the initial size of the dwelling (usually non extended) that has to be met before conversion can occur, the thresholds range from 90sq.m to 150sq.m. The majority of the relevant boroughs cite the need to protect against the loss of family sized dwellings for the justification of this policy.
- 2.106 Five Councils have limits on the percentage of single dwellings in a street that can be converted, Barking and Dagenham, and Hillingdon are 10%, Enfield and Haringey 20%, and Newham is 25% in selected areas.
- 2.107 Barking and Dagenham and Waltham Forest have restrictions on how close converted properties can be to each other. In Barking and Dagenham converted properties cannot be adjacent to each other while in Waltham Forest they cannot be within 200m of each other.
- 2.108 Street amenity and parking are concerns of all the Councils, Brent is particularly concerned, carrying out night time parking surveys and classifying roads as to the level of parking recorded. If street is considered to be "heavily parked" i.e. at over 80% then the threshold level for conversions rises from 110sq.m to 140sq.m.
- 2.109 Haringey and Waltham Forest have simply identified restricted conversion areas (i.e. no further property conversion will be granted), while Lambeth shows areas of conversion stress on the Proposals Map but with no direct policy links to these areas in the Core Strategy. This may follow in a later document. Enfield has a presumption against conversions in Conservation Areas and Newham has identified wards and streets where their percentage limit applies.
- 2.110 All of the boroughs have varying detail on design and layout of the flats, most provide room size requirements and configurations. There is also commonly a requirement for insulation to prevent too much noise transference between flats and houses.
- 2.111 Some boroughs do require a housing mix in conversions, and while not all boroughs require the provision of a family sized unit, most boroughs have requirements that where a family unit is being provided they should have access to private amenity space.

## **Conclusions**

- 2.112 To ensure that conversion applications are adequate, Lewisham should retain a minimum or average size for converted residential units, as well as the property size threshold for conversion within the policy. This threshold could also be reviewed in view of the need for family accommodation identified in the Lewisham Strategic Housing market Assessment 2008, and the South East London Boroughs' Strategic Housing Market Assessment, in order to ensure that replacement family units within conversion schemes are adequate and meet family needs.

- 2.113 Conversions are identified in National and Regional policy as a valuable source of housing supply but this should not be at the expense of lower standards, or increasing loss of family dwellings where there is an identified need, as is the case in Lewisham.
- 2.114 The review of other London borough policy approaches identifies that conversions are generally recognised as a valuable source of housing, but that the scale of conversion need to be regulated in order to avoid adverse and cumulative impacts of conversions. These policies largely fell into the following categories:
- policies that identify areas suitable for conversion
  - policies that identify areas unsuitable for conversion
  - policies that impose a minimum threshold for conversion
  - a combination of the three
- 2.115 The policies set criteria for accepting conversions in principle as well as the other requirements that make development acceptable including:
- internal space standards
  - family sized unit at ground floor level with an appropriate level of amenity
  - treatment of external spaces (front garden and parking provision).

### 3 Analysis of planning appeals data: Lewisham and other boroughs

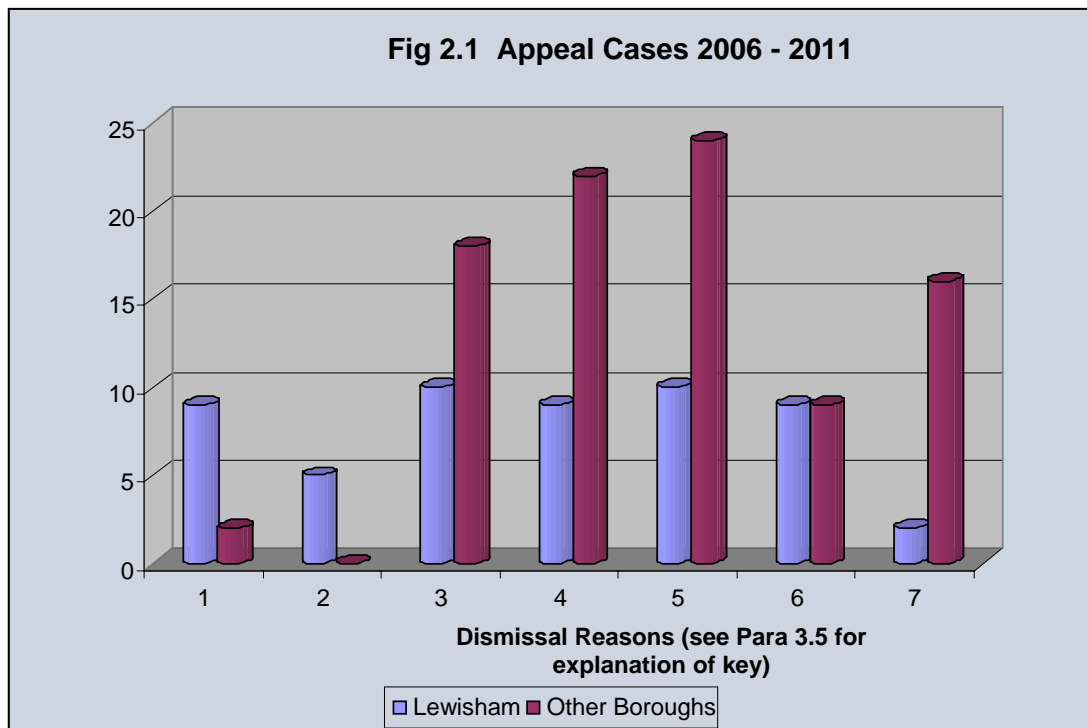
- 3.1 The following section examines appeals made against refusals on conversion applications on a representative selection of London boroughs including Lewisham. A COMPASS search for all appeals data between January 2006 and May 2010 was conducted for the following boroughs: Greenwich, Hackney, Haringey, Islington, Lambeth, Newham, Southwark, Wandsworth. These boroughs are considered to face similar issues to Lewisham in terms of the types of property available for conversion as they are all inner London boroughs with more or less similar Victorian and Edwardian properties that are often converted into flats.
- 3.2 The appeals relating to residential conversions were selected from the COMPASS lists of appeals. The Lewisham appeals data was taken from the Planning Inspectorate website. The Planning Inspectorate data for Lewisham reveals a higher number of appeals than the COMPASS data which only showed 9 appeals relating to flat conversions in this period, and so direct numerical comparisons are unlikely to be correct. However the COMPASS search was carried out on a consistent basis across the other boroughs, the data provides a selection of the relevant appeals and therefore provides a way of comparing Lewisham with these boroughs.

*Table 3.1 Decisions on conversions appeals*

Borough	Number of Conversion Appeals	Allowed		Dismissed		Part Allow/Dismiss	
		No.	%	No.	%	No.	%
Lewisham	53	10	19%	43	81%	0	0%
Greenwich	10	3	30%	7	70%	0	0%
Hackney	17	5	29%	12	71%	0	0%
Haringey	29	15	52%	12	41%	2	7%
Islington	6	1	17%	5	83%	0	0%
Lambeth	37	9	24%	25	68%	3	8%
Newham	45	7	16%	35	78%	3	6%
Southwark	16	7	44%	8	50%	1	6%
Wandsworth	7	1	14%	6	86%	0	0%

Source for Lewisham: Planning Casework Service  
Source for Other Boroughs COMPASS, Searches conducted in May 2011

- 3.3 Between January 2006 and May 2011, Lewisham Council received 53 appeals against conversion application refusals.
- 3.4 A majority of 81% of these appeals were dismissed in Lewisham during this period. The proportion of dismissed appeals recorded by COMPASS for the other London boroughs examined in this study varied between 41% in Haringey and 86% in Wandsworth.  
The fact that about 80% of the appeals in Lewisham were dismissed by Inspectors shows a considerable amount of support for Lewisham's existing conversion policy.
- 3.5 It is important to examine the appeal cases that were dismissed and to determine the reasons for dismissal given by the Planning Inspectorate. From examining Lewisham's appeals record and the COMPASS data it is apparent that the reason for dismissing an appeal fall into one or a number of these categories:-
1. loss of a family dwelling
  2. no replacement family flat or subdivision leading to loss of a family flat
  3. inadequate space standards
  4. inadequate amenity (daylighting, outlook and amenity space etc.)
  5. impact on street scene – design, effect on parking
  6. failure to enhance or preserve Conservation Area or Listed Building
  7. loss of amenity for adjacent occupiers.
- 3.6 Fig 2.1 presents the number of cases where these reasons are quoted in the Planning Casework Service data in the case of Lewisham and from the appeals summaries in the COMPASS data for the other boroughs examined in this study.



- 3.7 As stated above it is the COMPASS data for appeals in Other Boroughs is selective and therefore incomplete. However interesting comparisons can still be made. For all boroughs the following factors are important elements:
- environmental criteria relating to space standards and amenity,
  - the street scene which includes the design of extensions that may be necessary to achieve the conversion
  - the importance of parking
- 3.8 Recent amendments to the General Permitted Development Order (GPDO) now mean that it is necessary to apply for planning permission to provide areas of hard-standing in gardens above a certain size. The provision of parking in front gardens is often associated with applications to convert properties. This change in the GPDO and the number of appeals dismissed for these reasons mean that these policies in relation to conversions are strongly supported. The preservation of Conservation Areas is also an important reason for dismissing an appeal.
- 3.9 Lewisham has a long standing policy originally dating from the 1990s (Policy HSG 9 Conversion of Residential Property in the Lewisham Unitary Development Plan 2004) to refuse conversions in properties with a net floorspace of less than 130m<sup>2</sup>. This floorspace limit does not include extensions built after 1948. This policy was well supported by the Inspectorate and on occasion was the sole reason quoted for dismissing an appeal. This policy also provides where appropriate, for the refusal of a conversion scheme where no replacement family unit (defined as 3 or more bedrooms) is provided. This element of the policy appears from the data to be used less often. However the floorspace limit applied means that houses that are deemed to be large enough to have an acceptable conversion scheme are also large enough to enable the provision of a replacement family sized flat. In view of the shortage of family housing in the borough as evidenced in the Lewisham Housing Market Assessment 2008, and the South East London Borough's Strategic Housing Market Assessment 2009 it is important that this policy is considered and strengthened to ensure that, either the family accommodation is adequate with appropriate amenities or that the floorspace threshold is reviewed to prevent family housing being converted. This could entail a review of the floorspace limit, a review of the areas of the borough where conversion will be permitted, or other policy options. A list of the Appeals record for Lewisham examined for this study is to be found in Appendix 2.

### **Policy criteria and appeals**

- 3.10 The specific policy criteria which are the most common amongst the Councils examined in this report are specified and discussed in the previous section of the document.
- 3.11 The most common policy criteria in conversion policies are floor space thresholds, adequate parking provision (with the retention of front gardens) and the prevention of any adverse impacts on residential amenity, respectively. Policy criteria preventing the loss of family housing are also quite common throughout the boroughs. These

largely correspond to the main reasons for dismissal of the appeals made during 2006 – 2011.

Criteria which are less common stipulate the provision of rear garden and adequate refuse storage, particular parking thresholds, sufficient access to public facilities and percentage thresholds on housing types.

- 3.12 The COMPASS data does not refer to the less common criteria as reasons for refusing an appeal, and Lewisham does not use the less common criteria in the current retained policies in the Lewisham Unitary Development Plan 2004. This does not however mean that these criteria were not useful in obtaining high quality of conversion schemes. They should therefore be considered for inclusion in any future policy on conversion.
- 3.13 Table 2.1 shows that Lewisham policies for refusing conversions are well supported and that 80% of appeals were successfully defended using Unitary Development Plan policies. Other boroughs examined in this report also have a high success rate in defending appeals.
- 3.14 Haringey and Southwark however had a 41% and 50% success rate in defending appeals. This may reflect a relatively high number of enforcement appeals in the data where there was dispute over whether the scheme had achieved a four year rule and were therefore immune from enforcement.

### **Appeals allowed**

- 3.15 Between 2006 and 2011, a total of 58 of the appeals made against conversion applications were allowed (See Table 2.1). In most cases, the Inspector found that the applications for conversions met the relevant policies and considered that permitting the developments would not lead to adverse effects on the building or surrounding environment. Most of the appeals allowed in Lewisham were of this nature. Some of the appeals allowed were in enforcement cases concerning the application of the four year rule for enforcement.
- 3.16 Some of the appeals were successful despite the application being contrary to certain aspects of policy. For example an appeal in Lewisham in 2006 was allowed despite the original floorspace being smaller than the permitted threshold for conversion, as one of the units provided, although only a two bedroom flat, was considered to be of an overall adequate size to house a small family. Two appeals (one in Lewisham and one in Wandsworth) were allowed as the Inspector judged that the original accommodation was not suitable for family use and that therefore there would be no loss of family accommodation.

An appeal in Greenwich in 2006 was allowed as lack of parking was acceptable in a sustainable location, and the conversion would reduce a shortage of 1 bed accommodation in the area.

Two appeals were allowed in Southwark, as, although flats were considered to not meet floorspace standards the accommodation was considered otherwise adequate.

In Lambeth 2007 the retention of 3 flats was allowed as stacking of rooms would not cause loss of residential amenity due to noise.

An appeal in Hackney in 2009 was allowed because although the flat was below internal space standards a revised layout would ameliorate and there were no enforceable tests to limit the occupancy of a flat.

In Haringey in 2006 an appeal was allowed because although the loss of a family dwelling was alleged the site was not in a designated restricted area and would not result in more than 20% of the street being in multiple occupation. The house was not greater than 2 storeys as required in policy but this was considered acceptable, and the mix of housing in the borough would not be harmed. A similar result was recorded in 2010 in Haringey when the Inspector allowed an appeal for a conversion scheme where the houses was not within a Restricted Conversion Area. It is clear from these results the wording of the policies proposed as result of this study, and the possible designation of areas where the number of conversions schemes would be restricted, will require careful examination.

3.17 To summarise the reasons for allowing appeals were:

- proposed accommodation although 2 bed was large enough to house a small family
- proposed layout and stacking was acceptable
- not prejudicial to policy to allow a more varied mix of housing including one bed units which could contribute to meeting housing need
- house proposed to be converted did not for various reasons provide acceptable family accommodation
- there was no identified harm to residential amenity or of neighbourhood character
- additional noise generated by the development would be insignificant in comparisons with the overall background noise
- slight shortfalls in some standards might not result in a scheme that is unacceptable given the nature of the urban context in which the proposal is situated
- dwelling not within a restricted conversion area
- lack of parking not considered to be a problem in a sustainable location
- four year claim of immunity from enforcement.

## Summary

3.18 Between 2006 and 2011 80% of the conversion application appeals in Lewisham were dismissed. This reflects strong support for the existing policy in the borough. The most common conversion policies in the boroughs examined in this report related to floor space thresholds, loss of family housing, adverse effects on amenity and the street scene including conservation areas and car parking, and inadequate space standards.

3.19 The appeals that were dismissed in Lewisham were for a range of reasons. Appeal decisions quote more than one reason for dismissing an appeal and reasons were

fairly evenly split between loss of a family dwelling, inadequate space standards, inadequate amenity (daylighting, outlook and amenity space etc.), impact on street scene – (design), and effect on parking.

- 3.20 The review of appeals data also revealed that a significant element in the dismissing appeals for conversion schemes was the design of extensions necessary for the conversion scheme and the impact on the street scene and the design integrity of buildings.
- 3.21 Although Lewisham's existing policy has clearly been successful in restricting unacceptable conversions, there are opportunities to strengthen the existing policy framework by adopting some of the policy approaches employed by other boroughs. This could include:
- increasing the minimum floor area requirement for properties to be converted
  - identifying specific areas suitable for conversions to take place
  - and/or identifying areas that are unsuitable for conversions to take place.

## **4. Identification of cluster areas: conversions, purpose built flats and unconverted dwellings**

### **Introduction**

- 4.1 This section provides an overview of the housing stock in the Borough and sets out how the borough has been split into sub areas for the purpose of analysis and the approach that has been taken to identifying parts of the Borough that have concentrations of recent residential conversion activity. It identifies those areas that in future could have potential for further conversion activity, based on the floorspace criteria in the current Lewisham Unitary Development Plan policy HSG 9 which is discussed in Section 2 of this document.

### **Summary of conversion activity**

- 4.2 The Valuation Office Agency (VOA) provided data for the 166 Lower Super Output Areas (LSOAs) within the Borough. This material is represented in map form by Ward and LSOA in Appendix 1, with numerical data provided in Appendix 3 and Appendix 4 and further information on the types of dwellings in each LSOA and a history of conversion activity over the last five years. The VOA data relates to the number and types of properties that have been assessed for Council tax. The following information is provided broken down by LSOA:
- Total number of properties
  - Total number of unconverted houses or bungalows;
  - Total number of purpose built flats or maisonettes;
  - Total number of flats or maisonettes in converted domestic property;
  - Total number of flats or maisonettes in converted commercial property;
  - Unconverted houses and bungalows, broken down by number of bedrooms; and
  - Number of residential properties broken down by size (sq.m).
- 4.3 LSOAs have a minimum size of 1000 residents and 400 households but 1,500 residents is average. LSOAs were built by the Office for National Statistics using 2001 Census data and were intended to be compact in shape and to be as socially homogenous as possible. This measure used to assess homogeneity is related to the type of dwelling – e.g. detached/semi-detached etc and nature of tenure e.g. owner occupied, private rents etc. These are designed to be similar in terms of size of population and to be relatively stable (unlike Ward boundaries) so as to be a stable basis for comparing areas statistically. The figures for each LSOA were supplied rounded to the nearest ten properties to ensure that individual properties in an area could not be identified.
- 4.4. The VOA data shows that there is a great variation across the borough in terms of the types and prevalence of property between wards, and the availability of single family dwellings potentially suitable for conversion. Table A.1 in Appendix 3 provides a summary of the current balance of properties at a ward level within Lewisham. Table A 2, in Appendix 3 provides a summary of the data at LSOA level by showing the

percentage and numbers of properties of the remaining stock of unconverted family dwellings in each LSOA that could be potentially available for conversion if various floorspace thresholds are applied.

## **Cluster Identification and Potential for Change**

- 4.7 A summary is given below of the salient points from the data in the Appendixes together with an assessment of the potential impact of conversions in terms of changing the mix of dwellings, and a note of the recent history of conversion activity.

### **Bellingham Ward**

- 4.8 Bellingham Ward is dominated by unconverted family dwellings and purpose built flats in large social housing estates dating from the late 1920s/1930s, built by the London County Council (LCC). Dwelling sizes in these estates fall below the current conversion threshold.
- Recent conversions have been confined to LSOA 029B and these have been mostly in commercial properties on Catford Hill and Perry Hill, or in the upper floors of these properties.
- There will be no appreciable impact on this ward in terms of increasing the number of dwellings available or reducing the number of conversions if the current UDP policy on conversions was to change.

### **Blackheath Ward**

- 4.9 Flats predominate in all output areas of Blackheath Ward which is largely covered by Conservation Area designation. Due to the large size of the dwellings that could be potentially available for conversion there could be an intensification of use which could potentially have detrimental impact on the Conservation Area.
- LSOA 007E in particular has a high number of large dwellings (about 130, or 81% of the remaining unconverted housing) which could be available for conversion and result in pressure on a localised area.
  - LSOA 009A and 009BB would be similarly affected but to a lesser extent.
  - LSOA 007C has a small number of unconverted dwellings (about 80) of which 70 could be converted as the current conversion floorspace threshold. This would potentially result in the conversion of 88% of the unconverted housing stock.
  - LSOA 007B could see about 90 dwellings (36% of unconverted single family dwellings converted at the current threshold)
  - LSOA 009D has had the most conversions mainly in former commercial properties

The recent conversion history shows that the number of conversions taking place is relatively low with only on average two conversions recorded per LSOA since 2006. LSOA 009D which represents Lee High Road has seen the conversion of some commercial property to flats.

### **Brockley Ward**

- 4.10 Flats predominate in all areas of Brockley ward with the exception of LSOA 005D where single family dwellings are in the majority. Clusters of conversion flats predominate in four LSOAs (005C, 005E, 008B, 008C) while purpose built flats predominate in three. The retention of the current conversion threshold of 130m<sup>2</sup>

could potentially allow the conversion of a significant number of unconverted houses over several output areas as follows

- LSOA 008C has 73% (about 110) unconverted dwellings above the current conversion threshold. This rate would not lessen greatly if conversion thresholds were increased.
- LSOA 005E has about 60 dwellings that could be converted representing about 46% of the stock of unconverted dwellings.
- LSOAs 005B, 005C, 008B and 008D show that about a third of unconverted dwellings could be converted.

As the ward is already dominated by flats future conversion activity would result in a reduction in housing choice in the area. Much of Brockley Ward is covered by Conservation Area designation.

Recent history shows that Brockley is a popular area for conversions to take place due to the suitability of the houses for conversion and popularity as an area

### **Catford South Ward**

4.11 Catford South has six output areas where unconverted housing predominates. The predominant form of flatted development is the conversion of residential dwellings with fewer purpose built flats in all LSOAs in this ward. However the size of housing generally in this ward means that at the current housing conversion threshold there is the potential to lose a significant amount of family housing.

- LSOA 025A has the potential for about 83% of all unconverted dwellings (about 240) to be converted. This picture would only change greatly at a 200 m2 threshold where about 60 dwellings (21%) could be converted.
- LSOA 025C has the potential for 210 (66%) of remaining unconverted dwellings to be converted.
- LSOAs 025A and 025C have the potential for the largest numbers of houses to be converted in the borough
- LSOA 025D could have the potential for the conversion of 170 unconverted houses (36% of the remaining unconverted dwellings).
- LSOA 022C which is the output area covering the Culverley Green Conservation Area has the potential to move from an area where the numbers of flats and houses are relatively balanced to one where flats will predominate with the potential to convert about 120 (39%) unconverted dwellings..

This recent conversion history of this area shows steady conversion history with LSOA 025D have the most extensive record with conversions in the large properties on Bromley Road. This is also true of LSOA 025C.

Clearly in some LSOAs in this ward there is the potential for increased intensification of flatted development. Future housing conversion policy concerning this ward will need careful consideration.

### **Crofton Park Ward**

- 4.12 Crofton Park presents a varied picture in terms of the balance between flats and housing. LSOA 015A and 015C are predominantly single family dwellings below the conversion floorspace threshold and flat conversions will not change this picture in any significant manner.
- 4.13 Conversions in four LSOAs (0019A, 019B, 019C and 015A) have the potential to result in flatted development becoming the predominant form of housing provision at the current conversion threshold.
- LSOA 019 C has the potential for the greatest number of conversions with the current conversion threshold potentially allowing about 100 (28%) of unconverted dwellings to be converted.
  - LSOA 015B has the potential for about 70 (28%) of remaining unconverted dwellings to be converted
  - LSOA 019A has the potential for about 60 (17%) of remaining unconverted dwellings to be converted
  - LSOA 019B has the potential for about 70 (18%) of remaining unconverted dwellings to be converted

Crofton Park Ward has seen a moderate amount of conversion activity over the last five years in large properties on Brockley Road, in LSOA 019B and mainly in LSOA 019D which has seen a mixture of commercial and residential premises converted.. Potential for conversion at higher conversion threshold is relatively limited in this ward.

Much of the housing in this ward presents a valuable resource of family housing. Future conversion policy will need to consider whether to retain family sized dwellings in this ward.

### **Downham Ward**

- 4.14 This ward is largely comprised of former LCC cottage style estates of small houses below the conversion threshold of 130 sq. m.. Most flats in the ward are purpose built on these estates. Downham Ward presents very few possibilities for future conversions. LSOA 036B is the only output area where any significant loss of family housing could be experienced if the current conversion floorspace threshold were to be retained (15% of all unconverted dwellings – about 60 in number). However this output area has no recent history of conversions. Conversion policy will have very little effect in this ward.

### **Evelyn Ward**

- 4.15 Evelyn Ward is predominantly flatted. It contains large areas of social housing and there are few possibilities for conversion due to the small size and very low number of properties available. Any future option allowing conversions could therefore potentially further reduce the diversity of housing in the area. In particular LSOA 002B has about 10 dwellings that have the potential for conversion which would amount to 20% of the stock of unconverted housing in that area. This ward will in the future have an increase in the number of flats being built due to the regeneration proposals in the Core Strategy. The proposals allow for up to 8325 new homes in the

Deptford/New Cross Area by 2026, a significant proportion of which will be in new purpose built flats.

Conversion activity in this ward has been limited to the conversion of a public house and a nursing home into residential.

Current Conversion policy could reduce the already limited amount of single family dwellings in this ward.

### **Forest Hill Ward**

4.16 Forest Hill Ward presents a varied picture. Purpose built flats predominate over other forms of housing in five out of nine LSOAs. Two LSOAs (021D and 21E) have conversion flats as the predominant form of housing. LSOA 021C of the only LSOA in the ward that has unconverted housing as the main form of housing and under current conversion policy the proportion of houses could decrease in relation to flats. The overall balance of flats in relation to houses could also change in LSOA 021A and 021D. Three LSOAs (21C, 21D and 21E) could have the potential for more than one third of the remaining stock of unconverted dwellings to be converted.

- LSOA 21B could allow about 30 dwellings to be converted (27% of unconverted housing). However this LSOA represents Forest Hill District Centre which is likely to have a limited number of family dwellings and be less suitable for family occupation
- LSOA 21A could potentially allow 80 (22%) of unconverted dwellings to be converted.

The conversion market has been active in Forest Hill Town centre (LSOA 021B) particularly in the conversion of commercial and retail properties, and along Kirkdale and Dartmouth Road (LSOA 028D).

### **Grove Park Ward**

4.17 This ward is dominated by unconverted family dwellings. Opportunities for future conversions in this ward are limited by the small number of properties available for conversion that meet the floorspace threshold.

- LSOA 023E and LSOA 031A have a number of properties that could potentially be converted (80 and 60 respectively), although the percentage this would convert of the unconverted dwellings in these areas would be relatively small.

Conversion activity in this ward has been at a low level. with many LSOAs showing no history over the past five years. A small amount of conversion activity has taken place on Baring Road and Chinbrook Road.

The effect of current conversion policy on LSOA 023E in particular could be to confine conversions to a few roads (for example Chinbrook Road) that have larger dwellings resulting in the loss of the only source of larger size dwellings currently in the area.

Future conversion policy will need to carefully consider the potential effects on conversion in small areas of this ward.

### **Ladywell Ward**

- Ladywell Ward presents a mixed picture in terms of the mix of dwellings offered. Two LSOAs where conversion flats currently predominate could potentially see an increase in the numbers of this type of dwelling. These LSOAs (LSOA 011B and

011C) currently have a predominance of converted flats. Two LSOAs where unconverted housing currently slightly predominates could change to areas where flats and unconverted houses are in a balance in relation to each other. (LSOA 011D and 014A).

- LSOA 011B AND 014A each have about 120 houses of the stock of unconverted dwellings potentially available for conversion. In LSOA 11B this would represent 63% of the stock of unconverted dwellings and in 014A, 32%.
- LSOA 011D has about 90 dwellings (21%) potentially available for conversion.
- LSOA 011C has about 80 dwellings (27%) potentially available for conversion.

This ward has shown a low to moderate amount of conversion activity over the last five years. LSOA 14A has shown the most activity with conversions in both residential and commercial property on Brockley Road.

### **Lee Green Ward**

4.19 This ward presents a mixed picture in terms of the type and mix of dwelling available. Two LSOAs in particular have the potential for the balance of housing to change.

- LSOA 016D which includes Lee Manor Conservation Area has about 160 dwellings (33%) of unconverted dwellings potentially available for conversion and this picture although decreasing at higher conversion thresholds still remains high.
- LSOA 016D could also change to an area where conversion flats predominate whereas it is currently an area where single family dwellings predominate

Some LSOAs have shown some moderate conversion activity over the last five years. LSOA 013A has been active with a mix of commercial and residential conversions. LSOA 016D recorded two conversions taking place between 2006-2011.

### **Lewisham Central Ward**

4.20 This ward is mainly flatted. Four of the LSOAS are predominantly purpose built flats and four have a predominance of conversion flats. One LSOA has mainly unconverted dwellings (LSOA 017A)

- LSOA 017D has the greatest potential for conversions to occur with 90 dwellings available representing 41% of the remaining unconverted dwellings. This area, which includes the Hither Green Local Hub also has a predominance of converted flats.
- LSOA 012B has the potential for the conversion of about 90 dwellings at current thresholds (30% of the unconverted dwelling stock)
- LSOA 012C has the potential for the conversion of about 60 dwellings at current thresholds (27% of the unconverted dwelling stock)
- LSOA 012D has the potential for the conversion of about 30 dwellings at current thresholds (which would represent 23%% of the unconverted dwelling stock)

Over the past five years There has been a relatively high level of conversion activity in commercial and residential properties in Lewisham Town Centre (LSOA 012B). in Hither Green Local Hub (LSOAs 012C, 017A, 17C and 17D).

Conversion policy for this ward will require careful consideration in light of the Core Strategy Policy aims for Hither green Local Hub to retain commercial premises and the potential for intensification of flats and reduction in choice of housing types.

### **New Cross Ward**

4.21 New Cross is a ward where purpose built flats predominate.

- LSOA 003B is the only LSOA where unconverted dwellings are more numerous than flats but the area is finely balanced. The balance in this could potentially change to one where conversion flats will start to predominate involving the potential conversion of only 40 dwellings, which is 13% of the remaining unconverted stock of dwellings. This area represents the Hatcham Conservation Area.
- Any future conversion policy options will not have significant effects on conversion levels in the rest of this ward due to lack of the type of house suitable for conversion.

Conversion activity in this ward over the past five years has been low. Deptford High Street (LSOA 004D) and the Hatcham Park /New Cross Road Area (LSOA 003B) show higher levels of activity.

It could however be considered that future conversions in this ward would need to be carefully considered due to the reduction in the small number of remaining unconverted houses in this ward (about 110 in total).

### **Perry Vale Ward**

4.22 Perry Vale is largely in various forms of flatted development. Three LSOAs (LSOA 24B, 24C and 24D) have a predominance of converted flats. There is, nevertheless a good supply of housing available of a size which could potentially be available for conversion which could result in an intensification of flatted development.

- LSOA 024E which represents a large area of terraced housing south of Stanstead Road could potentially see a marked increase in the number of flats in relation to single family dwellings to the point where conversion flats will become the predominant form of housing. This could potentially involve the conversion of about 100 dwellings (28% of remaining unconverted stock).
- LSOA 024B has about 140 dwellings (50 % of remaining unconverted stock) which could potentially be converted in an area where conversions already predominate.
- LSOA 024C has about 100 dwellings (33 % of remaining unconverted stock) which could potentially be converted in an area where conversions already predominate.
- LSOA 024D has the potential for 40 single family dwellings to be converted (23% of remaining stock)
- LSOA 027C is one of the only two areas where unconverted housing predominates but the housing is of a size where under the current policy about 100 dwellings ((23% of the remaining unconverted stock) could be converted.

This would not however be sufficient to change the predominance of unconverted housing.

A moderate amount of conversion activity has been taking place across this ward over the last five years, although some areas in the ward show none. LSOA 024D has been the most active with LSOA 024E showing some activity.

Future conversion policy for this ward requires careful consideration. the area shows a predominance of flatted development overall with the potential for the conversion of further single family dwellings into flats.

### **Rushey Green Ward**

- 4.23 Rushey Green Ward has a majority of LSOAs in flatted development. Conversions could have a significant impact on two LSOAs and change the balance of types of housing from single family dwellings to unconverted flats (LSOA 20A and 20B).
- LSOA 020B represents part of Culverley Green Conservation Area. There are about 60 dwellings (55% of the remaining unconverted housing stock) that could be converted at current floorspace thresholds. The size of the housing in this area means that at higher floorspace thresholds this proportion would decrease to 46% or about 50 dwellings
  - LSOA 018C has the potential for the conversion of 80 dwellings (30% of the remaining unconverted housing stock), 018D 32% (or about 70 dwellings) and 20C about 90 dwellings (31%).

Conversions in this ward appear to have the potential to reduce the choice of housing types in the area. The effect of future conversions in this area will require careful consideration.

### **Sydenham Ward**

- 4.24 Sydenham Ward has an overall majority of LSOAs where purpose built flats predominate. LSOA 035B currently has a balance in favour of unconverted housing which could change in favour of conversion flats under the Council's current conversion policy. LSOA 035E which represents part of the Thorpes Conservation area could see a significant increase in the proportion of flats in relation to housing.
- LSOA 035E has the potential for the conversion of about 90 dwellings (50% of the remaining unconverted dwellings). The proportion of dwellings in this LSOA that could be converted would remain significant at higher floorspace thresholds
  - Other LSOAs where conversions could have a significant impact are 033C, 035B and 035D where the proportion of unconverted dwellings that could be converted is over 30%.

Conversions in this ward appear to have the potential to further reduce the choice of housing types in an area where flats already predominate. The effect of future conversions in this area will require careful consideration.

### **Telegraph Hill Ward**

4.25 Telegraph Hill ward is an area that is largely flatted development. Due to the large size of the houses in the area there is significant potential for future conversion activity to occur with in one case about 100% of the remaining unconverted stock could potentially be converted. LSOA 010 E which is the only area where unconverted dwellings predominate could potentially change to an area where conversions predominate.

LSOA 006E has the potential for 100% of the unconverted housing stock to be converted (about 140 dwellings)

- LSOA 006D could has the potential for 86% of the unconverted housing stock to be converted (about 140 dwellings)
- LSOA 010C has the potential for about 140 houses to be converted(61%),) and LSOA 010D about120 houses (57%).
- Due to the size of properties in these area these proportions remain high in many of the LSOAS at higher floorspace thresholds. In particular LSOAs 006C and 006D could still have the potential for about 60% of the unconverted dwelling stock to be converted.

Over the past five year this ward has been the most popular area in the borough for conversions to take place. LSOA 006C (Musgrove Road, Ommaney Road) has shown relatively intense activity. LSOA 006D (Pepys Road and Waller Road and LSAO 010 C (St Asaph Road, Dundalk Road, Avignon and Aspinall Road) have also been popular.

Telegraph Hill ward has the potential to lose large number of family dwellings in small areas. Potential future conversion could have a very significant impact in this ward.

### **Whitefoot Ward**

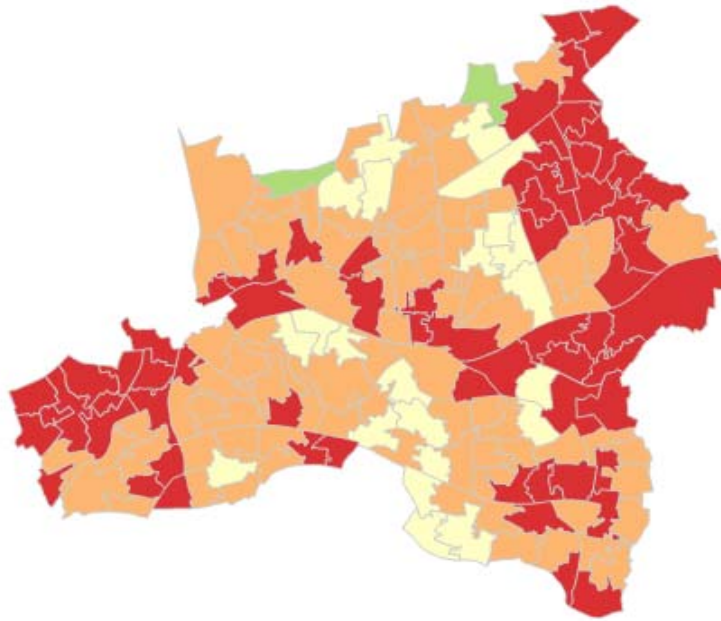
4.26 Whitefoot Ward has very few opportunities for the conversion of residential dwellings. with one minor exception in LSOA 030D which according to the VOA data has 10 properties that could be converted. The area is a mix of family housing and purpose built flats mostly in large cottage style social housing estates originally built by the London County Council (LCC).

The area shows no significant recent history of conversions.

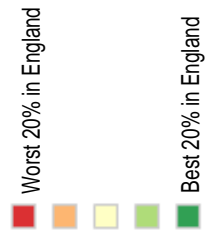
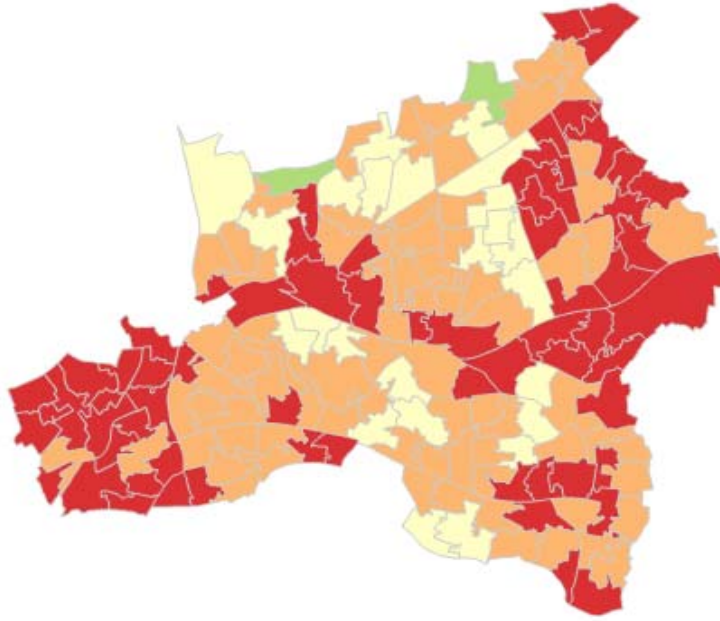
## **5. Socio-economic profiling**

- 5.1 This section has been included to consider whether there is any significant correlation between the clusters of the various types of dwelling in the Borough and a high level of deprivation.
- 5.2 The Index of Multiple Deprivation (IMD) is composed of seven different measures, or Indices of Deprivation (ID) as outlined below, which are individually measured and given differing weighting when amalgamated (weighting shown in brackets):
- Income (22.5%)
  - Employment (22.5%)
  - Health Deprivation and Disability (13.5%)
  - Education, Skills and Training (13.5%)
  - Barriers to Housing and Services (9.3%)
  - Crime and Disorder (9.3%)
  - Living Environment (9.3%)
- 5.3 A comparison of the cluster data and the IMD data show in the next few pages show that there is a significant correlation between high levels of deprivation and the large areas of social housing in Bellingham, Downham, Whitefoot and Evelyn wards. Other Areas of social housing the borough also show high levels of deprivation. There is no general correlation between the existence of clusters of flat conversions and a high level of deprivation.

Overall IMD 2010



Overall IMD 2007



5.4 Wards with the highest concentrations of deprivation are:

- Bellingham – Overall deprivation ( 88.9% of LSOAs in worst 20% in England – up from 77.8% in 2007)
- Downham – Overall deprivation (90% of LSOAs in worst 20% in England – up from 70% in 2007)
- Evelyn – Overall deprivation (90% of LSOAs in worst 20% of England – same level as 2007)
- New Cross – Overall deprivation (50% of LSOAs in worst 20% in England – down from 90.5% in 2007)
- Whitefoot - Overall deprivation (55.6% of LSOAs in worst 20% in England – down from 66.7% IN 2007)

Lewisham Ward	Total number of output areas	Number of output areas in 20% most deprived	Proportion of output areas in the 20% most deprived
Bellingham	9	8	88.9
Blackheath	9	2	22.2
Brockley	9	2	22.2
Catford South	9	0	0.0
Crofton Park	9	0	0.0
Downham	10	9	90.0
Evelyn	10	9	90.0
Forest Hill	9	2	22.2
Grove Park	9	4	44.4
Ladywell	8	0	0.0
Lee Green	8	0	0.0
Lewisham Central	9	4	44.4
New Cross	10	5	50.0
Perry Vale	10	3	30.0
Rushey Green	9	4	44.4
Sydenham	10	3	30.0
Telegraph Hill	10	3	30.0
Whitefoot	9	5	55.6
Lewisham – 2010	166	63	38.0
Lewisham – 2007	166	64	38.6
Change	0	-3	-1.9

\* The most deprived wards are highlighted

## 6. Policy options

### Introduction

- 6.1 This section identifies policy options that the Council could consider when reviewing the existing policy approach established within the UDP. The recommendations take account of the evidence that has been collected through the various strands of this study, in Sections 2 to 5: the policy review; analysis of residential conversion appeals in London; the Valuation Office data showing the location of conversions and the potential for future conversion activity.

### Current policy in the Lewisham UDP and conversion data

- 6.2 As discussed in Section 2 the objective of the saved UDP Policy HSG9 is to permit the permanent conversion of larger dwellings houses into two or more self-contained units provided the scheme results in the provision of an increase in suitable accommodation; this includes the provision of at least one family unit (defined as a flat with 3+ bedrooms). The policy includes several other criteria which are focused on ensuring development is acceptable in planning terms such as the size, form and design of development and the accommodation provided, including the provision of adequate outdoor amenity space. The saved UDP policy focuses on individual conversions in isolation and their marginal impact on existing streets.

#### ***HSG 9 Conversion of Residential Property***

*The permanent conversion of larger dwelling houses into two or more self-contained units will be permitted provided that the scheme results in the provision of an increase in suitable accommodation.*

*The Council will normally require at least one family unit to be provided in every conversion scheme unless it is satisfied that the dwelling is unsuited for family occupation because of its location or character.*

*However, not all dwellings will be suitable for conversion. The conversion of dwellings will not be permitted where:*

- (a) the net floor space is less than 130 sq. m as originally constructed, and the dwelling is still suitable for family accommodation;*
- (b) the character of the buildings or neighbourhood or the amenities of neighbouring properties would be adversely affected;*
- (c) the safe movement of emergency and refuse vehicles or other essential traffic, and pedestrians, is likely to be adversely affected by additional on-street parking;*
- (d) the dwelling is multi-occupied and provides a satisfactory standard of accommodation for those who need short term relatively low cost accommodation;*
- (e) it is not possible to retain sufficient area of the original garden to provide an adequate setting for the converted building and enough private open space for the use of the intended occupant.*

- 6.3 The purpose of this report is to assess the extent of residential conversions in Lewisham and the impact on the housing supply and availability of family housing. A key outcome of the report is to provide a robust evidence base to support a proposed policy approach for residential conversions in the Lewisham Development Management Local Plan. In order to achieve this, the study has included consideration of:
- additional criteria which may be added to the policy in order to better reflect when a conversion development is acceptable in planning terms by considering other borough policies and national and regional guidance (see Section 2)
  - areas where conversion flats are concentrated and where flats generally predominate over unconverted family dwellings and
  - the impact of conversion activity on the creation of mixed and balanced communities and on the range of housing choices.
- 6.4 Whilst the analysis of appeal data (set out in Section 3) has demonstrated that Lewisham currently has a robust approach to controlling residential conversions, the review of other London Borough policies shows that Lewisham's existing approach could be strengthened in particular to control the number of conversions in a particular locality.
- 6.5 Table A.1 in Appendix 3 shows that with the current conversion floorspace threshold, 14.5% of the Borough's remaining purpose built houses or bungalows are of a size (i.e. greater than 130 sq. m. UDP policy threshold) that would mean they could potentially be eligible for conversion. If all these properties were converted this would leave 42,120 unconverted properties (about 36% of all properties in the Borough).
- 6.6 The study has identified that there are some 50,420 units within the Borough which are unconverted (refer to Table A.1 in Appendix 3) and there are in the region of 21,030 flats or maisonettes within converted domestic properties in the Borough. The number of houses converted to flats is not recorded in the VOA data - only the total number of flats in converted properties is provided. It is not possible to assess from this data how many single family dwellings have historically been converted into flats.
- 6.7 Table 6.1 shows that housing conversions typically represent about 20% of housing completions per annum within the Borough yielding an average of 190 units per annum.

