

# WELCOME

Urban and Provincial and Southwark Metals are in the process of developing proposals for the redevelopment of the existing car breaker's yard on Windsor Grove into a modernised recycling and vehicle de-pollution facility.

## Facts about the site:

- The site is located at the car breakers yard on Windsor Grove, West Norwood in the Borough of Lambeth.
- The site has a permit to handle 25,000 tonnes of scrap vehicles per year and it has historically been home to the West Norwood Car Breaker's Yard, which has temporarily ceased to trade on the site.
- It is safeguarded in local planning policy for waste use and it sits in one of Lambeth's Key Industrial Business Areas (KIBA).



## ABOUT SOUTHWARK METALS

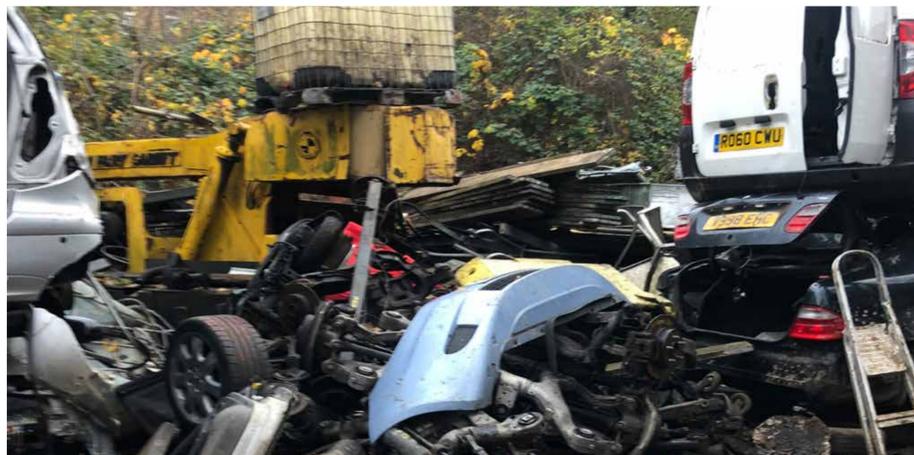
Southwark Metals started in 1980 in the London Borough of Southwark, and has been recycling metal ever since. We are a family run company, with long-standing links to West Norwood, and we have an exemplary track record in the business.

All of our vehicles are new, clean and tidy - we use the most efficient vehicles possible for the work we do. Our main business revolves around scrap recycling and we have even cleared scrap lead from Buckingham Palace.

We want to make Windsor Grove our long-term home and the proposals that are being brought forward are designed to do that. We want to become a vibrant part of the local community and work with local groups to raise awareness of the need to recycle.



