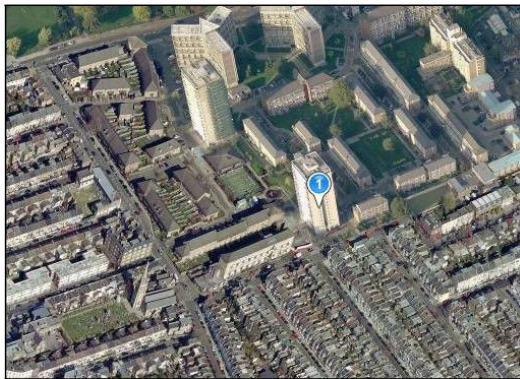
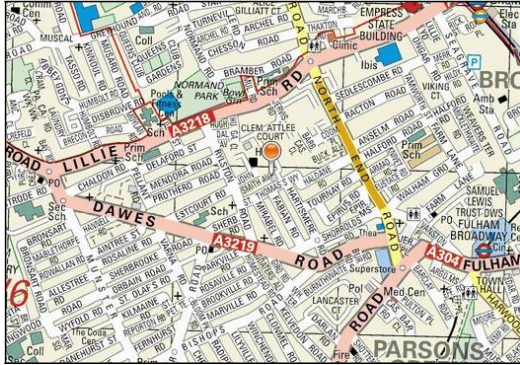




Appendix 4 Property Report: Edith Summerskill House, SW6 7TD

Location



Source; www.multimap.co.uk



Description



Size

0.066 Hectares (0.16 Acres)

Site Description

The site comprises an 18 storey tower block located within an established residential area with neighbouring properties of 2 to 5 storeys.

Site Potential

Redevelopment of the site we expect would involve refurbishment of the existing structure. However, there might be potential to include some surrounding amenity land which may allow for reorientation of the tower building and a significant rise in potential land value.

Potential Issues

- Contamination from the existing building
- Located within a flood zone

Planning Comments

- Draft Planning Brief in place Feb 2011
- Average accessibility with a PTAL of 4
- Surrounding properties predominantly 2 storey to the south and 4 storey to the north
- Current density is 2160 hrh
- Demolition of the site and subsequent erection would require a tall buildings urban design justification