*Table 6.1 Conversions as a proportion of total housing completions*

Year	No. of conversions	Total housing completions	Percentage %
<b>2007 to 2008</b>	242	978	24.7
<b>2008 to 2009</b>	199	909	21.9
<b>2009 to 2010</b>	150	782	19.2
<b>2010 to 2011</b>	168	728	23.1
<b>TOTAL</b>	<b>759</b>	<b>3,397</b>	<b>22.2</b>

- 6.8 It can be argued that conversions make a significant contribution towards meeting local housing needs by increasing the supply of small sized dwellings suited to first time buyers as well as private rental. However, the contribution of conversions to meeting housing supply needs to be set within the context of other sources of housing supply.
- 6.9 Over the past four years 58% of all residential units completed have been through new build. In addition, the Council's Housing Implementation Strategy (2010/11) has demonstrated there is at least 7 years of supply in the pipeline more than meeting Government requirements to provide 5 years worth of housing (including requirements for a 'buffer' as discussed below in para. 6.17). The Core Strategy and the emerging Site Allocations Local Plan and the Lewisham and Catford town centre area action plans identify sources of housing land which will be used to meet the Lewisham's London Plan housing target.

### **Supply of an appropriate mix of dwelling sizes including family sized dwellings**

- 6.10 Core Strategy Policy 1 identifies that new housing developments should supply an appropriate mix of units having regard to a number of criteria related to the capacity of the site to provide appropriate amenities and facilities, the surrounding housing mix and population density and the location of supporting infrastructure such as schools, shops and open space. The provision of family housing (3+ bedrooms) will be expected as part of any new development with 10 or more dwellings.
- 6.11 Policies and guidance specifically relating to conversions affects the overall balance of housing unit sizes within the Borough in the following ways:
- Conversion of single family dwellings into flats leads to the loss of larger family sized accommodation.
  - The replacement properties delivered through intensification of the property are necessarily smaller. There is a requirement for a family sized unit of 3 or more beds with amenity space available for the occupants. The Council is adopting the space standards in the London Plan for minimum dwelling sizes and room sizes.

### **Balance of dwellings currently required**

- 6.12 The Lewisham SHMA published in 2009 identified the scale and balance of dwelling sizes required in the borough for affordable and market housing. The housing model is based upon the results of a household survey and assessment of potential and newly forming households in the borough.
- 6.13 The SHMA model shows there is a five year net housing requirement of 6,777 additional new homes across all tenures. The scale of demand could potentially be met by churn and turnover of the existing stock as well as additions to housing supply.
- 6.14 The need for market housing focused on market dwellings with at least 2 bedrooms. As a large surplus of 1 bed market housing was identified, the SHMA concluded that it may not be appropriate to encourage the continued conversion of large single

family dwellings into small flats unless the quality of such conversions can be clearly demonstrated.

### **Dwellings currently delivered through housing conversions**

- 6.15 Tale 6.2 shows the mix of dwelling sizes currently being delivered through conversion developments. One bedroom flats represented 50% of conversion completions in 2010/11 and 52% of conversion completions in 2009/10. 16% of conversion flats provided over the period were three + bed dwellings usually categorized as family dwellings.

The Council has adopted the dwelling floorspace standards from the London Plan which provide more generous room sizes particularly with respect to bedrooms which might mean that this provision of larger sized flats might not be possible in the future if the current floorspace threshold for allowing the conversion of a dwelling is retained.

- 6.16 Table 6.3 shows the proportion of housing completions by unit size. In terms of the delivery of larger sized units, for all types of housing completions in the borough. family sized dwellings have represented the minority of new dwellings coming forward with three to six bed dwellings representing an average of approximately 11 % of new supply over the last three years (2008/09, 2009/10, 2010/11). Figures by tenure show that only 7.5% of market housing is provided as three + bed dwellings and 5% of affordable housing is provided as three + bed dwellings.

*Table 6.2 Conversion completions by unit size (gross)*

YEAR	1 Bed	%	2 Bed	%	3 Bed	%	4 Bed +		TOTAL
2007-08	116	48%	92	38%	32	13%	2	1%	242
2008-09	108	54%	54	27%	34	17%	3	1%	199
2009-10	78	52%	46	31%	24	16%	2	1%	150
2010-11	85	50%	59	35%	24	14%	0	0%	168
<b>Totals</b>	<b>387</b>	<b>51%</b>	<b>251</b>	<b>33%</b>	<b>114</b>	<b>15%</b>	<b>7</b>	<b>1%</b>	<b>759</b>

*Table 6.3 Proportion of all housing completions by unit size (gross)*

Beds/Year	2010 - 2011	2010 - 2009	2008 - 2009
1 bed	39%	60%	40%
2 bed	48%	33%	47%
3 bed	12%	6%	9%
4 bed or more	1%	1%	4%

### **Housing Supply in the National Planning Policy Framework (NPPF)**

- 6.17 Paragraphs 47 to 48 of the NPPF state:

*47. To boost significantly the supply of housing, local planning authorities should:*

- *use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- *identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- *identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;*
- *for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and*
- *set out their own approach to housing density to reflect local circumstances.*

*48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*

6.18 Lewisham publishes its five year supply of deliverable housing sites each year in the AMR as well as a 10 and 15 year supply. Further information is provided in an annual Housing Implementation Strategy which discusses progress for the key sites and localities for housing delivery. This is in accordance with the NPPF. The Council does not include an allowance for windfalls in its projections as housing delivery can be achieved through identified sites. This was discussed in paragraph 6.9.

### **Mixed communities**

6.19 The ATLAS Guide to the Planning of Large Scale Development published by DCLG and the Homes and Communities Agency provide definitions and criteria on how “mixed communities” should be defined. The key characteristics are listed below.

- Achieving a good variety of housing is key to the realisation of a successful mixed and socially sustainable community. This encompasses not just simply mixing sizes, types, tenures and price but also designing, building and

promoting a development that attracts and supports a mix of different needs, households, spanning different ages, backgrounds and family structures.

- Mixed communities that are sustainable in the long term will also need a good range of amenities and services, as well as tangible links to the local economy, therefore it is important that these elements are also incorporated.
- When defining the mix, issues related to different typologies of housing and occupier profiles should be fully considered. For example, high proportions of smaller units within new communities, particularly apartments can result in a significant number of these being brought by private landlords as “buy-to-let” units. Whilst these can play a useful role in helping address some housing needs (depending upon the rent levels set) excessive concentrations can lead to adverse impacts on community mix and stability due to a resultant disproportionately high transient population of mainly single people who are not able or motivated to take an active part in the community. Additionally, “buy-to-leave” investment, where investors acquire properties for their maturing asset value rather than the return can result in vacant properties which further mitigates against community development and cohesion.
- The housing type and tenure mix of any new emerging community will also directly affect the resultant demographic profile over time, and the associated social infrastructure needs arising from this. Changes to housing mix and profile will thus have knock-on impacts on community facility provision, which needs to be scoped and allowed for.

When defining the appropriate mix for a site the following should be considered:

- the need to avoid an overly large proportion of any particular tenure, particularly if concentrated within a discrete geographical area. To do so may not be in the interests of creating a fully diverse and vibrant community and may lead to future problems of management and stigma.
- the likely impacts of the tenure/size mix on population profile and the ability of the development to provide the appropriate levels of social infrastructure at the right time.
- The term socially cohesive communities relates to a slightly different term. The Home Office/ODPM guide on Community Cohesions defines it as follows“ Community cohesion” is a relatively new concept which is usually defined as an alternative to segregation between social groups. However, community cohesion goes beyond spatial location to encompass overlapping values, positive perceptions and positive interaction between groups.

6.20 The formulation of policy for the conversion of houses into flats should take account of these policy aims.

## Policy options

### Policy option formulation

- 6.20 The Council's saved UDP policy on conversions has proven robust at appeal with only a small proportion of appeal decisions having been upheld. The policy approach going forward should have a similar or improved level of robustness.
- 6.21 The future policy should avoid the risk of creating displacement effects. This may be an unintended side effect of a policy if for example an area based approach towards the regulation is adopted where the areas defined are inappropriately defined in terms of their number or size which then place additional pressure on areas which are located outside of defined areas.
- 6.22 Three options have been identified which could provide a basis for establishing an appropriate policy approach for managing conversion development within the Borough and its associated effects.
- 6.23 The options have taken account of the different strands of research and analysis undertaken as part of this study including the benchmarking of other policy approaches within London, wider regional and national guidance and an empirical analysis of the pattern of conversion activity in Lewisham.
- 6.24 The options considered include:

<b>Option 1</b>	Retention of the existing saved UDP policy in its current form
<b>Option 2</b>	Prohibit future conversions (subject to a number of criteria discussed further below)
<b>Option 3</b>	Increase the size threshold of dwellings eligible for conversion from 130 sq.m to 175 sq.m or to 200 sq.m. Include requirement for conversions of dwellings above these thresholds to provide family size flats that at least meet London Plan minimum floorspace standards.
<b>Option 4</b>	Apply these options on an area basis according to the availability of property types in the various output areas of the borough and designated preferred areas for conversions and/or conversion restraint areas.

- 6.25 The following options for taking forward the existing saved UDP conversion policy are described below along with consideration of the performance criteria set out above.

### **Option 1 – Retention of the existing saved UDP policy in its current form**

- 6.26 The first option is to retain the current policy unchanged. Saved UDP Policy HSG 9 Conversion of Residential Property has been operating since July 2004. While historic information relating to the trends of housing conversion over the period of its operation is not available the Council has provided a snapshot of the current location and numbers of housing conversions and the potential for change in specific areas of the borough if all properties that could possibly meet the policy requirements for allowing conversions were implemented.
- 6.27 Whilst the current policy approach has proved successful in terms of its operational performance, it does not reflect some of the key issues identified within the evidence base. In particular:
- Retaining the existing policy would not reduce the loss of larger family sized units in the Borough which are a significant component of local housing need, and would reduce housing choice in areas of the borough identified in Chapter 4 of this report.
  - It would not fully take account of the cumulative effect of conversions on particular areas of the borough as identified Chapter 4 of this report and potentially in the ability to build and sustain mixed and balanced communities.

### **Option 2 – Prohibit future conversions**

- 6.28 This would ensure the retention of up to 7,300 unconverted family dwellings in line with the need for this type of accommodation identified in the Lewisham SHMA as compared with the number of unconverted houses where conversions could potentially be allowed by the floorspace threshold in retained UDP Policy HSG 9 (130 sq. m.). The SHMA model demonstrates a need for larger affordable homes with 42% as three plus bedrooms in the social rented and intermediate housing sector.<sup>1</sup> This is in line with the London Mayor's Housing Strategy.
- 6.29 Paragraph 6.7 of this report showed the contribution conversions made to total housing supply. The Council has also identified a strong supply of housing through its rolling five year supply of deliverable housing sites and its 15 year housing trajectory. This will significantly exceed the housing provision targets set out by the Mayor of London in the London Plan and housing conversions do not contribute to supply in the housing trajectory.
- 6.29 A policy prohibiting the future conversion of single family dwellings property into self contained flats would require some exceptions to be made in the case of dwellings that are not considered suitable for family occupation (e.g. on a main road, lack of amenity space, other environmental conditions). The conversion of commercial and retail property in town centres would not be affected by this prohibition subject to the requirements of other development management policies in relation to protecting the continuing retail functioning of town centres and shopping parades.
- 6.30 The policy would meet the aims of Core Strategy Spatial Policy 4 which aims to protect and provide quality living environments in those parts of the borough which

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<sup>1</sup> SHMA, Chapter 6, Figures 108, 109, numbers in Table 7.1 have been rounded

are largely residential or suburban in character and where the urban form and development pattern is established. The Core Strategy acknowledges in paragraph 6.146 that *“to achieve mixed and balanced communities and preserve choice of accommodation size it is necessary to protect a supply of family homes from conversions of family sized homes in these locations.”*

### **Option 3 – Increase the threshold of dwellings eligible for conversion**

- 6.31 The current saved UDP policy has a property size threshold of 130 sq. m. Section 2 of this report identified other Boroughs' conversion policy size thresholds ranging from 120 – 160 sq. m. Increasing the threshold, increases the amount of family sized housing protected. In Lewisham this could range from 130 sq. m. to 175 sq. m. or 200 sq. m.

#### *Rationale for increasing the size threshold*

- 6.32 The proposal is to raise the size threshold from 130 sq. m. to either 175 sq. m. or 200 sq. m. from those eligible for conversions. This would have the benefit of increasing the stock of unconverted housing protected from conversion by 4,080 (8.1%) in the case of a 175 sq. m. threshold and in the case of a 200 sq. m. threshold by 5,270 (10.5%).
- 6.33 With an eligibility threshold of 130 sq. m. it is possible for two x two bedroom flats to be created from a property. When the threshold is raised to 175 sq. m. or to 200 sq. m. it is possible to create at least two x three bedroom flats subject to physical layout and design parameters taking account of the London Plan standards.
- 6.34 If the goals of the policy and supporting SPD relating to the provision of a mix of unit sizes are applied effectively to conversions coming forward then the provision of family sized accommodation can more easily be retained (those properties greater than 130 sq. m. but less than 150 sq. m.). In addition those properties above 175/200 sq. m. which are converted would be adding to the supply of three bed + units despite the subdivision of large sized properties.
- 6.35 Securing an appropriate mix of unit sizes is something which could be achieved under the existing policy approach. However, through the operation of existing policy a high proportion of one bed units are being delivered with fewer units with three bedrooms or more which suggests that the current approach is not proving effective in the delivery of family sized flats.
- 6.36 Through the review of other London Boroughs the eligibility thresholds used within policy vary between 120 sq. m. and 150 sq. m. Of the ten Boroughs in the sample that currently have a minimum size threshold, three others used the 120 sq. m, four had a threshold of 130 sq. m, one had a threshold of 140 sq. m (in areas of parking stress) and LB Wandsworth has established a minimum eligibility threshold of 150 sq. m across the whole Borough to replace a restraint areas approach.
- 6.37 Within Lewisham the effect of removing eligibility of those properties sized between 120 sq. m. and 150 sq. m. would be to reduce the number of unconverted dwellings

capable of conversion by about 1,700 units (refer to Table A1 in Appendix 3). This represents a reduction of some 23% of the overall supply of unconverted dwellings potentially capable of conversion. The effect of removing properties of 175 sq.m. or over would result in a reduction of 3,220 units available for conversion (44%). Removing properties over 200 sq. m. would result in a reduction of 5,500 units available for conversion (75%).

- 6.38 The benefits of raising the eligibility threshold to 175 or 200 sq m. is that a significant number of family sized dwellings are safeguarded within the Borough. The justification for establishing a limit to at least 175 sq. m is that there is potential for conversions of single family dwellings of this size or more to form two units of at least 3 bedrooms in size and that a larger number of family dwellings in residential environments suitable for family occupation would not be converted.
  
- 6.39 The disadvantage of such an approach is that there would be a reduction in the supply of one and two bed flats resulting from the conversion of dwellings between 130 to 175/200 sq.m. which would have a small impact on the supply of dwellings in the Borough (the % of applications which relate to properties between 130 to 175/200 sq.m. is not known).
  
- 6.40 The other disadvantage is that establishing a policy purely relating to the size of the property does not take account of the cumulative effect of conversions within an individual street or area. The policy is indiscriminate and may preclude conversions within streets where there may be adequate potential without creating significant harm to environmental and parking conditions nor affecting the maintenance of mixed and balanced communities or a range of local housing choices.
  
- 6.41 In some LSOAs with a large number of properties over 175 sq.m or 200m sq.m. (for example. in Telegraph Hill ward) this approach could potentially result in the loss of a high percentage of the remaining single dwellings because of the larger size of the housing. The option could therefore be combined with a requirement for the conversion of dwellings of this size to provide flats suitable for larger families providing three or four bedrooms. According to the minimum space standards in Table 3.3 page 87 in the London Plan 2011 sizes may range between at least 74m<sup>2</sup> for a three bed four person flat, and at least 99 m<sup>2</sup> for a 4 bed six person flat. This requirement could act to moderate the impact of conversion activity in these areas by ensuring the continued provision of family sized dwellings

#### **Option 4 – Locational approach to the management of conversion activity**

- 6.42 This option would adopt a locational approach towards the management of conversion development. Two types of approach to managing conversions are possible: preferred locations for conversions and/or restraint areas for conversions.

##### *Preferred locations*

- 6.43 These are locations where in principle conversions are normally permitted subject to a set of policy criteria usually applied to the development of conversions (Section 2).

These could be defined as those areas where conversions could contribute to an increase in the mix of dwellings available without affecting the .

- 6.44 An alternative approach could be to relate this to areas that are less suited to family accommodation such as the major and district town centres and properties along major roads. The disadvantage of preferred locations is that over time the mix and balance of communities will change with fewer and fewer families living in these areas.
- 6.45 Defining preferred locations simply on the basis of a high Public Transport Accessibility Level (PTAL) has the advantage of concentrating development in areas of good transport accessibility. However, this would not take account of the existing concentration of conversions and other flatted development, the existing level of family sized housing in the area, or the existing environmental or amenity issues.

#### *Restraint areas*

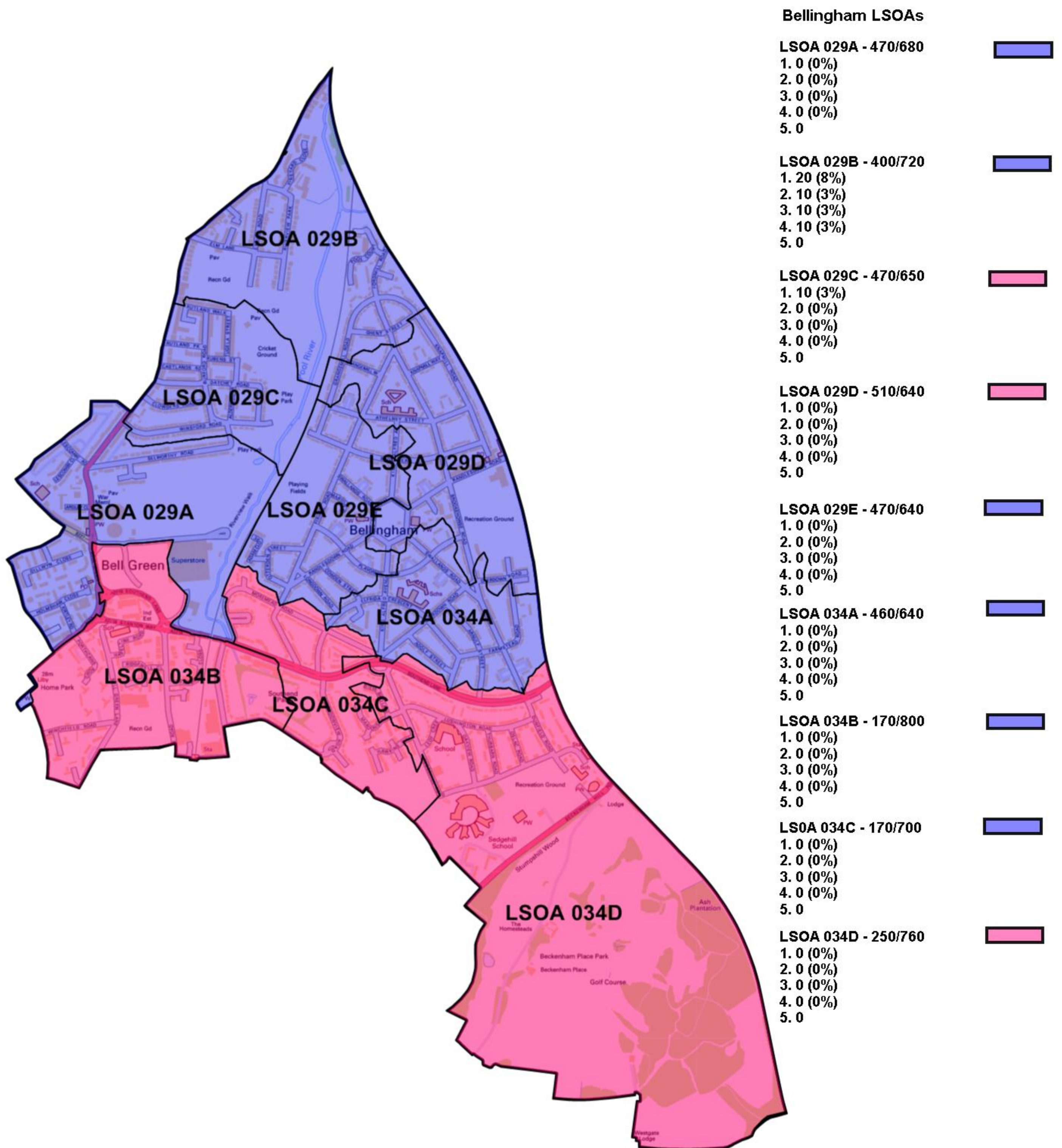
- 6.46 It will be important that any future policy approach dealing with residential conversions, takes account of the conversion activity that has already taken place in the LSOA of the proposed application site, the potential of an LSOA for future conversion activity and the loss of family housing or an increase concentration of flats in an area with an already high percentage of flats. One way of taking account of this is to identify areas of restraint.
- 6.47 Restricting conversions within such areas would have the effect of protecting existing family housing and contributing towards providing a variety of housing sizes at neighbourhood and borough level. Some areas might be identified that do not have an acceptable level of public transport provision or where the cumulative effect of past conversions means that there is no capacity for further conversions to be accommodated without reducing the capacity of an area to sustain a mixed and balanced community or a range of housing choices.
- 6.48 No further conversion activity would be permitted within such areas unless it can be demonstrated that the proposed development would not have a net effect on local environmental capacity and amenity, and the ability for an area to sustain a range of housing and balanced community, and a range of housing choices. The policy would apply at LSOA level and a map could be supplied showing those LSOAs which are included within such a policy. Alternatively the selection of LSOAs could be based on the maps in Appendix 1, which show the percentage and number of unconverted houses that are potentially available for conversion at various floorspace thresholds alongside the predominant housing type in each LSOA.

# **Lewisham Housing Conversion Study**

## **Appendix 1**

### **Mapping of VOA Data by Ward and LSOA**

# Bellingham Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

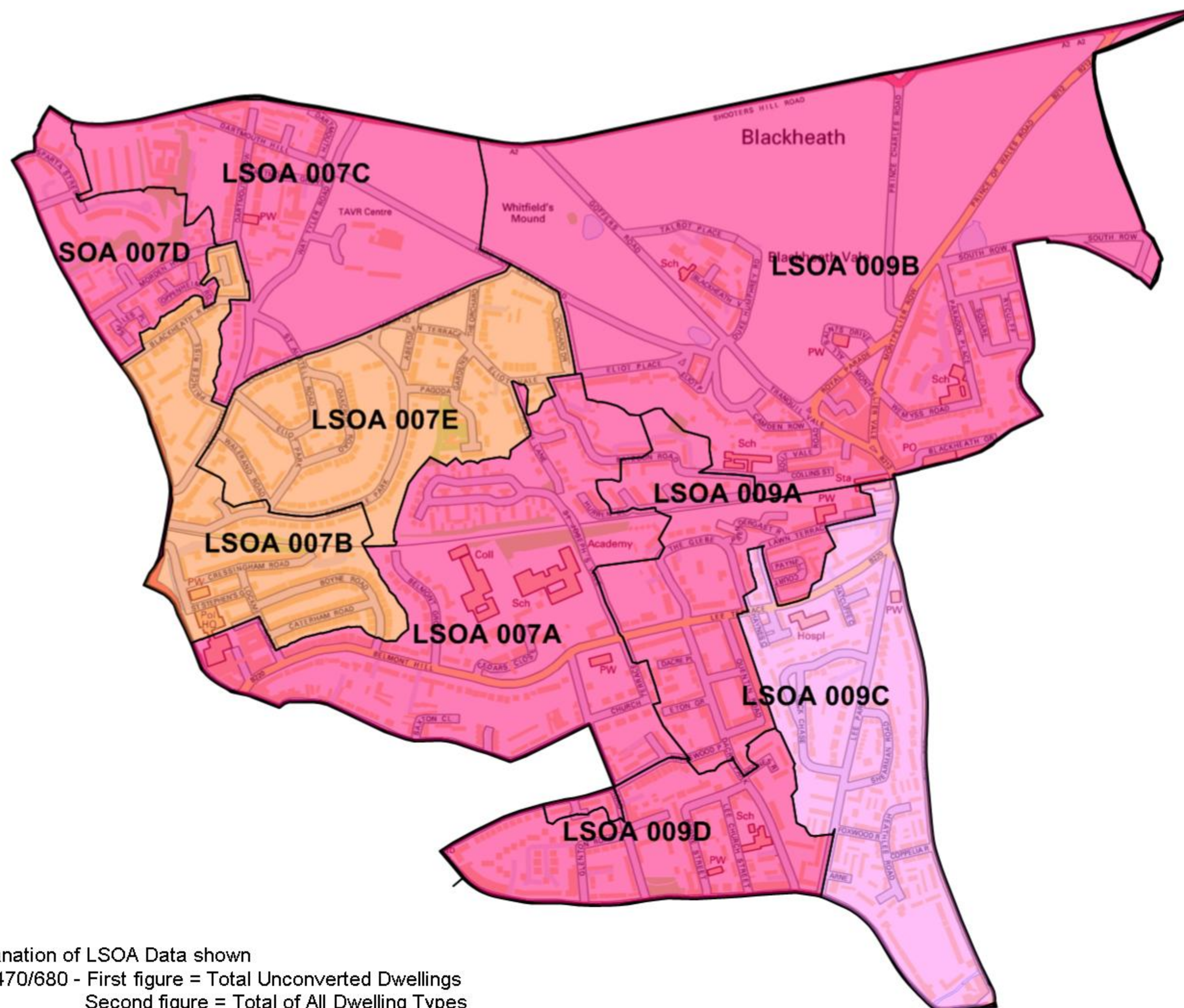
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Blackheath Ward



## Blackheath LSOAs

<b>LSOA 007A - 240/830</b> 1. 70 (29%) 2. 70 (29%) 3. 60 (25%) 4. 40 (17%) 5. <5		<b>LSOA 007E - 160/700</b> 1. 130 (81%) 2. 120 (75%) 3. 120 (75%) 4. 110 (69%) 5. <5	
<b>LSOA 007B - 250/700</b> 1. 90 (36%) 2. 50 (20%) 3. 30 (12%) 4. 30 (12%) 5. <5		<b>LSOA 009A - 210/670</b> 1. 90 (43%) 2. 90 (43%) 3. 60 (29%) 4. 40 (19%) 5. <5	
<b>LSOA 007C - 80/600</b> 1. 70 (88%) 2. 50 (63%) 3. 40 (50%) 4. 10 (13%) 5. <5		<b>LSOA 009B - 230/770</b> 1. 100 (44%) 2. 90 (39%) 3. 80 (35%) 4. 60 (26%) 5. <5	
<b>LSOA 007D - 140/510</b> 1. 10 (7%) 2. 10 (7%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 009C - 360/780</b> 1. 30 (8%) 2. 30 (8%) 3. 20 (6%) 4. 20 (6%) 5. <5	
		<b>LSOA 009D - 160/1000</b> 1. 30 (19%) 2. 20 (13%) 3. 10 (6%) 4. 10 (6%) 5. <5	

### Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
 Second figure = Total of All Dwelling Types

### Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

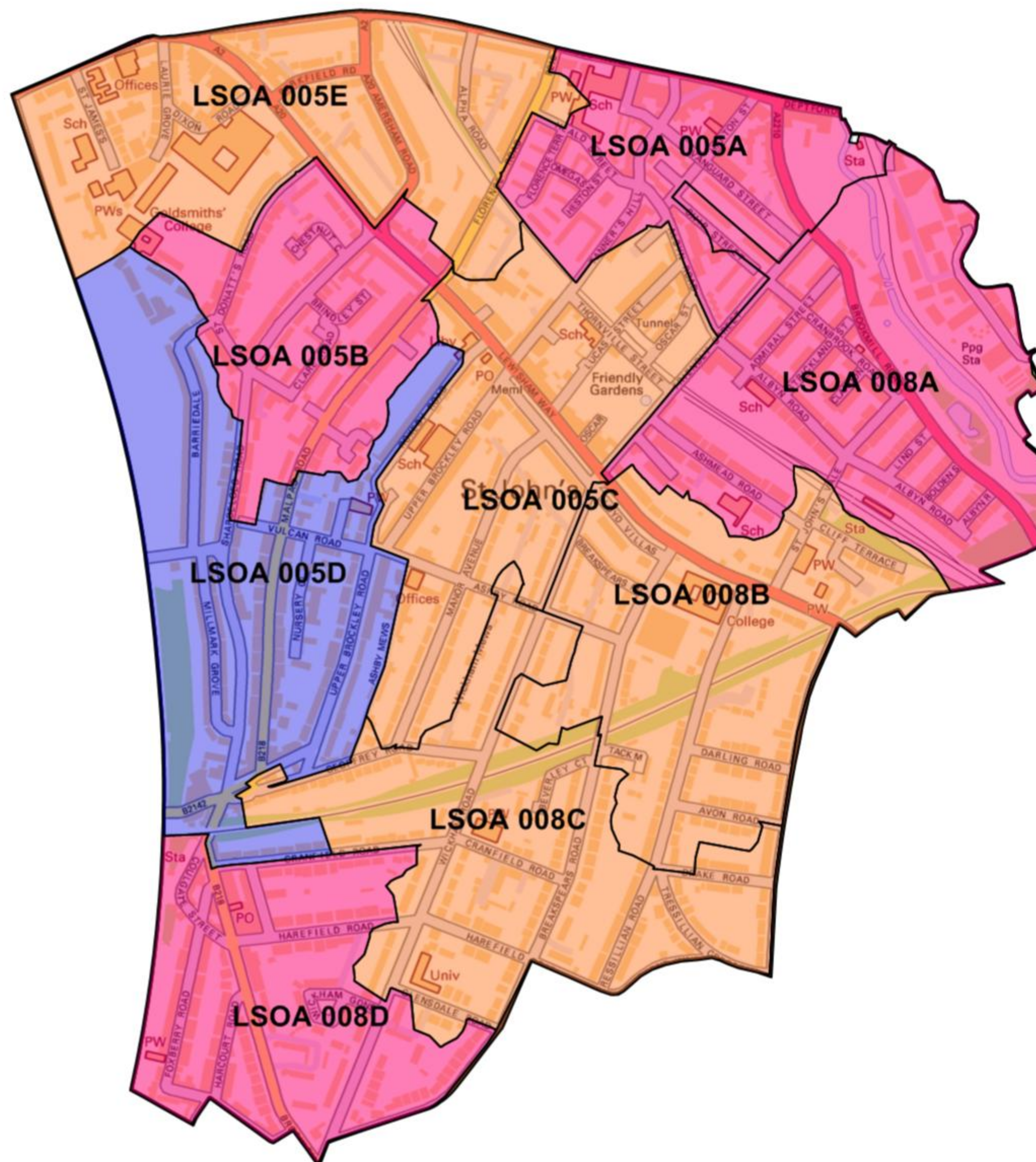
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
 (VOA DATA)

### Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Brockley Ward



## Brockley LSOAs

### LSOA 005A - 150/710

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 005B - 160/770

1. 60 (38%)  
2. 50 (31%)  
3. 10 (6%)  
4. 0 (0%)  
5. 9

### LSOA 005C - 150/790

1. 50 (33%)  
2. 50 (33%)  
3. 40 (27%)  
4. 40 (27%)  
5. 13

### LSOA 005D - 440/870

1. 80 (18%)  
2. 60 (14%)  
3. 30 (7%)  
4. 10 (2%)  
5. <5

### LSOA 005E - 130/650

1. 60 (46%)  
2. 40 (31%)  
3. 20 (15%)  
4. 10 (8%)  
5. 7

### LSOA 008A - 420/1410

1. 40 (3%)  
2. 20 (1%)  
3. 20 (1%)  
4. 0 (0%)  
5. 0

### LSOA 008B - 110/770

1. 40 (36%)  
2. 40 (36%)  
3. 40 (36%)  
4. 30 (27%)  
5. <5

### LSOA 008C - 150/850

1. 110 (73%)  
2. 100 (67%)  
3. 80 (53%)  
4. 70 (40%)  
5. 6

### LSOA 008D - 180/720

1. 70 (39%)  
2. 50 (28%)  
3. 30 (17%)  
4. 10 (6%)  
5. <5

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

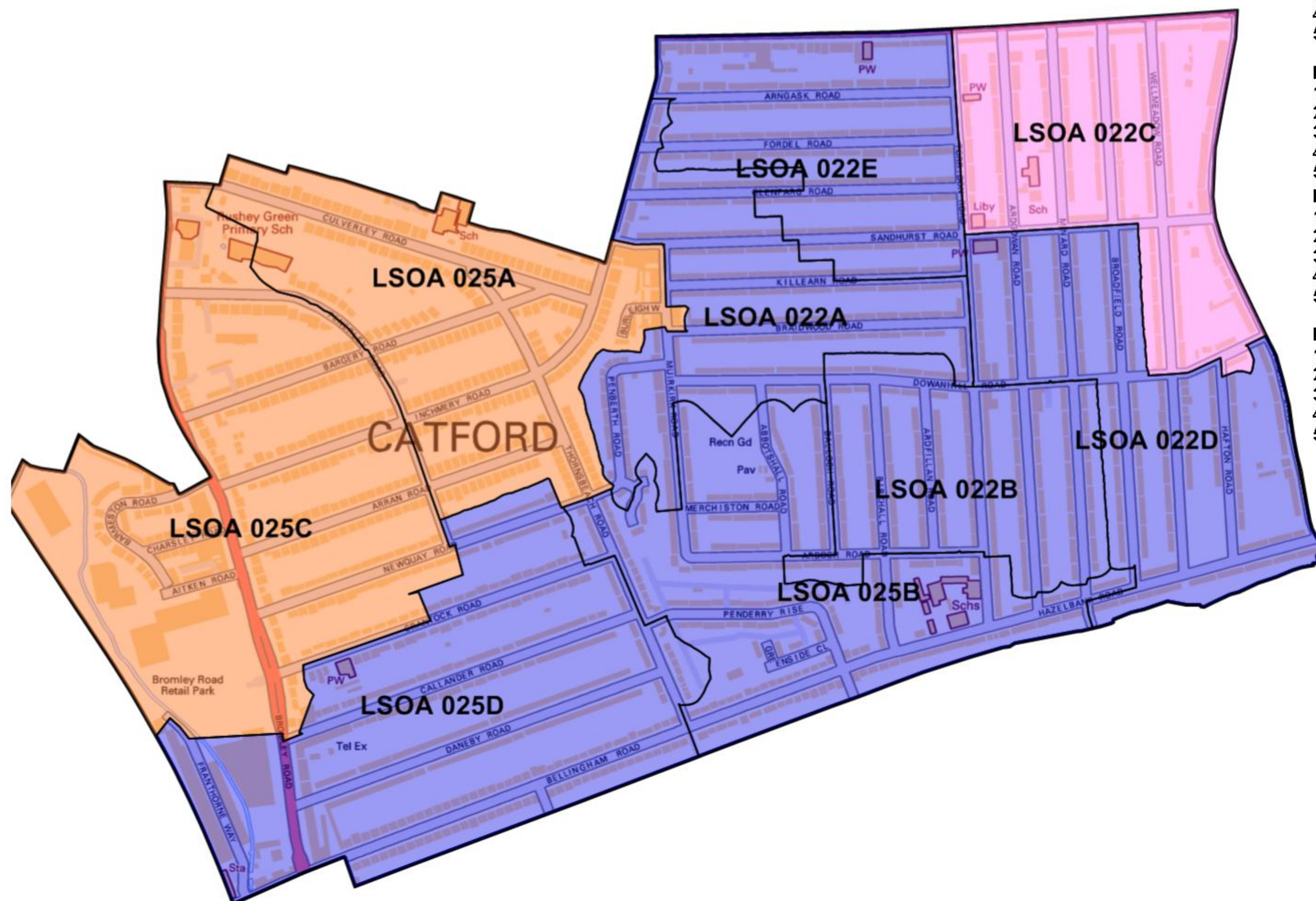
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Catford South Ward



## Catford South LSOAs

### LSOA 022A - 630/660

1. 30 (5%)  
2. 20 (3%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 022B - 470/550

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 022C - 310/620

1. 120 (39%)  
2. 70 (23%)  
3. 40 (7%)  
4. 30 (5%)  
5. <5

### LSOA 022D - 420/630

1. 30 (7%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 022E - 500/640

1. 20 (4%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 025A - 290/660

1. 240 (83%)  
2. 220 (78%)  
3. 210 (72%)  
4. 60 (21%)  
5. <5

### LSOA 025B - 540/650

1. 30 (6%)  
2. 10 (2%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 025C - 320/780

1. 210 (66%)  
2. 170 (53%)  
3. 130 (41%)  
4. 70 (22%)  
5. 7

### LSOA 025D - 480/620

1. 170 (35%)  
2. 80 (17%)  
3. 10 (2%)  
4. 0 (0%)  
5. 9

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

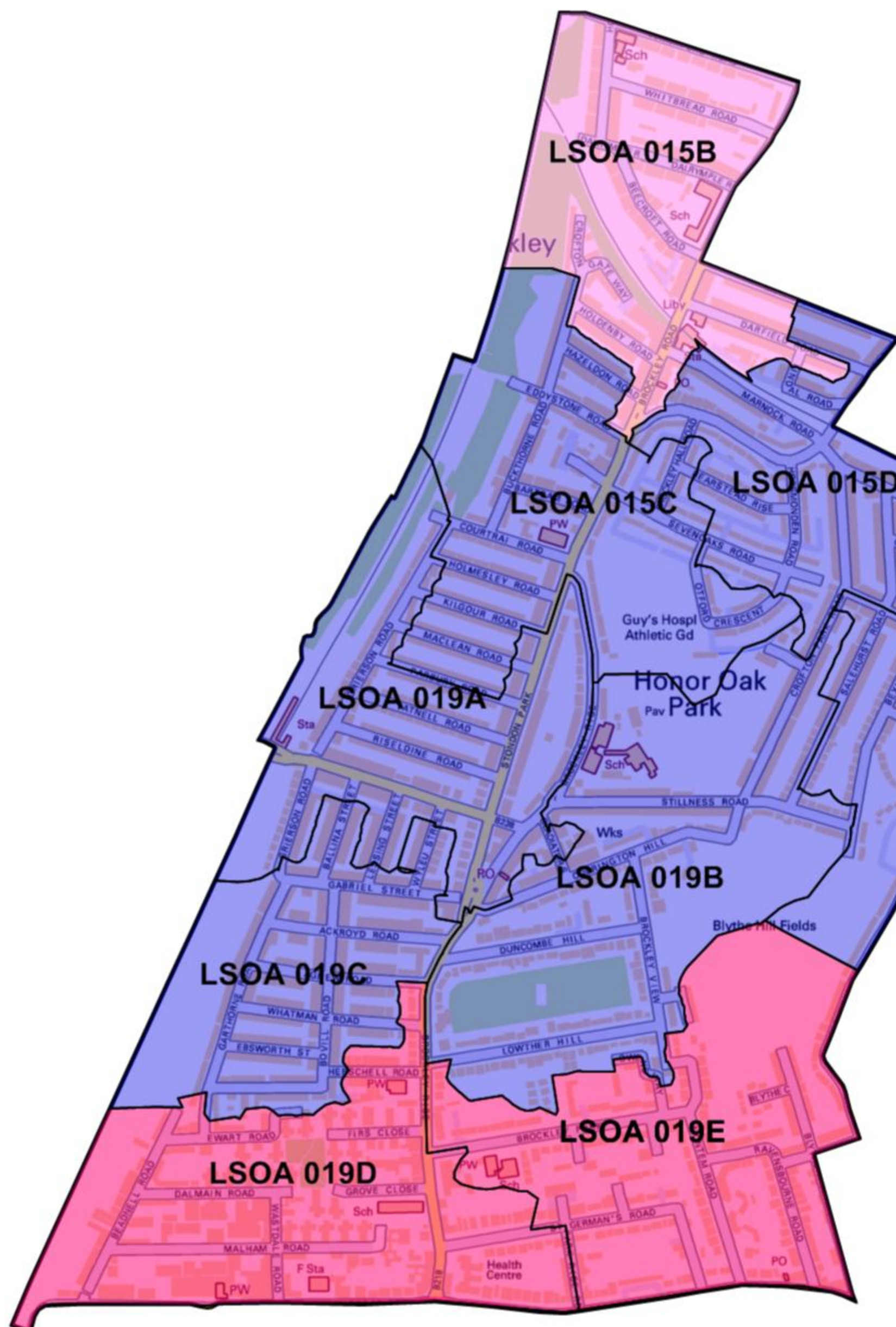
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Crofton Park Ward



## Crofton Park LSOAs

### LSOA 015A - 570/590

- 1. 20 (4%)
- 2. 10 (2%)
- 3. 0 (0%)
- 4. 0 (0%)
- 5. <5

### LSOA 015B - 250/680

- 1. 70 (28%)
- 2. 60 (24%)
- 3. 10 (4%)
- 4. 0 (0%)
- 5. 5

### LSOA 015C - 500/630

- 1. 30 (6%)
- 2. 20 (4%)
- 3. 0 (0%)
- 4. 0 (0%)
- 5. <5

### LSOA 015D - 470/660

- 1. 30 (6%)
- 2. 10 (2%)
- 3. 0 (0%)
- 4. 0 (0%)
- 5. <5

### LSOA 019A - 370/700

- 1. 60 (16%)
- 2. 50 (14%)
- 3. 10 (3%)
- 4. 0 (0%)
- 5. <5

### LSOA 019B - 400/660

- 1. 70 (18%)
- 2. 40 (10%)
- 3. 20 (5%)
- 4. 10 (3%)
- 5. 6

### LSOA 019C - 360/690

- 1. 100 (28%)
- 2. 80 (22%)
- 3. 0 (0%)
- 4. 0 (0%)
- 5. <5

### LSOA 019D - 190/780

- 1. 16 (30%)
- 2. 16 (30%)
- 3. 20 (11%)
- 4. 10 (5%)
- 5. 8

### LSOA 019E - 320/940

- 1. 40 (13%)
- 2. 30 (9%)
- 3. 20 (6%)
- 4. 10 (3%)
- 5. <5

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- 1. > 139m<sup>2</sup>
- 2. > 149m<sup>2</sup>
- 3. > 174m<sup>2</sup>
- 4. > 200m<sup>2</sup>

