

STRATEGIC PLANNING COMMITTEE

16/12/2020

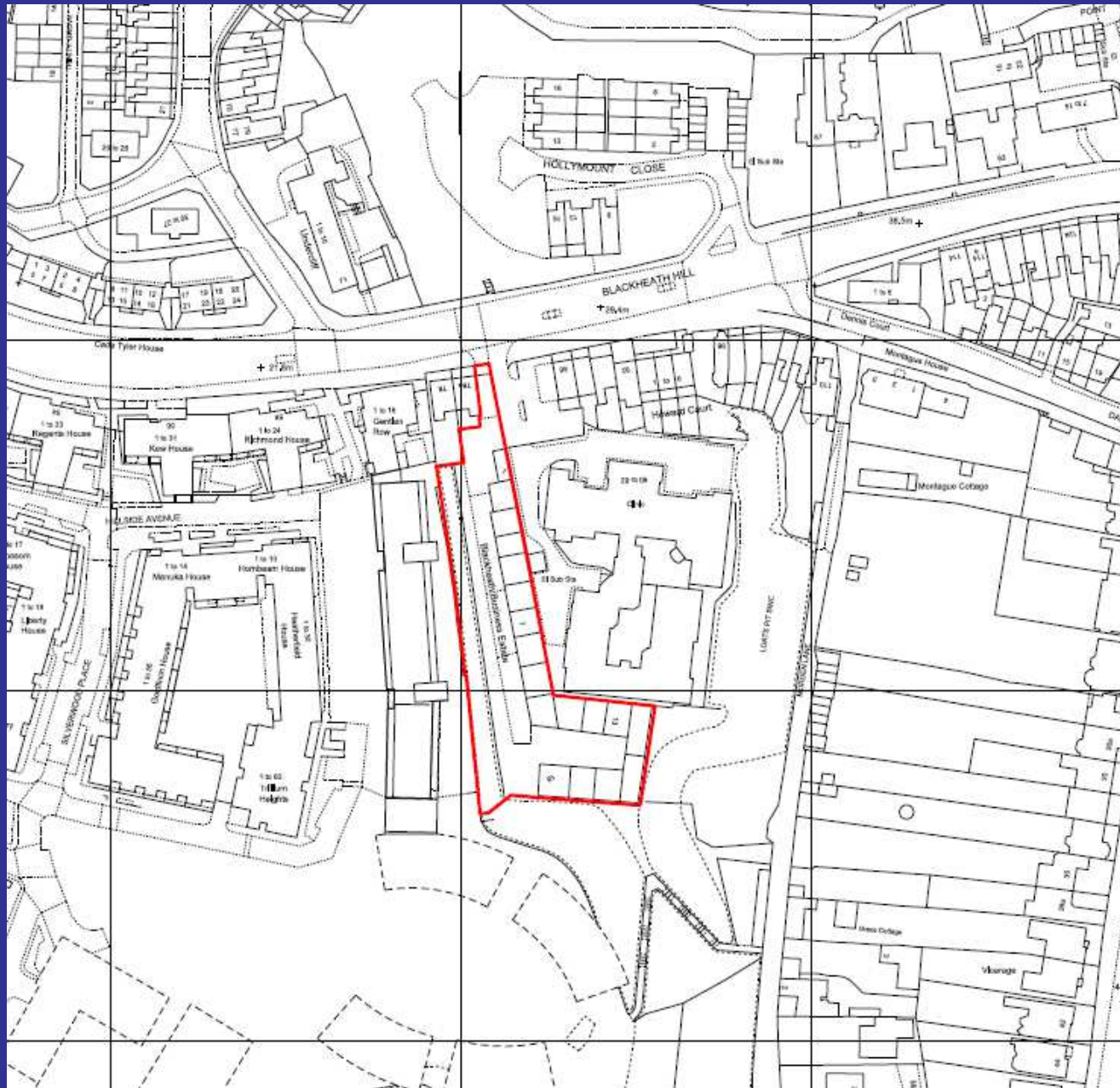
**Blackheath Business Estate, Blackheath Hill, London, SE10
8BA**