# PHOTOGRAPHS OF WEST NORWOOD CAR BREAKERS YARD

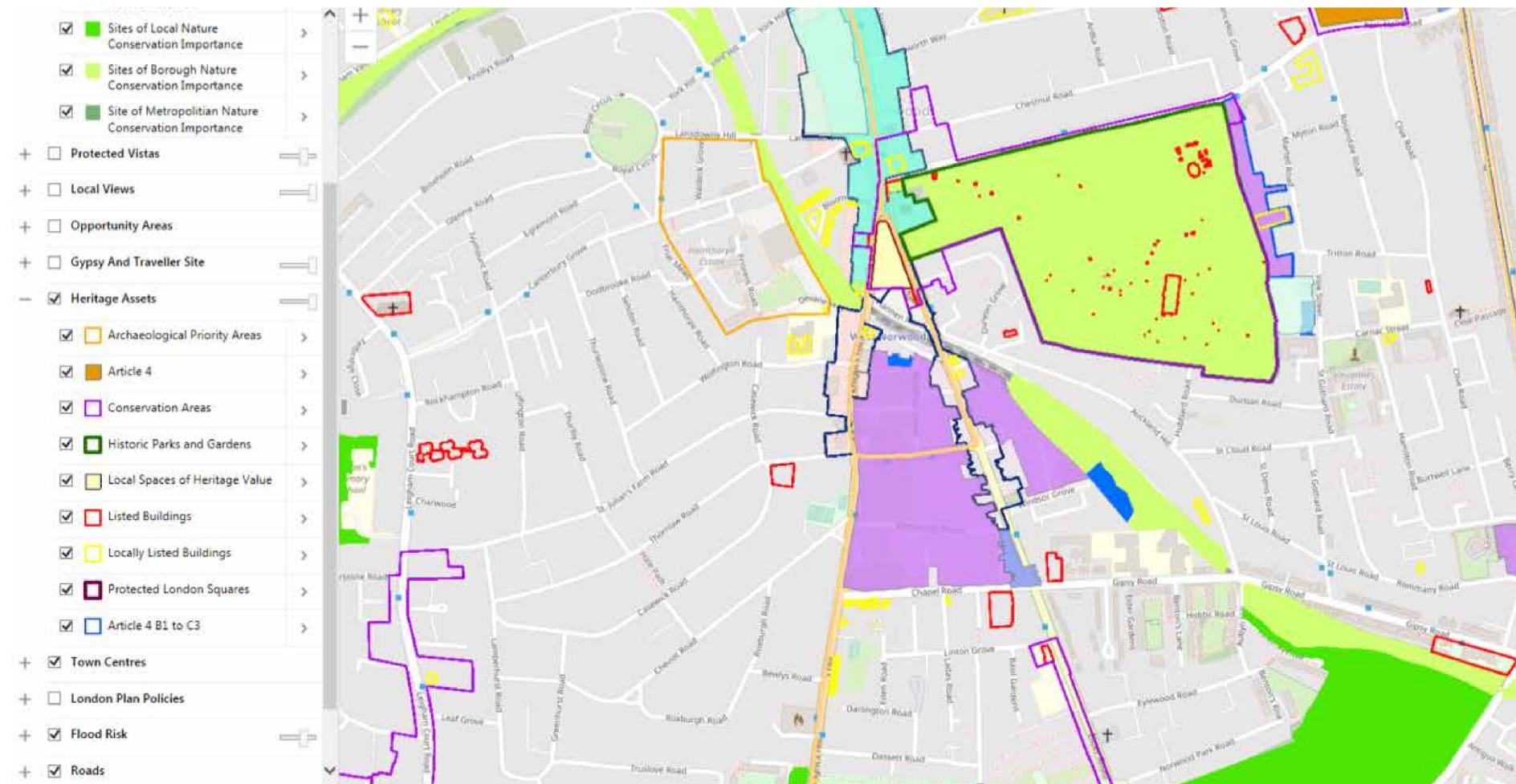


## LOCAL POLICY

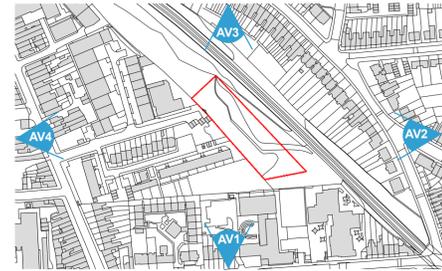
As shown on the map, the site has been safeguarded for waste use by Lambeth Council and it is located within one of the borough's Key Industrial Business Areas, meaning it cannot have a non-industrial use on it.

It is one of few sites left in Lambeth that is fit for a modern metal recycling and vehicle de-pollution facility.

West Norwood Car Breaker's Yard processed between 100 and 140 tonnes of scrap vehicles per annum despite having a permit to process 25,000 tonnes per year, meaning the site was massively underutilised.



# PROPOSED FACILITY



Aerial View AV1 - looking North - as Proposed



Aerial View AV3 - looking South - as Proposed



Aerial View AV2 - looking West - as Proposed



Aerial View AV4 - looking East - as Proposed



CGI VIEW - WINDSOR GROVE



CGI VIEW - WINDSOR CLOSE



**Liquidambar styraciflua**, sourced: <https://www.southwarkmetals.co.uk/products/liquidambar-stryaciflua-p889-250-300/>

**Log Pile for Reptiles**, sourced: <https://www.dorsethome.com/wild-garden-build-log-pile-attract-insects/>

**Bat box attached to pole**, sourced: <https://www.metals.co.uk/bat-boxes/bat-box-attached-to-pole-2497972425>

**Alnus glutinosa (pleached)**, sourced: <https://www.purple.com/landscaping>

**Bird / Bat box on tree**, sourced: <https://www.purple.com/landscaping/bird-bat-house-wood-making-7197157/>

**Bat box on a building**, sourced: <https://www.metals.com/bat-boxes/bat-box-on-a-building-science-fiction-designed-home-for-our-flying-friends-bat-box-9>

The landscape design will consist of a landscaped rain garden adjacent to the site boundary fence. Further screening will be provided by a row of pleached trees planted in the rain garden, with the canopies sitting above the fence. Examples of the pleached trees can be seen above.