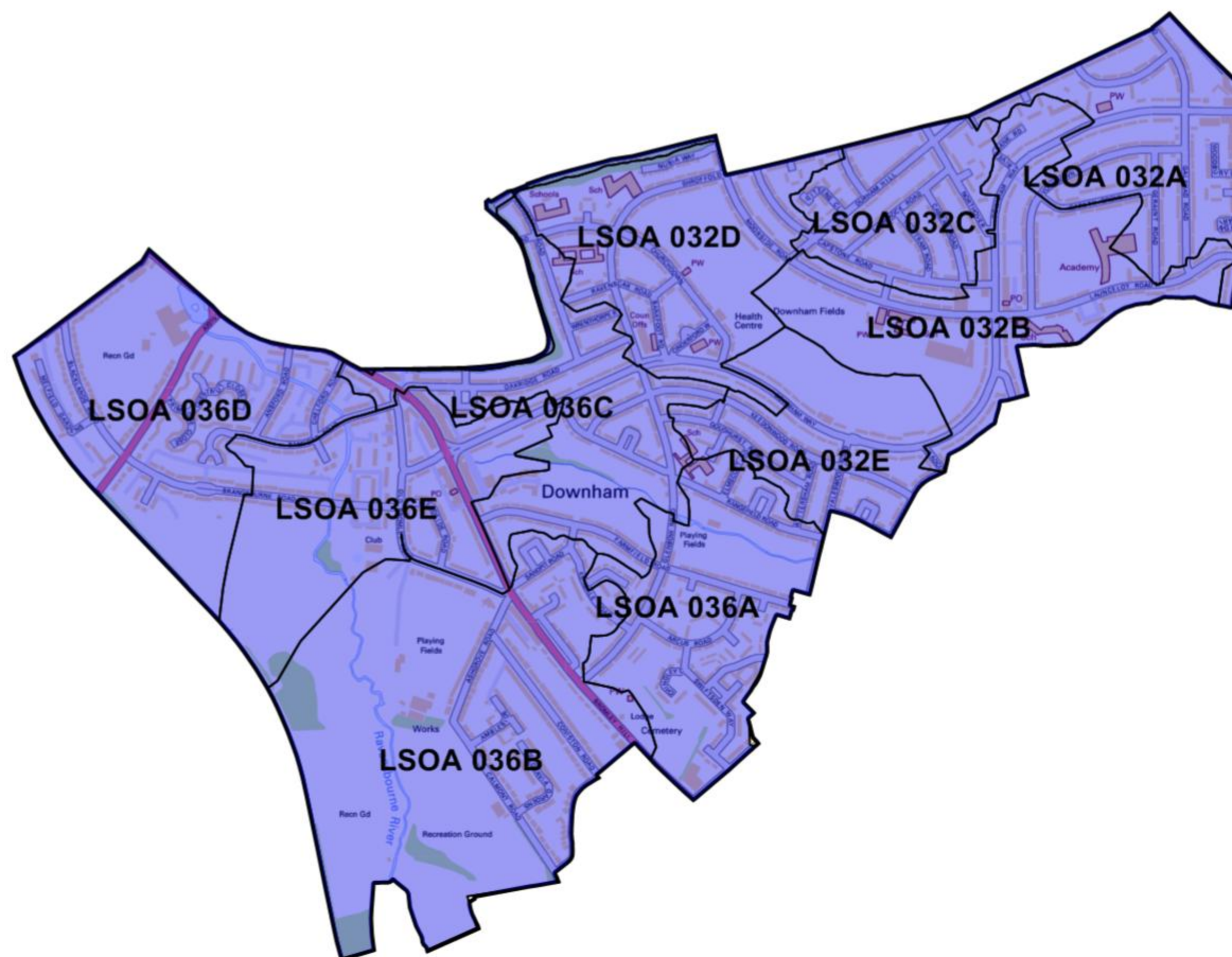
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Downham Ward



## Downham LSOAs

### LSOA 032A - 620/690

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 036A - 460/630

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 032B - 530/600

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 036B - 390/530

1. 60 (15%)  
2. 30 (8%)  
3. 10 (3%)  
4. 0 (0%)  
5. 0

### LSOA 032C - 540/590

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 036C - 640/750

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 032D - 500/570

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 036D - 390/690

1. 30 (8%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 032E - 430/500

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

### LSOA 036E - 330/590

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. <5

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

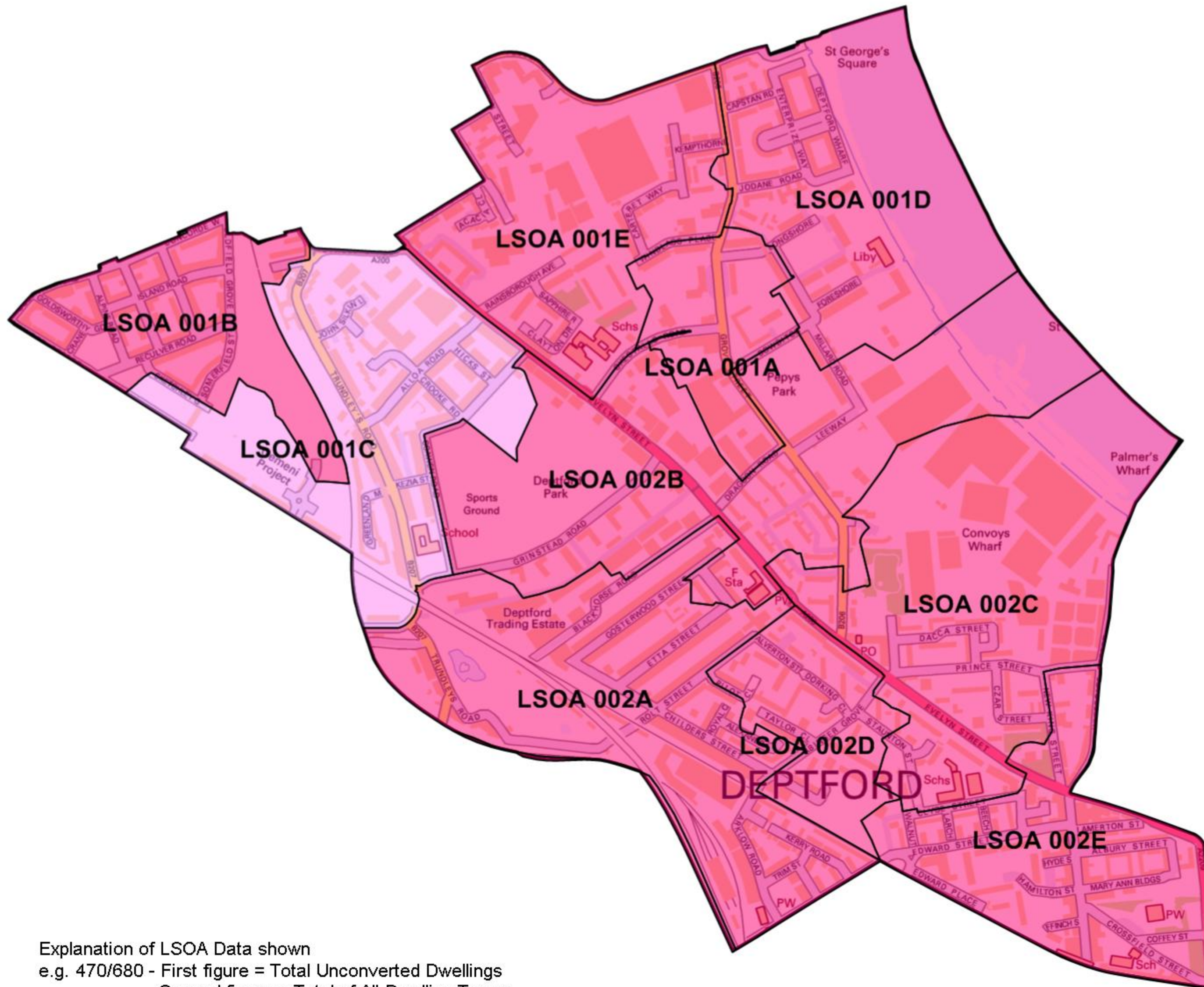
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Evelyn Ward



## Evelyn LSOAs

<b>LSOA 001A - 0/620</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 002A - 250/660</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 001B - 220/570</b> 1. 10 (5%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 002B - 50/720</b> 1. 10 (20%) 2. 10 (20%) 3. 10 (20%) 4. 0 (0%) 5. 0	
<b>LSOA 001C - 340/700</b> 1. 20 (6%) 2. 20 (6%) 3. 10 (3%) 4. 0 (0%) 5. <5		<b>LSOA 002C - 50/660</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 001D - 120/900</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 002D - 20/620</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 001E - 120/760</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 002E - 120/660</b> 1. 10 (2%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	

### Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
 Second figure = Total of All Dwelling Types

### Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

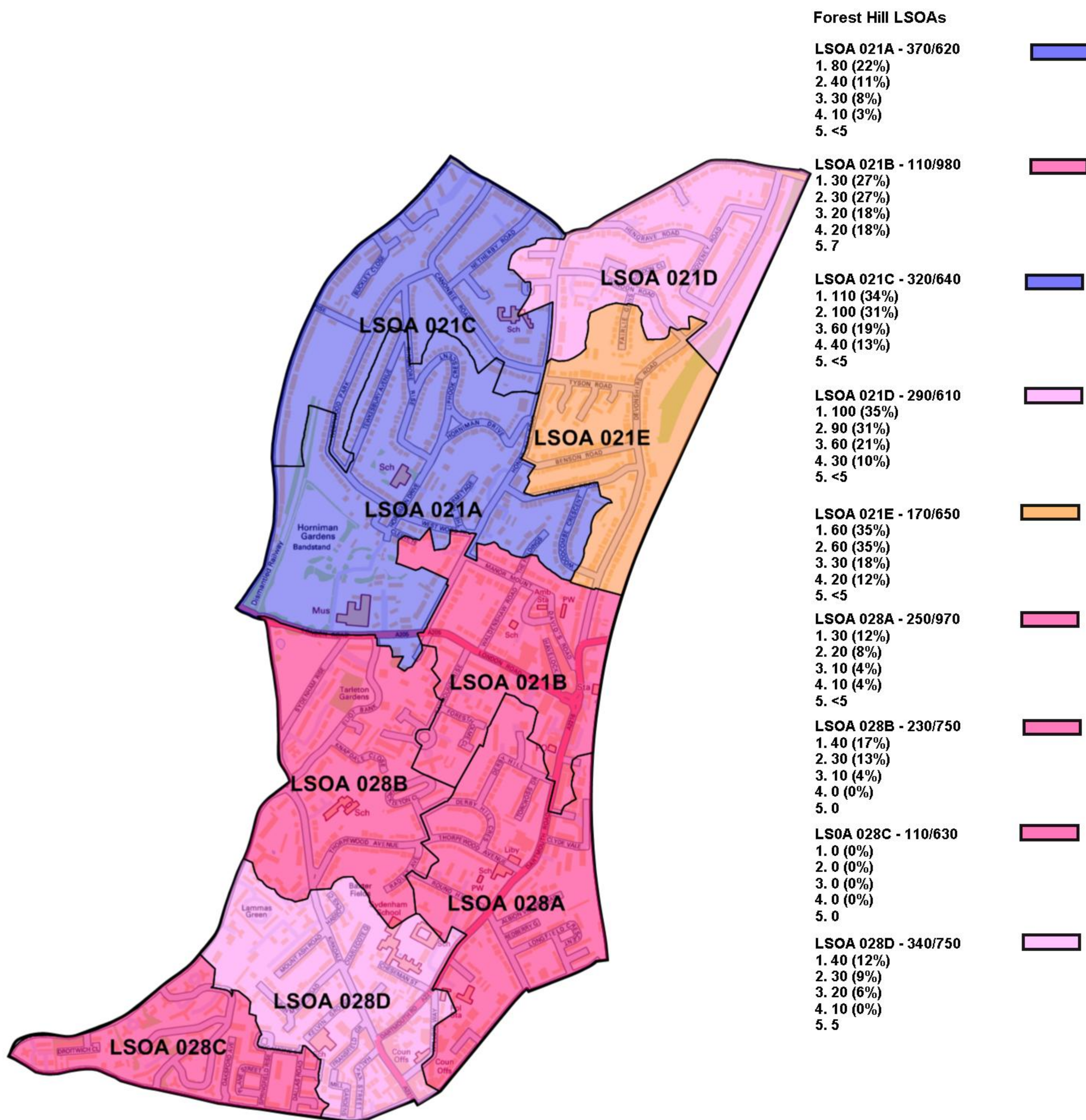
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

### Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Forest Hill Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

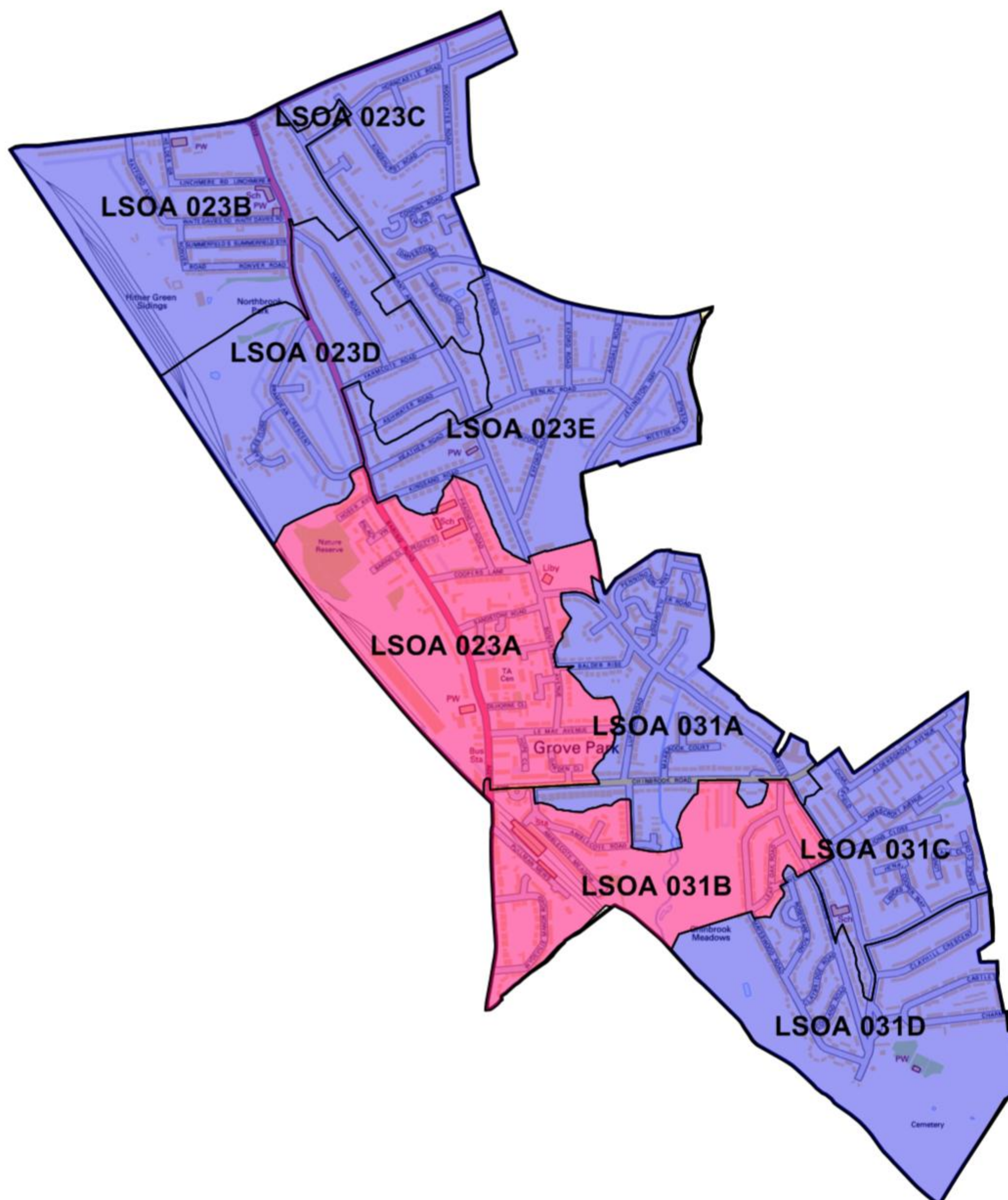
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of housing and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Grove Park Ward



## Grove Park LSOAs

### LSOA 023A - 320/750

1. 40 (13%)  
2. 30 (9%)  
3. 20 (6%)  
4. 10 (3%)  
5. 0

### LSOA 023B - 390/710

1. 20 (5%)  
2. 20 (5%)  
3. 10 (3%)  
4. 0 (0%)  
5. <5

### LSOA 023C - 380/660

1. 10 (3%)  
2. 10 (3%)  
3. 10 (3%)  
4. 0 (0%)  
5. <5

### LSOA 023D - 490/680

1. 20 (4%)  
2. 20 (4%)  
3. 10 (2%)  
4. 0 (0%)  
5. 0

### LSOA 023E - 550/640

1. 80 (15%)  
2. 60 (11%)  
3. 10 (2%)  
4. 0 (0%)  
5. <5

### LSOA 031A - 420/760

1. 60 (14%)  
2. 50 (12%)  
3. 30 (7%)  
4. 10 (2%)  
5. <5

### LSOA 031B - 280/690

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 031C - 510/770

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

### LSOA 031D - 510/590

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. 0

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

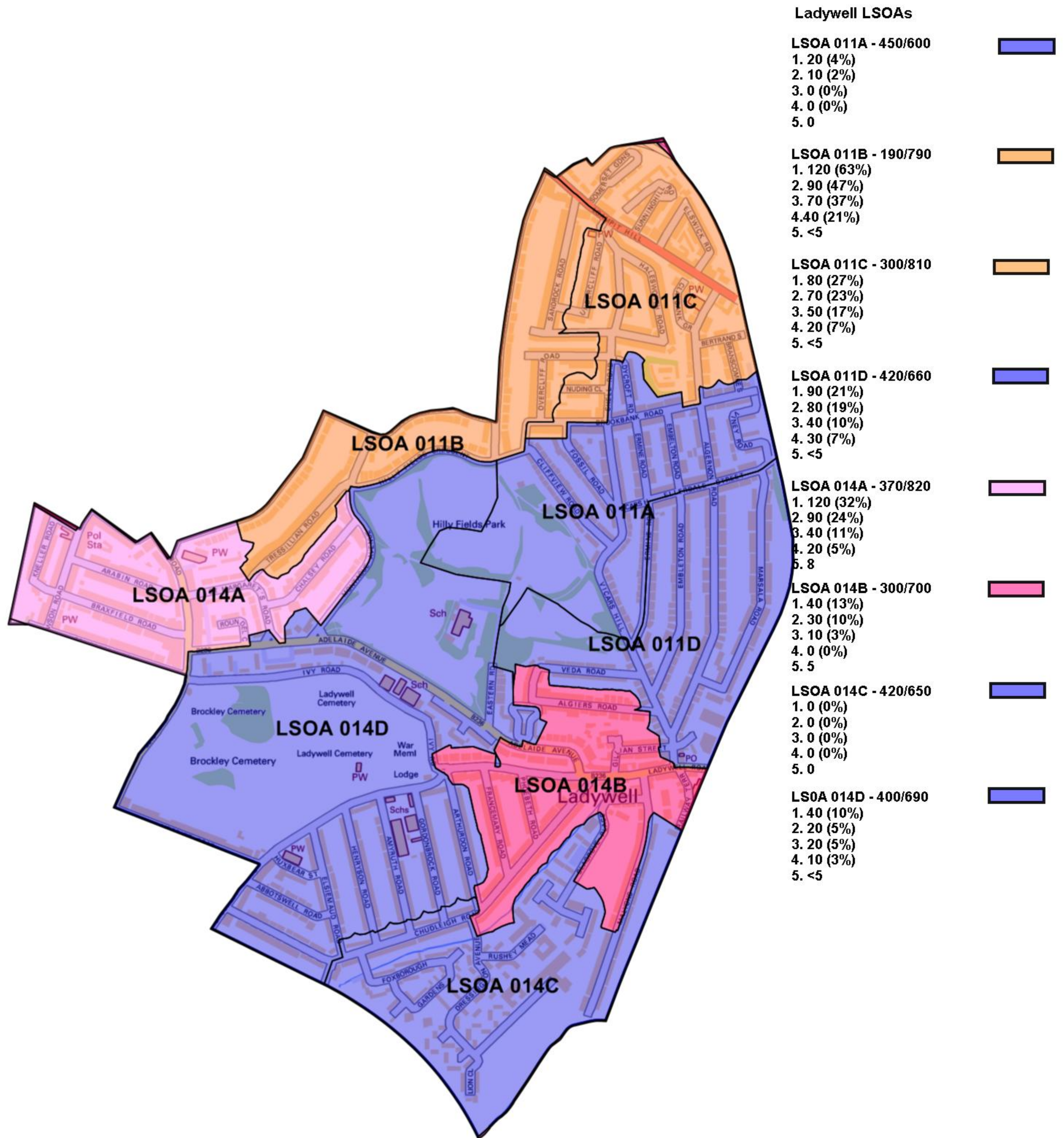
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Ladywell Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

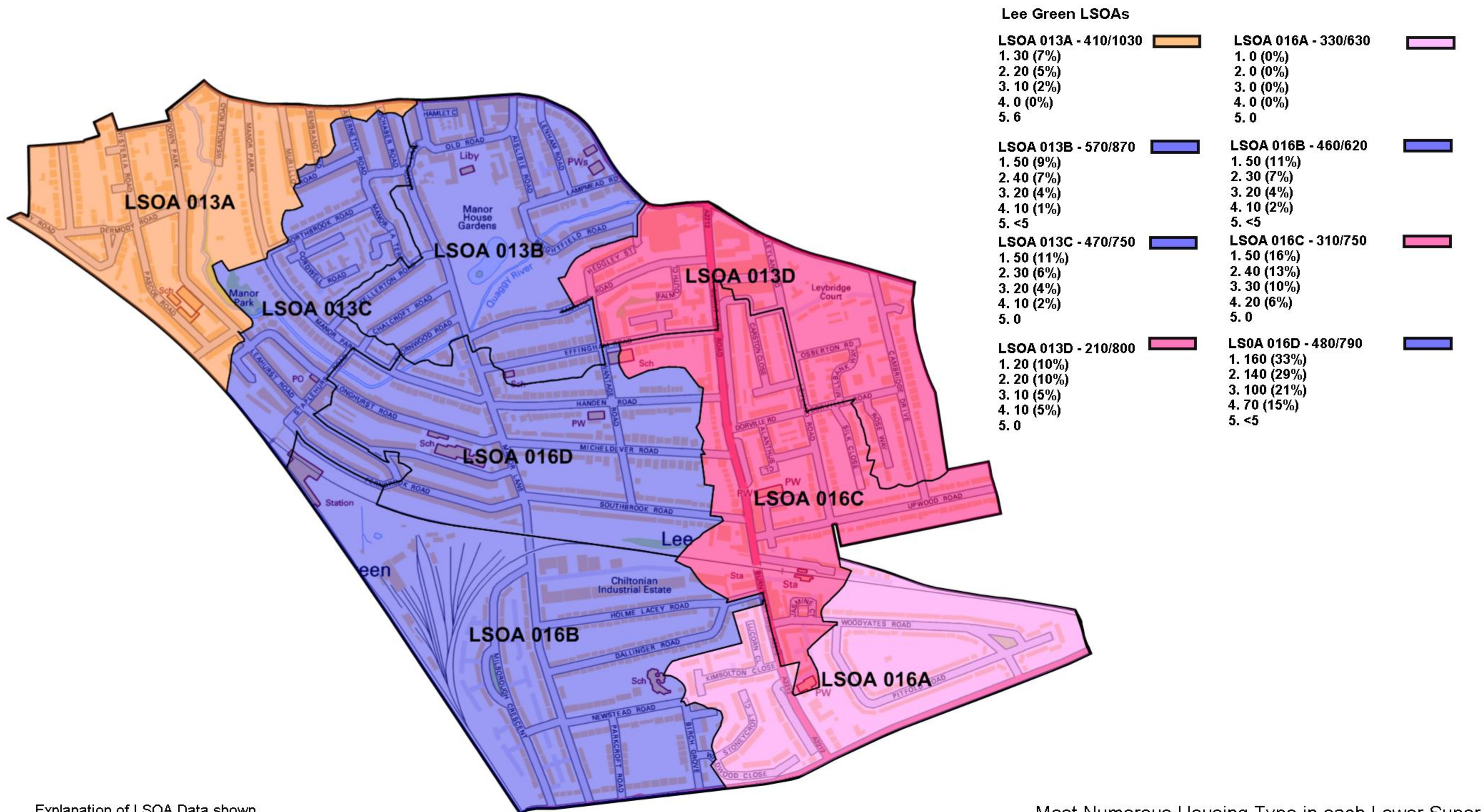
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Lee Green Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

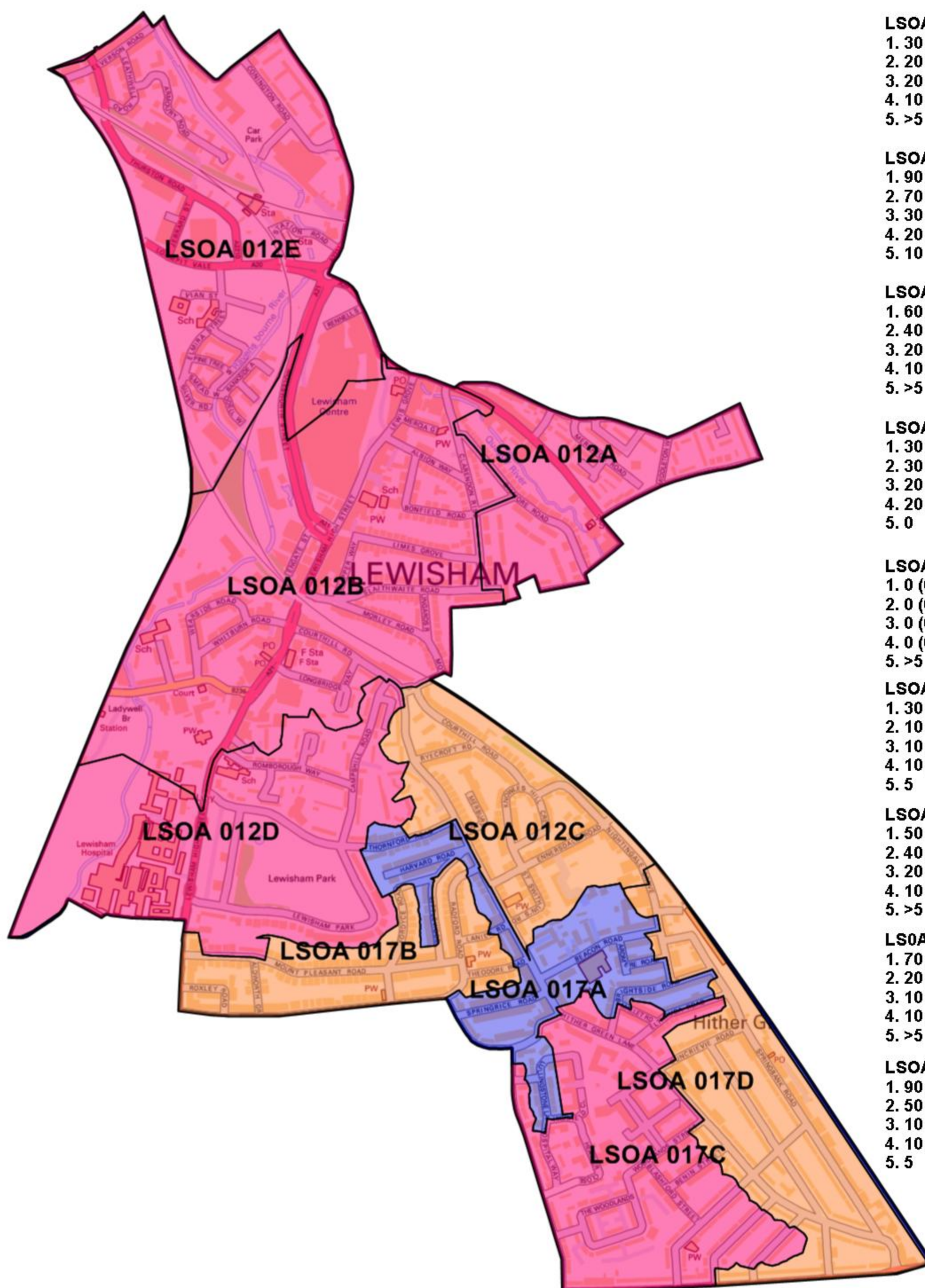
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Lewisham Central Ward



## Lewisham LSOAs

### LSOA 012A - 260/810

1. 30 (12%)  
2. 20 (8%)  
3. 20 (8%)  
4. 10 (4%)  
5. >5

### LSOA 012B - 300/1240

1. 90 (30%)  
2. 70 (23%)  
3. 30 (15%)  
4. 20 (7%)  
5. 10

### LSOA 012C - 220/750

1. 60 (27%)  
2. 40 (18%)  
3. 20 (9%)  
4. 10 (5%)  
5. >5

### LSOA 012D - 130/700

1. 30 (23%)  
2. 30 (23%)  
3. 20 (15%)  
4. 20 (15%)  
5. 0

### LSOA 012E - 210/1030

1. 0 (0%)  
2. 0 (0%)  
3. 0 (0%)  
4. 0 (0%)  
5. >5

### LSOA 017A - 400/720

1. 30 (8%)  
2. 10 (3%)  
3. 10 (3%)  
4. 10 (3%)  
5. 5

### LSOA 017B - 140/660

1. 50 (36%)  
2. 40 (29%)  
3. 20 (14%)  
4. 10 (7%)  
5. >5

### LSOA 017C - 390/1260

1. 70 (18%)  
2. 20 (5%)  
3. 10 (3%)  
4. 10 (3%)  
5. >5

### LSOA 0174D - 220/640

1. 90 (41%)  
2. 50 (23%)  
3. 10 (5%)  
4. 10 (5%)  
5. 5

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

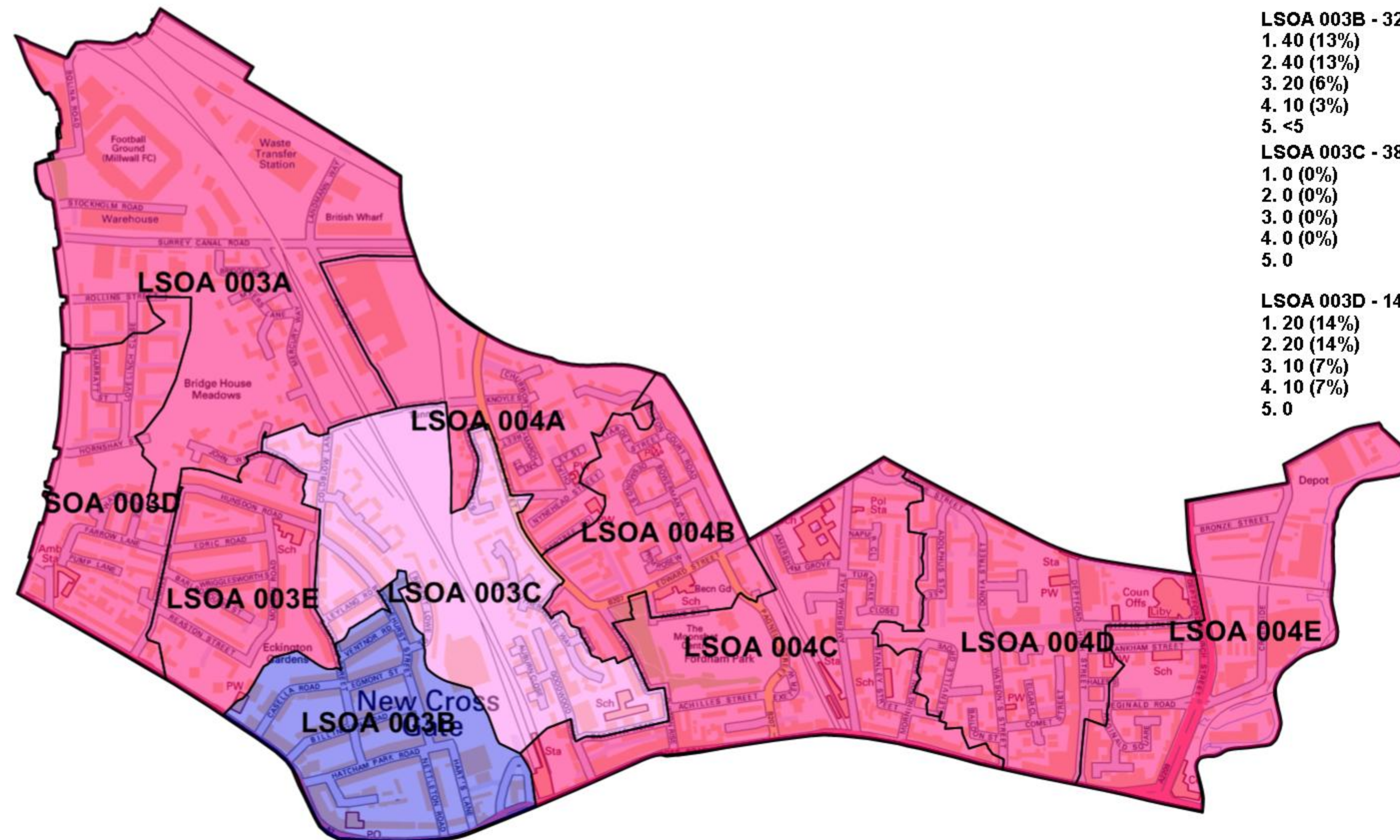
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of housing and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# New Cross Ward



## New Cross LSOAs

<b>LSOA 003A - 0/780</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 003E - 250/700</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 003B - 320/620</b> 1. 40 (13%) 2. 40 (13%) 3. 20 (6%) 4. 10 (3%) 5. <5		<b>LSOA 004A - 110/510</b> 1. 20 (18%) 2. 10 (9%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 003C - 380/810</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 004B - 260/620</b> 1. 10 (4%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 003D - 140/720</b> 1. 20 (14%) 2. 20 (14%) 3. 10 (7%) 4. 10 (7%) 5. 0		<b>LSOA 004C - 180/700</b> 1. 10 (6%) 2. 10 (6%) 3. 0 (0%) 4. 0 (0%) 5. 0	
		<b>LSOA 004D - 150/840</b> 1. 10 (7%) 2. 10 (7%) 3. 10 (7%) 4. 0 (0%) 5. <5	
		<b>LSOA 004E - 10/750</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
 Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

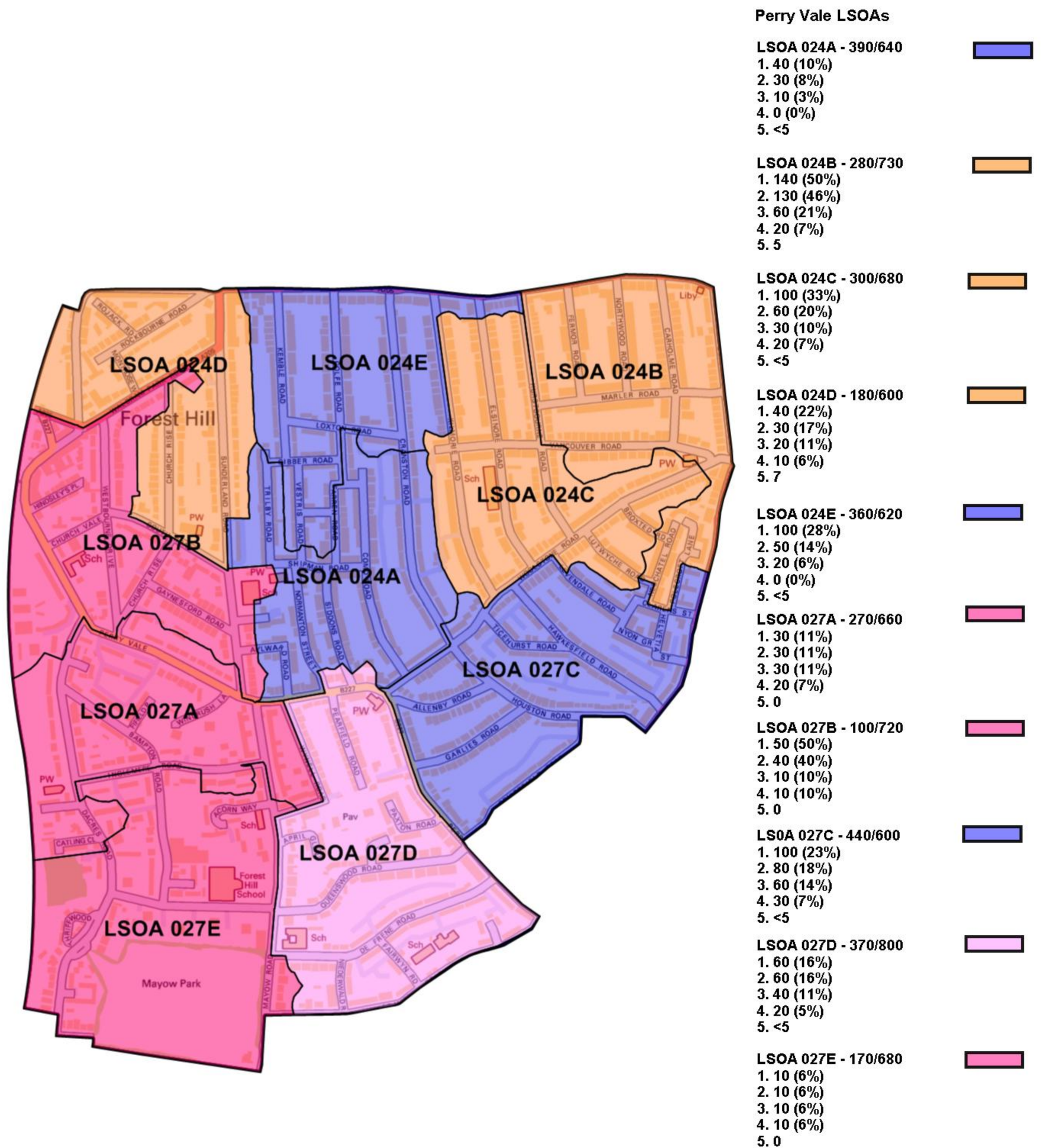
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
 (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Perry Vale Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

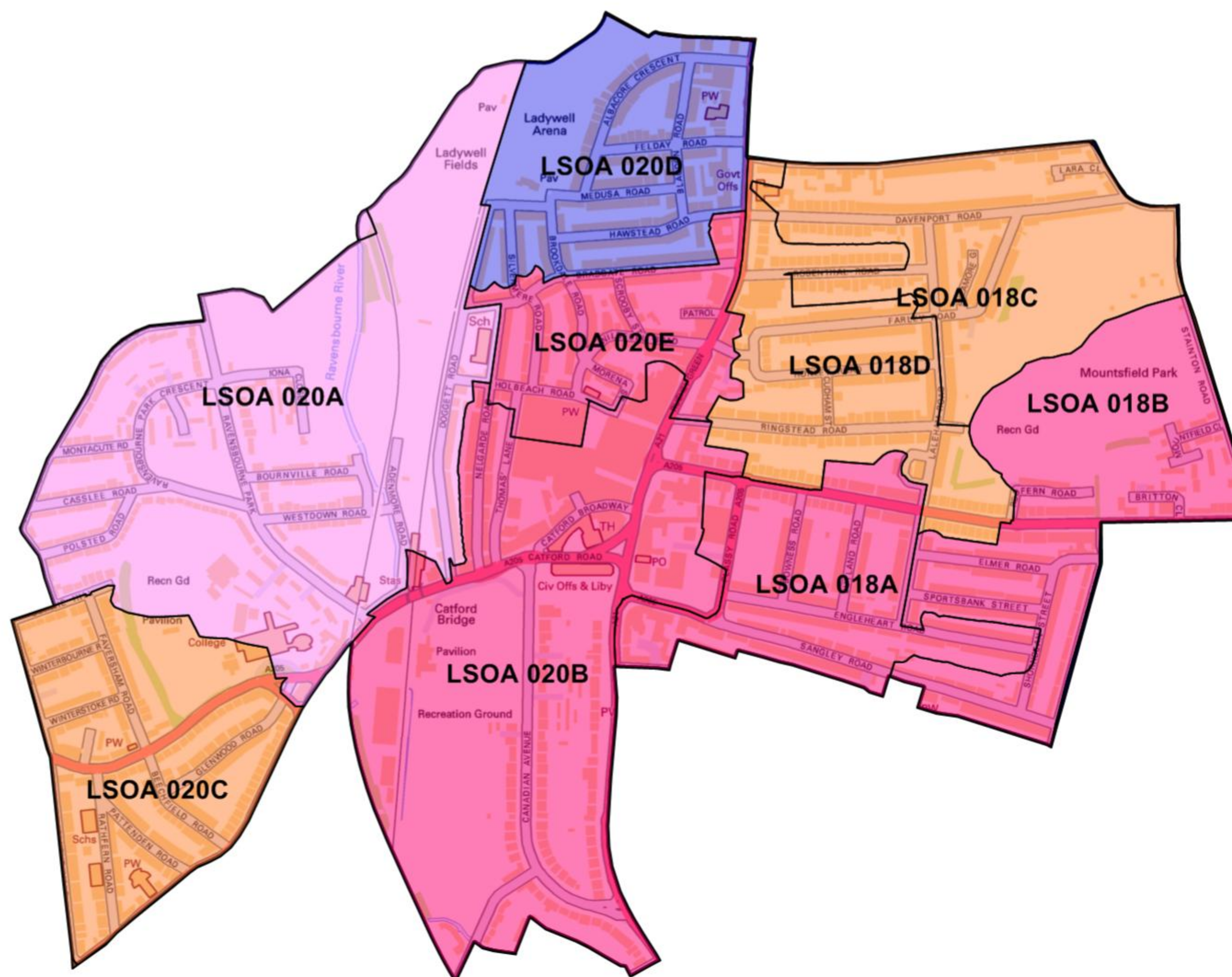
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Rushey Green Ward



## Rushey Green LSOAs

<b>LSOA 018A - 270/720</b> 1. 20 (7%) 2. 10 (4%) 3. 10 (4%) 4. 0 (0%) 5. 6		<b>LSOA 020A - 370/710</b> 1. 50 (14%) 2. 40 (11%) 3. 20 (5%) 4. 10 (3%) 5. <5	
<b>LSOA 018B - 310/710</b> 1. 10 (3%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 020B - 110/770</b> 1. 60 (55%) 2. 60 (55%) 3. 50 (45%) 4. 50 (45%) 5. 5	
<b>LSOA 018C - 270/610</b> 1. 80 (30%) 2. 60 (22%) 3. 20 (7%) 4. 10 (4%) 5. <5		<b>LSOA 020C - 290/800</b> 1. 90 (31%) 2. 70 (24%) 3. 30 (10%) 4. 10 (3%) 5. 11	
<b>LSOA 018D - 220/760</b> 1. 70 (32%) 2. 60 (27%) 3. 20 (9%) 4. 10 (4%) 5. <5		<b>LSOA 020D - 370/600</b> 1. 50 (14%) 2. 20 (5%) 3. 0 (0%) 4. 0 (0%) 5. <5	
		<b>LSOA 020E - 260/700</b> 1. 10 (4%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. <5	

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
 Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