Application No. DC/20/117309

**This presentation forms no part of a planning application
and is for information only.**

Proposed Development

- Construction of mixed-use development comprising two buildings
 - Commercial building - four storeys with 2288 sqm² of flexible work space (Use Class B1a; B1b; B1c).
 - Residential building - part 7/part 9 storey and provide 63 residential units
 - Associated disabled car and cycle parking, play space, refuse and storage plant, hard and soft landscaping, and other associated works



Site Location Plan



Context 3D image



Photograph of entrance to the application site



View of the existing building looking south towards the side



View from the site looking towards the site entrance



Photograph from the side looking east towards the SINC



Proposed site layout



Aerial shot from north east



Aerial shot from south west



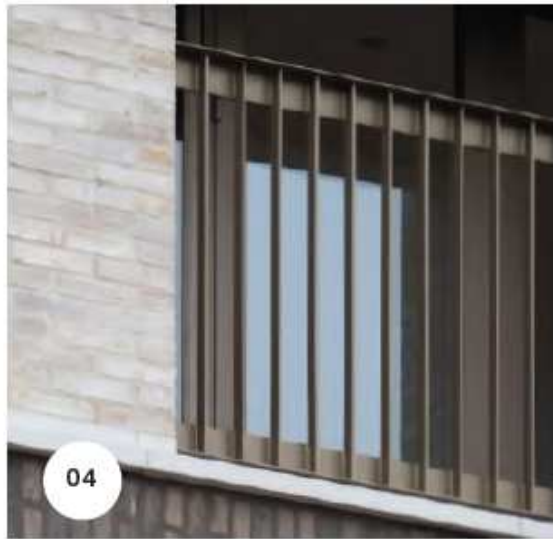
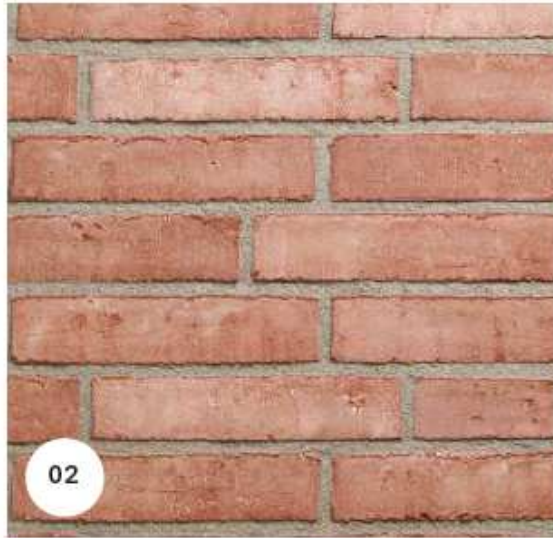
CGI image of the residential block – from Heathside and Lethbridge