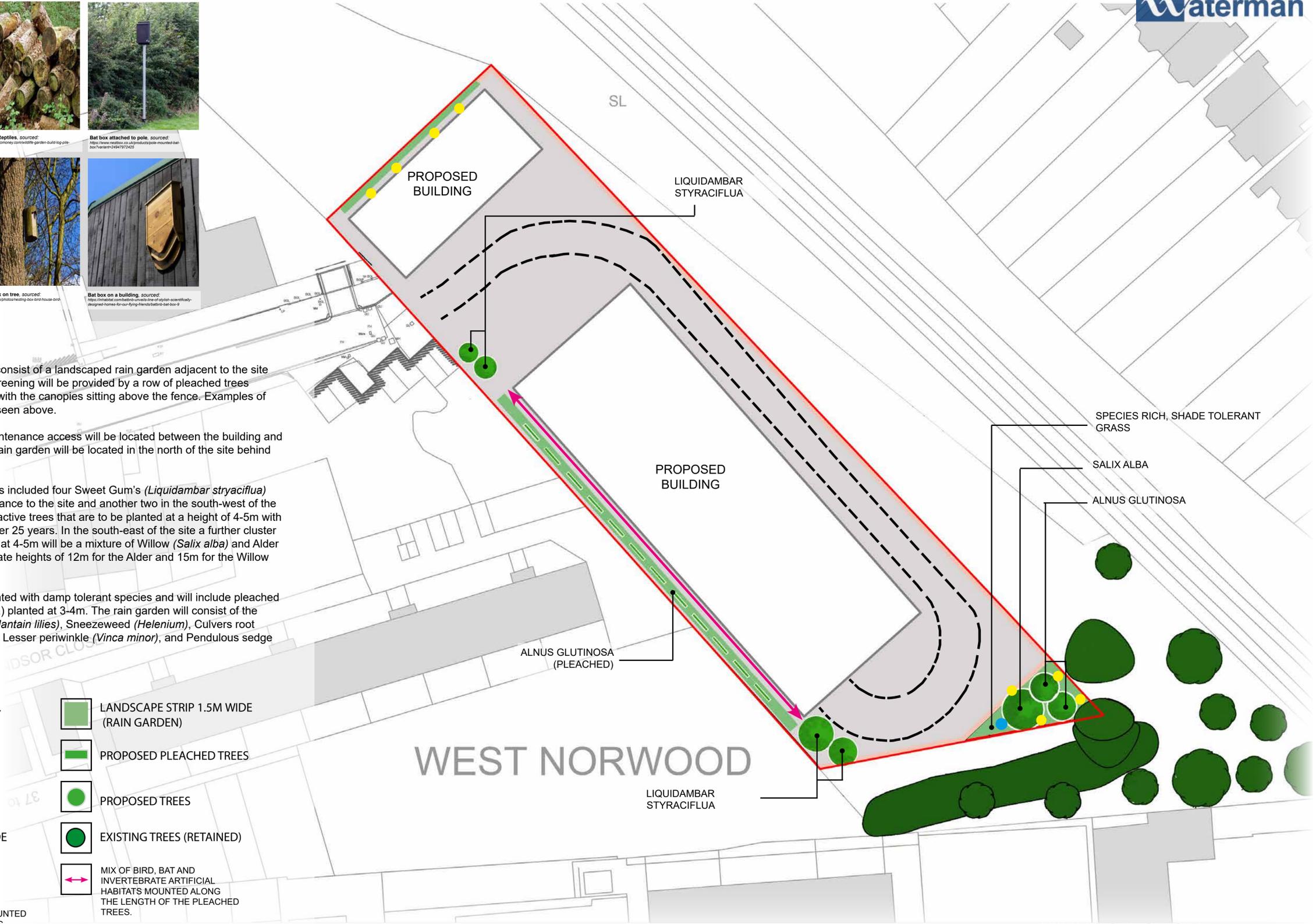
A 1m wide pedestrian / maintenance access will be located between the building and rain garden. An additional rain garden will be located in the north of the site behind the ELV shed.