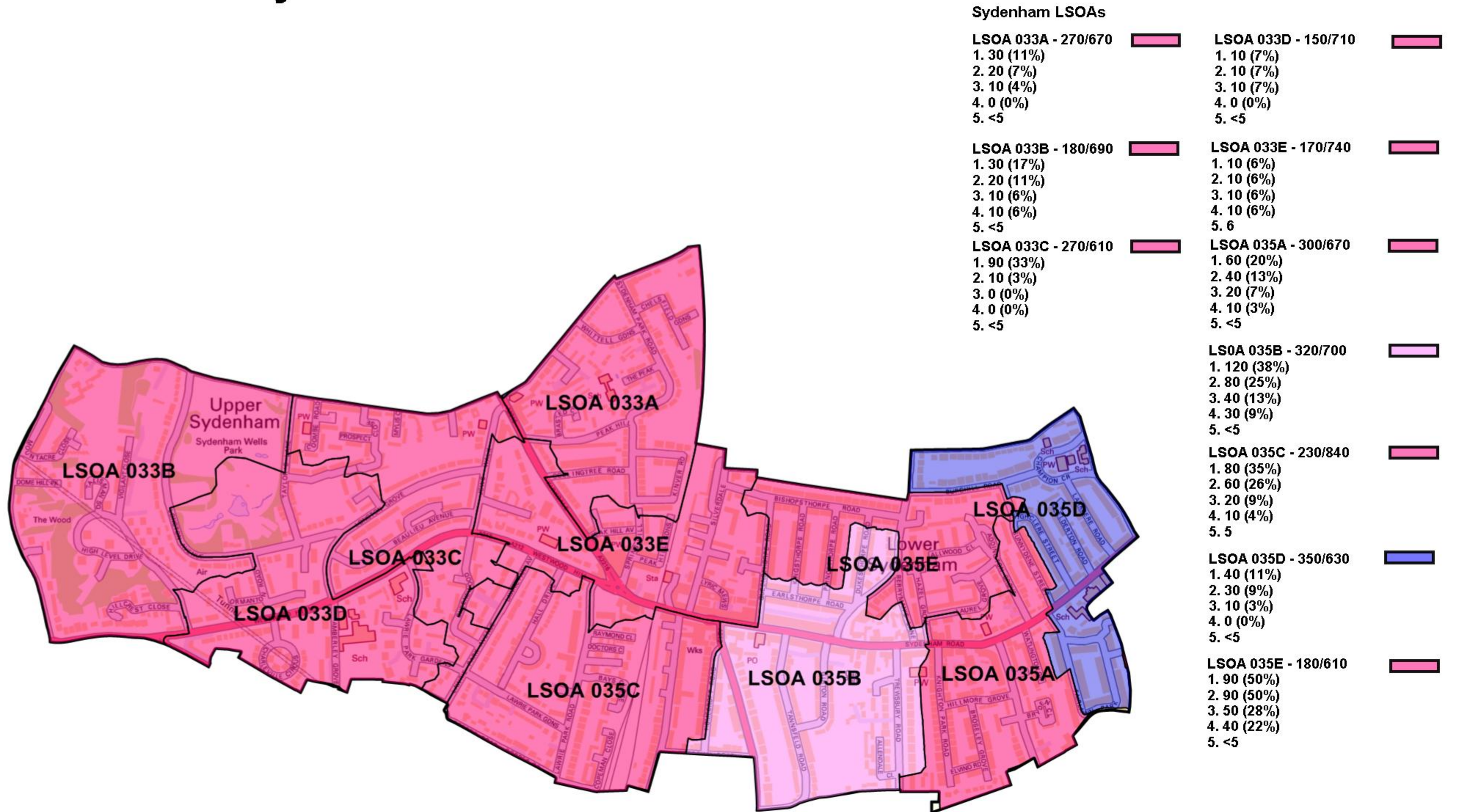
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Sydenham Ward



Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

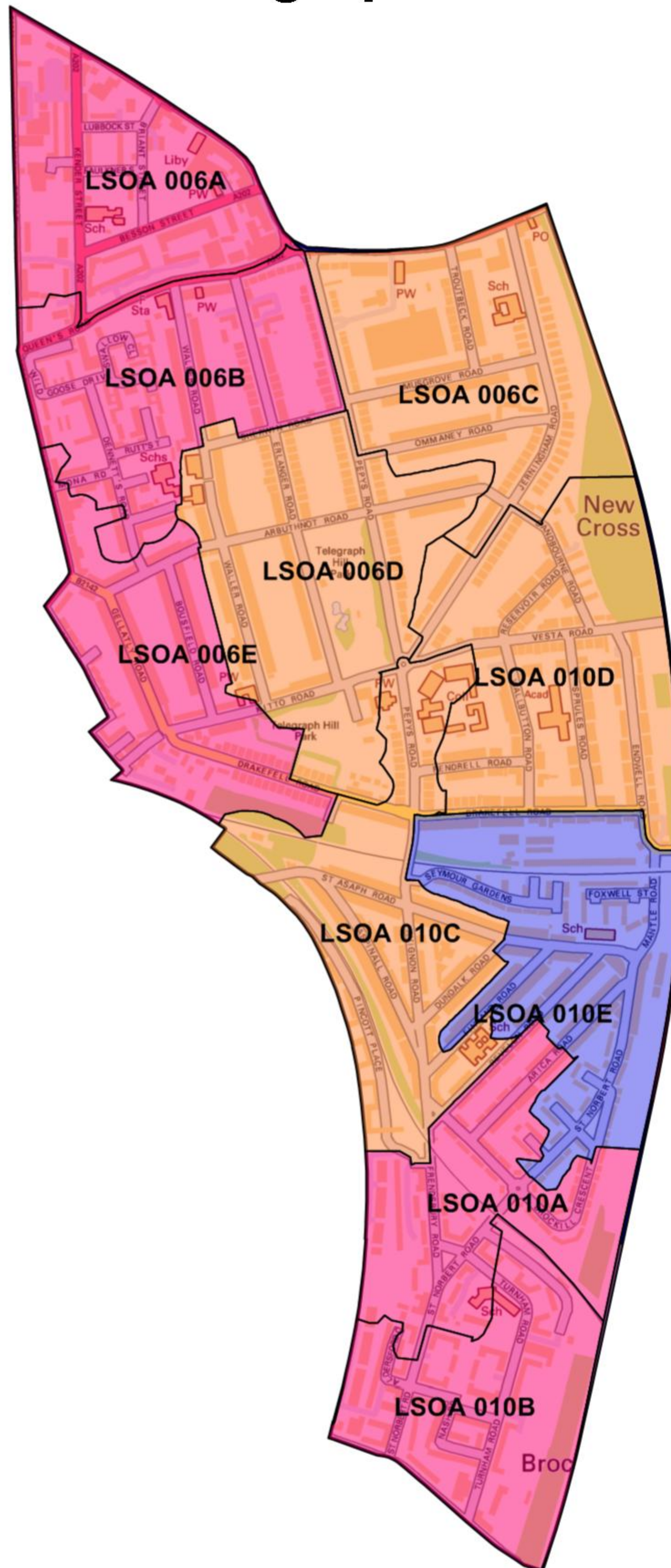
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA) (VOA DATA)

Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Telegraph Hill Ward



## Telegraph Hill LSOAs

### LSOA 006A - 120/760

1. 30 (25%)
2. 10 (8%)
3. 0 (0%)
4. 0 (0%)
5. <5

### LSOA 006B - 220/710

1. 80 (36%)
2. 80 (36%)
3. 60 (27%)
4. 60 (26%)
5. 0

### LSOA 006C - 140/750

1. 140 (100%)
2. 140 (100%)
3. 120 (86%)
4. 90 (64%)
5. 16

### LSOA 006D - 220/550

1. 190 (86%)
2. 190 (86%)
3. 190 (86%)
4. 130 (59%)
5. 7

### LSOA 006E - 250/610

1. 50 (20%)
2. 40 (16%)
3. 10 (4%)
4. 0 (0%)
5. <5

### LSOA 010A - 190/570

1. 0 (0%)
2. 0 (0%)
3. 0 (0%)
4. 0 (0%)
5. 0

### LSOA 010B - 170/600

1. 20 (12%)
2. 20 (12%)
3. 0 (0%)
4. 0 (0%)
5. 0

### LSOA 010C - 230/690

1. 140 (61%)
2. 90 (39%)
3. 20 (9%)
4. 20 (9%)
5. 0

### LSOA 010D - 210/700

1. 120 (57%)
2. 90 (43%)
3. 50 (24%)
4. 20 (10%)
5. <5

### LSOA 010E - 360/680

1. 30 (8%)
2. 20 (6%)
3. 10 (3%)
4. 10 (3%)
5. <5

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
Second figure = Total of All Dwelling Types

## Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

1. > 139m<sup>2</sup>
2. > 149m<sup>2</sup>
3. > 174m<sup>2</sup>
4. > 200m<sup>2</sup>

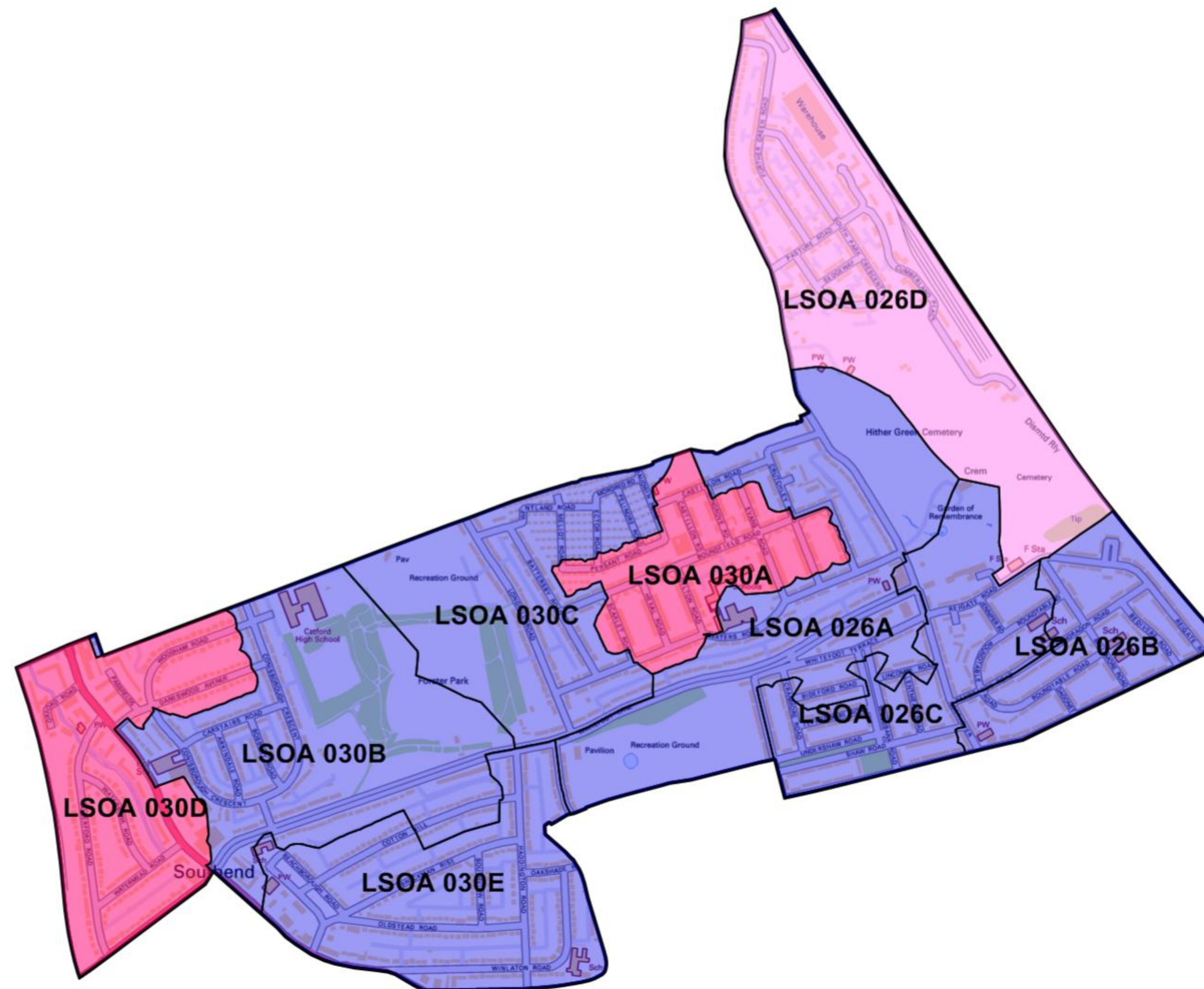
5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
(VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

# Whitefoot Ward



## Whitefoot LSOAs

<b>LSOA 026A - 510/600</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 030A - 170/660</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 026B - 430/490</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0		<b>LSOA 030B - 440/580</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 026C - 520/630</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. <5		<b>LSOA 030C - 340/550</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
<b>LSOA 026D - 410/800</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. <5		<b>LSOA 030D - 330/750</b> 1. 10 (3%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	
		<b>LSOA 030E - 610/670</b> 1. 0 (0%) 2. 0 (0%) 3. 0 (0%) 4. 0 (0%) 5. 0	

## Explanation of LSOA Data shown

e.g. 470/680 - First figure = Total Unconverted Dwellings  
 Second figure = Total of All Dwelling Types

Points 1- 4

Approximate Number (%) of Remaining Unconverted Dwellings potentially available for conversion at floorspace thresholds (VOA Data)

- > 139m<sup>2</sup>
- > 149m<sup>2</sup>
- > 174m<sup>2</sup>
- > 200m<sup>2</sup>

5. Numbers of Conversion Apps/ Permissions in Residential Properties Jan 2006 - May 2011 London Development Databases

Most Numerous Housing Type in each Lower Super Output Area (LSOA)  
 (VOA DATA)

## Key

- Mix of houses and flats
- Unconverted Housing
- Flats - mainly purpose built
- Flats - mainly conversions

## **Appendix 2: Lewisham Housing Conversion Appeals**

KEY for Code Column in the table

- 1 = Loss of Family dwelling (house < 130 m<sup>2</sup>)
- 2 = No replacement Family flat
- 3 = Subdivision leading to loss of family flat
- 4 = Inadequate space standards
- 5 = Inadequate amenity (overlooking, daylighting etc)
- 6 = Negative impact on street scene (includes design, parking etc)
- 7 = Failure to enhance or preserve Conservation Area or listed building
- 8 = Loss of amenity for adjacent occupiers

Appeal Ref No	Address	Post Code	Easting	Northing	Proposal	Outcome	Code	Reasons
A/06/2010235	79 Pepys Road	SE14 5SE	5359264	1764581	Conversion to provide studio flat, 1 x 1 bed and 2 x 2 bed flats	Dismissed 29 Jun 2006	1 7	No family unit provided Harm Character and appearance of Conservation Area
A/06/2009633	104 Brockley Grove	SE4 1EB	5367683	1746148	Conversion to 2 x 2 bed flats	Allowed 26 Jun 2006		Although the dwelling was less than 130m2 one of the 2 bed flats was large enough for a small family
A/06/2018212	39 Algiers Road	SE13 7JD	5374725	1750420	Alteration and conversion to provide 1 x 1 bed flat and 1 x 1 maisonette with extensions	Dismissed 10 Oct 2006	3 4	Loss of 3 bed family unit with direct access to garden via stairs One flat below minimum bedroom floor area
A/06/2013748	68a Minard Road	SE6 1NL	5390941	1733493	Addition of a roof and extension to provide 1x2 bed flat	Dismissed 17 Jan 2007	8	Harm to adjacent occupiers due to loss of amenity space and outlook
A/06/2012806	47 Marischal Road	SE13 5LE	5386577	1755503	Conversion and extension to provide 5 flats	Dismissed 11 Aug 2006	5 6	Inadequate space standards Parking arrangements hazardous to pedestrians (30 metre crossover)
A/06/2012505	5a Bishopsthorpe Road	SE26 4NY			Alteration and conversion to provide 1x1, 1x2, 1x3 bed flats	Dismissed 8 Aug 2006	4 5 7	Velux windows in roof harmful to CA. Unacceptable standard of accommodation Poor outlook Limited amenity space
A/06/2011285	394 Brockley	SE4			Conversion to 2 studios, 2 1 bed flats and a retail units	Dismissed 20 Jul 2006	6	Extension would have detrimental impact on

	Road							the street scene
A/07/2041369	233 Stanstead Road	SE23 1HU	5362992	1733057	2x2 bed flats at side of existing house	Case not yet decided	0	
A/07/2040579	180 Waller Road	SE14 5LU	5357159	1761563	Alteration and conversion of ground and lower floors to provide 1x1 bed and 1x2 bed flats	Dismissed 14 Aug 2007	3	Loss of 3 bed family flat
A/07/2038321	185 Brockley Road	SE4 2RS	5365330	1757401	Create 1 bedsit and 1 x 1 bed flat	Allowed 14 Aug 2007	0	Studio flat provided adequate accommodation despite lack of headroom in kitchen
A/07/2037507	11 Finland Road	SE4 2JE	5361789	1756676	Change 2 non self contained flats to 1 x 3 bed and 1 x 2 bed self contained flats	Dismissed 20 Jul 2007	1 4	House less than 130m2 and cramped layout
A/07/2045345	186a Deptford High Street	SE8 3PR	5371664	1775676	Extension and alteration to provide 3 commercial units and 5 flats	Dismissed 22 Oct 2007	6 7	Harmful impact on street scene in Conservation Area
A/07/2044574	22-24 St. Germans Road	SE23 1RJ	5362317	1733618	Convert loft space to form 1 x 2 bed flat with front and rear dormers	Dismissed 11 Sep 2007	4 5	Awkward room shapes and lack of headroom Not suitable accommodation
A/07/2044587	9 Troutbeck Road	SE14 5PN	5360409	1767803	Convert to 1x2 and 2x1 bed flats	Dismissed 7 Feb 2007	4 5 6 7	Poor stacking Flats below space standards Increased pressure on street parking Rooflights fail to preserve Conservation Area
A/07/2048545	270 Lee High Road	SE13 5PL	5392233	1751845	Construction of dormer extension and other extensions to provide 1x1	Dismissed 17 Dec 2007	4	Substandard space

					bed and 1x2 bed flats			
A/07/2048122	5a Bishopsthorpe Road	SE26 4NY	5355858	1717903	Alteration and conversion of 1 <sup>st</sup> floor and roof space to provide 2x3 bed flats	Dismissed 22 Nov 2007	4	Inadequate living room in Flat 2
A/07/2046373	15 David's Road	SE23 3EP	5353074	1730576	Change of use, alteration and conversion of first and part of ground floor with mansard roof and extension to provide 3x1 bed and 2x2 bed flats.	Dismissed 20 Nov 2007	8	Adversely affect outlook of properties in Havelock Walk – overbearing and enclosing
A/07/2052144	188a New Cross Road	SE14 5AD			Convert existing lower ground floor flats to 2 x studio flats	Allowed 4 Dec 2007	0	Low standards of accommodation – small bathrooms
A/07/2052401	25a Algiers Road	SE13 7JD	5375333	1750390	Single storey rear extension and convert Flat A into 1x 3 bed flat and 1x bedsit	Allowed 19 Dec 2007	0	Inspector disagreed with Council and considered quality of accommodation was adequate.
A07/2056238	22 Montacute Road	SE6 4XL	5367932	1738039	Alteration and conversion to provide 2 x 3 bed flats and extension to side	Dismissed 7 Feb 2008	0	Original dwelling was less than 130m2. There was potentially an exception due to provision of 2 family flats. However no amenity space for one of the flats could be provided.
A/07/2057634	33 Wickham Road	SE4 1PW	5369421	1760128	Conversion and extension to provide 8 flats	Dismissed 26 Mar 2008	7	Development and appearance unacceptable in a Conservation Area
A/07/2074532	186a Deptford High Street	SE8 3PR	5371664	1775676	Alteration and conversions with extension to provide 5x2 bed flats with 3 commercial units	Dismissed 12 Sep 2008	7	Development and appearance unacceptable in a Conservation Area
A/08/2072154	51	SE14	5367795	1768728	Subdivide house into flats	Dismissed	2	Lack of provision of

	Amersham Road	6QQ			further to planning permission ref 06/64049	28 Oct 2008		family accommodation was not justified.
A/08/2078770	346 Stanstead Road		5369406	1732869	Loft Conversion to provide a 1x1 bed flat	Allowed 24 Nov 08	0	Disagreed with assessment that living conditions would be unsuitable
A/08/2077126	22-24 St Germans Road	SE23 1RJ	5362317	1733618	Conversion of lost space to provide 1x3 bed flat	Dismissed 28 Nov 2008	4	Inadequate space standards in one flat
A/08/2074932	195 Stanstead Road	SE23 1HP	5361096	1733125	Construction of a mansard roof to provide 1x1 bed flat	Dismissed 5 Nov 2008	6	Isolated roof addition would disrupt existing townscape
A/08/2071286	179 Hither Green Lane	SE13 6QF	5385593	1745393	Alteration and conversion of a split level flat to provide 2x2 bed flats	Dismissed 19 Nov 2008	3	Would result in loss of a family sized flat
A/08/2085495	43-48 Fairlawn Mansions New Cross Road	SE14 5PU	5360022	1768296	Alteration and conversion of lower ground floor to provide 2x1 bed flats	Dismissed 20 Mar 2009	5	Bedrooms would get insufficient natural light
A/08/2081927	45 Lewisham Park	SE13 6QZ	5383132	1744447	Conversion of semi detached house to 4 flats	Dismissed 20 Mar 2009	6	Harms character of neighbourhood due to design, layout and functioning of the area to the front of the property
A/08/2093340	150 Deptford High Street	SE8	5371794	1774744	Alteration and extension to 2x1 bed flats	Allowed 21 Apr 2009	0	Appeal concerned a dispute about whether the application of the recording of a 'historic roof' could be required.
A/08/2086072	16 Barmeston Road	SE6 3BH	5376354	1729476	Extension and alteration of roofspace to provide additional 1x1 bed flat	Dismissed 17 Apr 2009	6	Extension and roof additions harms character and appearance
A/08/2082203	139	SE6	5374861	1741600	Conversion to provide 1x2	Dismissed 1	1	House less than 130m2

	Silvermere Road				bed flat and 1x3 bed flat with loft conversion	Apr 2009		– loss of family dwelling Poor quality accommodation
A/09/2094086	22 Montacute Road	SE6 4XL	5367932	1738039	Alteration and conversion to 1x2 bed and 1x3 bed flats	Dismissed 14 April 2009	1	Loss of family sized dwelling – less than 130m2
A/08/2091395	36 Kirkdale	SE26 4NQ	5347606	1723801	Extension, loft conversion to form 3xself contained flats	Dismissed 1 May 2009	1 7	Less than 130m2 – loss of family dwelling Harm character and appearance of Conservation Area
A/09/2098312	386 New Cross Road	SE14 6AG	5367030	1770323	Partial demolition and construct new building to provide 4 flats and a house	Dismissed 22 Jun 2009	6	Over dominant character and appearance
A/09/2096627	233 Stanstead Road	SE23 1HH	5362992	1733057	Extension plus roof to provide 2x2 bed flats	Dismissed 26 Jun 2009	6	Affect on character and appearance of the area and host property
A/09/2093556	1 Manor Mount	SE23 3PY	5351518	1732505	Extension and conversion to provide 1x3, 1x2, 4x1 bed flats	Dismissed 7 Aug 2009	7	Harm to street scene in conservation area
A/09/2104249	501 New Cross Road	SE14 6TQ	5371436	1769820	Extension and extra storey to provide 2 x 1 be and 3 x studio flats.	Dismissed 1 Sep 2009	5	No cycle storage and refuse/recycling – unsatisfactory standards
A/09/2104211	25 South Park Crescent	SE6 1JJ	5395216	1734200	Change of use from single dwelling to HMO with 7 letting rooms	Allowed 7 Sep 2009	0	Allowed due to proposals supplying a mix of housing. None of the UDP policies were relevant to this application. Housing needs study 10 years out of date.
A/09/2101997	1 Arran Road	SE6 2LT	5378514	1728885	New flat in loft space	Dismissed 23 Sep 2009	5	Unacceptable space standards in flat Large window would not enhance the

								Conservation Area
A/09/2100182	343 Stanstead Road	SE6 4TZ	5368306	1732937	Conversion to 1x1 bed flat and 1x2 bed flat	Allowed 14 Sep 2009	0	Conversion of a modern terraced house that did not provide adequate family accommodation in the first place therefore no loss of a family dwelling
A/09/2107725	32 Arbuthnot Road	SE14 5NP	5360594	1764371	Conversion to provide 4 flats with adjacent site with 2 new flats	Allowed 24 Nov 2009	0	Proposal would enhance the Conservation Area No harm to outlook identified Reasonable amenity space
A/09/2113370	48 Deptford Broadway	SE8 4PH	5372356	1769242	Conversion and refurbishment of existing building inc c/u from retail to residential to provide 9 flats	Allowed 23 Mar 2010	0	Sunlight/daylight and overshadowing reasonable Room standards being to the standards for new development are reasonable as it is not a standard conversion
A/10/2121183	9 Blagdon Road	SE13 7JL	5378101	1743597	Construction of a mansard extension in conjunction with a conversion to 1x2 and 1x3 bed flats	Dismissed 21 July 2010	1 6	Extension harms character and appearance of street Less than 130m2 and loss of family house No replacement family unit
A/09/2114644	149-153 Deptford High Street	SE8 3NU	5371448	1774290	Provision of roof extensions to form 3 flats	Dismissed 16 Jul 2010	7	Negative effect on Conservation Areas and Listed Buildings
A/10/2120142	Swami House Ermine	SE13 7JJ	5376278	1752256	Extension in conjunction with conversion to provide 1 x studio, 1x 1 bed flat, 1x3	Dismissed 5 Aug 2010	4 5	Ground floor flat unacceptable outlook Inadequate daylighting

	Road				flats.			Access to garden through bedroom Principle of conversion acceptable
A/10/2120465	60 Barriedale	SE14 6RF	5364543	1764583	Retention of a rear roof extension and conversion to 2 x 1 bed flats and 1 x 2 bed units	Dismissed 23 Sep 2010	1	House less than 130m2 – loss of family dwelling
A/10/2120460	64 St Asaph Road	SE4 2EL			Retention of external staircase and conversion to 2x2 bed flats	Dismissed 22 Sep 2010	2 5	No family flat provided Overlooking
C/10/2123468	42 Hatcham Park Road	SE14 5QD	5358780	1769848	Unauthorised change of use to flats.	Enforcement notice upheld	1	Loss of house less than 130m2 suitable for family occupation
A/10/2132464	81-83 Dartmouth Road	SE23 3HT			Provision of 3x1 bed and 1 studio and retention of shop	Dismissed 8 Dec 2010	5	Unsatisfactory accommodation due to poor outlook
C/10/2132117	48 Davenport Road	SE6 2AZ	5381416	1741363	Change of use from house to 2 flats	Notice upheld 16 Dec 2010	1	Loss of house less than 130m2 suitable for family occupation
A/10/2136000	99 Shardeloes Road	SE14 6RU			Conversion of 2 flats to 3 flats	Dismissed 25 Jan 2011	3	Loss of family sized flat
A/10/2142845	84 Brockley Rise	SE23 1LN			Change of use of rear part of ground floor to 1 x1 bed flat	Dismissed 2 Mar 2011	4	Unsatisfactory accommodation Harm to retail unit
A/11/2144809	16 Dowanhill Road	SE6 1HJ			Conversion to 3 flats inc. rooms in roof space and dormer	Dismissed 3 May 2011	1	Loss of house less than 130m2 suitable for family occupation

## **Housing Conversions Study Appendix 3**

**Data from the Valuation Office analysed by Ward and LSOA**

**Appendix 3 Table A.1 Housing Types by Ward**

	All	No. Unconverted houses	%	No. Purpose Built Flats	%	No. Flats converted from houses	%	No. Flats converted from offices/shops	%	Total No. Flats	%	No. Other	%	No. Not Classified	%
Bellingham	6230	3370	54.1	2430	39	250	4	10	0.2	2690	43.2	0	0.	170	2.7
Blackheath	6570	1830	27.8	3060	46.6	1410	21.5	30	0.5	4500	68.5	0	0	240	3.7
Brockley	7540	1890	25.	2570	34.0	2540	33.6	80	1.1	5190	68.8	0	0	460	6.1
Catford South	5810	3960	68.2	350	6	1420	24.4	10	0.2	1780	30.6	0	0	70	1.2
Crofton Park	6230	3430	55.1	1370	22	1230	19.7	20	0.3	2620	42.1	0	0	180	2.9
Downham	6140	4830	78.7	1190	19.4	90	1.5	10	0.2	1290	21	10	0.2	10	0.2
Evelyn	6850	1290	18.8	4970	72.6	320	4.67	30	0.4	5320	77.7	0	0	260	3.8
Forest Hill	6600	2190	33.2	3020	45.8	1150	17.4	50	0.6	4220	63.9	10	0.2	180	2.7
Grove Park	6250	3850	61.6	1880	30.1	360	5.8	0	0	2240	35.8	20	0.3	140	2.2
Ladywell	5720	2850	49.8	1090	19	1500	26.2	20	0.3	2610	45.6	0	0	260	4.5
Lee Green	6240	3240	52	1720	27.6	1140	18.3	30	0.5	2890	44.8	0	0	110	1.8
Lewisham Central	7810	2270	29.1	3370	43.1	1820	23.3	50	0.6	5240	67.1	10	0.1	290	3.7
New Cross	6950	1800	25.9	4330	62.3	410	5.9	160	2.3	4900	70.5	0	0	210	3.6
Perry Vale	6730	2860	42.5	2100	31.2	1610	23.9	20	0.3	3730	55.4	0	0.	140	2
Rushey Green	6380	2470	38.7	1530	24	2140	33.5	60	0.9	3730	58.5	10	0.2	170	2.7
Sydenham	6870	2420	35.2	2690	39.2	1510	22	40	0.6	4240	61.7	0	0	210	3
Telegraph Hill	6620	2110	31.9	2200	32.2	2060	31.1	10	0.1	4270	64.5	0	0.0	240	3.6
Whitefoot	5730	3760	65.6	1680	29.3	70	1.2	0	0	1750	30.5	190	3.3	30	0.5
<b>Totals</b>	<b>117270</b>	<b>50420</b>	<b>43</b>	<b>41550</b>	<b>35.4</b>	<b>21030</b>	<b>17.9</b>	<b>630</b>	<b>0.5</b>	<b>63210</b>	<b>53.9</b>	<b>250</b>	<b>0.2</b>	<b>3370</b>	<b>2.9</b>

**TABLE A.2 Percentages of Types of Dwelling by Ward and by LSOA (VOA Data)****NOTE: percentages may not add up to 100 due to rounding of figures**

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
<b>Bellingham</b>							
029A	680	69%	27%	2%	0%	29%	2%
029B	720	56%	33%	9%	1%	43%	4%
029C	650	73%	20%	0%	2%	22%	5%
029D	640	80%	16%	3%	0%	19%	2%
029E	640	73%	19%	8%	0%	23%	0%
034A	640	72%	25%	3%	0%	28%	0%
034B	800	21%	76%	1%	0%	78%	3%
034C	700	24%	56%	1%	0%	57%	19%
034D	760	33%	65%	3%	0%	67%	0%
<b>Totals</b>	6230						
<b>Blackheath</b>							
007A	830	29%	51%	18%	0%	69%	7%
007B	700	36%	23%	39%	0%	62%	6%
007C	600	13%	63%	23%	0%	86%	2%
007D	510	27%	71%	2%	0%	73%	0%
007E	700	23%	34%	39%	1%	74%	2%
009A	670	31%	45%	21%	2%	67%	3%
009B	770	30%	44%	19%	0%	63%	6%
009C	780	46%	33%	17%	0%	50%	8%
009D	1000	16%	60%	15%	1%	76%	9%
<b>Totals</b>	6570						

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
<b>Brockley</b>							
005A	710	21%	61%	0%	1 %	62%	20%
005B	770	21%	43%	31%	1%	75%	4%
005C	790	19%	15%	51%	4%	70%	18%
005D	870	51%	12%	26%	1%	39%	10%
005E	650	20%	19%	54%	0%	72%	11%
008A	1410	30%	60%	9.%	1%	70%	6%
008B	770	14%	21%	62%	0%	83%	4%
008C	850	18%	17%	60%	0%	77%	8%
008D	720	25%	47%	26%	0%	74%	4%
<b>Totals</b>	7540						
<b>Catford South</b>							
022A	660	96%	0%	5%	0%	5%	0%
022B	550	86%	2%	13%	0%	15%	0%
022C	620	50%	5%	44%	0%	48%	3%
022D	630	67%	0%	32%	0%	32%	2%
022E	640	78%	5%	17%	0%	22%	2%
025A	660	44%	8%	44%	2%	53%	8%
025B	650	83%	3%	11%	0%	14%	6%
025C	780	41%	18%	39%	0%	577%	3%
025D	620	77%	11%	11%	0%	23%	0%
<b>Totals</b>	5810						
<b>Crofton Park</b>							
015A	590	97%	2%	2%	0%	3%	0%
015B	680	37%	30%	29%	2%	60%	4%

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
015C	630	79%	10%	10%	0%	19%	3%
015D	660	71%	12%	15%	0%	27%	2%
019A	700	53%	26%	17%	1%	44%	6%
019B	660	61%	21%	18%	0%	39%	8%
019C	690	52%	9%	38%	0%	47%	3%
019D	780	24%	46%	19%	0%	65%	13%
019E	840	38%	36%	25%	0%	61%	5%
Totals	6230						
<b>Downham</b>							
032A	690	90%	6%	4%	0%	10%	0%
032B	600	88%	10%	2%	0%	11.65	0%
032C	590	92%	7%	2%	0%	9%	0%
032D	570	88%	5%	4%	2%	10%	0%
032E	500	86%	12%	2%	0%	14%	0%
036A	630	73%	27%	0%	0%	27%	0%
036B	530	74%	25%	0%	0%	25%	2%
036C	750	85%	15%	0%	0%	15%	0%
036D	690	57%	42%	2%	0%	44%	2%
036E	590	56%	44%	0%	0%	44%	2%
Totals	6140						
<b>Evelyn</b>							
001A	620	0%	100%	0%	0%	100%	2%
001B	570	39%	61%	0%	0%	61%	2%
001C	700	49%	29%	14%	1%	44%	13%
001D	900	13%	75%	2%	1%	78%	17%

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
001E	760	16%	80%	0%	0%	80. %	6%
002A	660	38%	44%	17%	0%	61%	5%
002B	720	7%	82%	10%	1. %	93%	4%
002C	660	8%	91%	0%	0%	91%	3%
002D	620	3%	96%	0%	0%	96%	3%
002E	660	18%	70%	3%	2%	74%	11%
Totals	6870						
<b>Forest Hill</b>							
021A	620	60%	21%	11%	0%	32%	8%
021B	980	11%	52%	31%	3%	86%	7%
021C	640	53%	38%	9 %	0%	45%	5%
021D	610	48%	18%	33%	0%	51%	3%
021E	650	26%	32%	40%	0%	72%	2%
028A	970	26%	60%	12%	1%	74%	1%
028B	750	31%	67%	0%	1%	68%	1%
028C	630	18%	81%	2%	0%	82%	5%
028D	750	45%	31%	17%	0%	48%	8%
Totals	6600						
<b>Grove Park</b>							
023A	750	43%	47%	5. %	0%	52%	9%
023B	710	55%	18. %	25%	0%	44%	1%
023C	660	58%	35%	5%	0%	40%	5%
023D	680	72%	27%	1%	0%	28%	2%
023E	640	86%	5%	2%	0%	6%	11%
031A	760	55%	37%	5%	0%	42%	0%

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
031B	690	41%	49%	7%	0%	57%	3%
031C	770	66%	34%	0%	0%	34%	0%
031D	590	86%	14%	0%	0%	14%	0%
Totals	6250						
<b>Ladywell</b>							
011A	600	75%	18%	3%	0%	22%	3%
011B	790	24%	6%	63%	0%	70%	10%
011C	810	37%	21%	37%	1%	59%	6. %
011D	660	64%	9%	28%	0%	35%	3%
014A	820	45%	20%	31%	0%	50%	6%
014B	700	43%	31%	20%	0%	51%	7. %
014C	650	65%	28%	2%	2%	31%	7%
014D	690	58%	20%	17%	0%	38%	4 %
Totals	5720						
<b>Lee Green</b>							
013A	1030	40%	15%	43%	0%	57%	6%
013B	870	66%	18%	17%	1%	37%	3%
013C	750	63%	11%	24%	0%	35%	4%
013D	800	26%	65%	6%	3%	74%	0%
016A	630	52. %	48%	0%	0%	48%	0%
016B	620	74%	15%	10%	0%	24%	5%
016C	750	41%	45%	11%	0%	66%	4%
016D	790	61%	15 %	23%	0%	38%	1 %
<b>Totals</b>	6240						

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
<b>Lewisham Central</b>							
012A	810	32%	49%	14%	1%	64%	4%
012B	1240	24%	40%	29%	1%	69%	10%
012C	750	29%	20%	37%	1 %	59%	15%
012D	700	19%	70%	11%	0%	81%	16%
012E	1030	20%	75%	3%	0%	78%	4%
017A	720	56%	21%	18%	3%	42%	6%
017B	660	21%	20%	55%	0%	74%	9 %
017C	1260	31%	52%	17%	0%	68%	2%
017D	640	34.%	22%	41%	0%	63%	9%
<b>Totals</b>	7810						
<b>New Cross</b>							
003A	780	0%	97%	0%	3%	100%	8%
003B	620	52%	8%	34%	2%	44%	7%
003C	810	47%	51%	1%	0%	52%	7%
003D	720	19%	72%	3%	4%	79%	6%
003E	600	42%	28%	22%	2%	52%	7%
004A	510	22%	77%	0%	0%	77%	2%
004B	620	42%	55%	2%	2%	58%	5%
004C	700	26%	60%	4%	1%	66%	13%
004D	840	18%	75%	0%	1%	77%	5%
004E	750	1%	85%	7%	0%	99%	11%
<b>Totals</b>	6950						
<b>Perry Vale</b>							

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
024A	640	61%	23%	14%	0%	37%	3%
024B	730	38%	14%	44%	0%	58%	6%
024C	680	44%	16%	38%	0%	54%	4 %
024D	600	30%	22%	42%	2%	65%	10%
024E	620	58%	8%	31%	0%	39%	3%
027A	660	41%	53%	5%	0%	58%	3%
027B	720	14%	67%	15%	1%	83%	4. %
027C	600	73%	8%	18%	0%	27%	0%
027D	800	46%	31%	21%	0%	52%	3%
027E	680	25%	63%	12%	0%	75%	0%
Totals	6730						
<b>Rushey Green</b>							
018A	720	38%	33%	22%	1%	57%	6%
018B	710	44%	34%	20%	0%	54%	3%
018C	610	44%	2%	53%	0%	54%	2%
018D	760	23%	8%	57%	3%	67%	5%
020A	710	52%	20%	24%	3%	46%	3%
020B	770	14%	46%	36%	1%	83%	8%
020C	800	36%	11%	50%	0%	61%	4%
020D	600	62%	3%	32%	0%	35%	5%
020E	700	37%	54%	7%	0%	61%	4%
Totals	6380						
<b>Sydenham</b>							
033A	670	40%	33%	22%	0%	55%	8%
033B	690	26%	64%	6%	0%	70%	4%

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
033C	610	44%	46%	7%	0%	53%	5%
033D	710	23%	42%	27%	4%	73%	8%
033E	740	23%	50%	23%	4%	77%	4%
035A	670	45%	33%	18%	0%	51%	6%
035B	700	46%	17%	33%	1%	51%	3%
035C	840	27%	39 %	31%	0%	58%	10%
035D	630	56%	6%	27%	0%	34%	3%
035E	610	30%	49%	21%	0%	71%	0%
<b>Totals</b>	6870						
<b>Telegraph Hill</b>							
006A	760	16%	71%	4%	1%	76%	8%
006B	710	31%	32%	31%	0%	63%	8%
006C	750	19%	16%	57%	0%	69%	8%
006D	550	40%	2%	56%	0%	58%	7%
006E	610	41%	33%	23%	0%	56%	7%
010A	570	33%	65%	2%	0%	67%	0%
010B	600	28%	70%	0%	0%	70%	2%
010C	690	33%	16%	49%	0%	55%	6%
010D	700	33%	16%	49%	0%	64%	6%
010E	680	53%	19%	27%	0%	46%	4%
Totals	6620						
<b>Whitefoot</b>							
026A	600	85%	13%	2%	0%	15%	0%
026B	490	89%	10%	2%	0%	12%	0%
026C	630	83%	16%	2%	0%	18%	0%

Wards and LSOAs	No of Dwellings	Unconverted dwellings	Purpose Built Flats	Flats converted from houses	Office/ Commercial Conversion	Total Flats %	Unclassified
026D	800	51%	46%	3%	0%	49%	4%
030A	660	26%	68%	0%	0%	68%	0%
030B	580	76%	24%	0%	0%	24%	0%
030C	550	62%	11%	0%	0%	11%	29%
030D	750	44%	51%	2%	0%	52%	4%
030E	670	91%	8%	2%	0%	9%	0%
Totals	5730						

## APPENDIX 4 Housing Types, Conversion Histories and Data from the VOA by Ward and LSOA

### BELLINGHAM WARD

#### LSOA 029A

Physical Housing Characteristics	
Holmshaw Close, Dillwyn Close, Kirtley Road and Ardley Close	Modern two storey terraces and purpose built flats with one flattened point block
Adamsrill Road, Perry Rise	Two storey terraced Victorian/Edwardian housing
Lescombe Close, Priestfield Road, Perry Rise and Hill, Houston Road and Selworthy Road, Silver Birch Close	Two storey 1920s/1930s terraced and semi detached housing, and a small modern two storey terrace

Conversion History 2006 – May 2011				
029A	Perry Hill	246	Commercial Conversion	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	650 properties < 130m <sup>2</sup>	240 1 or 2 bedrooms
190 purpose built flats	10 properties 130-139m <sup>2</sup>	400 3 bedrooms
10 flats converted from houses	10 unknown	10 4 bedrooms
0 flats converted from commercial property		30 unknown
10 'unknown'		

#### LSOA 029B

Physical Housing Characteristics	
1-57 Perry Hill and 11 – 161 Catford Hill	Two/three storey Edwardian terraced housing
Exbury Road, Riverview Park	2 storey, 1930s semi detached houses
Vineyard Close	2 storey modern terraced housing

Conversion History 1996 – May 2011					
029B	Perry Hill	Ground Floor	39	Commercial Conversion	Completed
029B	Perry Hill	Part Ground Floor	43	Commercial Conversion	Completed
029B	Catford Hill	r/o	115-123	Commercial Conversion	Completed
029B	Perry Hill	Rutland Arms PH	55	Commercial Conversion	Completed
029B	Perry Hill	Ground Floor	47	Commercial Conversion	Submitted
029B	Catford Hill		135	RESIDENTIAL	Completed

029B	Perry Hill		43c	RESIDENTIAL	Completed
029B	Perry Hill	1st and 2nd Floors	51& 53a	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
400 unconverted houses	670 properties < 130m2	400 1 or 2 bedrooms
240 purpose built flats	10 properties 130-139m2	260 3 bedrooms
60 flats converted from houses	20 properties 140- 149m2	30 4 bedrooms
10 flats converted from commercial property	10 Properties > 200 m2	10 5+ bedrooms
10 'unknown'	20 'unknown'	30 'unknown'

### **LSOA 029C**

Physical Housing Characteristics	
Rubens Street, Burford Road, Datchet Road, Tugela Street, Perry Hill, Rutland Walk, Rutland Park	Two/three storey Victorian/Edwardian Terraced Housing
Oakham Close	Modern two storey terraced housing and purpose built flats
Castlands Road, Winsford Road, Cameron Road, Clowders Road, Aldermoor Road, 59-149 Perry Hill	Two storey semi detached/terraced 1920's housing.