Proposed front elevation – residential building



Bay study

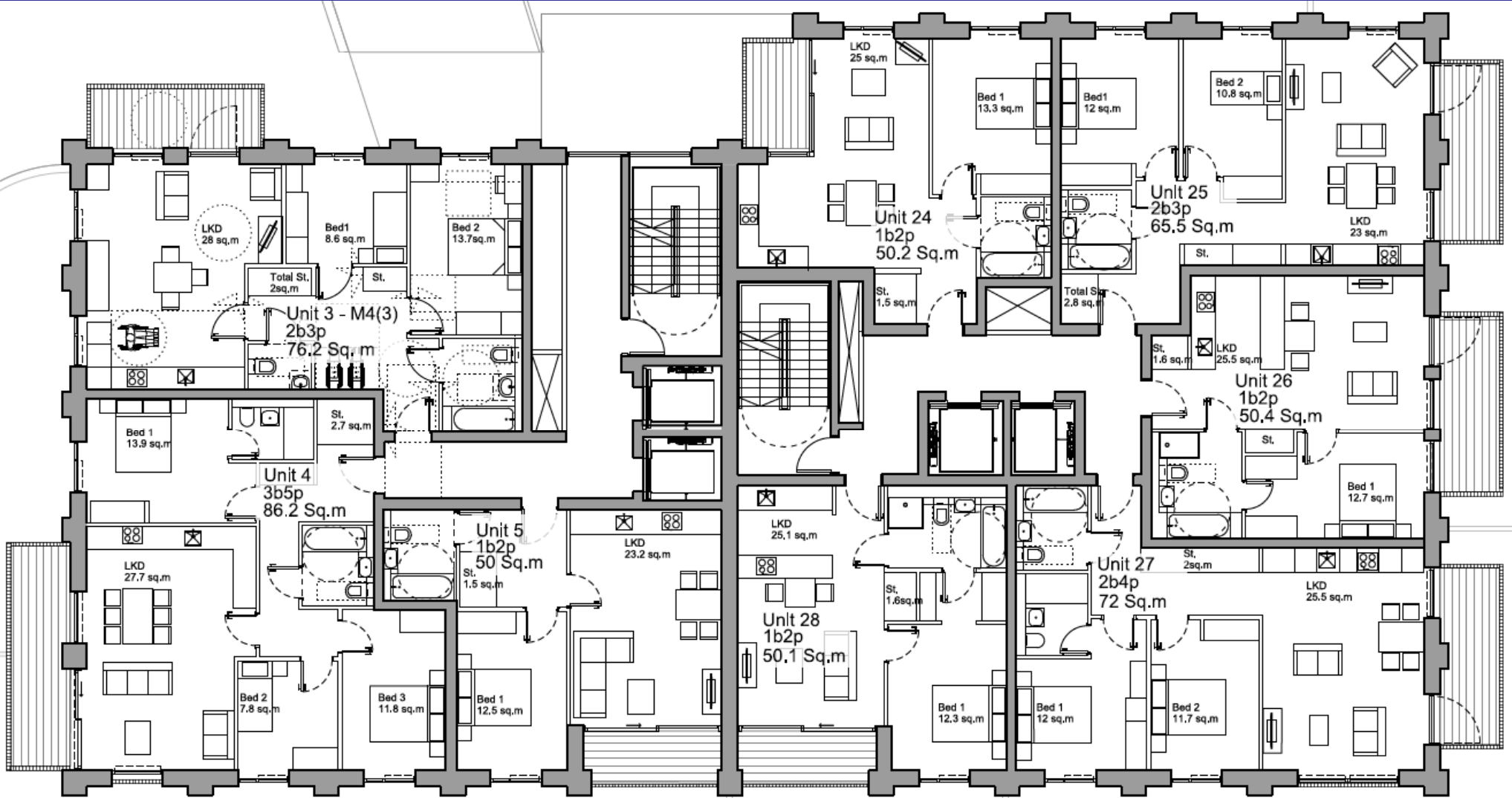


Key	
01	Light tone mix of water-struck brickwork to base of building
02	Mid tone mix of water-struck brickwork
03	Pigmented cast concrete
04	Steel railings - textured powder coat

Materials for the residential tower



Ground floor layout



Typical upper floor layout

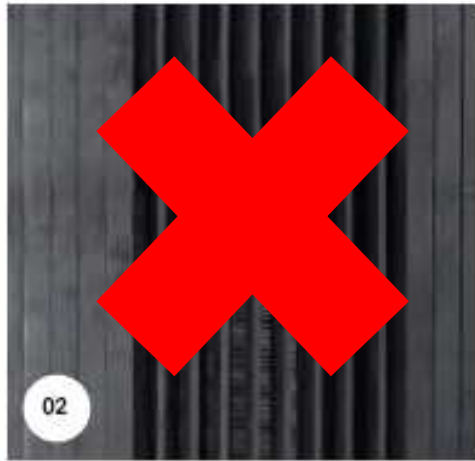


-  Tiered Planting
-  Corten Canopy
-  Boulders
-  Bench
-  Bench
-  External Green
-  Weathered Hardwood
-  Paving