The landscape proposal has included four Sweet Gum's (*Liquidambar styraciflua*) two to be placed at the entrance to the site and another two in the south-west of the site. These are visually attractive trees that are to be planted at a height of 4-5m with an ultimate height of 8m after 25 years. In the south-east of the site a further cluster of three trees to be planted at 4-5m will be a mixture of Willow (*Salix alba*) and Alder (*Alnus glutinosa*) with ultimate heights of 12m for the Alder and 15m for the Willow after 25 years.

The rain garden will be planted with damp tolerant species and will include pleached Alder trees (*Alnus glutinosa*) planted at 3-4m. The rain garden will consist of the following species: Hosta (*Plantain lilies*), Sneezeweed (*Helenium*), Culvers root (*Veronicastrum virginicum*), Lesser periwinkle (*Vinca minor*), and Pendulous sedge (*Carex pendula*).

LEGEND

- REDLINE BOUNDARY
- VEHICLE TRACKING
- RETAINING WALL
- FOOTPATH 1.0M WIDE
- REPTILE LOG PILE
- BIRD & BAT BOXES, MOUNTED ON TREES AND BUILDING
- LANDSCAPE STRIP 1.5M WIDE (RAIN GARDEN)
- PROPOSED PLEACHED TREES
- PROPOSED TREES
- EXISTING TREES (RETAINED)
- MIX OF BIRD, BAT AND INVERTEBRATE ARTIFICIAL HABITATS MOUNTED ALONG THE LENGTH OF THE PLEACHED TREES.



WINDSOR GROVE  
LANDSCAPE DESIGN &  
ARTIFICIAL WILDLIFE HABITATS

## TRANSPORT

In order to establish the potential impact of the proposed development, reference has been made to surveys of the site when it was occupied by West Norwood Car Breakers and further surveys at Southwark Metals existing depot in Southwark. Consideration has also been given to the levels of traffic that could be attracted to the site in the event that its current permit for 25,000 tonnes per year was fully utilised; West Norwood Car Breakers only processed a small percentage of this figure.

Having regard to the above, the following sets out typical vehicle movements for the three separate scenarios:

- West Norwood Car Breakers – 10 vehicles per day on weekdays and Saturdays.
- Permitted Use - 70 vehicles per day on weekdays and 40 vehicles per day on Saturdays.
- Southwark Metals - 120 vehicles per day on weekdays and 70 per day on Saturdays.



PROPOSED HGV ROUTES

## SCHEME BENEFITS

- Maximises the potential of a severely underutilised and safeguarded waste site, which sits in a Key Industrial Business Area (KIBA).
- An upgraded waste recycling facility which will manage scrap metal and de-pollute vehicles using the most up-to-date green technologies available in the market place.
- An enclosed, modern, state-of-the-art buildings which will minimise any noise or dust created as a result of the operation on-site.
- A development which will help Lambeth tackle the problem of its massive shortfall in being able to handle waste and recycling in the local area.
- Adherence to the highest environmental and safety standards in contrast to the previous operation which has temporarily ceased trading.
- Potential opportunities installing solar panels so the site can generate its own electricity and be as sustainable as possible.
- Benefit from being operated by Southwark Metals, a 40 year old, family-run business with an exemplary track record in the metal recycling industry.



## NEXT STEPS

Thank you for taking the time to attend this public exhibition. You can leave feedback by completing a comment form and leaving it the box provided. If you have any questions, please do not hesitate to ask a member of the project team.

Based on current timescales, we are planning on submitting a planning application to Lambeth Council in early 2020.

Prior to this, the project team will be doing additional door knocking in the area in order to gain feedback from the local community.

You can contact members of the project team by:

- Visiting: [www.windsorgrove.co.uk](http://www.windsorgrove.co.uk)
- Emailing: [info@windsorgrove.co.uk](mailto:info@windsorgrove.co.uk)
- Writing to:  
Windsor Grove Project Team  
C/O ECF  
Epworth House  
25 City Road  
London EC1Y 1AA

Comment forms will be accepted by post and email until 11th January 2020 for comments to the team.

**CONSULTATION**  
DECEMBER 2019

**SUBMISSION EARLY**  
EARLY 2020

**PERMISSION**  
LATE 2020

**COMPLETION**  
EARLY 2021