Conversion History 2006 – May 2011	
<b>029C:</b>	<b>No conversions</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	600 properties < 130m2	260 1 or 2 bedrooms
130 purpose built flats	10 properties 140 – 149m2	330 3 bedrooms
50 flats converted from houses	30 'unknown'	30 4 bedrooms
0 flats converted from commercial property		10 5+ bedrooms
		30 'Unknown'

### **LSOA 29D**

Physical Housing Characteristics	
Knapmill Road, Athelney Street, Broadmead, Randlesdown Road, Brookehouse Road, Overdown Road, Bellingham Green, Grangemill Way, Knapmill Way, Firhill Road	Cottage style 1920's two storey terraced housing

Conversion History 2006- May 2011	
<b>029D</b>	<b>No conversions</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
510 unconverted houses	630 properties < 130m2	240 1 or 2 bedrooms
100 purpose built flats	10 'unknown'	350 3 bedrooms
20 flats converted from houses		40 4 bedrooms
10 'unknown'		10 'Unknown'

#### **LSOA 29 E**

Physical Housing Characteristics	
Broadmead, Athelney Street, Grangemill Road, Firhill Road, Otterden Street, Cowden Street, Playgreen Way, Bellingham Green, King Alfred Street, Swallands Road, Longdown Road	Cottage style 2 storey terraced housing
Adam Close	Modern two storey terraces.

Conversion History 2006 – May 2011	
029E	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	640 properties < 130m2	210 1 or 2 bedrooms
120 purpose built flats		340 3 bedrooms
50 flats converted from houses		70 4 bedrooms
		30 'Unknown'

#### **LSOA 34A**

Physical Housing Characteristics	
Overdown Road, King Alfred Avenue, Elfrida Crescent, Adolf Street, Farmstead Road, Arnulf Street, Brookehowse Road, Playgreen Way, Swallands Road	Cottage style two storey terraced housing

Conversions History 2006 – 2011	
034A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
460 unconverted houses	640 properties < 130m2	230 1 or 2 bedrooms
160 purpose built flats		380 3 bedrooms
20 flats converted from houses		30 4 bedrooms

#### **LSOA 34 B**

Physical Housing Characteristics	
Winchfield Road, Porthcawl Road	Purpose built flats
Haseltine Road, Ridgewell Close, Bell Green Lane	Two storey Victorian/Edwardian terraces and modern two storey terraces
Worsley Bridge Road, Kangley Bridge Road, Fambridge Close, and 291 – 431 Southend Lane	Two story Victorian/Edwardian terrace and modern two storey terraces, flats above shops, and purpose built flats
Meadowview Road	1930's semi detached houses and maisonettes

Conversion History 2006 – May 2011				
034B	Southend Lane	301-305	Extension	Completed
034B	Kangley Bridge Road	8	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
170 unconverted houses	780 properties < 130m2	580 1 or 2 bedrooms
610 purpose built flats	20 'unknown'	160 3 bedrooms
10 flats converted from houses		20 4 bedrooms
10 'unknown'		40 'Unknown'

#### LSOA 034C

Physical Housing Characteristics	
Southend Lane	Mix of purpose built flats and 1920/30 cottage style two storey terraces
Meadowview Road, Moremead Road, Mead Close	Semi detached 1920/1930 maisonettes
Maroons Way, Hawkins Way, Storms Path	Purpose built flats and 1920/1930 two storey cottage style terraces
Elfrida Crescent, Firhill Road	1920/1930 two storey cottage style terraces

Conversion History 2006 – May 2011	
034C	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
170 unconverted houses	550 properties < 130m2	390 1 or 2 bedrooms
390 purpose built flats	140 'unknown'	140 3 bedrooms
10 flats converted from houses		20 4 bedrooms
130 'unknown'		140 'Unknown'

#### LSOA 034D

Physical Housing Characteristics	
111 – 227 Southend Lane and Berkshire House, Lushington Road, Dunfield Road, Oslac Road, Thurbarn Road, Oakview Road, Sedgheill	Mix of 1920/1930's two storey terraced houses in short terraces and purpose built flats. Small number of larger dwellings on Dunfield Road associated with a

Road, Leof Crescent	school.
Steve Biko Lane and Maroons Way	Two/three storey modern terraced houses and purpose built flats

Conversion History 2006 – May 2011				
034D	Dunfield Road	115	C3	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	750 properties < 130m2	480 1 or 2 bedrooms
490 purpose built flats		220 3 bedrooms
20 flats converted from houses		50 4 bedrooms
		10 'Unknown'

## BLACKHEATH WARD

### LSOA 007A

Physical Housing Characteristics	
Belmont Hill, Belmont Grove, Belmont Park, Church Terrace, St Joseph's Vale	Mix of Victorian and Edwardian 2/3 storey housing terraced, detached and semi detached. Houses often larger in size. Purpose built flats

Conversion History 2006 – May 2011				
007A	Church Terrace	16	RESIDENTIAL	Completed
007A	Belmont Hill	41	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
240 unconverted houses	660 properties < 130m2	520 1 or 2 bedrooms
420 purpose built flats	40 properties 130 – 139 m2	110 3 bedrooms
150 flats converted from houses	10 properties 150m2 - 174m2	90 4 bedrooms
20 'unknown'	20 properties 175-200 m2	30 5+ bedrooms
	40 properties > 200m2	80 'Unknown'
	60 'unknown' properties	

### LSOA 007B

Physical Housing Characteristics	
Blackheath Rise, Prince's Rise, Windmill Close Caterham Road, Dukes Court, Excelsior Gardens, Cressingham Road, Granville Park, Granville Grove, St. Stephen's Grove, Boyne Road, King's Hall Mews, Lockmead Road, Dukes Court, Excelsior Gardens, Lewisham Hill, William Close	Mix of Victorian/Edwardian two/three storey housing terraced, detached and semi detached. Houses often larger in size. Some purpose built flats and two storey modern terraces

Conversion History 2006 – May 2011					
007B	Lewisham High Street		17	Commercial Conversion	Submitted
007B	Lewisham Road	First Floor	167-171	Commercial Conversion	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	520 properties < 130m2	340 1 or 2 bedrooms
160 purpose built flats	40 properties 130 – 139 m2	170 3 bedrooms
270 flats converted from houses	40 properties 140 – 149 m2	110 4 bedrooms
20 'unknown'	20 properties 150 – 174m2	20 5+ bedrooms
	30 properties >200 m2	80 'Unknown'
	10 'unknown'	

**LSOA 007C**

Physical Housing Characteristics	
Wat Tyler Road, Lethbridge Close, Blackheath Hill, Dartmouth Hill, Dartmouth Grove, Dartmouth Terrace, Dartmouth Row	Mix of large two/three storey detached and semi detached Georgian, Victorian and Edwardian Housing. Some smaller Victorian and Edwardian terraces. Blocks of purpose built flats.

Conversion History 2006 – May 2011				
007C	Dartmouth Hill	13	Commercial Conversion	Completed
007C	Blackheath Hill	122	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
80 unconverted houses	520 properties < 130m2	410 1 or 2 bedrooms
380 purpose built flats	10 properties 130 – 139 m2	90 3 bedrooms
140 flats converted from houses	20 properties 140 – 149 m2	50 4 bedrooms
	10 properties 150 – 174m2	30 5+ bedrooms
	30 properties 175-200 m2	10 'Unknown'
	10 properties > 200 m2	

**LSOA 007D**

Physical Housing Characteristics	
Morden Hill	Mix of 1920 semi detached houses and Edwardian terraced housing, and three storey modern terraces
Sparta Street, Lewisham Road, Lethbridge Close, Gentian Row, St John's Court	Purpose built flats
Smiles Place, Oppenheim Road, Macauley Mews	Modern two storey modern terraced housing

Conversion History 2006 – May 2011	
007D	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
140 unconverted houses	500 properties < 130m2	290 1 or 2 bedrooms
360 purpose built flats	10 properties 150 – 174 m2	200 3 bedrooms
10 flats converted from houses		20 4 bedrooms

**LSOA 007E**

Physical Characteristics	
Walerand Road	Mix of Victorian/Edwardian terraced housing over three/four floors and purpose built flats
Eliot Park	Purpose built flats

Oakcroft Road	Mix of larger Victorian and Edwardian houses detached, semi detached and terraced
Granville Park	Large detached Victorian houses over three/four floors.
Pagoda Gardens	Mix of purpose built flats and two storey terraces
Eliot Vale, The Orchard and Orchard Grove	Detached private houses of various periods

#### Conversion History 2006 – May 2011

007E	Granville Park		68	RESIDENTIAL	Completed
007E	Eliot Hill	Basement	4	RESIDENTIAL	Completed

#### VOA Data

Property Type	Floorspace	No. of Bedrooms
160 unconverted houses	540 properties < 130m2	460 1 or 2 bedrooms
240 purpose built flats	10 properties 140 – 149 m2	90 3 bedrooms
270 flats converted from houses	10 properties 175-200 m2	20 4 bedrooms
10 flats converted from commercial properties	110 properties > 200 m2	80 5+ bedrooms
20 'unknown'	10 properties 'Unknown'	30 'Unknown'

#### LSOA 009A

#### Physical Housing Characteristics

Baizdon Road, Prendergast Road, Lawn Terrace, The Lawns, Paynell Court	Purpose built flats
Eton Grove, The Glebe, Quentin Road	Mix of large 3 storey Victorian houses, purpose built flats and two storey modern terraces
Lee Terrace, Kingswood Place	Large four/five storey Victorian/Edwardian terraces
Hurren Close, Dacre Place	Modern houses and purpose built flats over two/three floors

#### Conversion History 2006 – May 2011

009A	Lee Terrace	5	RESIDENTIAL	Submitted
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#### VOA data

Property Type	Floorspace	No. of Bedrooms
210 unconverted houses	530 properties < 130m2	390 1 or 2 bedrooms
300 purpose built flats	30 properties 130 – 139 m2	150 3 bedrooms
140 flats converted from houses	30 properties 150 – 174m2	80 4 bedrooms
10 flats converted from commercial premises	20 properties 175-200 m2	40 5+ bedrooms
10 'unknown'	40 properties > 200 m2	20 'Unknown'
	20 properties 'Unknown'	

**LSOA 009B**

Physical Housing Characteristics	
Blackheath Vale, Eliot Vale, Grotes Buildings, Tranquil Vale, Wemyss Road, Blackheath Grove, Southvale Road:, Camden Row, Lloyds Place, Collins Street, Royal Parade, Montpelier Row, Montpelier Vale, Paragon Place, Lynch Close, Falconwood Court	Mix of Georgian, Victorian and Edwardian housing much of it larger and detached over three/four floors, some smaller terraces. Some modern development including purpose built flats
Ryculf Road, Ryculf Square	Purpose built flats

Conversion History 2006 – May 2011					
009B	Tranquil Vale	r/o	49	Commercial Conversion	Submitted
009B	Montpelier Row	Falconwood Court	24	RESIDENTIAL	Completed
009B	Paragon Place		63	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
230 unconverted houses	620 properties < 130m2	430 1 or 2 bedrooms
340 purpose built flats	10 properties 130 – 139 m2	210 3 bedrooms
150 flats converted from houses	10 properties 140 -149 m2	40 4 bedrooms
50 'unknown'	10 properties 150 – 174m2	30 5+ bedrooms
	20 properties 175 - 200 m2	50 'Unknown'
	60 properties > 200 m2	
	50 properties 'Unknown'	

**LSOA 009C**

Physical Housing Characteristics	
Independents Road, Lawn Terrace, Lee Terrace, Lee High Road, Lee Park, Lock Chase, Quentin Road, Dacre Park, Haynes Close, Tristram Square, Hatliffe Close, Lee Road, Shearmans Road	Mostly 2 storey modern terraces and purpose built flats. Some larger Victorian houses over four floors detached/semi and terraced.

Conversion History 2006 – May 2011					
009C	Lee High Road	Upper Floors	345	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
360 unconverted houses	680 properties < 130m2	290 1 or 2 bedrooms
260 purpose built flats	10 properties 130 – 139 m2	360 3 bedrooms
130 flats converted from houses	10 properties 150 – 174m2	30 4 bedrooms
30 'unknown'	20 properties > 200 m2	20 5+ bedrooms
	60 properties 'Unknown'	80 'Unknown'

**LSOA 009D**

<b>Physical Housing Characteristics</b>	
Lee Court Lee High Road, Celestial Gardens, Halley Gardens, Boone Street	Purpose built flats
Glenton Road, Lee High Road:	Mix of four storey Victorian/Edwardian terraces and detached housing
Belmont Park	Detached four storey Victorian houses and two storey modern terraced housing
Manor Park Parade Lee High Road	Flats over shops
Brandram Road, Dacre Park	Mix of terraces and detached housing
Lee Church Street	Purpose built flats and smaller modern housing
Callaghan Close	Two storey modern terraced housing
Eton Grove	Mix of four storey terraced Victorian housing and purpose built flats

<b>Conversion History 2006 – May 2011</b>					
009D	Lee High Road		147	Commercial Conversion	Completed
009D	Lee High Road		147	RESIDENTIAL	Completed
009D	Lee High Road		173	Commercial Conversion	Completed
009D	Lee High Road	r/o ground floor	3 Manor Park Parade	Commercial Conversion	Completed
009D	Lee High Road	Upper floors	3 Manor Park Parade	RESIDENTIAL	Submitted
009D	Lee High Road	1st and 2nd Floors	18a Manor Park Parade	RESIDENTIAL	Submitted
009D	Brandram Road		17	Commercial Conversion	Submitted
009D	Brandram Road		17a	Commercial Conversion	Completed
009D	Brandram Road		Merchant Taylors Almshouses	RESIDENTIAL	Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
160 unconverted houses	890 properties < 130m2	760 1 or 2 bedrooms
600 purpose built flats	10 properties 140-149 m2	120 3 bedrooms
150 flats converted from houses	10 properties 150 – 174m2	20 4 bedrooms
10 flats converted from commercial property	10 properties > 200 m2	100 'unknown'
80 'unknown'	90 properties 'Unknown'	

## BROCKLEY WARD

### LSOA 005A

#### Physical Housing Characteristics

Vanguard Street, Ship Street, Albyn Road, Heston Street, Omega Street, Florence Terrace	Two and three storey modern terraced houses and purpose built flats
Brookmill Road	Purpose flats and two storey terraced housing
Tanners Hill, Deptford Broadway	Mix of purpose built flats, two/three storey modern terraces and older mixed/commercial terrace
Harton Street:	Four storey Victorian terrace

#### Conversion History 2006 – May 2011

005A	Tanners Hill		21	Commercial Conversion	Completed
005A	Tanners Hill		25	Commercial Conversion	Submitted
005A	Tanners Hill		7-9	Commercial Conversion	Submitted
005A	Deptford Broadway	Upper Floors	36	Commercial Conversion	Submitted
005A	Deptford Broadway		48	RESIDENTIAL	Completed

#### VOA Data

Property Type	Floorspace	No. of Bedrooms
150 unconverted houses	580 properties < 130m2	380 1 or 2 bedrooms
430 purpose built flats	140 'unknown'	180 3 bedrooms
10 flats converted from commercial property		20 4 bedrooms
120 'unknown'		140 'unknown'

### LSOA 005B

#### Physical Housing Characteristics

St. Donatt's Road; Clare Road; Malpas Road; Lewisham Way; Brindley Street	Mix of purpose built flats and three/four storey Victorian/Edwardian terraces
The Chestnuts	Two storey modern terraces

#### Conversion History 2006 – May 2011

005B	Lewisham Way		119	Commercial Conversion	Completed
005B	Lewisham Way	Basement and part ground floor	119	Commercial Conversion	Completed
005B	Malpas Road		48	RESIDENTIAL	Completed
005B	Malpas Road		92	RESIDENTIAL	Completed
005B	Shardeloes Road		6	RESIDENTIAL	Completed
005B	Shardeloes Road		99	RESIDENTIAL	Started

005B	Shardeloes Road		24	RESIDENTIAL	Started
005B	St Donatt's Road		47	RESIDENTIAL	Started
005B	Lewisham Way	Flat 1	82a	RESIDENTIAL	Started
005B	Lewisham Way	2nd Floor	119	RESIDENTIAL	Completed
005B	Lewisham Way		121	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
160 unconverted houses	660 properties < 130m2	480 1 or 2 bedrooms
330 purpose built flats	10 properties 140-149 m2	120 3 bedrooms
240 flats converted from houses	40 properties 150 – 174m2	60 4 bedrooms
10 flats converted from commercial property	10 properties 175-200 m2	40 5+ bedrooms
30 'unknown'	30 properties 'unknown'	50 'Unknown'

### **LSOA 005C**

Physical Housing Characteristics	
Upper Brockley Road, Manor Avenue, Ashby Road, Wickham Road, Lewisham Way	Two, three and four storey Victorian/Edwardian Terraces and a some purpose built flats

Conversion History 2006 – May 2011					
005C	Lewisham Way		287a	Commercial Conversion	Completed
005C	Lewisham Way	Ground Floor	128-130	Commercial Conversion	Completed
005C	Lewisham Way	Basement	130b	RESIDENTIAL	Completed
005C	Lewisham Way	Basement Flat	128a	RESIDENTIAL	Completed
005C	Lewisham Way	Basement Flat	130a	RESIDENTIAL	Completed
005C	Lewisham Way	Ground Floor	128a	RESIDENTIAL	Completed
005C	Lewisham Way	First Floor	128a	RESIDENTIAL	Completed
005C	Lewisham Way	Second Floor	128a	RESIDENTIAL	Completed
005C	Lewisham Way	First Floor Flat	130	RESIDENTIAL	Completed
005C	Lewisham Way	2nd Floor Flat	130a	RESIDENTIAL	Completed
005C	Lewisham Way	Top Floor Flat	130b	RESIDENTIAL	Completed
005C	Manor Avenue		60	Commercial Conversion	Submitted
005C	Manor Avenue		14	RESIDENTIAL	Completed
005C	Manor Avenue		25	RESIDENTIAL	Completed
005C	Manor Avenue		2	RESIDENTIAL	Completed
005C	Wickham Road	Basement	2	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms

150 unconverted houses	600 properties < 130m2	490 1 or 2 bedrooms
120 purpose built flats	10 properties 150 – 174m2	90 3 bedrooms
400 flats converted from houses	10 properties 175-200 m2	30 4 bedrooms
30 flats converted from commercial property	30 properties > 200 m2	30 5+ bedrooms
90 'unknown'	140 properties 'Unknown'	160 'Unknown'

#### **LSOA 005D**

<b>Physical Housing Characteristics</b>	
Shardeloes Road, Malpas Road, Upper Brockley Road	Mix two/three/four storey Victorian and Edwardian terraces and purpose built flats
Millmark Grove, Barriedale	1920s/1930 two storey terraced housing
Nursery Close	Two storey modern terraces and purpose built flats
Cheshire Close	Purpose built flats
Vulcan Terrace	Two storey Victorian/Edwardian terrace

<b>Conversion History 2006 – May 2011</b>					
005D	Malpas Road	Duke of Edinburgh PH	81	Commercial Conversion	Completed
005D	Upper Brockley Road	Ground & Basement	81	Commercial Conversion	Submitted
005D	Upper Brockley Road	Ground & Basement	91	Commercial Conversion	Submitted
005D	Upper Brockley Road	Ground & Basement	93	RESIDENTIAL	Completed
005D	Shardeloes Road		169	RESIDENTIAL	Completed
005D	Shardeloes Road		52	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
440 unconverted houses	690 properties < 130m2	280 1 or 2 bedrooms
100 purpose built flats	20 properties 130 – 139 m2	190 3 bedrooms
230 flats converted from houses	20 properties 140-149 m2	210 4 bedrooms
10 properties converted from commercial properties	30 properties 150 – 174m2	40 5+ bedrooms
90 'unknown'	20 properties 175-200 m2	140 'Unknown'
	10 properties > 200 m2	
	90 properties 'Unknown'	

#### **LSOA 005E**

<b>Physical Housing Characteristics</b>	
Amersham Road, Parkfield Road, Florence Road, Lewisham Way, St Donatt's Road	Mix of Victorian terraced housing ranging between two and four floors. Small number of larger semi detached Victorian houses
New Cross Road	Victorian/Edwardian terraces over three or four floors with ground floor retail/commercial uses

Conversion History 2006 – May 2011					
005E	New Cross Road		362	Commercial	Submitted
005E	New Cross Road		424	Commercial	Submitted
005E	New Cross Road	r/o	446	Commercial	Submitted
005E	New Cross Road	Upper Floors	446	RESIDENTIAL	Submitted
005E	New Cross Road		386	RESIDENTIAL	Started
005E	Lewisham Way		37-39	RESIDENTIAL	Completed
005E	Amersham Road		51	RESIDENTIAL	Completed
005E	Amersham Road		11	RESIDENTIAL	Completed
005E	Amersham Road		27	RESIDENTIAL	Completed
005E	St Donatt's Road		32	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
130 unconverted houses	510 properties < 130m2	420 1 or 2 bedrooms
120 purpose built flats	10 properties 130 – 139 m2	90 3 bedrooms
350 flats converted from houses	20 properties 140-149 m2	40 4 bedrooms
50 'unknown'	20 properties 150 – 174m2	20 5+ bedrooms
	10 properties 175-200 m2	80 'Unknown'
	10 properties > 200 m2	
	70 properties 'Unknown'	

#### LSOA 008A

Physical Housing Characteristics	
<b>Friendly Street, Admiral Street, Albyn Road, Ashmead Road, St John's Terrace, Strickland Street, Clandon Street, Lind Street, Bolden Street, St John's Vale</b>	Terraces of Victorian/Edwardian housing ranging between two and four floors. Some modern purpose built flats
<b>Deals Gateway</b>	Modern flatted/mixed use development
<b>Ship Street</b>	Modern two storey housing

Conversion History 2006 – May 2011					
008A	Friendly Street	Crown & Sceptre PH	92	Commercial	Completed
008A	Ashmead Mews	Coach House	2	Commercial	Completed
008A	Deals Gateway	First Floor Washington Building	Block A	Commercial	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
420 unconverted houses	1240 properties < 130m2	990 1 or 2 bedrooms
830 purpose built flats	60 properties 130 – 139 m2	210 3 bedrooms

130 flats converted from houses	20 properties 140-149 m2	140 4 bedrooms
20 flats converted from commercial properties	20 properties 150 – 174m2	20 5+ bedrooms
10 'unknown'	80 'unknown'	60 'Unknown'

## **LSOA 008B**

<b>Physical Housing Characteristics</b>	
St John's Terrace, Lewisham Way, Tresillian Road, Darling Road, Avon Road, Tyrwhitt Road, Breakspears Road	Large Victorian/Edwardian semi detached housing over three/four floors
Cliff Terrace	Two storey Victorian/Edwardian terrace
Lloyd Villas	Flats
Tremaine Close, Whidbourne Close, Breakspears Mews	Two/three storey modern houses and purpose built flats

<b>Conversion History 2006 – May 2011</b>					
008B	Wickham Road		33	Commercial	Completed
008B	Lewisham Way		243	RESIDENTIAL	Submitted
008B	Lewisham Way		243	RESIDENTIAL	Submitted
008B	Lewisham Way	Ground & Basement	241a	Commercial	Completed
008B	Lewisham Way	Lower Ground Floor	228a	Commercial	Completed
008B	Tyrwhitt Road	The Talbot PH	2-4	Commercial	Completed
008B	Breakspears Road		8	RESIDENTIAL	Completed
008B	Basements		13-17	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
110 unconverted houses	690 properties < 130m2	600 1 or 2 bedrooms
160 purpose built flats	10 properties 130 – 139 m2	60 3 bedrooms
480 flats converted from houses	10 properties 175-200 m2	30 4 bedrooms
20 'unknown'	30 properties > 200 m2	20 5+ bedrooms
	30 properties 'Unknown'	60 'Unknown'

## **LSOA 008C**

<b>Physical Housing Characteristics</b>	
Geoffrey Road, Wickham Road, Breakspears Road, Harefield Road, Cranfield Road, Glensdale, Road, Tresillian Road, Tresillian Crescent, Crescent Way, Drake Road	Mostly three/four floor semi detached and detached Victorian/Edwardian houses
Beverley Court	Two storey modern terraces

<b>Conversion History 2006 – May 2011</b>					
008C	Breakspears Road		33	RESIDENTIAL	Completed

008C	Breakspears Road	1st & 2nd Floors	33	RESIDENTIAL	Completed
008C	Tyrwhitt Road		96	RESIDENTIAL	Completed
008C	Wickham Road	Lower Ground Floor Flats 1-3	36a	RESIDENTIAL	Completed
008C	Wickham Road	Basement Flat	40a	RESIDENTIAL	Completed
008C	Wickham Road	Flat B (Lower & Lower Ground)	56	RESIDENTIAL	Submitted
008C	Drake Road		2	Extension	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
150 unconverted houses	660 properties < 130m2	540 1 or 2 bedrooms
140 purpose built flats	10 properties 140-149 m2	70 3 bedrooms
510 flats converted from houses	20 properties 150 – 174m2	50 4 bedrooms
50 'unknown'	10 properties 175-200 m2	60 5+ bedrooms
	70 properties > 200 m2	120 'Unknown'
	70 properties 'Unknown'	

#### LSOA 008D

Physical Characteristics	
Cranfield Road, Wickham Road	Three/four storey Victorian/Edwardian terraces and semi detached houses
Harefield Road, Harcourt Road, Foxberry Road	Two storey Victorian/Edwardian Terraces
Brockley Road	Two/three storey Victorian/Edwardian houses and purpose built flats

Conversion History 2006 – May 2011					
008D	Harefield Mews		14	Commercial	Completed
008D	Endwell Road	Bridge House	100-106	Commercial	Completed
008D	Brockley Road		185	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
180 unconverted houses	620 properties < 130m2	490 1 or 2 bedrooms
340 purpose built flats	10 properties 130 – 139 m2	130 3 bedrooms
190 flats converted from houses	20 properties 140-149 m2	60 4 bedrooms
10 'unknown'	20 properties 150 – 174m2	20 5+ bedrooms
	20 properties 175-200 m2	30 'Unknown'
	10 properties > 200 m2	
	30 properties 'Unknown'	

## CATFORD SOUTH WARD

### LSOA 022A

Physical Housing Characteristics	
Penberth Road, Muirkirk Road, Dowanhill Road, Braidwood Road, Killearn Road, Sandhurst Road, Glenfarg Road, St Fillans Road	Small scale two storey terraced Edwardian housing

Conversion History 2006 – May 2011	
022A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
630 unconverted houses	630 properties < 130m2	230 1 or 2 bedrooms
30 flats converted from houses	10 properties 140-149 m2	420 3 bedrooms
	20 properties 150 – 174m2	10 4 bedrooms

### LSOA 022B

Physical Housing Characteristics	
Dowanhill Road, Balloch Road, Birkhall Road, Torridon Road, Ardgowan Road, Minard Road, Hazelbank Road, Brownhill Road	Two storey terraced Edwardian housing

Conversion History 2006 – May 2011	
022B	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	480 properties < 130m2	130 1 or 2 bedrooms
10 purpose built flats	60 properties 130 – 139 m2	360 3 bedrooms
70 flats converted from houses		40 4 bedrooms
		10 5+ bedrooms

### LSOA 022C

Physical Housing Characteristics	
Brownhill Road, Torridon Road, Ardgowan Road, Minard Road, Broadfield Road, Wellmeadow Road, Sandhurst Road, Verdant Lane, Dowanhill Road	Mostly two storey terraced Edwardian housing of varying size

Conversion History 2006 – May 2011					
022C	Wellmeadow Road		123	RESIDENTIAL	Completed
022C	Wellmeadow Road		135	RESIDENTIAL	Completed

022C	Dowanhill Road		14	RESIDENTIAL	Completed
022C	Verdant Lane	Upper Floors	92	RESIDENTIAL	Completed
022C	Brownhill Road		314	RESIDENTIAL	Started
022C	Broadfield Road		12	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
310 unconverted houses	420 properties < 130m2	300 1 or 2 bedrooms
30 purpose built flats	60 properties 130 – 139 m2	150 3 bedrooms
270 flats converted from houses	50 properties 140-149 m2	110 4 bedrooms
10 'unknown'	30 properties 150 – 174m2	30 5+ bedrooms
	10 properties 175-200 m2	20 'Unknown'
	30 properties > 200 m2	
	20 properties 'Unknown'	

#### **LSOA 022D**

Physical Housing Characteristics	
Torridon Road, Ardgowan Road, Minard Road, Broadfield Road, Dowanhill Road, Wellmeadow Road, Hafton Road, Verdant Lane, Hazelbank Road, Brownhill Road	Two storey terraced Edwardian housing

Conversion History 2006 – May 2011				
022D	Wellmeadow Road	204	RESIDENTIAL	Completed
022D	Broadfield Road	5	RESIDENTIAL	Completed
022D	Broadfield Road	62	RESIDENTIAL	Submitted
022D	Hazelbank Road	40	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
420 unconverted houses	450 properties < 130m2	240 1 or 2 bedrooms
200 flats converted from houses	140 properties 130 – 139 m2	260 3 bedrooms
10 'unknown'	30 properties 140-149 m2	120 4 bedrooms
	10 properties 'unknown'	10 'unknown'

#### **LSOA 022E**

Physical Housing Characteristics	
Brownhill Road, Arngask Road, Fordel Road, Glenfarg Road, Sandhurst Road, Torridon Road, St Fillans Road	Two storey terraced Edwardian housing of varying size

#### **Conversion History 2006 – May 2011**

022E	Brownhill Road	r/o	226	Commercial	Completed
022E	Brownhill Road	r/o	224	Commercial	Completed
022E	Brownhill Road	1st & 2nd Floors	244	RESIDENTIAL	Submitted
022E	Fordel Road		81	RESIDENTIAL	

VOA Data		
Property Type	Floorspace	No. of Bedrooms
500 unconverted houses	550 properties < 130m2	190 1 or 2 bedrooms
30 purpose built flats	60 properties 130 – 139 m2	420 3 bedrooms
110 flats converted from houses	20 properties 140-149 m2	20 4 bedrooms
	10 properties 'unknown'	10 5+ bedrooms
		10 'Unknown'

### **LSOA 025A**

Physical Characteristics	
Burleigh Walk, St Fillans Road, Culverley Road, Bargery Road, Penerley Road, Arran Road, Thornsbeach Road, Sandhurst Road	Mostly large semi detached Edwardian housing over two floors

Conversion History 2006 – May 2011					
025A	Bromley Road		115	RESIDENTIAL	Completed
025A	Culverley Road		169	RESIDENTIAL	Completed
025A	Sandhurst Road	First & Second Floors	3a Sandhurst Market	RESIDENTIAL	Completed
025A	Sandhurst Road	Upper Floors	5 Sandhurst Market	RESIDENTIAL	Completed
025A	Sandhurst Road	Upper Floors	6 Sandhurst Market	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
290 unconverted houses	360 properties < 130m2	330 1 or 2 bedrooms
50 purpose built flats	20 properties 130 – 139 m2	100 3 bedrooms
290 flats converted from houses	20 properties 140-149 m2	140 4 bedrooms
10 flats converted from commercial property	10 properties 150 – 174m2	40 5+ bedrooms
20 'unknown'	150 properties 175-200 m2	50 'Unknown'
	60 properties > 200 m2	
	50 properties 'Unknown'	

### **LSOA 025B**

Physical Housing Characteristics	
Abbotshall Road, Muirkirk Road, Merchiston Road, Ardoch Road, Thornsbeach Road, Penderry Rise, Birkhall Road, Hazelbank Road	Mostly small scale two storey terraced Edwardian housing

Greenside Close	Modern two storey terraces
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Conversion History 2006 – May 2011				
025B	Abbotshall Road	67	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
540 unconverted houses	560 properties < 130m2	200 1 or 2 bedrooms
20 purpose built flats	40 properties 130 – 139 m2	390 3 bedrooms
70 flats converted from houses	20 properties 140-149 m2	40 4 bedrooms
20 'unknown'	10 properties 150 – 174m2	20 'Unknown'
	20 properties 'Unknown'	

### LSOA 025C

Physical Housing Characteristics	
Penerley Road, Bargery Road, Inchmery Road, Arran Road, Newquay Road, Crantock Road, Bromley Road	Mostly larger semi detached Edwardian housing
Barmeston Road, Aitken Road, Charsley Road	More mixed smaller Edwardian terraces and semi detached houses

Conversion History 2006 – May 2011					
025C	Inchmery Road		12	Commercial	Completed
025C	Bromley Road		65	Extension	Submitted
025C	Bromley Road		97	RESIDENTIAL	Completed
025C	Bromley Road	Ground Floor	115	RESIDENTIAL	Completed
025C	Bromley Road		131	RESIDENTIAL	Completed
025C	Bargery Road		12	RESIDENTIAL	Completed
025C	Barmeston Road		5	RESIDENTIAL	Completed
025C	Barmeston Road		4-14	Extension	Completed
025C	Barmeston Road	Roof Space	16	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
320 unconverted houses	510 properties < 130m2	440 1 or 2 bedrooms
140 purpose built flats	40 properties 130 – 139 m2	150 3 bedrooms
310 flats converted from houses	40 properties 140-149 m2	90 4 bedrooms
10 'unknown'	40 properties 150 – 174m2	70 5+ bedrooms
	60 properties 175-200 m2	30 'Unknown'
	70 properties > 200 m2	
	30 properties 'Unknown'	

**LSOA 025D****Physical Housing Characteristics**

Crantock Road, Callander Road, Daneby Road, Bellingham Road,  
Thornsbeach Road, Bromley Road

Larger 1920/1930's two storey semi detached houses, flats over shops on  
Bromley Road

**Conversion History 2006 – May 2011**

025D	Bromley Road	Ground Floor	201-203	Commercial	Completed
025D	Bromley Road	1st & 2nd Floors	201-203	RESIDENTIAL	Completed
025D	Bromley Road		205-207	RESIDENTIAL	Completed
025D	Bromley Road		231	RESIDENTIAL	Completed
025D	Bromley Road		2	RESIDENTIAL	Completed
025D	Crantock Road		2	RESIDENTIAL	Completed
025D	Bellingham Road		49	RESIDENTIAL	Submitted
025D	Bellingham Road		82	RESIDENTIAL	Completed
025D	Bellingham Road		85	RESIDENTIAL	Submitted
025D	Bellingham Road		98	RESIDENTIAL	Completed

**VOA Data**

<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
480 unconverted houses	420 properties < 130m2	140 1 or 2 bedrooms
70 purpose built flats	30 properties 130 – 139 m2	340 3 bedrooms
70 flats converted from houses	90 properties 140-149 m2	140 4 bedrooms
	70 properties 150 – 174m2	
	10 properties 175-200 m2	

## CROFTON PARK WARD

### LSOA 015A

Physical Housing Characteristics	
Bexhill Road, Rushford Road, Brightling Road, Sinclair Place, Bankhurst Road	1920/1930's semi detached houses
Salehurst Road, Glynde Street, Manwood Road	Two storey Edwardian/Victorian terraces
Ewhurst Road	Two storey terraces (modern and Edwardian/Victorian) with 1920s/1930s semi detached houses west of Manwood Road

Conversion History 2006 – May 2011				
015A	Manwood Road	145a	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
570 unconverted houses	580 properties < 130m2	60 1 or 2 bedrooms
10 purpose built flats	10 properties 140-149 m2	380 3 bedrooms
10 flats converted from houses	10 properties 150 – 174m2	130 4 bedrooms
		10 5+ bedrooms
		20 'Unknown'

### LSOA 015B

Physical Housing Characteristics	
Comerford Road, Whitbread Road, Dalrymple Road, Beecroft Road, Darfield Road, Merritt Road	Edwardian terraces ranging in size from houses over three floors to smaller two storey houses
Crofton Gate Way	Modern two storey terrace houses
Brockley Road	Terraces over two/three floors sometimes with ground floor shops

Conversion History 2006 – May 2011					
015B	Brockley Road	1st & 2nd Floors	373a	Commercial	Completed
015B	Brockley Road	1st Floor	373	Commercial	Completed
015B	Brockley Road	Upper Floors	389-391	RESIDENTIAL	Started
015B	Whitbread Road		40	RESIDENTIAL	Completed
015B	Whitbread Road		53	RESIDENTIAL	Completed
015B	Whitbread Road	Upper Floors	74b	RESIDENTIAL	Completed
015B	Beecroft Road		5	RESIDENTIAL	Completed

VOA Data	
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Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	500 properties < 130m2	360 1 or 2 bedrooms
200 purpose built flats	20 properties 130 – 139 m2	170 3 bedrooms
200 flats converted from houses	10 properties 140-149 m2	70 4 bedrooms
10 flats converted from commercial property	50 properties 150 – 174m2	50 5+ bedrooms
20 'unknown'	10 properties 175-200 m2	20 'Unknown'
	30 properties 'unknown'	

### **LSOA 015C**

Physical Housing Characteristics	
Holmesley Road, Sevenoaks Road, Otford Crescent, Brockley Rise, Brockley Hall Road, Kilgour Road, Maclean Road, Parbury Road, Eddystone Road	Two storey terraced housing mostly from the 1920's/1930s
Bartram Road, Courtrai Road, Buckthorne Road, Hazeldon Road	Two storey Victorian/Edwardian terraces
Brockley Road	Two/three storey terrace with ground floor commercial/retail
Cypress Gardens	Modern two storey terraced housing

Conversion History 2006 – May 2011				
015C	Hazeldon Road	1	RESIDENTIAL	Completed
015C	Brockley Road	396a	RESIDENTIAL	Completed
015C	Brockley Road	437-439	RESIDENTIAL	Submitted
015C	Brockley Road	437-439	Extension	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
500 unconverted houses	580 properties < 130m2	190 1 or 2 bedrooms
60 purpose built flats	10 properties 130 – 139 m2	370 3 bedrooms
60 flats converted from houses	10 properties 140-149 m2	60 4 bedrooms
10 'unknown'	20 properties 150 – 174m2	10 5+ bedrooms
	20 properties 'unknown'	10 'Unknown'

### **LSOA 015D**

Physical Housing Characteristics	
Merrit Road, Darfield Road, Lindal Road, Marnock Road, Brockley Grove, Salehurst Road, Crofton Park Road, Ewhurst Road	Mostly Two storey Edwardian terraces with some purpose built flats.
Bearstead Rise, Horsmonden Road, Sevenoaks Road	Two storey 1920s/1930s terraces

Conversion History 2006 – May 2011				
015D	Ewhurst Road	33	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	610 properties < 130m2	180 1 or 2 bedrooms
80 purpose built flats	20 properties 130 – 139 m2	360 3 bedrooms
100 flats converted from houses	20 properties 140-149 m2	100 4 bedrooms
10 'unknown'	10 properties 150 – 174m2	10 5+ bedrooms
	10 properties 'unknown'	

#### **LSOA 019A**

Physical Housing Characteristics	
Grierson Road, Parbury Road, Riseldine Road Tatnell Road	Mix of mostly two storey 1920's/1930's terraced housing and semi detached houses
Stondon Park, Brockley Rise, Lessing Street	Two storey terraces of varying styles
Honor Oak Park	Two or three storey terraces some with ground floor shops

Conversion History 2006 – May 2011					
019A	Honor Oak Park	r/o	25-43	Commercial	Submitted
019A	Honor Oak Park		8	RESIDENTIAL	Completed
019A	Stondon Park		75	RESIDENTIAL	Completed
019A	Brockley Rise	1st & 2nd Floors	58-64	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	550 properties < 130m2	300 1 or 2 bedrooms
180 purpose built flats	50 properties 130 – 139 m2	170 3 bedrooms
120 flats converted from houses	10 properties 140-149 m2	180 4 bedrooms
10 flats converted from commercial property	40 properties 150 – 174m2	20 5+ bedrooms
20 'unknown'	10 properties 175 – 200m2	30 'unknown'
	40 properties 'unknown'	

#### **LSOA 019B**

Physical Housing Characteristics	
Lowther Hill	Mix of large detached, semi-detached and smaller terraces of various styles
Duncombe Hill, Brockley View	Mix of Victorian/Edwardian semi detached houses purpose built flats
Codrington Hill	Mix of terraces of various styles over two/three floors, purpose built flat blocks and semi detached houses
Crofton Park Road, Stillness Road, Brockley Rise, Salehurst Road	Two storey terraces and semi detached houses of various styles

Conversion History 2006 – May 2011					
019B	Brockley Rise	Ground Floor	Survey House	Commercial	Submitted
019B	Codrington Hill		66	RESIDENTIAL	Completed
019B	Codrington Hill		33 & 33a	RESIDENTIAL	Completed
019B	Duncombe Hill		5 & 7	RESIDENTIAL	Completed
019B	Stillness Road		3	RESIDENTIAL	Started
019B	Stillness Road		10	RESIDENTIAL	Submitted
019B	Stillness Road		9	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
400 unconverted houses	530 properties < 130m2	240 1 or 2 bedrooms
140 purpose built flats	10 properties 130 – 139 m2	310 3 bedrooms
120 flats converted from houses	30 properties 140-149 m2	60 4 bedrooms
	20 properties 150 – 174m2	10 5+ bedrooms
	10 properties 175 – 200m2	50 'unknown'
	10 properties > 200 m2	
	50 properties 'unknown'	

#### LSOA 019C

Physical Housing Characteristics	
Ballina Street, Gabriel Street, Garthorne Road, Agnew Road, Ackroyd Road, Whatman Road, Bovill Road, Ebsworth Street	Mostly two storey Edwardian terraced housing

Conversion History 2006 – May 2011				
019C	Gabriel Street	11	RESIDENTIAL	Completed
019C	Whatman Road	23	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
360 unconverted houses	530 properties < 130m2	360 1 or 2 bedrooms
60 purpose built flats	40 properties 130 – 139 m2	260 3 bedrooms
260 flats converted from houses	20 properties 140-149 m2	40 4 bedrooms
10 'unknown'	80 properties 150 – 174m2	10 5+ bedrooms
	20 properties 'unknown'	10 'unknown'

#### LSOA 019D

Physical Housing Characteristics	
<b>Brockley Rise</b>	Mix of Victorian Edwardian terraces over two or three floors some with ground floor shops
<b>Stanstead Road</b>	Mix of housing styles and purpose built flats varying between two and three floors
<b>Beadnell Road, Herschell Road</b>	Mostly two/three storey Edwardian/Victorian terraces with a two storey modern terrace
<b>Malham Road, Wastdale Road, Dalmain Road, Grove Close, Firs Close, Ewart Road, Park Rise Road</b>	Mostly two storey modern terrace houses with some three storey modern terraces
<b>Tyrols Road</b>	Purpose built flats
<b>St. German's Road</b>	Mix of larger detached and semi detached Victorian/Edwardian houses varying between two, three and four floors