Residential roof gardens



Proposed commercial building



Key	
01	Warm coloured pre cast concrete
02	Black stained Accoya timber laid in hit and miss pattern
03	Textured powder-coated steel cladding to columns
04	Industrial style slimline aluminium windows
05	CLT timber structure exposed internally with roof light above

Materials for the commercial building



Proposed front elevation – commercial building



Landscaping and climbing plants along the boundary at 1st Floor

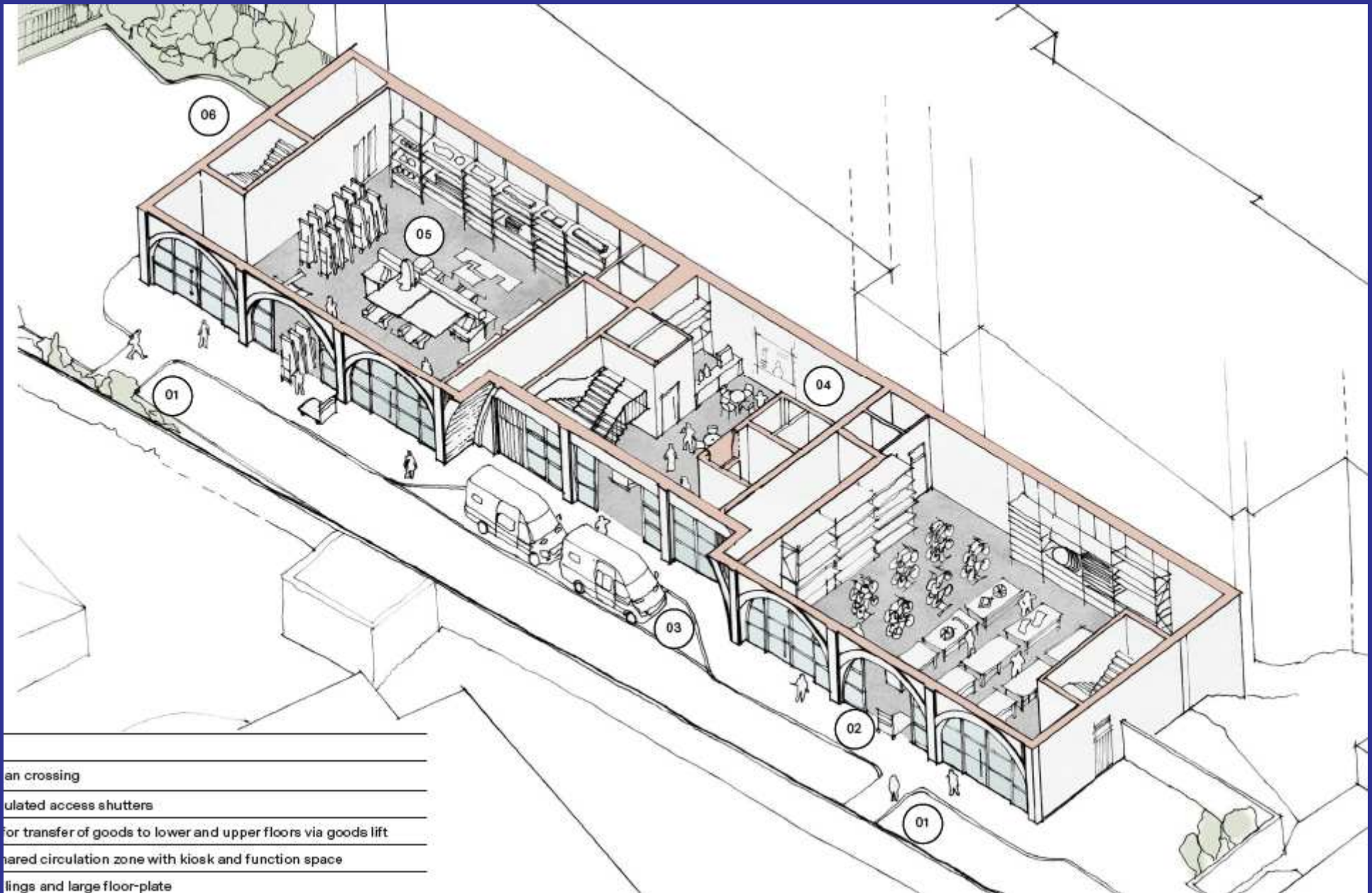


Opaque channel glazing to maintain privacy



Internal corridor will provide separation between the two developments

Proposed rear elevation and its treatment – commercial building



an crossing

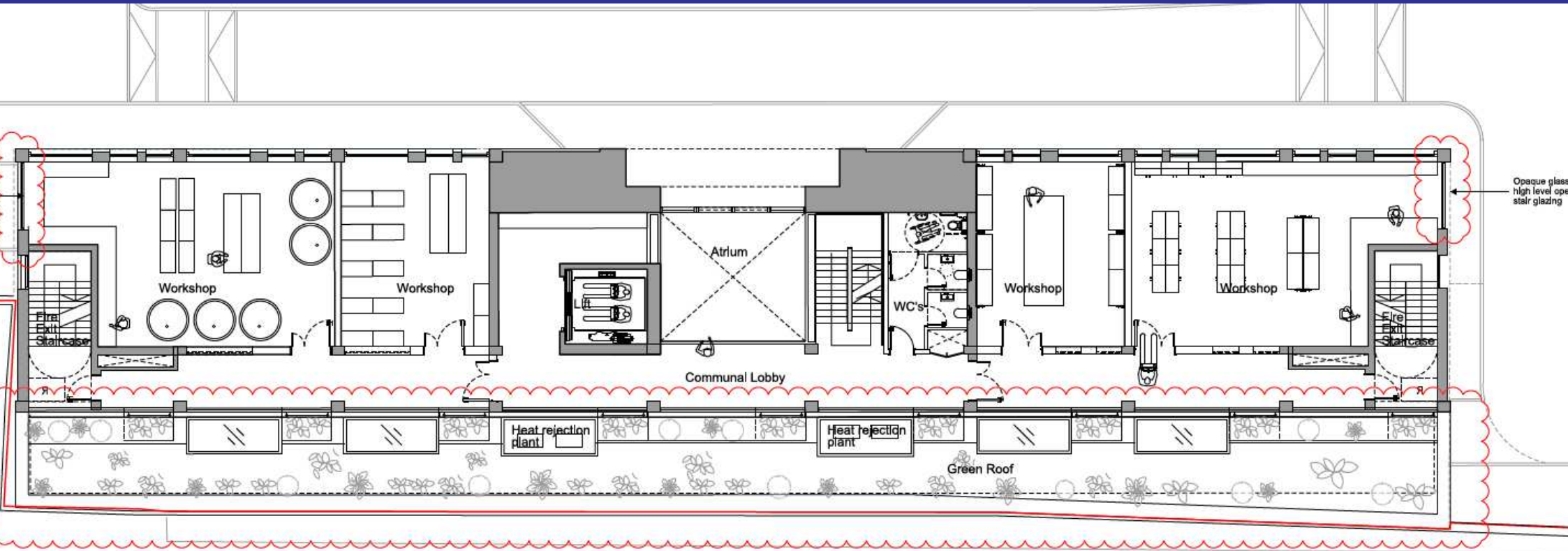
ulated access shutters

for transfer of goods to lower and upper floors via goods lift

