



ARCHES 889-890, HOLYROOD STREET

OVERVIEW

CLIENT

The Arch Company

SECTORS

Commercial
Warehouse & Distribution

LOCATION

Southwark, London

PLANNING AUTHORITY

London Borough of Southwark

HIGHWAY AUTHORITY

London Borough of Southwark

PROJECT TEAM

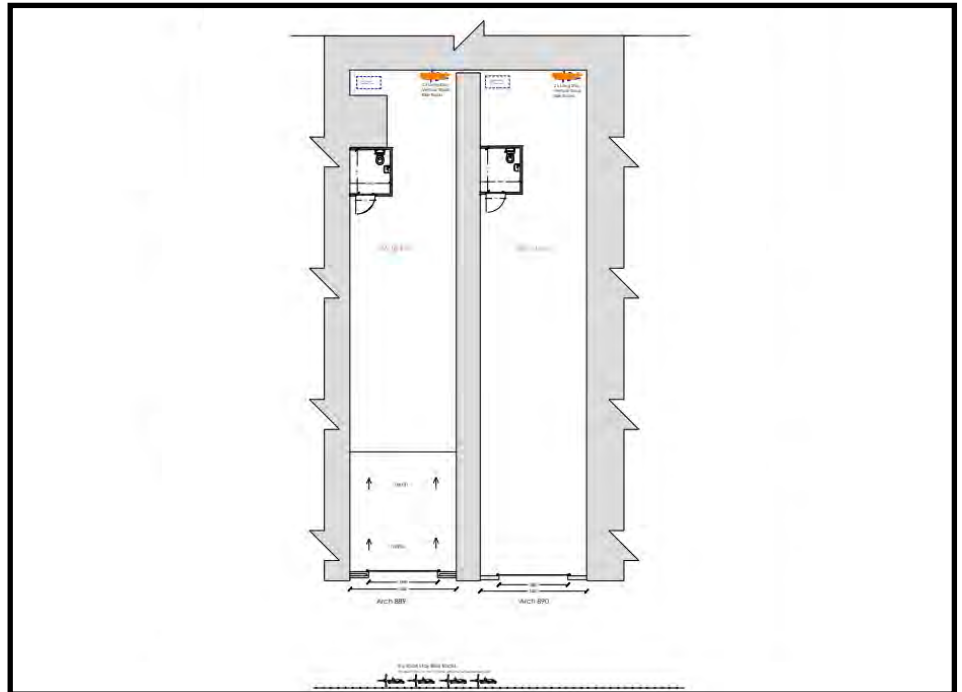
Montagu Evans
Rapleys

PROJECT MANAGER

Jack Massey

PROJECT DIRECTOR

Daniel Ekstrand



PROJECT

We were delighted to be appointed by The Arch Company to provide a comprehensive Transport Statement in support of a proposed change of use application for Arches 889-890, Holyrood Street, Southwark, SE1 2EL. The site comprises two vacant railway arches, with a combined Gross Internal Area of 242m². The proposed development aimed to repurpose these arches to accommodate flexible uses within Use Class E(g)(iii), B2, and/or B8, contributing to the revitalisation of this urban area.

APPROACH

Our team prepared a detailed Transport Statement to accompany the planning application. This document rigorously assessed the proposed development's alignment with relevant transport policies, particularly focusing on parking provisions and sustainability. The analysis demonstrated that the proposals would integrate seamlessly with the local transport network, avoiding any adverse impacts on the operational capacity or safety of the surrounding highways. Furthermore, we illustrated that the development would not exacerbate on-street parking demand, thereby ensuring minimal disruption to the local community.

OUTCOME

Through proactive engagement with Southwark Council, we addressed potential concerns early on. The planning application was submitted to Southwark Council in July 2024. During the review process, we engaged in constructive discussions with the council, leading to an agreed strategy for cycle parking and site servicing that met policy requirements while avoiding any unreasonable obligations for the applicant. Planning permission was granted in January 2025.

RELATED PROJECTS

Arches 309-310, Wyndham Road