Conversion History 2006 – May 2011					
019D	Brockley Rise		29	Commercial	Completed
019D	Brockley Rise		45	Commercial	Completed
019D	Brockley Rise	1st & 2nd Floors	9	RESIDENTIAL	Completed
019D	Wastdale Road		35	RESIDENTIAL	Started
019D	Wastdale Road	Ground Floor	31	Commercial	Completed
019D	Wastdale Road		41	Commercial	Completed
019D	Wastdale Road		41	RESIDENTIAL	Completed
019D	Wastdale Road		1	Commercial	Started
019D	Wastdale Road		1	RESIDENTIAL	Started
019D	St. German's Road		17	RESIDENTIAL	Completed
019D	Stanstead Road		185	RESIDENTIAL	Completed
019D	Stanstead Road	Part ground & upper floors	199a	RESIDENTIAL	Completed
019D	Stanstead Road	Rear Ground floor	199		

VOA Data		
Property Type	Floorspace	No. of Bedrooms
190 unconverted houses	640 properties < 130m <sup>2</sup>	490 1 or 2 bedrooms
360 purpose built flats	10 properties 130 – 139 m <sup>2</sup>	140 3 bedrooms
150 flats converted from houses	10 properties 150 – 174m <sup>2</sup>	30 4 bedrooms
80 'unknown'	10 properties 175 – 200 m <sup>2</sup>	20 5+ bedrooms
	10 properties > 200 m <sup>2</sup>	90 'unknown'
	100 'unknown'	

## **LSOA 019E**

Physical Housing Characteristics	
<b>Brockley Park, Ravensbourne Road, St. German's Road, Montem Road</b>	Mix of houses and styles over two/three/four floors
<b>Stanstead Road</b>	Mix of detached, semi detached and terraced housing over three/four floors with some purpose built flats

<b>Steucers Lane, Buckingham Lane, Osborne Lane, Owens Way, Desmond Tutu Drive</b>	Two/three storey modern terraced housing
<b>Segal Close</b>	Modern detached two storey houses
<b>Blythe Hill Lane, Blythe Close, Blythe Hill</b>	Mix of two storey terraced and semi detached 1920's/30s houses

<b>Conversion History 2006 – May 2011</b>				
019E	Ravensbourne Road	48	RESIDENTIAL	Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
320 unconverted houses	750 properties < 130m2	560 1 or 2 bedrooms
280 purpose built flats	10 properties 130 – 139 m2	180 3 bedrooms
210 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
30 'unknown'	10 properties 150 – 174m2	20 5+ bedrooms
	10 properties 175 – 200 m2	50 'unknown'
	10 properties > 200 m2	
	40 'unknown'	

## DOWNHAM WARD

### LSOA 032A

Physical Housing Characteristics	
Ballantyne Road, Reigate Road, Galahad Road, Shroffold Road, Downham Way, Ivorydown, Gareth Grove, Geraint Road	Mostly two storey cottage style terraced housing
Baring Road	Larger houses and semi detached dwellings

Conversion History 2006 – May 2011				
032A	Baring Road	396	RESIDENTIAL	Submitted
032A	Baring Road	396	Extension	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
620 unconverted houses	690 properties < 130m2	380 1 or 2 bedrooms
40 purpose built flats		270 3 bedrooms
30 flats converted from houses		40 4 bedrooms

### LSOA 032B

Physical Housing Characteristics	
Lancelot Road, Ivorydown, Downham Way, Moorside Road, Durham Hill	Mostly two storey cottage style terraced housing

Conversion History 2006 – May 2011					
032B	Downham Way	Conversion and alteration of former Doctor's Surgery	481-483	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
530 unconverted houses	590 properties < 130m2	240 1 or 2 bedrooms
60 purpose built flats	10 'unknown'	280 3 bedrooms
10 flats converted from houses		80 4 bedrooms
		10 'unknown'

### LSOA 032C

Physical Housing Characteristics	
Lancelot Road, Shroffold Road, Capstone Road, Lamerock Road, Tristan Road, Camlan Road, Northover, Durham Hill, Gittens Close, Woodbank Road	Mostly two storey cottage style terraced housing

Conversion History 2006 – May 2011	
032C	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
540 unconverted houses	590 properties < 130m2	340 1 or 2 bedrooms
40 purpose built flats		220 3 bedrooms
10 flats converted from houses		20 'unknown'

#### **LSOA 032D**

Physical Housing Characteristics	
Nubia Way, Shroffold Road, Moorside Road, Capstone Road, Churchdown, Ravenscar Road, Wrenthorpe Road, Bankfoot Road, Cinderford Way, Downham Way	Mostly two storey cottage style terraced housing

Conversion History 2006 – May 2011				
032D	Churchdown	Former Downham Health Centre	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
500 unconverted houses	570 properties < 130m2	230 1 or 2 bedrooms
30 purpose built flats		300 3 bedrooms
20 flats converted from houses		40 4 bedrooms
10 flats converted from commercial properties		
10 'other'		

#### **LSOA 032E**

Physical Housing Characteristics	
Downham Way, Valeswood Road, Wittersham Road, Goudhurst Road, Butts Road, Boyland Road, Pontefract Road, Rangefield Road	Mostly two storey cottage style terraced housing

Conversion History 2006 – May 2011	
032E	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
430 unconverted houses	500 properties < 130m2	250 1 or 2 bedrooms
60 purpose built flats		210 3 bedrooms
10 flats converted from houses		50 4 bedrooms

#### **LSOA 036A**

Physical Housing Characteristics	
Rangefield Road, Farmfield Road, Arcus Road, Glenbow Road, Swiftsden Way, Hildenborough Gardens, Beechmont Close	Mostly two storey cottage style terraced housing

Conversion History 2006 – May 2011	
036A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
460 unconverted houses	640 properties < 130m2	380 1 or 2 bedrooms
170 purpose built flats		230 3 bedrooms
		30 4 bedrooms

#### LSOA 036B

Physical Housing Characteristics	
Bromley Hill	Two storey cottage style terraced housing
Ashgrove Road, Calmont Road, Coniston Road	Two storey semi detached 1920/1930s houses
Ambleside, Belgravia Gardens	Two or three storey modern terraced housing
Hillbrow Road	Mix of purpose built modern flats and detached houses

Conversion History 2006 – May 2011	
036B	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
390 unconverted houses	430 properties < 130m2	170 1 or 2 bedrooms
130 purpose built flats	30 properties 130 – 139 m2	260 3 bedrooms
10 'unknown'	30 properties 140 – 149 m2	80 4 bedrooms
	20 properties 150 – 174m2	10 'unknown'
	10 properties 175 – 200 m2	
	10 'unknown'	

#### LSOA 036C

Physical Housing Characteristics	
Farmfield Road, Downham Way, Oakridge Road, Downderry Road, Wrenthorpe Road, Keedonwood Road, Rangefield Road	Two storey cottage style terraced housing
Bromley Road	Shops with flats above

Conversion History 2006 – May 2011	
036C	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
640 unconverted houses	750 properties < 130m2	340 1 or 2 bedrooms
110 purpose built flats		400 3 bedrooms
		20 4 bedrooms

#### LSOA 036D

Physical Housing Characteristics	
<b>Ansford Road, Chelford Road, Benbury Close, Brangbourne Road</b>	Two storey 1920s/1930s terraces
<b>Primrose Close, Chestnut Close, Bourneside Gardens, Melfield Gardens</b>	Two storey modern terraces and blocks of purpose built flats
<b>Bromley Road</b>	Blocks of purpose built flats and two storey 1920s/1930 terraces
<b>Southend Lane</b>	Semi detached 1920/1930 houses and a small terrace
<b>Blacklands Lane</b>	Semi detached 1920s/1930s houses
<b>Beckenham Hill Road</b>	Mix of purpose built flats and two/three floor detached and semi detached houses

Conversion History 2006 – May 2011	
<b>036D</b>	<b>No Conversions</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
390 unconverted houses	660 properties < 130m2	290 1 or 2 bedrooms
290 purpose built flats	10 properties 130 – 139 m2	360 3 bedrooms
10 flats converted from houses	20 properties 140 – 149 m2	40 4 bedrooms
	10 properties 150 – 174m2	10 5+ bedrooms
	10 'unknown'	10 'unknown'

#### LSOA 036E

Physical Housing Characteristics	
<b>Bromley Road</b>	Shops with flats above and two storey cottage style terraces
<b>Downham Way, Fieldside Road</b>	Two storey cottage style terraces
<b>Old Bromley Road</b>	Blocks of purpose built flats and two storey cottage style terraces
<b>Bamford Road, Dainford Close, Brangbourne Road</b>	Two storey 1920/1930 terraces and blocks of flats
<b>Cress Mews, Downham Lane</b>	Modern two storey development

Conversion History 2006 – May 2011					
036E	Downham Way	Ground Floor	80	RESIDENTIAL	Completed
036E	Bromley Road	1st, 2nd & 3rd Floors	496-500	RESIDENTIAL	Completed

**VOA Data**

<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
330 unconverted houses	590 properties < 130m2	250 1 or 2 bedrooms
260 purpose built flats	10 'unknown'	310 3 bedrooms
		40 4 bedrooms
		10 'unknown'

## EVELYN WARD

### LSOA 001A

Physical Housing Characteristics	
Grove Street, Windlass Place, Dragoon Road, Bowditch, Eddystone Tower	Purpose built flats

Conversion History 2006 – May 2011	
001A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
620 purpose built flats	620 properties < 130m2	480 1 or 2 bedrooms
	10 'unknown'	110 3 bedrooms
		20 4 bedrooms
		10 'unknown'

### LSOA 001B

Physical Housing Characteristics	
Somerfield Street, Sketchley Gardens, Alpine Road, Island Road, Lambourne Grove, Goldsworth Gardens, Silwood Street, Concorde Way, Marley Street, Leather Road, Regeneration Road	Mix of two storey terraces, and purpose built flats

Conversion History 2006 – May 2011	
001B	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
220 unconverted houses	550 properties < 130m2	380 1 or 2 bedrooms
350 purpose built flats	10 properties 140 – 149 m2	140 3 bedrooms
	10 'unknown'	20 4 bedrooms
		10 5+ bedrooms
		10 'unknown'

### LSOA 001C

Physical Characteristics	
Alloa Road, Hicks Street, Crooke Road, Evelyn Street, Scawen Road	Two or three storey Edwardian terraces
Trundleys Road, Sybil Phoenix Close, John Silkin Lane, Greenland Mews	Two or three storey terraces and purpose built flats

Conversion History 2006 – May 2011	
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001C	Trundleys Road		147	RESIDENTIAL	Completed
001C	Trundleys Road	Flats 1 & 2	131	RESIDENTIAL	Completed
001C	Scawen Road		15	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
340 unconverted houses	570 properties < 130m2	430 1 or 2 bedrooms
200 purpose built flats	20 properties 130 – 139 m2	110 3 bedrooms
100 flats converted from houses	10 properties 150 – 174 m2	60 4 bedrooms
60 'unknown'	10 properties 175 - 200m2	10 5+ bedrooms
	90 'unknown'	90 'unknown'

#### LSOA 001D

Physical Housing Characteristics	
<b>Capstan Road, Enterprize Way, Jodane Road, Aragon Tower, The Colonnade, Longshore, Barfleur Lane, Tariff Crescent, Deptford Strand</b>	Modern blocks of purpose built flats of various sizes and styles, interspersed with a small number of modern two storey terraces and converted Georgian buildings.

Conversion History 2006 – May 2011					
001D	Jodane Road	Fleming House Nursing Home	28	Commercial	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
120 unconverted houses	740 properties < 130m2	590 1 or 2 bedrooms
670 purpose built flats	30 properties 130 – 139 m2	140 3 bedrooms
20 flats converted from houses	120 'unknown'	50 4 bedrooms
10 flats converted from commercial premises'		120 'unknown'
80 'unknown'		

#### LSOA 001E

Physical Housing Characteristics	
<b>Oxestalls Road, Plough Way, Evelyn Street, Sapphire Road, Clayton Drive, Rainsborough Avenue, Croft Street</b>	Mostly blocks of purpose built flats of various sizes
<b>Acacia Close, Woodruff Mews, Carteret Way, Hockett Close, Kempthorne Road</b>	Modern two/three storey terraced housing

Conversion History 2006 – May 2011	
001E	No conversions

VOA Data		
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Property Type	Floorspace	No. of Bedrooms
120 unconverted houses	730 properties < 130m2	570 1 or 2 bedrooms
610 purpose built flats	40 'unknown'	140 3 bedrooms
30 'unknown'		20 4 bedrooms
		30 'unknown'

#### **LSOA 002A**

Physical Housing Characteristics	
Gosterwood Street, Etta Street, Rolt Street, Trundleys Road	Two storey Edwardian terraces
Childers Street, Pilot Close, Royal Close, Alexandra Close	Purpose built flats of various types
Abinger Grove, Trim Street, Kerry Road, Kerry Path	Two storey modern terraced housing
Royal Close	Single storey modern terraced dwellings

Conversion History 2006 – May 2011	
002A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	630 properties < 130m2	390 1 or 2 bedrooms
290 purpose built flats	30 'unknown'	120 3 bedrooms
110 flats converted from houses		80 4 bedrooms
10 'unknown'		10 5+ bedrooms
		60 'unknown'

#### **LSOA 002B**

Physical Housing Characteristics	
Grinstead Road, Evelyn Street, Leeway, Millard Road, Grove Street	Mostly purpose built blocks of flats, with a few two storey modern terraces and Edwardian/Victorian terraces

Conversion History 2006 – May 2011	
002B	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
50 unconverted houses	700 properties < 130m2	510 1 or 2 bedrooms
590 purpose built flats	10 properties 175 – 200 m2	130 3 bedrooms
70 flats converted from houses		20 4 bedrooms
10 flats converted from commercial premises		10 5+ bedrooms
		50 'unknown'

**LSOA 002C**

<b>Physical Housing Characteristics</b>	
<b>Dacca Street, Prince Street, Czar Street, Evelyn Street, Staunton Street, New King Street, Watergate Street, Sayes Court Street, Barnes Terrace</b>	Mostly purpose built flats in blocks of various sizes

<b>Conversion History 2006 – May 2011</b>					
002C	Evelyn Street	Former Public House	321	Extension	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
50 unconverted houses	640 properties < 130m2	450 1 or 2 bedrooms
600 purpose built flats	20 properties 'unknown'	170 3 bedrooms
10 'unknown'		20 4 bedrooms
		30 'unknown'

**LSOA 002D**

<b>Physical Housing Characteristics</b>	
<b>Evelyn Street</b>	Retail on ground floor with flats over
<b>Alverton Street, Rolt Street, Dorking Close, Pilot Close, Taylor Close, Abinger Grove, Stanton Street</b>	Mostly flats in purpose built blocks of various sizes. Small number of modern two storey terraced houses

<b>Conversion History 2006 – May 2011</b>	
002D	No conversions

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
20 unconverted houses	600 properties < 130m2	420 1 or 2 bedrooms
580 purpose built flats	20 'unknown'	160 3 bedrooms
20 'unknown'		20 4 bedrooms
		20 'unknown'

**LSOA 002E**

<b>Physical Housing Characteristics</b>	
<b>Edward Street, Ffinch Street, Evelyn Street</b>	Purpose built flats
<b>Deptford High Street</b>	Flats over shops in retail street
<b>Lamerton Street, Beech Close, Larch Close, Walnut Close, Mary Ann Buildings</b>	Two/three storey terraced houses
<b>Albury Street</b>	Small Georgian terraced houses over three floors

Conversion History 2006 – May 2011					
002E	New King Street	The Navy Arms PH	60	Commercial	Completed
002E	New King Street	Osborne Arms	14	Commercial	Submitted
002E	King Street	Upper Floors Harp of Erin PH	2-4	RESIDENTIAL	Submitted
002E	Deptford High Street		215	RESIDENTIAL	Completed
002E	Deptford High Street	1st & 2nd Floors	150	RESIDENTIAL	Completed
002E	Deptford High Street	1st & 2nd Floors	209	RESIDENTIAL	Completed
002E	Deptford High Street	1st & 2nd Floors	189	RESIDENTIAL	Submitted
002E	Deptford High Street	r/o	197-199	Extension	Submitted
002E	Albury Street	1st & 2nd Floors	11	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
120 unconverted houses	550 properties < 130m2	450 1 or 2 bedrooms
460 purpose built flats	10 properties 130 – 139 m2	90 3 bedrooms
20 flats converted from houses	10 properties 140 – 149 m2	30 4 bedrooms
10 flats converted from commercial property	70 'unknown'	80 'unknown'
50 'unknown'		

## FOREST HILL WARD

### LSOA 021A

Physical Housing Characteristics	
Tewkesbury Avenue, Woodcombe Crescent, Westwood Park	Two storey semi detached 1920/1930 houses
Ringmore Rise, Liphook Crescent, Rocombe Crescent	Mix of styles of larger detached and semi detached houses
Honor Oak Road, Westwood Park, The Hermitage, Horniman Drive	Mix of purpose built flats, and larger detached, semi detached houses and terraces in various styles
Wood Vale, Ewelme Road	Two/three storey Victorian/Edwardian larger semi detached and terraced houses
Amroth Close	Modern two/three storey terraced housing
Park Hill	Purpose built flats

Conversion History 2006 – May 2011				
021A	Honor Oak Road	70a	RESIDENTIAL	Completed
021A	Ewelme Road	29	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	440 properties < 130m2	230 1 or 2 bedrooms
130 purpose built flats	40 properties 130 – 139 m2	180 3 bedrooms
70 flats converted from houses	40 properties 140 – 149 m2	120 4 bedrooms
50 'unknown'	10 properties 150 – 174m2	20 5+ bedrooms
	20 properties 175 – 200 m2	60 'unknown'
	10 properties > 200 m2	
	50 'unknown'	

### LSOA 021B

Physical Housing Characteristics	
Honor Oak Road, Manor Mount, Devonshire Road	Mix of large detached, semi detached houses and purpose built flats
Waldenshaw Road	Victorian/Edwardian terrace and semi detached over four floors
Davids Road/Pearcefield Avenue	Mostly Victorian/Edwardian terraces over two or three floors
London Road	Mix of flats over shops, blocks of flats and semi detached Victorian houses over three floors
Taymount Rise	Mix of terraces and various styles and sizes of houses
Foresthorne Close and Century Yard	Two and three storey modern terraced houses
Dartmouth Road	Purpose built flats and flats over shops
Noel Terrace	Mostly Purpose built flats
Havelock Walk	Workshops converted into Live/work units
The Park	Two detached converted houses

Conversion History 2006 – May 2011					
021B	Manor Mount		4-6	Commercial	Completed
021B	Manor Mount		1	RESIDENTIAL	Started
021B	Havelock Walk		7	Commercial	Submitted
021B	Havelock Walk		9	Commercial	Completed
021B	Havelock Walk		13	Commercial	Completed
021B	London Road	1st Floor	26-28	Commercial	Completed
021B	London Road	Upper Floors	10-12	Commercial	Submitted
021B	London Road	Hamlet House	Flat 10	RESIDENTIAL	Started
021B	Dartmouth Place		Nelson Hall	Commercial	Completed
021B	Dartmouth Road	Upper Floors & Basement	11	RESIDENTIAL	Completed
021B	Dartmouth Road	Upper Floors	13	Commercial	Completed
021B	Dartmouth Road	Ground Floor	14	Commercial	Submitted
021B	Dartmouth Road	Upper Floors	19	Commercial	Completed
021B	Dartmouth Road	r/o (adj. Century Yard)	24-28	Commercial	Submitted
021B	Dartmouth Road	Part of lower and ground floors	29	Commercial	Completed
021B	Dartmouth Road	1st & 2nd Floors	4a	Commercial	Completed
021B	Dartmouth Road	Upper Floor	53c	Commercial	Completed
021B	Dartmouth Road	r/o	39	RESIDENTIAL	Completed
021B	Pearcefield Avenue		17	Commercial	Started
021B	David's Road		15	Commercial	Submitted
021B	David's Road		15	Extension	Submitted
021B	David's Road	Basement	13	RESIDENTIAL	Completed
021B	Devonshire Road	Upper Floors	3	RESIDENTIAL	Submitted
021B	Devonshire Road	Old Posting Office	61	Commercial	Submitted
021B	Noel Terrace		1	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
110 unconverted houses	870 properties < 130m2	710 1 or 2 bedrooms
510 purpose built flats	10 properties 130 – 139 m2	190 3 bedrooms
300 flats converted from houses	10 properties 150 - 174 m2	30 4 bedrooms
30 flats converted from commercial premises	20 properties > 200m2	20 5+ bedrooms
10 'Other'	70 properties 'unknown'	40 'unknown'
20 'unknown'		

#### LSOA 021C

Physical Housing Characteristics	
Westwood Park, Ringmore Rise	Semi detached 1920/1930 houses
Wood Vale	Mix of three/four storey Victorian/Edwardian terraces, semi detached houses and purpose built flats
Canonbie Road, Netherby Road	Mix of styles and sizes with detached semi detached and terraces and some purpose built flats
Forest Hill Road	Mix of large detached/semi detached houses
Sydmons Court	Purpose built flats
Buckley Close	Modern two storey terrace

Conversion History 2006 – May 2011				
021C	Netherby Road	7	RESIDENTIAL	Completed
021C	Wood Vale	118	RESIDENTIAL	Completed
021C	Wood Vale	116	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
320 unconverted houses	470 properties < 130m2	220 1 or 2 bedrooms
240 purpose built flats	30 properties 130 – 139 m2	270 3 bedrooms
60 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
20 'unknown'	40 properties 150 – 174m2	70 5+ bedrooms
	20 properties 175 – 200 m2	40 'unknown'
	40 properties > 200 m2	
	30 'unknown'	

#### LSOA 021D

Physical Housing Characteristics	
Honor Oak Park, Honor Oak Road, Hengrave Road, Devonshire Road	Mix of large detached and semi detached houses, and purpose built flats, and terraces of various styles
Boveney Road and Dunoon Road	Mix of semi detached, large detached, modern terraces over three floors and purpose built flats
Bowmans Lea, Montgomerie Mews, Haredon Close	Modern terraces and town houses over three floors
Greystead Road, Ivestor Terrace	Purpose flats and modern two storey terrace
Walters Way	Small two storey detached houses

Conversion History 2006 – May 2011				
021D	Devonshire Road	226a	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
290 unconverted houses	490 properties < 130m2	3000 1 or 2 bedrooms
110 purpose built flats	10 properties 130 – 139 m2	160 3 bedrooms
200 flats converted from houses	10 properties 140 – 149 m2	80 4 bedrooms

10 'unknown'	30 properties 150 – 174m2	70 5+ bedrooms
	30 properties 175 – 200 m2	10 'unknown'
	30 properties > 200 m2	
	20 'unknown'	

## **LSOA 021E**

<b>Physical Characteristics</b>	
<b>Fairlie Gardens, Tyson Road, Benson Road, Ewelme Road, Devonshire Road, Honor Oak Road</b>	Mix of larger detached, semi detached houses in various styles and purpose built flats
<b>Talmage Close, Shirburn Close, Crowmarsh Gardens, Haseley End</b>	Mix of purpose built flats in four storey blocks and storey modern terraces

<b>Conversion History 2006 – May 2011</b>				
021E	Devonshire Road	87	Commercial	Completed
021E	Devonshire Road	136	RESIDENTIAL	Completed
021E	Devonshire Road	86	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
170 unconverted houses	540 properties < 130m2	370 1 or 2 bedrooms
210 purpose built flats	10 properties 130 – 139 m2	150 3 bedrooms
260 flats converted from houses	30 properties 150 - 174 m2	50 4 bedrooms
10 'unknown'	10 properties 175 - 200m2	40 5+ bedrooms
	20 properties > 200 m2	40 'unknown'
	30 'unknown'	

## **LSOA 028A**

<b>Physical Housing Characteristics</b>	
<b>Derby Crescent, Derby Hill Crescent, Radlet Avenue, Thorpewood Avenue, Round Hill</b>	1920/1930's two storey semi detached and terraced houses
<b>Sydenham Park Road</b>	Mix of styles large detached houses
<b>Sydenham Park</b>	Mix of large detached and terraced houses and purpose built flats
<b>Albion Villas Road and Redberry Grove</b>	Semi detached houses of various sizes and styles
<b>Longfield Crescent. Windley Close, Torcross Drive</b>	Purpose built flats and maisonettes and two storey modern terraces
<b>Suncroft Place</b>	Two storey modern terraced housing
<b>Clyde Terrace</b>	Purpose built blocks of flats some with ground floor retail/commercial uses
<b>Dartmouth Road</b>	Purpose built flats and flats over shops

<b>Conversion History 2006 – May 2011</b>					
028A	Dartmouth Road	Lower & Ground Floors	81-83	Commercial	Submitted
028A	Dartmouth Road		77a	RESIDENTIAL	Completed

028A	Dartmouth Road	1st & 2nd Floors	81-83a	RESIDENTIAL	Completed
028A	Shrublands Close	William Wood House	11a	Commercial	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	910 properties < 130m2	660 1 or 2 bedrooms
580 purpose built flats	20 properties 130 – 139 m2	180 3 bedrooms
120 flats converted from houses	10 properties 140 – 149 m2	100 4 bedrooms
10 flats converted from commercial properties	10 properties 150 – 174m2	20 5+ bedrooms
10 'unknown'	10 properties > 200 m2	10 'unknown'
	10 'unknown'	

#### **LSOA 028B**

Physical Housing Characteristics	
Radlet Avenue, Thorpewood Avenue	1920's two storey semi detached houses
Featherstone Avenue, Shackleton Close, Otto Close, Heathedge, Julian Taylor Path	Purpose built flats and maisonettes
Rose Court Kirkdale, Knapdale Close, Grizedale Terrace	Two storey modern terraces
Sydenham Rise and Little Brownings, Eliot Bank, Grassmount	Two and three storey terraced town houses and purpose built flats
Sydenham Hill	Mix of blocks of flats and large detached houses

Conversion History 2006 – May 2011					
028B	Sydenham Hill	Former Kitchen Mais House	44	Commercial	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
230 unconverted houses	630 properties < 130m2	440 1 or 2 bedrooms
500 purpose built flats	50 properties 130 – 139 m2	200 3 bedrooms
10 flats converted from commercial properties	10 properties 140 – 149 m2	50 4 bedrooms
10 'unknown'	20 properties 150 – 174m2	30 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'
	10 'unknown'	

#### **LSOA 028C**

Physical Housing Characteristics	
Sydenham Hill, Sydenham Hill Estate, Arbury Terrace, Droitwich Close, Oaksford Avenue, Plane Street, Springfield Rise, Rosamond Street, Dallas Road, Mill Gardens	Purpose built flats and two and three storey modern terraces

Conversion History 2006 – May 2011	
028C	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
110 unconverted houses	600 properties < 130m2	350 1 or 2 bedrooms
510 purpose built flats	30 'unknown'	190 3 bedrooms
10 flats converted from houses		40 4 bedrooms
		40 'unknown'

### LSOA 028D

Physical Housing Characteristics	
Sydenham Hill	Purpose built flats
Lammas Green, Halifax Street, Mount Ash Road	Two or three storey cottage style terraces
Kelvin Grove, Mount Gardens, Charlecote Grove, Kirkdale, Panmure Road	Various styles of detached, terraced and semi detached houses
Fransfield Grove	Two storey Victorian/Edwardian terrace
Cheeseman Street and Brickwood Close	Two storey modern terraces
Dartmouth Road	Victorian/Edwardian two/three storey terrace with ground floor commercial

Conversion History 2006 – May 2011					
028D	Dartmouth Road		180	Commercial	Completed
028D	Dartmouth Road		251	Commercial	Completed
028D	Dartmouth Road		88	RESIDENTIAL	Completed
028D	Dartmouth Road		245-249	Commercial	Completed
028D	Dartmouth Road	Ground Floor Shop	184	Commercial	Completed
028D	Dartmouth Road	Third Floor	245-249	Extension	Completed
028D	Kirkdale	Building r/o	161	Commercial	Started
028D	Kirkdale	1st & 2nd Floor	155	RESIDENTIAL	Completed
028D	Kirkdale	1st & 2nd Floor	161	RESIDENTIAL	Submitted
028D	Kirkdale		101	Extension	Submitted
028D	Panmure Road	Basement	32	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
340 unconverted houses	650 properties < 130m2	390 1 or 2 bedrooms
230 purpose built flats	10 properties 130-139m2	250 3 bedrooms
130 flats converted from houses	10 properties 140-149m2	40 4 bedrooms
50 'unknown'	10 properties 150-174m2	10 5+ bedrooms
	10 properties 175-200m2	70 'unknown'

	10 properties > 200m2	
	60 properties 'Unknown'	

## GROVE PARK WARD

### LSOA 023A

Physical Housing Characteristics	
Baring Road, Pragnell Road, Coopers Road, Garden Close, Somertrees Avenue	Two storey detached, semi detached and terraced 1920s/1930s houses
Le May Avenue	Purpose built flats and two storey 1920/1930s terraces
Sandstone Road, Dilhorne Close, Baring Close, Palace View, Pegley Gardens	Blocks of purpose built flats and maisonettes
Hope Close, Chinbrook Road, Hoser Avenue, Napier Court	Two/three storey modern semi detached and terraced housing

Conversion History 2006 – May 2011	
023A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
320 unconverted houses	600 properties < 130m2	450 1 or 2 bedrooms
350 purpose built flats	40 properties 130 – 139 m2	200 3 bedrooms
40 flats converted from houses	10 properties 140 – 149 m2	20 4 bedrooms
40 'unknown'	10 properties 150 – 174m2	10 5+ bedrooms
	10 properties 175 – 200 m2	70 'unknown'
	10 properties > 200 m2	
	70 'unknown'	

### LSOA 023B

Physical Housing Characteristics	
Rayford Avenue, Waite Davies Road, Linchmere Road, Helder Grove	Two storey 1920/1930 semi detached and terraced houses and some modern terraces
Ronver Road	Mix of Edwardian two storey terraces, 1920s/1930s semi detached house and purpose built flats
Summerfield Street, Horncastle Road	Two storey modern terraces and semi detached
Baring Road	Mix of large three/four floor terraces
Burnt Ash Hill	Mix of larger detached houses and purpose built flats
Horncastle Close	Detached Houses

Conversion History 2006 – May 2011				
023B	Burnt Ash Hill	104	Commercial	Completed
023B	Ronver Road	45	RESIDENTIAL	Completed

VOA Data	
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Property Type	Floorspace	No. of Bedrooms
390 unconverted houses	670 properties < 130m2	390 1 or 2 bedrooms
130 purpose built flats	10 properties 150 - 174 m2	260 3 bedrooms
180 flats converted from houses	10 properties 175 - 200 m2	10 4 bedrooms
10 'unknown'	10 'unknown'	10 5+ bedrooms
		40 'unknown'

#### **LSOA 023C**

Physical Housing Characteristics	
<b>Horncastle Road, Kingshurst Road, Woodyates Road, Guibal Road</b>	Mostly semi detached 1920/1930 houses with some terrace houses, and modern three storey terraces
<b>Corona Road, Elwyn Gardens, Danescombe, Winn Road, Melrose Close, Ratcliffe Close</b>	Mostly semi detached 1920/1930 houses with some terrace houses and purpose built flats
<b>Burnt Ash Hill</b>	Mixture of purpose built flats and large detached houses

Conversion History 2006 – May 2011				
<b>023C</b>	<b>Burnt Ash Hill</b>	<b>77</b>	<b>RESIDENTIAL</b>	<b>Submitted</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
380 unconverted houses	590 properties < 130m2	300 1 or 2 bedrooms
230 purpose built flats	10 properties 130 – 139 m2	280 3 bedrooms
30 flats converted from houses	10 properties 175 – 200 m2	40 4 bedrooms
20 'unknown'	30 'unknown'	10 5+ bedrooms
		30 'unknown'

#### **LSOA 023D**

Physical Housing Characteristics	
<b>Burnt Ash Hill, Bramdean Crescent, Bramdean Gardens, Harland Road, Baring Road, Ashwater Road, Farmcote Road</b>	Two storey 1920/30s semi detached and terraced houses and purpose built flats
<b>Gables Close</b>	Purpose built flats and two storey modern terraces

Conversion History 2006 – May 2011	
<b>023D</b>	<b>No conversions</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
490 unconverted houses	640 properties < 130m2	220 1 or 2 bedrooms
180 purpose built flats	10 properties 130 – 139 m2	430 3 bedrooms
10 flats converted from houses	10 properties 150 - 174 m2	10 4 bedrooms

	10 properties > 200 m2	
	10 'unknown'	

### **LSOA 023E**

<b>Physical Housing Characteristics</b>	
<b>Baring Road Winn Road, Guibal Road Kingsand Road, Burnt Ash Hill, Senlac Road, Exford Road, Exford Gardens</b>	1920s/1930s detached and semi-detached two storey houses
<b>Jevington Way, Westdean Avenue, Heather Road</b>	Mix of 1920's terraced and semi-detached houses and Edwardian terrace
<b>Blenheim Crescent</b>	Modern detached houses

<b>Conversion History 2006 – May 2011</b>				
023E	Jevington Way	69	Commercial	Completed
023E	Jevington Way	2	Extension	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
550 unconverted houses	470 properties < 130m2	190 1 or 2 bedrooms
30 purpose built flats	20 properties 130 – 139 m2	300 3 bedrooms
10 flats converted from houses	20 properties 140 – 149 m2	60 4 bedrooms
50 'unknown'	50 properties 150 – 174m2	20 5+ bedrooms
	10 properties 175 – 200 m2	60 'unknown'
	60 'unknown'	

### **LSOA 031A**

<b>Physical Housing Characteristics</b>	
<b>Balder Rise, Pennington Way, Thomas Dinwiddy Way, Edward Tyler Road, Meadow Lane</b>	Mix of modern 2 storey detached, semi detached and terraces
<b>Alice Thompson Close, Marvels Close, Amblecote Road, Luffman Road, Marvels Lane, Chinbrook Road</b>	Mix of 1920/1930 terrace, detached and semi detached houses of various styles and purpose built flats

<b>Conversion History 2006 – May 2011</b>					
031A	Marvels Lane	Upper Floor	140	Commercial	Completed
031A	Luffman Road	Ground Floor	4	RESIDENTIAL	Completed
031A	Chinbrook Road		40	RESIDENTIAL	Submitted
031A	Chinbrook Road		44	RESIDENTIAL	Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
420 unconverted houses	710 properties < 130m2	490 1 or 2 bedrooms
280 purpose built flats	10 properties 130 – 139 m2	220 3 bedrooms

40 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
20 'other'	20 properties 150 – 174m2	30 5+ bedrooms
	20 properties 175 – 200 m2	
	10 properties > 200 m2	

### **LSOA 031B**

<b>Physical Housing Characteristics</b>	
<b>Amblecote Road</b>	Purpose built flats plus some 1920's/30s terraced and semi-detached houses
<b>Amblecote Meadow, Pullman Mews</b>	Two storey modern terraces/semi detached
<b>Lupton Close, Wydeville Manor Road, Robins Court Chinbrook Road</b>	Purpose built flats and maisonettes
<b>Baring Road</b>	Mixture of flats and terraced housing
<b>Mayeswood Road, Leafy Oak Road, Riddons Road</b>	Two storey cottage style terraces

<b>Conversion History 2006 – May 2011</b>					
031B	Baring Road	Ground & Basement Levels	323	Commercial	Submitted
031B	Baring Road	Upper Floors	317	RESIDENTIAL	Completed
031B	Baring Road	Roof Space Hayward House	329	Extension	Submitted

<b>VOA Data</b>		
Property Type	Floorspace	No. of Bedrooms
280 unconverted houses	660 properties < 130m2	430 1 or 2 bedrooms
340 purpose built flats	20 'unknown'	210 3 bedrooms
50 flats converted from houses		10 4 bedrooms
20 'unknown'		30 'unknown'

### **LSOA 031C**

<b>Physical Housing Characteristics</b>	
<b>Aldersgrove Avenue, Benfield Gardens, Grace Close, Stofield Gardens, Lonsdale Close, Henry Cooper Way, Wicks Close:</b>	Two/three storey modern terraces of various styles
<b>Charlesfield, Lambcroft Avenue, Lions Close</b>	Two storey modern terraces and purpose built flats and maisonettes
<b>Marvels Lane, Dunkery Road, Riddons Road</b>	Two storey cottage style terraces

<b>Conversion History 2006 – May 2011</b>	
<b>031C</b>	<b>No conversions</b>

<b>VOA Data</b>		
Property Type	Floorspace	No. of Bedrooms
510 unconverted houses	760 properties < 130m2	460 1 or 2 bedrooms
260 purpose built flats		280 3 bedrooms
		30 4 bedrooms

**LSOA 031D**

<b>Physical Housing Characteristics</b>	
<b>Mayeswood Road, Roseveare Road, Claybridge Road, Cobland Road, Castleton Road, Charminster Road, Riddons Road</b>	Mostly two storey cottage style terraces and some purpose built flats
<b>Clayhill Crescent, Marvels Lane</b>	Two storey 1920/1930s terrace

<b>Conversion History 2006 – May 2011</b>	
<b>031D</b>	<b>No conversions</b>

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
510 unconverted houses	600 properties < 130m2	150 1 or 2 bedrooms
80 purpose built flats		410 3 bedrooms
		40 4 bedrooms

## LADYWELL WARD

### LSOA 011A

Physical Housing Characteristics	
Fossil Road, Cliffview Road, Shell Road, Ladycroft Road	Two storey 1920's/1930s terraces
Ellerdale Street, Embleton Road, Brookbank Road	Mostly Edwardian/Victorian two storey terraces
Algernon Road, Ermine Road	Two storey terraces of various styles
Vicars Hill, Viney Road	Purpose built flats

Conversion History 2006 – May 2011	
011A	No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
450 unconverted houses	550 properties < 130m2	200 1 or 2 bedrooms
110 purpose built flats	10 properties 140 - 149 m2	280 3 bedrooms
20 flats converted from houses	10 properties 150 - 174 m2	90 4 bedrooms
20 'unknown'	20 'unknown'	10 5+ bedrooms
		10 'unknown'

### LSOA 011B

Physical Housing Characteristics	
Loampit Hill, Tyrwhitt Road, Crescent Way, Hilly Fields Crescent, Tresillian Road, Breakspears Road, Drake Road	Large Victorian detached and semi detached houses usually over three floors
Sandrock Road, Overcliff Road	Mostly Victorian/Edwardian terraces over two floors

Conversion History 2006 – May 2011				
011B	Sandrock Road	1	Commercial	Completed
011B	Sandrock Road	28	RESIDENTIAL	Completed
011B	Overcliff Road	11	RESIDENTIAL	Completed
011B	Overcliff Road	30	RESIDENTIAL	Completed
011B	Overcliff Road	54	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
190 unconverted houses	570 properties < 130m2	450 1 or 2 bedrooms
50 purpose built flats	20 properties 130 – 139 m2	110 3 bedrooms
500 flats converted from houses	30 properties 140 – 149 m2	70 4 bedrooms
50 'unknown'	20 properties 150 – 174m2	60 5+ bedrooms

	30 properties 175 – 200 m2	100 'unknown'
	40 properties > 200 m2	
	80 'unknown'	

### **LSOA 011C**

<b>Physical Housing Characteristics</b>	
<b>Somerset Gardens</b>	Two storey large Edwardian/Victorian detached houses
<b>Loampit Hill, Halesworth Road, Shell Road</b>	Three storey larger Victorian terrace and semi-detached houses. Some ground floor retail on Loampit Hill
<b>Undercliff Road, Elswick Road, Brookbank Road</b>	Two storey larger Edwardian terraced housing
<b>Sunninghill Road, Bertrand Street, Branscombe Street, Ladycroft Road</b>	Two storey Victorian/Edwardian terraces
<b>Claybank Grove, Algernon Road</b>	Two storey terraces of various styles
<b>Nuding Close, Grover Court</b>	Purpose built flats and maisonettes

<b>Conversion History 2006 – May 2011</b>					
011C	Brookbank Road	Ground Floor	133	Commercial	Completed
011C	Halesworth Road		35	RESIDENTIAL	Completed
011C	Halesworth Road	Part of 2nd Floor	27	RESIDENTIAL	Completed
011C	Somerset Gardens		4	RESIDENTIAL	Completed
011C	Loampit Vale		103		Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
300 unconverted houses	660 properties < 130m2	470 1 or 2 bedrooms
170 purpose built flats	30 properties 130 – 139 m2	150 3 bedrooms
300 flats converted from houses	10 properties 140 – 149 m2	90 4 bedrooms
10 flats converted from commercial property	20 properties 150 – 174m2	50 5+ bedrooms
30 'unknown'	30 properties 175 – 200 m2	40 'unknown'
	20 properties > 200 m2	
	50 'unknown'	

### **LSOA 011D**

<b>Physical Housing Characteristics</b>	
<b>Algernon Road, Marsala Road, Embleton Road, Ellerdale Street</b>	Mix of two storey terraces mostly Victorian/Edwardian
<b>Ermine Road</b>	Mix of styles of larger semi detached and terrace houses
<b>Vicars Hill</b>	Mix of large Victorian/Edwardian detached and semi detached houses
<b>Veda Road</b>	Mostly two storey 1920s/1930s terraces

Conversion History 2006 – May 2011					
011D	Algernon Road	r/o Ground Floor	222	Commercial	Completed
011D	Algernon Road	Basement	129	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
420 unconverted houses	540 properties < 130m2	220 1 or 2 bedrooms
60 purpose built flats	10 properties 130 – 139 m2	240 3 bedrooms
170 flats converted from houses	10 properties 140 – 149 m2	130 4 bedrooms
10 'unknown'	40 properties 150 – 174m2	40 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'
	30 properties > 200 m2	
	20 'unknown'	

#### LSOA 14A

Physical Housing Characteristics	
Arabin Road, Braxfield Road, Howson Road, Chalsey Road, Comerford Road, Kneller Road, Foxberry Road	Mostly two storey Victorian/Edwardian terraces with some three storey terraces and purpose built flats
Brockley Road	Three storey Victorian/Edwardian terraces with ground floor retail
Breakspears Road, St Margaret's Road	Mix of large three and four storey Victorian detached, semi detached and terraced houses with some purpose built flats.
Albert Mews, Roundel Close, Meredith Mews	Small modern terraces, and purpose built flats.

Conversion History 2006 – May 2011					
014A	Brockley Road	Former Basement Workshop	286-288	Commercial	Completed
014A	Brockley Road		276	RESIDENTIAL	Completed
014A	Brockley Road		278	RESIDENTIAL	Completed
014A	Brockley Road	1st & 2nd Floors	321	RESIDENTIAL	Completed
014A	Brockley Road	Upper Floors	296	RESIDENTIAL	Submitted
014A	Brockley Road		308	Extension	Submitted
014A	Comerford Road		14	RESIDENTIAL	Completed
014A	Braxfield Road		47	RESIDENTIAL	Completed
014A	Montague Avenue	1st Floor & Loft Space	26	RESIDENTIAL	Completed
014A	Montague Avenue	1st Floor & Loft Space	26	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	630 properties < 130m2	420 1 or 2 bedrooms
160 purpose built flats	40 properties 130 – 139 m2	150 3 bedrooms
240 flats converted from houses	30 properties 140 – 149 m2	160 4 bedrooms

50 'unknown'	50 properties 150 – 174m2	50 5+ bedrooms
	20 properties 175 – 200 m2	50 'unknown'
	20 properties > 200 m2	
	50 'unknown'	

#### **LSOA 014B**

<b>Physical Housing Characteristics</b>	
<b>Chudleigh Road, Francemary Road, Phoebe Road</b>	Two storey 1920/1930 terrace
<b>Malyons Terrace</b>	Two storey Victorian/Edwardian terrace
<b>Adelaide Avenue, Algiers Road</b>	Mix of larger three and two storey Victorian/Edwardian terraces and semi detached houses
<b>Ladywell Road</b>	Mix of larger semi detached Victorian Edwardian houses some with ground floor retail, and purpose built flats
<b>Railway Terrace and Gillian Street</b>	Two storey modern terraces and purpose built flats

<b>Conversion History 2006 – May 2011</b>					
014B	Gillian Street		31	Commercial	Submitted
014B	Algiers Road	Ground & Basement	25a	RESIDENTIAL	Completed
014B	Algiers Road		2	RESIDENTIAL	Submitted
014B	Algiers Road		33	RESIDENTIAL	Submitted
014B	Ladywell Road	Part Ground & Upper Floors	46	RESIDENTIAL	Started
014B	Chudleigh Road	Flats A & B	50	Extension	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
300 unconverted houses	570 properties < 130m2	350 1 or 2 bedrooms
220 purpose built flats	40 properties 130 – 139 m2	190 3 bedrooms
140 flats converted from houses	10 properties 140 – 149 m2	100 4 bedrooms
40 'unknown'	20 properties 150 – 174m2	30 5+ bedrooms
	10 properties 175 – 200 m2	50 'unknown'
	50 'unknown'	

#### **LSOA 014C**

<b>Physical Housing Characteristics</b>	
<b>Chudleigh Road</b>	Two storey 1920s/1930s semi-detached and terrace houses
<b>Foxborough Gardens, Dressington Avenue, Rushey Mead and Slagrove Place</b>	Mix of two storey modern terrace houses and purpose built flats
<b>Malyons Road</b>	Mix of Victorian/Edwardian and 1920's two storey terraces

#### **Conversion History 2006 – May 2011**

014C	Dressington Avenue	133	Commercial	Submitted
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VOA Data		
Property Type	Floorspace	No. of Bedrooms
420 unconverted houses	590 properties < 130m2	200 1 or 2 bedrooms
180 purpose built flats	10 properties 130 – 139 m2	210 3 bedrooms
10 flats converted from houses	40 'unknown'	80 4 bedrooms
10 flats converted from commercial properties		20 5+ bedrooms
30 'unknown'		140 'unknown'

#### LSOA 014D

Physical Housing Characteristics	
<b>Ladywell Close, Adelaide Avenue, St Margaret's Square</b>	Mix of modern two storey terrace and three storey Victorian terrace
<b>Ivy Road</b>	Purpose Built flats and three storey Victorian larger terrace
<b>Brockley Grove</b>	Two storey Edwardian terraces
<b>Chudleigh Road, Abbotswell Road, Huxbear Street, Elsiemaud Road, Henryson Road, Amyruth Road, Gordonbrock Road, Arthurdon Road</b>	Mostly two storey semi detached or terraced 1920/1930 houses

Conversion History 2006 – May 2011					
014D	Brockley Grove		104	RESIDENTIAL	Completed
014D	Adelaide Avenue		42	RESIDENTIAL	Completed
014D	Adelaide Avenue	First Floor	89	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
400 unconverted houses	570 properties < 130m2	280 1 or 2 bedrooms
140 purpose built flats	50 properties 130 – 139 m2	290 3 bedrooms
120 flats converted from houses	20 properties 140 – 149 m2	80 4 bedrooms
30 'unknown'	10 properties 175 - 200m2	20 5+ bedrooms
	10 properties > 200 m2	30 'unknown'
	30 'unknown'	

## LEE GREEN WARD

### LSOA 013A

Physical Housing Characteristics	
Wisteria Road, Dermody Road	Mix of two or three storey modern terraces and two/three storey Victorian/Edwardian Terraces
Eastdown Park, Manor Park, Morley Road	Mix of large Victorian/Edwardian houses and smaller terraces
Pascoe Road, Weardale Road, Murillo Road, Rembrandt Road, Ennersdale Road	Two storey Edwardian/Victorian terraces
Lee High Road	Mix of three and four storey Edwardian/Victorian and modern terraces some with ground floor retail and purpose flats
College Park Close, Wright Close, Trinity Close	Mix of styles of larger detached housing and modern two/three storey terraces
Holly Hedge Terrace	Mix of styles of two storey terraced housing

Conversion History 2006 – May 2011					
013A	Ennersdale Road	Ground Floor	82	Commercial	Completed
013A	Dermody Road	Former Clive House	29	Commercial	Submitted
013A	Dermody Road		30	RESIDENTIAL	Completed
013A	Dermody Road		42	RESIDENTIAL	Completed
013A	Manor Park		26	RESIDENTIAL	Completed
013A	Manor Park		6	RESIDENTIAL	Completed
013A	Lee High Road	1st & 2nd Floors	268	RESIDENTIAL	Started
013A	Lee High Road	Roof Space	288-290	RESIDENTIAL	Submitted
013A	Lee High Road	Roof Space	270	Extension	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
410 unconverted houses	900 properties < 130m2	590 1 or 2 bedrooms
150 purpose built flats	30 properties 130 – 139 m2	270 3 bedrooms
440 flats converted from houses	10 properties 140 – 149 m2	80 4 bedrooms
30 'unknown'	10 properties 150 – 174m2	20 5+ bedrooms
	10 properties 175 – 200 m2	60 'unknown'
	60 'unknown'	

### LSOA 013B

Physical Housing Characteristics	
Lee High Road, Manor Lane	Large three/four storey Victorian terraces
Bankwell Road	Two storey 1920's/1930's terrace
Aislibie Road, Lampmead Road, Taunton Road, Thornwood Road,	Mostly two storey Victorian/Edwardian terraces

Chalcroft Road, Kellerton Road, Effingham Road	
Brightfield Road	Smaller cottage style Victorian/Edwardian terraces

Conversion History 2006 – May 2011					
013B	Lee High Road		388-392	RESIDENTIAL	Submitted
013B	Lee High Road		388-392	Extension	Submitted
013B	Lee High Road		388-392	Commercial	Submitted
013B	Lee High Road	Upper Floors	392	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
570 unconverted houses	760 properties < 130m2	320 1 or 2 bedrooms
120 purpose built flats	20 properties 130 – 139 m2	410 3 bedrooms
150 flats converted from houses	10 properties 140 – 149 m2	60 4 bedrooms
10 flats converted from commercial property	20 properties 150 – 174m2	40 5+ bedrooms
20 'unknown'	10 properties 175 – 200 m2	30 'unknown'
	10 properties > 200 m2	
	30 'unknown'	

### LSOA 013C

Physical Housing Characteristics	
Murillo Road, Abernethy Road, Lochaber Road, Longhurst Road, Leahurst Road, Fernbrook Road	Mostly Two storey Victorian/Edwardian terraces with some modern small terraced bungalows
Northbrook Road	Mix of large semi detached Victorian/Edwardian housing over four floors and two storey modern terraces
Wolfram Close, Cordwell Road	Two storey modern terraces
Staplehurst Road	Three storey Victorian/Edwardian terrace with shops
Manor Park, Manor Lane Terrace	Mix of large semi-detached Victorian Edwardian houses over four floors

Conversion History 2006 – May 2011					
013C	Staplehurst Road	Part of Ground Floor	31	Commercial	Completed
013C	Staplehurst Road	Upper Floors	13	Commercial	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
470 unconverted houses	650 properties < 130m2	350 1 or 2 bedrooms
80 purpose built flats	20 properties 130 – 139 m2	290 3 bedrooms
180 flats converted from houses	20 properties 140 – 149 m2	80 4 bedrooms
20 'unknown'	10 properties 150 – 174m2	10 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'

	10 properties > 200 m2	
	30 'unknown'	

### **LSOA 013D**

<b>Physical Characteristics</b>	
Effingham Road, Falmouth Close, Wimbourne Close, Taunton Road, Woodville Close, Millbank Way	Two storey modern terraces
Rose Way	Mix of two storey modern terraces and purpose built flats
Hedgley Street	Two storey Victorian/Edwardian Cottage style terraces
Leybridge Court	Purpose built flats
Osberton Road, Cambridge Drive	Mix of detached and semi detached houses of varying styles

<b>Conversion History 2006 – May 2011</b>		
013D		No conversions

<b>VOA Data</b>		
Property Type	Floorspace	No. of Bedrooms
210 unconverted houses	760 properties < 130m2	650 1 or 2 bedrooms
520 purpose built flats	10 properties 130 – 139 m2	100 3 bedrooms
50 flats converted from houses	10 properties 150 - 174 m2	30 4 bedrooms
20 flats converted from commercial property	10 properties > 200 m2	10 5+ bedrooms

### **LSOA 016A**

<b>Physical Housing Characteristics</b>	
Woodyates Road, Pitfold Road	Two storey 1920s/1930s semi detached houses and terraces
Burnt Ash Hill, Lucorn Close, Kimbolton Close	Three storey modern terraced town houses

<b>Conversion History 2006 – May 2011</b>		
016A		No conversions

<b>VOA Data</b>		
Property Type	Floorspace	No. of Bedrooms
330 unconverted houses	630 properties < 130m2	270 1 or 2 bedrooms
300 purpose built flats	10 properties 130 – 139 m2	280 3 bedrooms
		80 4 bedrooms

### **LSOA 016B**

<b>Physical Characteristics</b>
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Holme Lacey Road, Birch Grove, Parkcroft Road, St. Mildred's Road, Newstead Road	Two storey semi detached 1920/1930 houses
Dallinger Road, Manor Lane, Milborough Crescent	Mix of two storey semi detached and terraced 1920s/1930 houses

Conversion History 2006 – May 2011				
016B	St. Mildred's Road	53	RESIDENTIAL	Completed
016B	St. Mildred's Road	63	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
460 unconverted houses	530 properties < 130m2	120 1 or 2 bedrooms
90 purpose built flats	10 properties 130 – 139 m2	430 3 bedrooms
60 flats converted from houses	10 properties 140 – 149 m2	20 4 bedrooms
10 'unknown'	20 properties 150 – 174m2	10 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'
	10 properties > 200 m2	
	30 'unknown'	

#### LSOA 016C

Physical Housing Characteristics	
Burnt Ash Road	Mix of styles of larger detached/semi detached housing
Upwood Road	Mix of semi detached and detached 1920/1930s housing
Ailanthus Close, Buckden Close	Three storey modern terraced housing
Silk Close, Woodstock Court, Carston Close, Jasmine Court	Mix of purpose built flats and two storey modern terraces
Dorville Road	Mix of three storey modern terraced town houses and semi detached houses

Conversion History 2006 – May 2011		
016C		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
310 unconverted houses	680 properties < 130m2	520 1 or 2 bedrooms
340 purpose built flats	10 properties 130 – 139 m2	170 3 bedrooms
80 flats converted from houses	10 properties 140 – 149 m2	30 4 bedrooms
20 'unknown'	10 properties 150 – 174m2	20 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'
	20 properties > 200 m2	
	30 'unknown'	

#### LSOA 016D

<b>Physical Housing Characteristics</b>	
<b>Handen Road, Micheldever Road, Southbrook Road, Manor Park</b>	Mix of larger Victorian/Edwardian detached, semi detached and terraced housing
<b>Manor Lane, Longhurst Road, Fernbrook Road</b>	Two storey Victorian/Edwardian terraced housing
<b>Wantage Road</b>	Mixture of styles of housing

<b>Conversion History 2006 – May 2011</b>				
016D	Manor Lane	136	RESIDENTIAL	Completed
016D	Southbrook Road	3	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
480 unconverted houses	610 properties < 130m2	360 1 or 2 bedrooms
120 purpose built flats	10 properties 130 – 139 m2	250 3 bedrooms
180 flats converted from houses	20 properties 140 – 149 m2	100 4 bedrooms
10 'unknown'	40 properties 150 – 174m2	80 5+ bedrooms
	30 properties 175 – 200 m2	10 'unknown'
	70 properties > 200 m2	
	10 'unknown'	

## LEWISHAM CENTRAL WARD

### LSOA 012A

Physical Housing Characteristics	
Middleton Way	Small terraced bungalows
Lee High Road	Three storey Victorian/Edwardian terraces with ground floor retail
Gilmore Road	Mix of two/three storey Victorian/Edwardian terrace
Saxton Close, Mercator Road, Blessington Road, Blessington Close	Mix of purpose built flats, maisonettes, and modern two storey terraces
Belmont Park, Marischal Road	Mix of styles of housing and purpose built flats
Eastdown Park	Purpose built flats

Conversion History 2006 – May 2011				
012A	Marischal Road	20	RESIDENTIAL	Submitted
012A	Marischal Road	30	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
260 unconverted houses	730 properties < 130m2	470 1 or 2 bedrooms
400 purpose built flats	10 properties 130 – 139 m2	220 3 bedrooms
110 flats converted from houses	10 properties 140 – 149 m2	50 4 bedrooms
10 flats converted from commercial property	10 properties 175 - 200 m2	10 5+ bedrooms
30 'unknown'	10 properties > 200 m2	70 'unknown'
	50 'unknown'	

### LSOA 012B

Physical Characteristics	
Mercia Grove	Two/three storey Victorian Edwardian terraces
Albion Way	Three/four storey Victorian/Edwardian semi detached houses
Bonfield Road	Two storey Victorian/Edwardian Semi detached and terraced housing
Clarendon Rise	Mix of styles, detached houses and purpose built flats
Limes Grove	Mix of four storey semi detached Victorian/Edwardian houses and terraces
Slaithwaite Road, Morley Road	Two/three storey Victorian/Edwardian terraced and semi detached houses
Courthill Road	Mix of two storey terraced 1920/1930s houses and purpose built flats
Longbridge Way, Campshill Road, Legge Street, Curness Street	Purpose built flats
Ladywell Road	Mix of converted buildings and styles and terraces of two/three storey Victorian/Edwardian housing
Church Grove, Wearside Road, Whitburn Road	Two storey Victorian Edwardian terraces and purpose built flats

Conversion History 2006 – May 2011					
012B	Lewis Grove	First Floor	9	Commercial	Completed

012B	Lewis Grove	Upper Floors	Lewis House	RESIDENTIAL	Submitted
012B	Lewisham High Street	Upper Floors	174-176	Commercial	Submitted
012B	Lewisham High Street	Upper Floors	213-217	RESIDENTIAL	Completed
012B	Lewisham High Street		232-225	Extension	Submitted
012B	Ladywell Road		Former Police Station	Commercial	Completed
012B	Ladywell Road	1st & 2nd Floors	9	RESIDENTIAL	Submitted
012B	Slaithwaite Road		30	Commercial	Submitted
012B	Mercia Grove	Ground Floor	Mercia Cottage	Commercial	Submitted
012B	Whitburn Road		14	RESIDENTIAL	Completed
012B	Albion Way		22-26	RESIDENTIAL	Completed
012B	Albion Way		22,24,26	RESIDENTIAL	Started
012B	Bonfield Road		24	RESIDENTIAL	Completed
012B	Limes Grove		66	RESIDENTIAL	Completed
012B	Morley Road	Flats C & D, 1st & 2nd Floors	26	RESIDENTIAL	Completed
012B	Courthill Road		55	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
300 unconverted houses	1040 properties < 130m2	810 1 or 2 bedrooms
490 purpose built flats	10 properties 130 – 139 m2	230 3 bedrooms
360 flats converted from houses	20 properties 140 – 149 m2	80 4 bedrooms
10 flats converted from commercial property	40 properties 150 – 174m2	20 5+ bedrooms
80 'unknown'	10 properties 175 – 200 m2	120 'unknown'
	20 properties > 200 m2	
	120 'unknown'	

### LSOA 012C

Physical Housing Characteristics	
<b>Courthill Road, Ryecroft Road</b>	Mix of two/three/four storey Victorian/Edwardian terraces
<b>Hither Green Lane</b>	Mix of three storey Victorian/Edwardian semi detached and terraced housing and purpose built flats
<b>Knowles Hill Crescent, Ennersdale Road, St. Swithuns Road</b>	Mix of two storey Victorian/Edwardian semi detached and terraced housing, and purpose built flats
<b>Nightingale Grove</b>	Two storey terraced housing in various styles
<b>Merbury Close, Arlington Close, Canada Gardens</b>	Mix of purpose built flats and small terraces

Conversion History 2006 – May 2011					
012C	Ryecroft Road	Ground Floor	11	Commercial	Completed
012C	Courthill Road	The Queen's Arms Public House	63	Commercial	Completed

012C	Courthill Road		142	RESIDENTIAL	Completed
012C	Hither Green Lane	Spotted Cow PH	104	Commercial	Submitted
012C	Hither Green Lane		169	RESIDENTIAL	Completed
012C	Hither Green Lane	1st & 2nd Floors	179a	RESIDENTIAL	Completed
012C	Nightingale Grove		54-56	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
220 unconverted houses	550 properties < 130m2	430 1 or 2 bedrooms
150 purpose built flats	20 properties 130 – 139 m2	140 3 bedrooms
280 flats converted from houses	20 properties 140 – 149 m2	40 4 bedrooms
10 flats converted from commercial properties	20 properties 150 – 174m2	30 5+ bedrooms
90 'unknown'	10 properties 175 – 200 m2	110 'unknown'
	10 properties > 200 m2	
	110 'unknown'	

#### LSOA 012D

Physical Housing Characteristics	
<b>Lewisham Park</b>	Mix of purpose built flats (including point blocks), semi detached three and four floor Victorian/Edwardian houses and two storey modern terraces
<b>Mount Pleasant Road</b>	Semi detached Victorian/Edwardian houses over four floors
<b>Romborough Way, Campshill Road, Guyscliff Road, Monument Gardens</b>	Mix of two storey cottage style terraces and purpose built flats

Conversion History 2006 – May 2011						
012D	Campshill Road		Basement & Part Ground Floor Sir John Morden PH	62	Commercial	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
130 unconverted houses	670 properties < 130m2	560 1 or 2 bedrooms
490 purpose built flats	10 properties 140 - 149 m2	100 3 bedrooms
80 flats converted from houses	20 properties > 200 m2	30 4 bedrooms
		20 'unknown'

#### LSOA 012E

Physical Housing Characteristics	
<b>Loampit Vale, Armour Road, Elder Walk, Yew Tree Close, O'Dell Walk, Smead Way, Bankside Avenue, Pine Tree Way, Waterway Avenue, Elmira Street</b>	Mix of newly built purpose built flats and two or three storey modern terraced housing
<b>Elverson, Road, Thurston Road, Leathwell Road</b>	Two storey Victorian cottage style terrace

Conversion History 2006 – May 2011					
012E	Lewisham High Street	1st & 2nd Floors	86	Commercial	Completed
012E	Lewisham High Street	1st & 2nd Floors	88	Commercial	Completed
012E	Lewisham Road		310	RESIDENTIAL	Submitted
012E	Brookmill Road		139	Commercial	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
210 unconverted houses	1000 properties < 130m2	780 1 or 2 bedrooms
770 purpose built flats	10 properties 130 – 139 m2	180 3 bedrooms
30 flats converted from houses	40 'unknown'	40 4 bedrooms
10 'other'		10 5+ bedrooms
10 'unknown'		40 'unknown'

### LSOA 017A

Physical Housing Characteristics	
Thornford Road, Lullingstone Lane, Harvard Road, Littlewood, Ardmere Road, Brightside Road, Elthruda Road, Springrice Road, George Lane	Mix of two storey Victorian/Edwardian terraced housing and modern two storey terraces
Hither Green Lane, Lanier Road	Mostly three storey Victorian/Edwardian terraces with some ground floor retail

Conversion History 2006 – May 2011					
017A	Beacon Road		15a	Commercial	Completed
017A	Beacon Road	Shipton Mews	1	Commercial	Submitted
017A	Hither Green Lane	1 <sup>st</sup> & 2 <sup>nd</sup> Floors	122	RESIDENTIAL	Completed
017A	Hither Green Lane		170-172	Commercial	Completed
017A	Hither Green Lane		170-172	RESIDENTIAL	Completed
017A	Hither Green Lane	r/o	194	Commercial	Completed
017A	Hither Green Lane	Building r/o	196	Commercial	Submitted
017A	Hither Green Lane	part Ground & Upper Floors	196	RESIDENTIAL	Started
017A	Hither Green Lane	r/o	210	Commercial	Submitted
017A	Hither Green Lane	Upper Floors	222	RESIDENTIAL	Submitted
017A	Hither Green Lane		232	Commercial	Submitted
017A	Lanier Road		6	Commercial	Completed
017A	Lanier Road	First Floor	8	Commercial	Completed
017A	Lanier Road	Ground Floor	8	Commercial	Submitted
017A	George Lane	First Floor Flat	187	RESIDENTIAL	Completed

VOA Data		
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Property Type	Floorspace	No. of Bedrooms
400 unconverted houses	650 properties < 130m2	390 1 or 2 bedrooms
150 purpose built flats	20 properties 130 – 139 m2	240 3 bedrooms
130 flats converted from houses	20 properties 140 – 149 m2	60 4 bedrooms
20 flats converted from commercial properties	10 properties > 200 m2	10 5+ bedrooms
20 'unknown'	40 'unknown'	30 'unknown'

#### **LSOA 17B**

Physical Housing Characteristics	
Mount Pleasant Road, George Lane	Mix of terraced and semi detached Victorian/Edwardian housing
Aldworth Grove, Roxley Road, Fordyce Road, Radford Road, Lanier Road, Theodore Road	Mostly two storey Victorian/Edwardian terraces
Lewisham High Street	Three storey Victorian/Edwardian terrace with ground floor commercial uses

Conversion History 2006 – May 2011					
017B	Lewisham High Street	Upper Floors	373	Commercial	Completed
017B	George Lane		101	RESIDENTIAL	Completed
017B	Fordyce Road		15	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
140 unconverted houses	500 properties < 130m2	440 1 or 2 bedrooms
130 purpose built flats	50 properties 130 – 139 m2	110 3 bedrooms
360 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
30 'unknown'	20 properties 150 – 174m2	10 5+ bedrooms
	10 properties 175 – 200 m2	70 'unknown'
	10 properties > 200 m2	
	60 'unknown'	

#### **LSOA 017C**

Physical Housing Characteristics	
Hither Green Lane, Elthruda Road, Mallet Road, Blashford Street, Benin Street, Torridon Road, Ardgowan Road, Minard Road	Two storey Victorian/Edwardian terraces
Brownhill Road	Two storey semi-detached Victorian/Edwardian houses
The Woodlands, Woodlands Street	Two storey 1920/1930 terraces
Stainton Road, Heather Close	Two storey modern terraced houses and purpose built flats
Highfield Close, Oakwood Close, Hospital Way, Park Piazza, Desvignes Drive, Birdwood Avenue	Purpose Built Flats

Conversion History 2006 – May 2011					
017C	Hospital Way		21-35	Commercial	Completed
017C	Kingswood Court Park Piazza	Ground Floor	Shop Units 5-8	Commercial	Submitted
017C	Torridon Road		16	RESIDENTIAL	Completed
017C	Mallet Road		5	RESIDENTIAL	Completed
017C	Ardgowan Road		10	RESIDENTIAL	Completed
017C	Brownhill Road		297	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
390 unconverted houses	1140 properties < 130m2	870 1 or 2 bedrooms
650 purpose built flats	10 properties 130 – 139 m2	250 3 bedrooms
210 flats converted from houses	50 properties 140 – 149 m2	120 4 bedrooms
10 'unknown'	10 properties 150 – 174m2	10 5+ bedrooms
	10 properties > 200 m2	10 'unknown'
	20 'unknown'	

#### LSOA 017D

Physical Housing Characteristics	
Nightingale Grove	Mix of styles of two storey terraced housing
Springbank Road, Duncricvie Road, Hither Green Lane, Wellmeadow Road	Mostly two storey Victorian/Edwardian terraces

Conversion History 2006 – May 2011					
017D	Hither Green Lane		340a	Commercial	Completed
017D	Hither Green Lane		312	RESIDENTIAL	Completed
017D	Hither Green Lane		343	RESIDENTIAL	Submitted
017D	Springbank Road	Ground Floor	76	Commercial	Submitted
017D	Springbank Road		120	RESIDENTIAL	Completed
017D	Wellmeadow Road	1st Floor	8a	RESIDENTIAL	Completed
017D	Brownhill Road		311	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
220 unconverted houses	490 properties < 130m2	380 1 or 2 bedrooms
140 purpose built flats	10 properties 130 – 139 m2	120 3 bedrooms
260 flats converted from houses	40 properties 140 – 149 m2	90 4 bedrooms
20 'unknown'	40 properties 150 – 174m2	10 5+ bedrooms
	10 properties > 200 m2	60 'unknown'
	60 'unknown'	

## **NEW CROSS WARD**

### **LSOA 003A**

<b>Physical Housing Characteristics</b>						
<b>Rollins Street, Lovelinch Close, Bridge Meadows, Myers Lane, Samuel Close, John Williams Close</b>					Purpose built flats and maisonettes	

<b>Conversion History 2006 – May 2011</b>						
003A	Rollins Street		Rollins House	55-57	Commercial	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
760 Purpose built flats	740 properties < 130m2	730 1 or 2 bedrooms
20 flats converted from commercial property	60 'unknown'	30 3 bedrooms
		30 'unknown'

### **LSOA 003B**

<b>Physical Housing Characteristics</b>	
<b>Hatcham Park Road, Ventnor Road, Casella Road, Brocklehurst Street, Nettleton Road, Egmont Street, Harts Lane, Billington Road, Harts Lane</b>	Mix of two, three and four storey Victorian/Edwardian terraces
<b>Hatcham Park Mews</b>	New terraced housing
<b>New Cross Road</b>	Mix of three and four storey terraces some with ground floor retail and commercial

<b>Conversion History 2006 – May 2011</b>					
003B	Egmont Street	Royal Archer PH	1	Commercial	Completed
003B	New Cross Road	Upper Floors	143	RESIDENTIAL	Completed
003B	New Cross Road		159-161	Commercial	Started
003B	Billington Road		55	RESIDENTIAL	Completed
003B	Casella Road		39	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
320 unconverted houses	500 properties < 130m2	300 1 or 2 bedrooms
50 purpose built flats	30 properties 130 – 139 m2	210 3 bedrooms
210 flats converted from houses	20 properties 150 - 174 m2	30 4 bedrooms
10 flats converted from commercial properties	10 properties 175 – 200 m2	10 5+ bedrooms
30 'unknown'	10 properties > 200 m2	60 'unknown'
	40 'unknown'	

**LSOA 003C**

Physical Housing Characteristics	
Camplin Street, Brocklehurst Street, Leyland Road, Childeric Road	Two storey Victorian terraces
John Williams Close, Stirling Gardens, Southerngate Way, Pear Close, Sorrell Close	Two storey modern terraces
Coldblow Lane, Robert Lowe Close, Joseph Hardcastle Close, Tarragon Close, Woodrush Close, Redstart Close	Mix of two storey modern terraces and purpose built flats
Goodwood Road	Purpose built non self contained flats

Conversion History 2006 – May 2011				
003C	Brocklehurst Street	105	Commercial	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
380 unconverted houses	740 properties < 130m2	460 1 or 2 bedrooms
410 purpose built flats	60 'unknown'	220 3 bedrooms
10 flats converted from houses		40 4 bedrooms
10 'unknown'		40 5+ bedrooms
		40 'unknown'

**LSOA 003D**

Physical Housing Characteristics	
Lovelinch Close, Sharratt Street, Hornshay Street, Heathfield Court, Avonley Road	Purpose Built Flats
Water Lane, Farrow Lane, Pump Lane	Mix of two/three storey town houses and houses and purpose built flats
New Cross Road	Three/four storey larger terraced Victorian/Edwardian houses

Conversion History 2006 – May 2011		
003D		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
140 unconverted houses	650 properties < 130m2	520 1 or 2 bedrooms
520 purpose built flats	10 properties 150 - 174 m2	120 3 bedrooms
20 flats converted from houses	10 properties > 200 m2	10 4 bedrooms
30 flats converted from commercial property	40 'unknown'	60 'unknown'
10 'unknown'		

**LSOA 003E**

Physical Housing Characteristics
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<b>New Cross Road, John Williams Close, Reaston Street</b>	Purpose built flats
<b>Barlborough Street, Monson Road, Hunsdon Road, Edric Road, Wigglesworth Street</b>	Mostly two storey Victorian/Edwardian terraces with some purpose built flats and two storey modern terraces

<b>Conversion History 2006 – May 2011</b>					
003E	Monson Road	Duke of Albany PH	39	Commercial	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
250 unconverted houses	510 properties < 130m2	320 1 or 2 bedrooms
170 purpose built flats	40 properties 130 – 139 m2	160 3 bedrooms
130 flats converted from houses	50 'unknown'	60 4 bedrooms
10 flats converted from commercial properties		40 'unknown'
40 'unknown'		

#### **LSOA 004A**

<b>Physical Housing Characteristics</b>	
<b>Cottesbrook Street, Chopley Street, Marchent Street, Archer Square, Sanford Street, Sterling Gardens, Nynehead Street, Bawtree Road, Chubworth Street, Whitcher Close, Knoyle Street</b>	Mix of Two storey modern terraces and purpose built flats

<b>Conversion History 2006 – May 2011</b>			
004A		No conversions	

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
110 unconverted houses	380 properties < 130m2	290 1 or 2 bedrooms
390 purpose built flats	0 properties 130-139m2	150 3 bedrooms
No flat conversions	10 properties 140-149m2	0 4 bedrooms
10 'unknown'	10 properties 150-174m2	10 5+ bedrooms
	0 properties 175-200m2	60 'unknown'
	0 properties > 200m2	
	110 properties 'Unknown'	

#### **LSOA 004B**

<b>Physical Housing Characteristics</b>	
<b>Woodpecker Road, Bawtree Road, Ludwick Mews, Primrose Walk, Vansittart Street, Desmond Street, Bowerman Avenue, Alexandra Street</b>	Mix of purpose built flats and two storey terraced houses

Conversion History 2006 – May 2011		
004B		No conversions

#### VOA Data

Property Type	Floorspace	No. of Bedrooms
260 unconverted houses	560 properties < 130m2	380 1 or 2 bedrooms
340 purpose built flats	10 properties 130-139m2	210 3 bedrooms
10 conversion of houses into flats	10 properties 140-149m2	20 4 bedrooms
10 conversions of commercial property	0 properties 150-174m2	
	0 properties 175-200m2	
	0 properties > 200m2	
	30 properties 'Unknown'	

#### LSOA 004C

Physical Housing Characteristics	
Achilles Street, Exeter Way, Amersham Vale, Mornington Road, Napier Close, Turnpike Close, Stanley Street	Mix of modern two and three storey terraces and purpose built flats
Pagnell Street	Two storey cottage style Victorian/Edwardian terrace
New Cross Road	Mix of three storey terraces of various ages and styles with ground floor retail/commercial

Conversion History 2006 – May 2011					
004C	New Cross Road		417-419	Commercial	Completed
004C	New Cross Road		441	Commercial	Submitted
004C	Amersham Vale	Basement	4	Commercial	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
180 unconverted houses	590 properties < 130m2	330 1 or 2 bedrooms
420 purpose built flats	10 properties 150 - 174 m2	230 3 bedrooms
30 flats converted from houses	90 'unknown'	10 4 bedrooms
10 flats converted from commercial property		130 'unknown'
60 'unknown'		

#### LSOA 004D

Physical Housing Characteristics	
Douglas Way, Idonia Street, Comet Street, Glenville Grove, Payne Street, Adolphus Street	Mostly Purpose Built flats
Comet Place, Rochdale Way, Elgar Close, Vaughan Williams Close	Two storey modern terraces
Watson's Street	Mix of styles two storey terraces

Deptford High Street, New Cross Road	of styles of terrace buildings, retail/commercial on the ground floor
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Conversion History 2006 – May 2011					
004D	Deptford High Street		116	Commercial	Completed
004D	Deptford High Street		120-122	Commercial	Submitted
004D	Deptford High Street	1st & 2nd Floors	115	RESIDENTIAL	Completed
004D	Deptford High Street	1st Floor	19	Extension	Completed
004D	New Cross Road		489a	Commercial	Submitted
004D	New Cross Road		499	RESIDENTIAL	Submitted
004D	New Cross Road	Upper Floors	487a	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
150 unconverted houses	760 properties < 130m2	560 1 or 2 bedrooms
630 purpose built flats	10 properties 150 - 174 m2	190 3 bedrooms
20 flats converted from commercial property	70 'unknown'	10 4 bedrooms
40 'unknown'		10 5+ bedrooms
		70 'unknown'

#### LSOA 004E

Physical Housing Characteristics	
Fletcher Path, Creekside, Bronze Street, Giffin Street, Frankham Street, Reginald Road, Deptford Church Street, New Butt Lane, Covell Court, Admiralty Close	Mix of purpose built flats and two storey modern terraces
Deptford Broadway	Four storey terraces with a mix of styles with ground floor retail

Conversion History 2006 – May 2011		
004E		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
10 unconverted houses	660 properties < 130m2	540 1 or 2 bedrooms
640 purpose built flats	80 'unknown'	100 3 bedrooms
50 flats converted from commercial premises		20 4 bedrooms
50 'unknown'		90 'unknown'

## PERRY VALE WARD

### LSOA 024A

Physical Housing Characteristics	
Shipman Road, Como Road, Farrer Road, Colfe Road, Trilby Road, Siddons Road, Aylward Road	Two storey Victorian/Edwardian terraces
Cranston Road, Woolstone Road	1920s/1930s two storey terraces
Normanton Street	Mix of styles of housing and flats
Perry Vale	Detached 3 storey Victorian/Edwardian houses and purpose built flats

Conversion History 2006 – May 2011					
024A		Como Road	25	RESIDENTIAL	Completed
024A		Siddons Road	57	RESIDENTIAL	Completed
024A		Cranston Road	79	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
390 unconverted houses	570 properties < 130m2	270 1 or 2 bedrooms
150 purpose built flats	20 properties 130 – 139 m2	310 3 bedrooms
90 flats converted from houses	10 properties 140 - 149 m2	40 4 bedrooms
10 'unknown'	20 properties 150 - 174 m2	10 5+ bedrooms
	10 properties 175 – 200 m2	20 'unknown'
	20 'unknown'	

### LSOA 024B

Physical Housing Characteristics	
Stanstead Road	Three storey detached/terraced Victorian Edwardian houses
Carholme Road, Marler Road, Hurstbourne Road, Neuchatel Road	Two storey Victorian/Edwardian terraces
Fermor Road, Northwood Road, Blythe Vale	Mix of two storey Victorian/Edwardian terraces and two storey modern terraces
Vancouver Road, Woolstone Road	Larger Victorian/Edwardian detached and semi detached houses

Conversion History 2006 – May 2011					
024B	Perry Hill	r/o	16a	RESIDENTIAL	Completed
024B	Perry Hill		16	RESIDENTIAL	Started
024B	Perry Hill		16	RESIDENTIAL	Extension
024B	Blythe Vale		82	RESIDENTIAL	Submitted
024B	Neuchatel Road		6	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
280 unconverted houses	500 properties < 130m2	410 1 or 2 bedrooms
100 purpose built flats	50 properties 130 – 139 m2	140 3 bedrooms
320 flats converted from houses	10 properties 140 – 149 m2	110 4 bedrooms
30 'unknown'	70 properties 150 – 174 m2	30 5+ bedrooms
	40 properties 175 - 200 m2	40 'unknown'
	20 properties > 200 m2	
	40 'unknown'	

#### **LSOA 024C**

Physical Housing Characteristics	
<b>Kilmorie Road, Elsinore Road, Hurstbourne Road Vancouver Road, Lutwyche Road, Broxted Road</b>	Two storey Victorian/Edwardian terraces
<b>Woolstone Road</b>	Mix of semi detached and detached houses of various styles and sizes

Conversion History 2006 – May 2011				
024C	Woolstone Road	18	RESIDENTIAL	Completed
024C	Woolstone Road	34	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
300 unconverted houses	530 properties < 130m2	390 1 or 2 bedrooms
110 purpose built flats	20 properties 130 – 139 m2	150 3 bedrooms
260 flats converted from houses	40 properties 140 – 149 m2	70 4 bedrooms
10 'unknown'	30 properties 150 – 174 m2	40 5+ bedrooms
	10 properties 175 - 200 m2	30 'unknown'
	20 properties > 200 m2	
	40 'unknown'	

#### **LSOA 024D**

Physical Housing Characteristics	
<b>Church Rise, Sunderland Road, Stanstead Road</b>	Mix of large Victorian/Edwardian detached and terraced houses and modern two storey terraces
<b>South Road, Waldram Park Road</b>	Mix of purpose built flats and larger three/four storey houses of varying styles
<b>Montrose Way</b>	Modern terraced bungalows
<b>Rojack Road</b>	Two storey Victorian/Edwardian terraces

Conversion History 2006 – May 2011					
024D	Waldram Place		1	Commercial	Completed

024D	Perry Vale	Upper Floors	7	Commercial	Completed
024D	Perry Vale	1st & 2nd Floors	8, 10 & 12	RESIDENTIAL	Submitted
024D	Stanstead Road		41	Commercial	Completed
024D	Stanstead Road		63	Commercial	Completed
024D	Church Rise		16	RESIDENTIAL	Completed
024D	Church Rise		6	RESIDENTIAL	Completed
024D	Sunderland Road		32a	RESIDENTIAL	Completed
024D	Sunderland Road	1st & 2nd Floors	55	RESIDENTIAL	Completed
024D	Waldram Park Road	Upper Floors	59	RESIDENTIAL	Completed
024D	Waldram Park Road		14	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
180 unconverted houses	470 properties < 130m2	400 1 or 2 bedrooms
130 purpose built flats	30 properties 130 – 139 m2	90 3 bedrooms
250 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
10 flats converted from commercial property	10 properties 150 – 174 m2	20 5+ bedrooms
30 'unknown'	10 properties 175 - 200 m2	50 'unknown'
	10 properties > 200 m2	
	60 'unknown'	

### LSOA 024E

Physical Housing Characteristics	
<b>Kemble Road, Colfe Road, Cranston Road, Kilmorie Road, Vestris Road, Treviso Road</b>	Two storey Victorian/Edwardian terraces
<b>Cibber Road, Farren Road</b>	Mix of styles of two storey terraces
<b>Stanstead Road</b>	Large semi detached Victorian/Edwardian houses over three floors

Conversion History 2006 – May 2011					
024E	Stanstead Road		190	RESIDENTIAL	Completed
024E	Stanstead Road	Basement	180	Extension	Started
024E	Stanstead Road		236-238	Commercial	Submitted
024E	Kilmorie Road		24	RESIDENTIAL	Completed
024E	Colfe Road		27	RESIDENTIAL	Completed
024E	Cibber Road	First Floor	21a	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
360 unconverted houses	460 properties < 130m2	340 1 or 2 bedrooms

50 purpose built flats	40 properties 130 – 139 m2	180 3 bedrooms
190 flats converted from houses	50 properties 140 – 149 m2	80 4 bedrooms
20 'unknown'	30 properties 150 – 174 m2	10 5+ bedrooms
	20 properties 175 - 200 m2	20 'unknown'
	20 'unknown'	

#### **LSOA 027A**

<b>Physical Housing Characteristics</b>	
<b>Inglemere Road</b>	Mix of 1920/30s detached houses, purpose built flats and modern two storey terraces
<b>Perry Vale</b>	Larger 1920/1930s semi detached houses and a mix of other types including purpose built flats
<b>Bampton Road, Catling Close, Fifield Path, Witney Path</b>	Mix of purpose built flats and modern two storey terraces
<b>Dacres Road, Trinity Path, Valentine Court, Mayow Road, Windrush Lane</b>	Purpose built flats including some point blocks

<b>Conversion History 2006 – May 2011</b>		
<b>027A</b>		<b>No conversions</b>

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
270 unconverted houses	590 properties < 130m2	380 1 or 2 bedrooms
350 purpose built flats	10 properties 130 – 139 m2	180 3 bedrooms
30 flats converted from houses	10 properties 175 - 200 m2	60 4 bedrooms
10 'unknown'	20 properties > 200 m2	10 5+ bedrooms
	20 'unknown'	20 'unknown'

#### **LSOA 027B**

<b>Physical Housing Characteristics</b>	
<b>Perry Vale, Church Vale</b>	Purpose built flats and three storey Victorian/Edwardian terraces with ground floor commercial uses
<b>Gaynesford Road, Sunderland Road, Westbourne Drive, Westbourne Park Road</b>	Mix of Victorian/Edwardian detached houses and purpose built flats
<b>Roundhay Close, Hindsleys Place</b>	Two storey cottage style and other styles of terrace housing

<b>Conversion History 2006 – May 2011</b>		
<b>027B</b>		<b>No conversions</b>

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
100 unconverted houses	630 properties < 130m2	540 1 or 2 bedrooms

480 purpose built flats	10 properties 130 – 139 m2	90 3 bedrooms
110 flats converted from houses	10 properties 140 – 149 m2	50 4 bedrooms
10 flats converted from commercial property	30 properties 150 - 174 m2	20 5+ bedrooms
20 'unknown'	10 properties > 200 m2	20 'unknown'
	30 'unknown'	

#### **LSOA 027C**

<b>Physical Housing Characteristics</b>	
<b>Levendale Road, Nyon Grove, Helvetia Street</b>	Two storey Victorian/Edwardian terraces
<b>Hawkesfield Road, Ticehurst Road, Priestfield Road</b>	Two storey 1920/1930s terraces housing
<b>Houston Road</b>	Mix of two storey semi detached and terraces of various styles
<b>Woolstone Road</b>	Mix of 1920/1930s terraces and various styles of semi detached housing mostly Victorian/Edwardian
<b>Perry Rise</b>	Mix of styles of housing
<b>Allenby Road, Garlies Road</b>	Semi detached and detached two storey Victorian housing
<b>Polecroft Lane</b>	Purpose built flats

<b>Conversion History 2006 – May 2011</b>					
027C		Helvetia Street	17	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
440 unconverted houses	490 properties < 130m2	170 1 or 2 bedrooms
50 purpose built flats	10 properties 130 – 139 m2	340 3 bedrooms
110 flats converted from houses	20 properties 140 – 149 m2	70 4 bedrooms
	20 properties 150 - 174 m2	20 5+ bedrooms
	30 properties 175 – 200 m2	
	30 properties > 200 m2	

#### **LSOA 027D**

<b>Physical Housing Characteristics</b>	
<b>Mayow Road, Queenswood Road, Niederwald Road</b>	Mix of two storey detached, semi detached and terraced Victorian/Edwardian housing
<b>De Frene Road, Fairwyn Road</b>	Mostly two storey 1920/1930s terraces with some larger semi detached houses
<b>Pearfield Road, Burghill Road</b>	Mix of housing styles
<b>Holland Drive, Shaws Cottages</b>	Two storey terraces
<b>Paxton Road</b>	Purpose built flats
<b>Wynell Road</b>	Three storey Victorian/Edwardian semi detached houses and some purpose built flats
<b>Perry Vale</b>	Mix of housing styles and sizes with some three storey Victorian/Edwardian terraces with ground floor commercial uses

Conversion History 2006 – May 2011					
027D	Queenswood Road		51	RESIDENTIAL	Submitted
027D	Adamsrill Road	Roof Space	15-17	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	710 properties < 130m2	390 1 or 2 bedrooms
250 purpose built flats	10 properties 130 – 139 m2	300 3 bedrooms
170 flats converted from houses	20 properties 150 - 174 m2	70 4 bedrooms
10 'unknown'	20 properties 175 - 200 m2	20 5+ bedrooms
	20 properties >200 m2	20 'unknown'
	20 'unknown'	

### LSOA 027E

Physical Housing Characteristics	
Dacres Road, Bampton Road, Deansgate Close	Mostly purpose built flats
Acorn Way, Inglemere Road	Mix of two storey terraces and purpose built flats
Thriftwood	Modern two storey terraces and semi detached houses
Silverdale	Mix of terraces and semi detached houses
Mayow Road, Recreation Road	Victorian/Edwardian detached, terraces and semi detached houses over three floors

Conversion History 2006 – May 2011					
027E		Inglemere Road	New 3rd Floor	Innes Lodge	Extension Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
170 unconverted houses	660 properties < 130m2	470 1 or 2 bedrooms
430 purpose built flats	20 properties 130 – 139 m2	200 3 bedrooms
80 flats converted from houses	10 properties >200 m2	10 4 bedrooms
		10 5+ bedrooms

## RUSHEY GREEN WARD

### LSOA 018A

Physical Housing Characteristics	
Brownhill Road	Three storey Semi detached Victorian/Edwardian housing
Plassey Road	Purpose Built flats
Engleheart Road	Two storey Victorian/Edwardian terraces some cottage style
Sangley Road, Bowness Road, Jutland Road, Laleham Road	Two storey Victorian/Edwardian terraces and purpose built flats

Conversion History 2006 – May 2011				
018A	Engleheart Road		31	Commercial
018A	Engleheart Road		35	Commercial
018A	Sangley Road	Ground Floor	53	Commercial
018A	Bromley Road	1st, 2nd & 3rd Floors	5	Commercial
018A	Bromley Road	1st & 2nd Floors	7-9	RESIDENTIAL
018A	Bromley Road	1st, 2nd & 3rd Floors	11-13	RESIDENTIAL
018A	Brownhill Road		73	RESIDENTIAL
018A	Brownhill Road		85	RESIDENTIAL
018A	Jutland Road		2	RESIDENTIAL
018A	Sangley Road		41	RESIDENTIAL

VOA Data		
Property Type	Floorspace	No. of Bedrooms
270 unconverted houses	630 properties < 130m2	480 1 or 2 bedrooms
240 purpose built flats	20 properties 130 – 139 m2	110 3 bedrooms
160 flats converted from houses	10 properties 140 – 149 m2	90 4 bedrooms
10 flats converted from commercial property	10 properties 150 – 174 m2	40 'unknown'
10 'other'	40 'unknown'	
30 'unknown'		

### LSOA 018B

Physical Housing Characteristics	
Brownhill Road	Two/three storey Victorian/Edwardian semi detached and terraced houses
Britton Close, Redfern Road, Mountfield Close	Purpose built flats and two storey modern terraces and purpose built flats
Sportsbank Street, Shorndean Street, Elmer Road, Sangley Road, St Fillans Road	Two storey Victorian/Edwardian terraces and two storey modern terraces

Conversion History 2006 – May 2011						
018B		Brownhill Road		169	RESIDENTIAL	Completed

018B		Brownhill Road		73	RESIDENTIAL	Started
018B		Brownhill Road	Upper Floors, Flats A, B, C	172	RESIDENTIAL	Completed
018B		Brownhill Road	Ground Floor	172	Extension	Completed
018B		Rosenthal Road		26	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
310 unconverted houses	660 properties < 130m2	450 1 or 2 bedrooms
240 purpose built flats	10 properties 130 – 139 m2	190 3 bedrooms
140 flats converted from houses	10 properties 140 – 149 m2	20 4 bedrooms
20 'unknown'	20 'unknown'	40 'unknown'

#### **LSOA 018C**

Physical Characteristics	
Laleham Road, Farley Road	Two storey Victorian/Edwardian terraces
Sycamore Grove, Lara Close	Two storey modern terraces
George Lane, Davenport Road	Mix of larger style two storey and terraced Victorian/Edwardian houses
Rosenthal Road	Larger style Victorian/Edwardian semi detached houses over two/three floors

Conversion History 2006 – May 2011				
018C		Rosenthal Road	41	RESIDENTIAL

VOA Data		
Property Type	Floorspace	No. of Bedrooms
270 unconverted houses	430 properties < 130m2	360 1 or 2 bedrooms
10 purpose built flats	70 properties 130 – 139 m2	90 3 bedrooms
320 flats converted from houses	20 properties 140 – 149 m2	110 4 bedrooms
10 'unknown'	40 properties 150 – 174 m2	40 5+ bedrooms
	10 properties 175 - 200 m2	10 'unknown'
	10 properties > 200 m2	
	10 'unknown'	

#### **LSOA 018D**

Physical Housing Characteristics	
Farley Road, Ringstead Road, Honley Road, Cudham Street, Laleham Road	Mix of two storey Victorian/Edwardian terraces, detached and semi detached houses
Melbourne Mews	Two storey modern terraces
Rushey Green, Brownhill Road	Mix of Victorian/Edwardian larger style semi detached houses and purpose built flats

Conversion History 2006 – May 2011					
018D	Honley Road		11	RESIDENTIAL	Submitted
018D	Honley Road		5	RESIDENTIAL	Submitted
018D	Rushey Green		29 & 31	RESIDENTIAL	Submitted
018D	Rosenthal Road	Flat A	22	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
220 unconverted houses	540 properties < 130m2	490 1 or 2 bedrooms
60 purpose built flats	100 properties 130 – 139 m2	80 3 bedrooms
430 flats converted from houses	10 properties 140 – 149 m2	120 4 bedrooms
20 flats converted from commercial property	40 properties 150 – 174 m2	20 5+ bedrooms
30 'unknown'	10 properties 175 - 200 m2	40 'unknown'
	10 properties > 200 m2	
	40 'unknown'	

#### LSOA 020A

Physical Housing Characteristics	
Montacute Road, Casslee Road, Bankhurst Road, Polstead Road, Bournville Road	Two storey 1920/1930 terraced and semi detached houses
Blythe Hill	Mix of styles of large semi detached houses
Ravensbourne Park Crescent	Mix of purpose built flats, modern terraces and town houses, 1920/30s two storey semi detached houses, and larger detached houses
Ravensbourne Park	Mix of all styles of housing
Westdown Road, Doggett Road	Mix of Victorian/Edwardian detached/semi detached housing over two/three floors and 1920/1930s two storey terraces
Iona Close, Chilthorne Close	Mix of purpose built flats, modern terraces

Conversion History 2006 – May 2011					
020A	Catford Hill	Place House Tavern	18-20	Commercial	Completed
020A	Montacute Road		22	RESIDENTIAL	Completed
020A	Ravensbourne Park		37	RESIDENTIAL	Completed
020A	Blythe Hill	1st & 2nd Floors	31	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	630 properties < 130m2	340 1 or 2 bedrooms
140 purpose built flats	20 properties 130 – 139 m2	290 3 bedrooms
170 flats converted from houses	10 properties 140 – 149 m2	50 4 bedrooms
20 flats converted from commercial	20 properties 150 – 174 m2	10 5+ bedrooms

property		
10 'unknown'	10 properties 175 - 200 m2	30 'unknown'
	10 properties > 200 m2	
	20 'unknown'	

#### **LSOA 020B**

<b>Physical Housing Characteristics</b>	
<b>Nelgarde Road</b>	Two storey Victorian/Edwardian terraces
<b>Thomas Lane/Milford Towers</b>	Purpose Built Flats
<b>Catford Broadway</b>	Three storey Victorian/Edwardian terraces with ground floor retail
<b>Bromley Road, Canadian Avenue</b>	Mix of larger semi detached and detached Victorian/Edwardian houses and some purpose built flats
<b>Fordmill Road</b>	Semi detached 1920/30s houses

<b>Conversion History 2006 – May 2011</b>				
020B	Canadian Avenue	53	Commercial	Completed
020B	Canadian Avenue	61	RESIDENTIAL	Completed
020B	Canadian Avenue	73	RESIDENTIAL	Completed
020B	2nd & 3rd Floors	157	Commercial	Completed
020B	r/o	121	Commercial	Started
020B	Upper Floors	153	Commercial	Started
020B	Upper Floors	90-92	Commercial	Started
020B	Upper Floors	123a	RESIDENTIAL	Completed
020B	Upper Floors	125a	RESIDENTIAL	Completed
020B	Upper Floors	6	Commercial	Completed
020B		5	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
110 unconverted houses	650 properties < 130m2	580 1 or 2 bedrooms
350 purpose built flats	10 properties 150 - 174 m2	80 3 bedrooms
280 flats converted from houses	50 properties > 200 m2	20 4 bedrooms
10 flats from converted from commercial premises	60 'unknown'	30 5+ bedrooms
20 'unknown'		60 'unknown'

#### **LSOA 020C**

<b>Physical Housing Characteristics</b>	
<b>Catford Hill, Blythe Vale, Rathfern Road, Glenwood Road, Faversham Road, Winterstoke Road, Winterbourne Road, Blythe Hill</b>	Mix of Victorian/Edwardian larger style two/three/four storey Victorian/Edwardian terraces, semi detached and detached houses, with some

	purpose built flats and modern terraces
<b>Stanstead Road</b>	Mix of three/four storey Victorian/Edwardian terraces some with ground floor commercial/retail, and modern terraces and town houses
<b>Blythe Hill Lane</b>	Mix of styles of housing
<b>Stanstead Grove</b>	Victorian/Edwardian cottage style two storey terraces

Conversion History 2006 – May 2011					
020C	Stanstead Road		354	Commercial	Completed
020C	Stanstead Road		343	RESIDENTIAL	Completed
020C	Stanstead Road		352	RESIDENTIAL	Completed
020C	Stanstead Road		356	RESIDENTIAL	Completed
020C	Stanstead Road		365-367	RESIDENTIAL	Completed
020C	Stanstead Road		344	RESIDENTIAL	Submitted
020C	Stanstead Road		350	RESIDENTIAL	Submitted
020C	Stanstead Road		412	RESIDENTIAL	Started
020C	Stanstead Road	Roof Space	346	RESIDENTIAL	Submitted
020C	Catford Hill		42	RESIDENTIAL	Completed
020C	Faversham Road		47	RESIDENTIAL	Completed
020C			5	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
290 unconverted houses	630 properties < 130m2	470 1 or 2 bedrooms
90 purpose built flats	50 properties 130 – 139 m2	210 3 bedrooms
400 flats converted from houses	20 properties 140 – 149 m2	70 4 bedrooms
20 'unknown'	40 properties 150 – 174 m2	20 5+ bedrooms
	20 properties 175 - 200 m2	30 'unknown'
	10 properties > 200 m2	
	30 'unknown'	

## **LSOA 020D**

Physical Housing Characteristics	
<b>Albacore Crescent, Blagdon Road, Felday Road, Medusa Road, Hawsead Road, Bradgate Road, Brookdale Road, Silvermere Road, Doggett Road</b>	Two storey Victorian/Edwardian terraces
<b>Rushey Green</b>	Mix of building styles with ground floor retail/commercial uses

Conversion History 2006 – May 2011						
020D		Albacore Crescent		1	Commercial	Completed
020D		Blagdon Road		1	Commercial	Started

020D		Rushey Green	Upper Floors	14-16	RESIDENTIAL	Completed
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VOA Data		
Property Type	Floorspace	No. of Bedrooms
370 unconverted houses	450 properties < 130m2	290 1 or 2 bedrooms
20 purpose built flats	70 properties 130 – 139 m2	210 3 bedrooms
190 flats converted from houses	30 properties 140 – 149 m2	80 4 bedrooms
20 'unknown'	20 properties 150 – 174 m2	10 5+ bedrooms
	30 'unknown'	30 'unknown'

## LSOA 020E

Physical Housing Characteristics	
<b>Bradgate Road, Scrooby Street, Wildfell Road, Morena Street, Brookdale Road, Holbeach Road, Silvermere Road</b>	Mostly two storey Victorian/Edwardian terraces with some two storey modern terraced houses
<b>Rushey Green</b>	Mix of building types with ground floor commercial/retail

Conversion History 2006 – May 2011					
020E	Rushey Green		62-66	Commercial	Submitted
020E	Rushey Green (Patrol Place)	r/o	58-68	Commercial	Submitted
020E	Rushey Green	1st Floor	40d	RESIDENTIAL	Completed
020E	Rushey Green	2nd Floor	40e	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
260 unconverted houses	660 properties < 130m2	570 1 or 2 bedrooms
380 purpose built flats	10 properties 130 – 139 m2	70 3 bedrooms
50 flats converted from houses	10 properties 140 – 149 m2	40 4 bedrooms
10 'unknown'	30 'unknown'	30 'unknown'

## SYDENHAM WARD

### LSOA 033A

Physical Characteristics	
Sydenham Park	Mix of larger detached/semi detached Edwardian/Victorian houses and 1920/1930s two storey semi detached houses
The Peak, Collingtree Road, Whittell Gardens, Kinver Road	1920/1930s two storey semi detached houses
Peak Hill	Two storey Victorian/Edwardian terraces and 1920/1930s two storey semi detached houses
Carlton Terrace, Chelsfield Gardens	Purpose built flats and two storey modern terraces
Kirkdale	Mix of buildings with ground floor commercial/retailed, 2 storey semi detached houses and three storey town houses
Sydenham Park Road	Mix of many styles of housing

Conversion History 2006 – May 2011					
033A	Sydenham Park		2	Commercial	Submitted
033A	Peak Hill		53	RESIDENTIAL	Completed
033A	Kirkdale	Flat 7	266-268	RESIDENTIAL	Completed
033A	Kirkdale		181-189	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
270 unconverted houses	590 properties < 130m2	340 1 or 2 bedrooms
220 purpose built flats	10 properties 140 – 149 m2	240 3 bedrooms
150 flats converted from houses	10 properties 150 – 174 m2	40 4 bedrooms
30 'unknown'	10 properties 175 – 200 m2	10 5+ bedrooms
	50 'unknown'	40 'unknown'

### LSOA 033B

Physical Housing Characteristics	
Longton Avenue	Mix of mostly 1920/1930s two storey semi detached houses, with some large detached houses and purpose built flats
The Gradient, High Level Drive, Vigilant Close, St Clements Heights, Hillcrest Close, Mountacre Close, Talisman Square	Purpose built flats and two storey modern terraces
Dome Hill Park	Large detached houses
Sydenham Hill, Westwood Hill	Large detached houses, modern terraces, purpose built flats

Conversion History 2006 – May 2011						
033B		Longton Avenue	Ground Floor Flat	15	RESIDENTIAL	Completed

**VOA Data**

Property Type	Floorspace	No. of Bedrooms
180 unconverted houses	620 properties < 130m2	410 1 or 2 bedrooms
440 purpose built flats	10 properties 130 – 139 m2	150 3 bedrooms
40 flats converted from houses	10 properties 140 – 149 m2	30 4 bedrooms
30 'unknown'	10 properties 150 – 174 m2	10 5+ bedrooms
	10 properties > 200 m2	90 'unknown'
	30 'unknown'	

**LSOA 033C**

Physical Housing Characteristics	
Coombe Road, Bradford Close, Prospect Close, Lawrie Park Gardens, Wells Park Road, Hensford Gardens, Sheenewood, Beaulieu Avenue, Westwood Hill	Two/three storey modern terraces and purpose built flats
Jews Walk	Detached Victorian/Edwardian houses and two storey terraces
Longton Grove	Mix of two storey modern terraces and semi detached Victorian/Edwardian houses over four floors
Mylis Close	Two storey 1920/1930s terraces

Conversion History 2006 – May 2011					
033C	Westwood Hill	Willow Lodge	33	Commercial	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
270 unconverted houses	480 properties < 130m2	240 1 or 2 bedrooms
280 purpose built flats	20 properties 130 – 139 m2	310 3 bedrooms
40 flats converted from houses	80 properties 140 – 149 m2	30 4 bedrooms
20 'unknown'	10 properties 150 – 174 m2	20 'unknown'
	20 'unknown'	

**LSOA 033D**

Physical Housing Characteristics	
Taylors Lane	Mix of styles of terraced housing
Longton Avenue	Large detached and semi detached Victorian/Edwardian houses
Ormanton Road	Mix of mostly two storey modern terraces, and some other mixed styles of housing
Charleville Circus	Mix of three/four floors terraced and semi detached Victorian/Edwardian houses
Westwood Hill	Mix of large detached Victorian/Edwardian houses over four floors and two storey modern terraces
Longton Grove, The Martins , Peters Path, Markwell Close, Amberley Grove	Two/three storey modern terraces and purpose built flats

<b>Lawrie Park Gardens</b>	Mix of housing styles
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<b>Conversion History 2006 – May 2011</b>					
033D		Longton Avenue	18	RESIDENTIAL	Started

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
150 unconverted houses	650 properties < 130m2	390 1 or 2 bedrooms
370 purpose built flats	10 properties 130 – 139 m2	230 3 bedrooms
170 flats converted from houses	10 properties 175 - 200 m2	30 4 bedrooms
20 'unknown'	40 'unknown'	10 5+ bedrooms
		50 'unknown'

### **LSOA 033E**

<b>Physical Housing Characteristics</b>	
<b>Westwood Hill</b>	Mostly two storey large Victorian/Edwardian semi detached houses, and some purpose built flats and two storey modern terraces
<b>Kirkdale</b>	Mix of purpose built flats, two storey modern terraces, large Victorian/Edwardian semi detached houses, and 1920/1930s semi detached houses. A four storey Victorian Edwardian terraced with ground floor retail, and a larger format building with ground floor retail
<b>Peak Hill Avenue</b>	Four storey detached and semi detached Victorian/Edwardian houses
<b>Spring Hill, Peak Hill Gardens</b>	Two/three storey modern terraces and three storey Victorian/Edwardian terraces

<b>Conversion History 2006 – May 2011</b>					
033E	Queensthorpe Mews		8	Commercial	Completed
033E	Queensthorpe Road		13	RESIDENTIAL	Completed
033E	Peak Hill Avenue	Land r/o	11,11a,13,13a,15,15a,17,17a,19	Commercial	Started
033E	Peak Hill Gardens		6	RESIDENTIAL	Completed
033E	Peak Hill Gardens	1st & 2nd Floors	19b	RESIDENTIAL	Submitted
033E	Kirkdale		182	RESIDENTIAL	Completed
033E	Kirkdale	Flat 7	266-268	RESIDENTIAL	Completed
033E	Sydenham Road	Upper Floors	13	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
170 unconverted houses	650 properties < 130m2	510 1 or 2 bedrooms
310 purpose built flats	10 properties 130 – 139 m2	120 3 bedrooms
200 flats converted from houses	10 properties > 200 m2	30 4 bedrooms
30 flats converted from commercial property	60 'unknown'	10 5+ bedrooms
30 'unknown'		70 'unknown'

**LSOA 035A**

<b>Physical Housing Characteristics</b>	
<b>Fairlaw Park, Trewsbury Road, Sunnydene Street, Knighton Park Road, Elvino Road, Watlington Grove, Broseley Grove, Hillmore Grove, Bryden Close</b>	Mix of mostly two storey Victorian/Edwardian terraces and two storey modern terraces and purpose built flats
<b>Sydenham Road</b>	Mix of purpose built flats, Victorian Edwardian detached houses and terraces, some with retail ground floor
<b>Addington Grove. Kent House Road</b>	Mix of three storey Victorian/Edwardian terraces and detached houses, 1920/1930s semi detached houses, two storey modern terraces and purpose built flats

<b>Conversion History 2006 – May 2011</b>					
035A	Sydenham Road	Rear Ground Floor Man of Kent PH	173	Commercial	Completed
035A	Sydenham Road	1st & 2nd Floors Man of Kent PH	173	RESIDENTIAL	Completed
035A	Sydenham Road	Upper Floors	172	Commercial	Completed
035A	Sydenham Road		201	Commercial	Submitted
035A	Sydenham Road		215	RESIDENTIAL	Started
035A	Kent House Road		7	Commercial	Completed
035A	Kent House Road	1st & 2nd Floors	23	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
300 unconverted houses	540 properties < 130m2	380 1 or 2 bedrooms
220 purpose built flats	30 properties 130 – 139 m2	190 3 bedrooms
120 flats converted from houses	20 properties 140 – 149 m2	40 4 bedrooms
30 'unknown'	20 properties 150 – 174 m2	10 5+ bedrooms
	10 properties 175 - 200 m2	60 'unknown'
	10 properties > 200 m2	
	40 'unknown'	

**LSOA 035B**

<b>Physical Housing Characteristics</b>	
<b>Trewsbury Road, Tredown Road</b>	Large detached and semi detached Victorian/Edwardian houses over three floors
<b>Loxley Close, Allerdale Close</b>	Two storey modern terraces
<b>Berrymans Lane, Girton Road, Homecroft Road</b>	Two storey Victorian/Edwardian terraces some cottage style
<b>Tannsfield Road</b>	Two storey terraces of varying styles
<b>Newlands Park</b>	Large Victorian/Edwardian terraces over three floors
<b>Sydenham Road</b>	Victorian/Edwardian terraces over three floors with retail ground floors
<b>Mayow Road, Earlsthorpe Road, Dukesthorpe Road</b>	Edwardian detached semi detached and terraced two storey houses

Conversion History 2006 – May 2011					
035B	Tredown Road		9	Commercial	Completed
035B	Sydenham Road	1st Floor	114	Commercial	Completed
035B	Sydenham Road		87	RESIDENTIAL	Completed
035B	Newlands Park	1st & 2nd Floors	94b	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
320 unconverted houses	530 properties < 130m2	380 1 or 2 bedrooms
120 purpose built flats	30 properties 130 – 139 m2	210 3 bedrooms
230 flats converted from houses	40 properties 140 – 149 m2	60 4 bedrooms
10 flats converted from commercial property	40 properties 150 – 174 m2	30 5+ bedrooms
20 'unknown'	10 properties 175 - 200 m2	30 'unknown'
	30 properties > 200 m2	
	30 'unknown'	

#### LSOA 035C

Physical Housing Characteristics	
Venner Road	Three storey terraced Victorian/Edwardian housing, purpose built flats
Copeman Close, Colin Close Bays Close, Cricketers Walk, Doctors Close, Raymond Close	Two or three storey modern terraces and purpose built flats
Lawrie Park Road, Lawrie Park Gardens, Border Road, Hall Drive	Mix of detached, semi detached and terraced housing of may styles and purpose built flats
Lawrie Park Avenue	Mix of 1920/1930s semi detached houses and three storey modern terraces

Conversion History 2006 – May 2011						
035C		Venner Road		64	RESIDENTIAL	Completed
035C		Venner Road	Ground Floor Maisonette	57	RESIDENTIAL	Completed
035C		Sydenham Road	Upper Floors	28	RESIDENTIAL	Completed
035C		Sydenham Road	Upper Floors & Roof Space	14	RESIDENTIAL	Submitted
035C		Lawrie Park Avenue		17	RESIDENTIAL	Started

VOA Data		
Property Type	Floorspace	No. of Bedrooms
230 unconverted houses	680 properties < 130m2	550 1 or 2 bedrooms
330 purpose built flats	10 properties 130 – 139 m2	170 3 bedrooms
260 flats converted from houses	20 properties 140 – 149 m2	50 4 bedrooms
20 'unknown'	40 properties 150 – 174 m2	10 5+ bedrooms
	10 properties 175 - 200 m2	60 'unknown'

	10 properties > 200 m2	
	80 'unknown'	

#### **LSOA 035D**

<b>Physical Housing Characteristics</b>	
<b>Highclere Street, Fairlawne Park, Larkbere Road, Champion Crescent, Champion Road</b>	Three and two storey Victorian/Edwardian terraces
<b>Adamsrill Road, Burghill Road</b>	Two storey semi detached and terraced houses of various styles and sizes
<b>Mayow Road</b>	Large three storey Victorian/Edwardian detached houses
<b>Sydenham Road</b>	Two/three storey Victorian Edwardian terraces with some ground floor retail uses
<b>Fairview Close</b>	Two storey modern terraces

<b>Conversion History 2006 – May 2011</b>					
035D		Sydenham Road	271	RESIDENTIAL	Submitted
035D		Burghill Road	33	RESIDENTIAL	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
350 unconverted houses	530 properties < 130m2	350 1 or 2 bedrooms
100 purpose built flats	50 properties 130 – 139 m2	160 3 bedrooms
170 flats converted from houses	10 properties 140 – 149 m2	90 4 bedrooms
10 'unknown'	20 properties 150 – 174 m2	10 5+ bedrooms
	10 properties 175 - 200 m2	20 'unknown'
	20 properties 'unknown'	

#### **LSOA 035E**

<b>Physical Housing Characteristics</b>	
<b>Bishopsthorpe Road, Kingsthorpe Road, Princethorpe Road</b>	Two storey Edwardian semi detached and terraced houses
<b>Lockwood Close, Addington Grove, Allwood Close, Hazel Grove, Laurel Grove, Highclere Street</b>	Purpose built flats and two storey modern terraces
<b>Burghill Road</b>	Two storey modern terraces, Edwardian semi detached houses and purpose built flats

<b>Conversion History 2006 – May 2011</b>						
035E		Queensthorpe Road	Upper Floors	18a	RESIDENTIAL	Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>

180 unconverted houses	510 properties < 130m2	370 1 or 2 bedrooms
300 purpose built flats	10 properties 130 – 139 m2	130 3 bedrooms
130 flats converted from houses	40 properties 150 - 174 m2	70 4 bedrooms
	10 properties 175 - 200 m2	40 5+ bedrooms
	40 properties > 200 m2	

## TELEGRAPH HILL WARD

### LSOA 006A

Physical Housing Characteristics	
Kender Street Pomeroy Street, Godley Close, Romney Close, Lanchester Way, Lubbock Street, Briant Street	Purpose built flats and maisonettes and a three storey Victorian terrace
Mylis Close, Besson Street	Purpose built flats and modern two/three storey terraces
New Cross Road, Queens Road	Three/four story Victorian terraces and semi detached with some ground floor retail and purpose built flats

Conversion History 2006 – May 2011					
006A	New Cross Road		106	Commercial	Completed
006A	New Cross Road		46	RESIDENTIAL	Submitted
006A	New Cross Road		142	RESIDENTIAL	Completed
006A	New Cross Road	Upper Floors Hatcham Arms	92	RESIDENTIAL	Started
006A	New Cross Road	Roof Space	130	Extension	Started
006A	Kender Street		56	Commercial	Completed
006A	Queens Road	Hatcham Liberal Club	369	RESIDENTIAL	Submitted

VOA Data		
Property Type	Floorspace	No. of Bedrooms
120 unconverted houses	630 properties < 130m2	500 1 or 2 bedrooms
540 purpose built flats	20 properties 130 – 139 m2	140 3 bedrooms
30 flats converted from houses	20 properties 140 – 149 m2	40 4 bedrooms
10 flats converted from commercial property	10 properties 150 – 174 m2	10 5+ bedrooms
60 'unknown'	80 'unknown'	90 'unknown'

### LSOA 006B

Physical Housing Characteristics	
Pepys Road, Erlanger Road, Waller Road, Queens Road	Semi detached and terraced Victorian/Edwardian housing over three/four floors
Swallow Close, Wild Goose Drive, Wellington Close, Mona Road, Lausanne Road, Dennetts Grove, Walsham Road	Mix of purpose built flats and two and three storey modern terraces
Dennetts Road	Mostly purpose built flats and a three storey Victorian/Edwardian terrace

Conversion History 2006 – May 2011					
006B	Queens Road	Former Kender Housing Office	287	Commercial	Submitted

006B	Waller Road		7	RESIDENTIAL	Completed
006B	Waller Road	Basement	6b	RESIDENTIAL	Started
006B	Pepys Road	Basement	54	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
220 unconverted houses	550 properties < 130m2	380 1 or 2 bedrooms
230 purpose built flats	20 properties 175 - 200 m2	130 3 bedrooms
220 flats converted from houses	60 properties > 200 m2	50 4 bedrooms
40 'unknown'	60 properties 'unknown'	60 5+ bedrooms
		70 'unknown'

### LSOA 006C

Physical Housing Characteristics	
<b>Musgrove Road, Ommaney Road, Pepys Road, Jerningham Road</b>	Mix of larger Victorian terraced and semi detached houses over three and four floors. Some purpose built flats on Ommaney Road
<b>Troutbeck Road</b>	Two/three storey larger Edwardian/1920s semi detached and terraced houses
<b>New Cross Road</b>	Four storey Victorian/Edwardian terraces and larger 1920s style terraces

Conversion History 2006 – May 2011					
006C	New Cross Road		188a	RESIDENTIAL	Completed
006C	New Cross Road		194	RESIDENTIAL	Completed
006C	New Cross Road	Lower Ground Floor Fairlawn Mansions	43-48	RESIDENTIAL	Submitted
006C	Troutbeck Road		18	RESIDENTIAL	Completed
006C	Troutbeck Road		3-5	RESIDENTIAL	Completed
006C	Ommaney Road		38	RESIDENTIAL	Completed
006C	Ommaney Road		56	RESIDENTIAL	Completed
006C	Musgrove Road		57	RESIDENTIAL	Completed
006C	Musgrove Road		8	RESIDENTIAL	Completed
006C	Musgrove Road	Ground and Basement	16	RESIDENTIAL	Completed
006C	Musgrove Road	Ground and 1st Floor	24	RESIDENTIAL	Completed
006C	Musgrove Road	Lower Ground Floor	24	RESIDENTIAL	Completed
006C	Musgrove Road	Basement	33	RESIDENTIAL	Completed
006C			74	RESIDENTIAL	Completed
006C			78	RESIDENTIAL	Completed
006C	Pepys Road	Sim Lodge	33	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms

140 unconverted houses	520 properties < 130m2	400 1 or 2 bedrooms
120 purpose built flats	20 properties 150 - 174 m2	110 3 bedrooms
430 flats converted from houses	30 properties 175 - 200 m2	60 4 bedrooms
60 'unknown'	90 properties > 200 m2	70 5+ bedrooms
	100 properties 'unknown'	110 'unknown'

#### **LSOA 006D**

<b>Physical Housing Characteristics</b>	
<b>Erlanger Road, Waller Road, Pepys Road, Kitto Road, Drakefell Road</b>	Two and three storey semi detached and terraced large Victorian/Edwardian houses
<b>Arbuthnot Road</b>	Two storey semi detached large Victorian Edwardian houses with some purpose built flats and two storey modern terraces

<b>Conversion History 2006 – May 2011</b>						
006D		Pepys Road		103	RESIDENTIAL	Completed
006D		Arbuthnott Road	Basement	22	RESIDENTIAL	Completed
006D		Waller Road		109	RESIDENTIAL	Started
006D		Waller Road		173-175	RESIDENTIAL	Submitted
006D		Pepys Road		93	RESIDENTIAL	Submitted
006D		Pepys Road	Basement	60	RESIDENTIAL	Submitted
006E		Drakefell Road		78	RESIDENTIAL	Completed
006E		Drakefell Road	Site between 2 & 3 Greenstreet Hill	2-3	Extension	Completed

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
220 unconverted houses	310 properties < 130m2	220 1 or 2 bedrooms
10 purpose built flats	10 properties 130 – 139 m2	90 3 bedrooms
310 flats converted from houses	60 properties 175 - 200 m2	60 4 bedrooms
10 'unknown'	130 properties > 200m2	140 5+ bedrooms
	40 'unknown'	50 'unknown'

#### **LSOA 006E**

<b>Physical Housing Characteristics</b>	
<b>Drakefell Road</b>	Two storey large Victorian/Edwardian semi detached houses and purpose built flats
<b>Kitto Road, Arbuthnot Road; Lausanne Road, Gellatly Road, Bousfield Road</b>	Two and three storey Victorian/Edwardian terraces and some purpose built flats
<b>Hathaway Street, Senate Street, Selden Road</b>	Purpose built flats

<b>Conversion History 2006 – May 2011</b>
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006E	Drakefell Road		78	RESIDENTIAL	Completed
006E	Drakefell Road	Site between 2 & 3 Greenstreet Hill	2-3	Extension	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
250 unconverted houses	480 properties < 130m2	320 1 or 2 bedrooms
200 purpose built flats	40 properties 130 – 139 m2	200 3 bedrooms
140 flats converted from houses	10 properties 140 - 149 m2	40 4 bedrooms
20 'unknown'	30 properties 150 - 174 m2	10 5+ bedrooms
	10 properties 175 – 200 m2	40 'unknown'
	40 'unknown'	

#### LSOA 010A

Physical Housing Characteristics	
Revelon Road, Arica Road	Mix of two storey Victorian/Edwardian terraces, two storey 1930s cottage style terraces and purpose built flats
Brockhill Crescent	Two storey 1930s cottage style terraces, and some purpose built flats
St Norbert Road, Friendsbury Road, Billingford Close, Hainford Close	Purpose built flats

Conversion History 2006 – May 2011		
010A		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
190 unconverted houses	570 properties < 130m2	270 1 or 2 bedrooms
370 purpose built flats		190 3 bedrooms
10 flats converted from houses		100 4 bedrooms

#### LSOA 010B

Physical Housing Characteristics	
Turnham Road, Dalrymple Road, Rocastle Road, Nash Road, Brockley Way, St Norbert Road, Aldersford Close	Purpose built flats and two storey modern terraces

Conversion History 2006 – May 2011		
010B		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
170 unconverted houses	560 properties < 130m2	390 1 or 2 bedrooms

420 purpose built flats	10 properties 130 – 139 m2	180 3 bedrooms
10 'unknown'	20 properties 150 - 174 m2	30 4 bedrooms
	10 'unknown'	10 'unknown'

### **LSOA 010C**

<b>Physical Housing Characteristics</b>	
<b>Pincott Place</b>	Mix of purpose built flats and modern two storey terraces
<b>Aspinall Road, St. Asaph Road, Dundalk Road, Finland Road, Revelon Road, Pepys Road</b>	Two storey Victorian/Edwardian terraces
<b>Avignon Road</b>	Mix of two storey Victorian/Edwardian terraces and purpose built flats

<b>Conversion History 2006 – May 2011</b>						
010C		St Asaph Road	Site at	96a	Commercial	Submitted
010C		St Asaph Road	Ground Floor	58	Commercial	Completed
010C		St Asaph Road		117	RESIDENTIAL	Completed
010C		St Asaph Road		80	RESIDENTIAL	Completed
010C		Dundalk Road		10	RESIDENTIAL	Completed
010C		Dundalk Road		39b	RESIDENTIAL	Completed
010C		Avignon Road		39	RESIDENTIAL	Completed
010C		Avignon Road		60	RESIDENTIAL	Started
010C		Aspinall Road		40	RESIDENTIAL	Completed
010C		Aspinall Road		60	RESIDENTIAL	Completed
010C		Aspinall Road		27	RESIDENTIAL	Started

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
230 unconverted houses	520 properties < 130m2	470 1 or 2 bedrooms
110 purpose built flats	10 properties 130 – 139 m2	80 3 bedrooms
340 flats converted from houses	50 properties 140 - 149 m2	60 4 bedrooms
10 'unknown'	70 properties 150 - 174 m2	50 5+ bedrooms
	20 properties > 200 m2	40 'unknown'
	40 'unknown'	

### **LSOA 010D**

<b>Physical Housing Characteristics</b>	
<b>Jerningham Road, Vesta Road, Reservoir Road, Reservoir Road, Drakefell Road, Walbutton Road</b>	Two/three storey large semi detached and terraced Victorian/Edwardian houses
<b>Pendrell Road</b>	Three storey large Victorian/Edwardian semi detached houses and some purpose built flats

<b>Sprules Road</b>	Two storey Victorian/Edwardian terraces
<b>Endwell Road</b>	Purpose built flats, two storey modern terraces, and two storey Victorian/Edwardian terraces

<b>Conversion History 2006 – May 2011</b>						
010D		Endwell Road	Ground & r/o 1st Floor	93	Commercial	Submitted
010D		Endwell Road		95	Extension	Submitted
010D		Jerningham Road		169a	RESIDENTIAL	Submitted

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
210 unconverted houses	500 properties < 130m2	370 1 or 2 bedrooms
70 purpose built flats	30 properties 130 – 139 m2	110 3 bedrooms
400 flats converted from houses	30 properties 140 - 149 m2	110 4 bedrooms
20 'unknown'	40 properties 150 - 174 m2	40 5+ bedrooms
	30 properties 175 – 200 m2	70 'unknown'
	20 properties > 200 ms	
	50 'unknown'	

#### **LSOA 010E**

<b>Physical Housing Characteristics</b>	
<b>Drakefell Road</b>	Mix of three storey Victorian/Edwardian terraces, two storey 1930s cottage style terraces, and purpose built flats
<b>Foxwell Street, Seymour Gardens, Reynard Close, Mantle Road</b>	Purpose built flats and two storey terraces
<b>St Asaph Road, Dundalk Road, Finland Road, Revelon Road</b>	Two storey Victorian/Edwardian terraces
<b>St Norbert Road, Dene Close, St Norbert Green, Mallory Close</b>	Two storey 1930s cottage style terraces

<b>Conversion History 2006 – May 2011</b>						
010E		Mantle Road	New 2nd Floor	209-211	Extension	Started

<b>VOA Data</b>		
<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
360 unconverted houses	560 properties < 130m2	350 1 or 2 bedrooms
130 purpose built flats	60 properties 130 – 139 m2	110 3 bedrooms
180 flats converted from houses	10 properties 140 - 149 m2	160 4 bedrooms
10 'unknown'	10 properties 150 - 174 m2	10 5+ bedrooms
	10 properties > 200 m2	40 'unknown'
	30 'unknown'	

## WHITEFOOT WARD

### LSOA 026A

Physical Housing Characteristics	
Whitefoot Lane, Waters Road, Whitefoot Terrace, Downderry Road, Bideford Road, Lincombe Road, Moorside Road, Verdant Lane, Castillon Road	Two storey 1930s cottage style terraces
Nubia Way	Modern small detached two storey houses

Conversion History 2006 – May 2011		
026A		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
510 unconverted houses	590 properties < 130m2	160 1 or 2 bedrooms
80 purpose built flats	10 properties 130 – 139 m2	390 3 bedrooms
10 flats converted from houses		50 4 bedrooms

### LSOA 026B

Physical Housing Characteristics	
Roundtable Road, Shroffold Road, Dagonet Road, Bedivere Road, Reigate Road, Pendragon Road, Ballamore Road	Two storey 1930s cottage style terraces

Conversion History 2006 – May 2011		
026B		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
430 unconverted houses	490 properties < 130m2	220 1 or 2 bedrooms
50 purpose built flats		250 3 bedrooms
10 flats converted from houses		20 4 bedrooms

### LSOA 026C

Physical Housing Characteristics	
Reigate Road, Jennifer Road, Roundtable Road, Northover, Lentmead Road, Woodbank Road, Ilfracombe Road, Undershaw Road, Shaw Road, Shroffold Road, Cranmore Road, Moorside Road, Verdant Lane	Two storey 1930s cottage style terraces

Conversion History 2006 – May 2011						
026C		Verdant Lane	Upper Floors	358	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
520 unconverted houses	630 properties < 130m2	250 1 or 2 bedrooms
100 purpose built flats		290 3 bedrooms
10 flats converted from houses		90 4 bedrooms

#### LSOA 026D

Physical Housing Characteristics	
<b>Sedgeway, Pasture Road</b>	1920/30s semi detached houses and purpose built flats
<b>South Park Crescent, Further Green Road, Verdant Lane</b>	Two storey 1920s/1930s terraces

Conversion History 2006 – May 2011						
026D		Further Green Road		126	RESIDENTIAL	Completed
026D		South Park Crescent	Flats 1-5	144	RESIDENTIAL	Completed

VOA Data		
Property Type	Floorspace	No. of Bedrooms
410 unconverted houses	770 properties < 130m2	390 1 or 2 bedrooms
370 purpose built flats	30 'unknown'	340 3 bedrooms
20 flats converted from houses		40 4 bedrooms
		10 5+ bedrooms
		30 'unknown'

#### LSOA 030A

Physical Housing Characteristics	
<b>Boundfield Road, Waters Road, Castillon Road, Wingrove Road, Evans Road</b>	Two storey 1930s cottage style terraces and purpose flats
<b>Persant Road</b>	Prefabs
<b>Scarlet Road, Hexal Road, Gilton Road</b>	Purpose built flats

Conversion History 2006 – May 2011		
<b>030A</b>		<b>No Conversions</b>

VOA Data		
Property Type	Floorspace	No. of Bedrooms
170 unconverted houses	660 properties < 130m2	400 1 or 2 bedrooms
450 purpose built flats		250 3 bedrooms
40 'other'		10 4 bedrooms

#### LSOA 030B

Physical Housing Characteristics	
Bromley Road, Conisborough Crescent, Carstairs Road, Arkindale Road, Bosbury Road Whitefoot Lane	Mostly 1920s/1930s two storey terraces, with two storey 1930s cottage style terraces, and two storey modern terraces
Cotton Hill	1920's/1930's two storey semi detached housing

Conversion History 2006 – May 2011		
030B		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
440 unconverted houses	580 properties < 130m2	90 1 or 2 bedrooms
140 purpose built flats		490 3 bedrooms

### LSOA 030C

Physical Housing Characteristics	
Longhill Road, Whitefoot Lane, Boundfield Road	1920s/1930s two storey terraces
Battersby Road, Waters Road	1930s cottage style two storey terraces and purpose built flats
Wentland Road, Meliot Road, Ector Road, Pellinore Road, Baudwin Road, Mordred Road	Prefabs

Conversion History 2006 – May 2011		
030C		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms
340 unconverted houses	540 properties < 130m2	220 1 or 2 bedrooms
60 purpose built flats		280 3 bedrooms
150 'other'		30 4 bedrooms

### LSOA 030D

Physical Characteristics	
Orford Road, Randlesdown Road, Bromley Road, Passfields	Mostly purpose built flats with some two storey modern terraces
Allerford Road, Daneswood Avenue, Waterbank Road, Watermead Road, Southend Lane	Two storey 1920/30s semi detached houses

Conversion History 2006 – May 2011		
030D		No conversions

VOA Data		
Property Type	Floorspace	No. of Bedrooms

330 unconverted houses	700 properties < 130m2	240 1 or 2 bedrooms
380 purpose built flats	10 properties 140 – 149 m2	440 3 bedrooms
10 flats converted from houses	30 'unknown'	20 4 bedrooms
30 'unknown'		40 'unknown'

### **LSOA 030E**

#### **Physical Housing Characteristics**

**Beachborough Road, Bromley Road, Winlaton Road, Oldstead Road,  
Southview Road, Haddington Road, Oakshade Road, Cotton Hill**

Mix of 1920/1930s semi detached and terraced houses with a small number of 1930s cottage style terraces and purpose built flats

#### **Conversion History 2006 – May 2011**

<b>030E</b>	<b>No conversions</b>
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#### **VOA Data**

<b>Property Type</b>	<b>Floorspace</b>	<b>No. of Bedrooms</b>
610 unconverted houses	670 properties < 130m2	80 1 or 2 bedrooms
50 purpose built flats		560 3 bedrooms
10 flats converted from houses		30 4 bedrooms