ared circulation zone with kiosk and function space

lings and large floor-plate

Workshops – section cut through ground floor



Floor area of the commercial building



Logs & assorted wood piles salvaged from existing tree strip

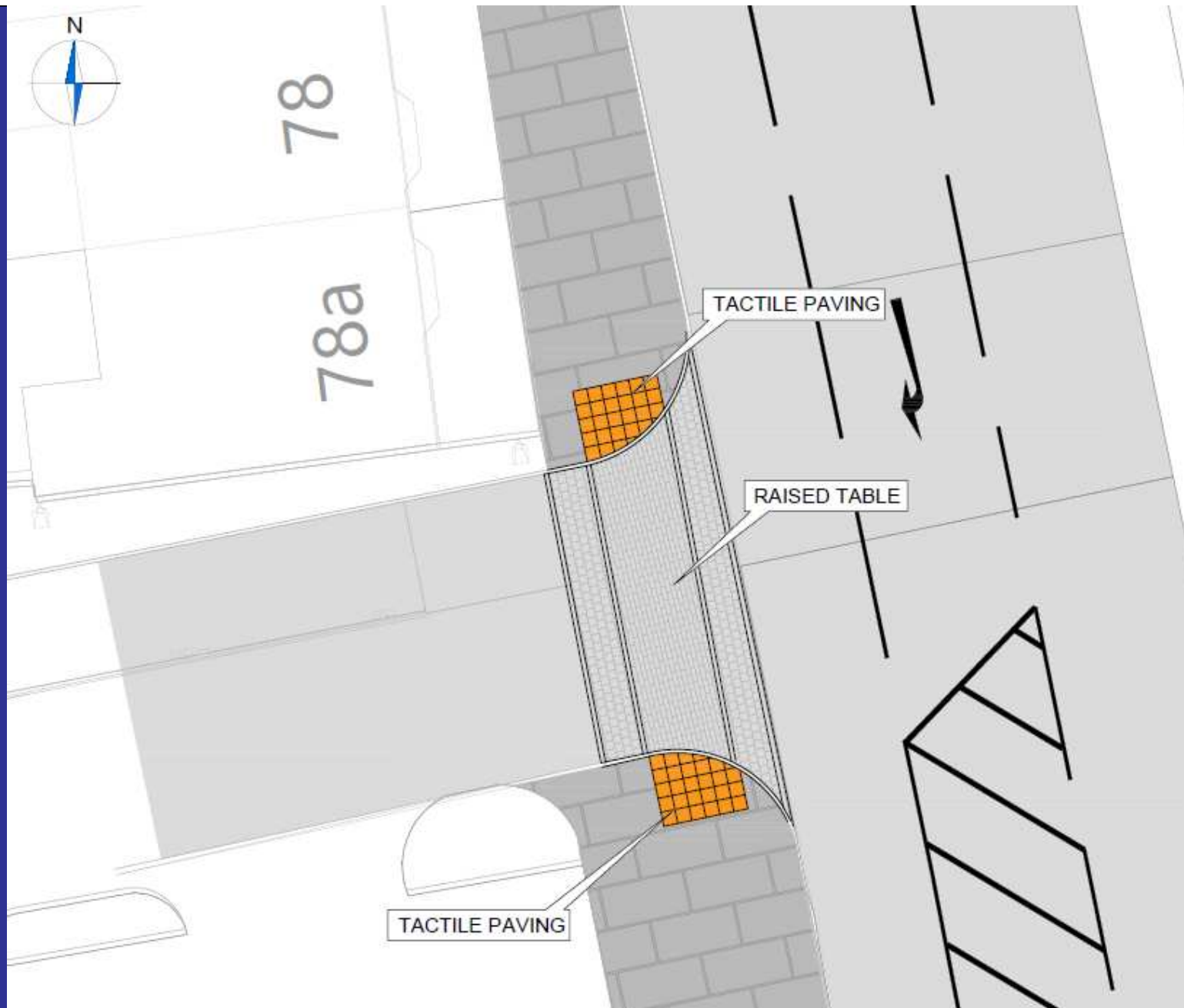


Recycled rubble salvaged from building works



Recycled aggregates allowed to self seed with local flora

Commercial roof gardens



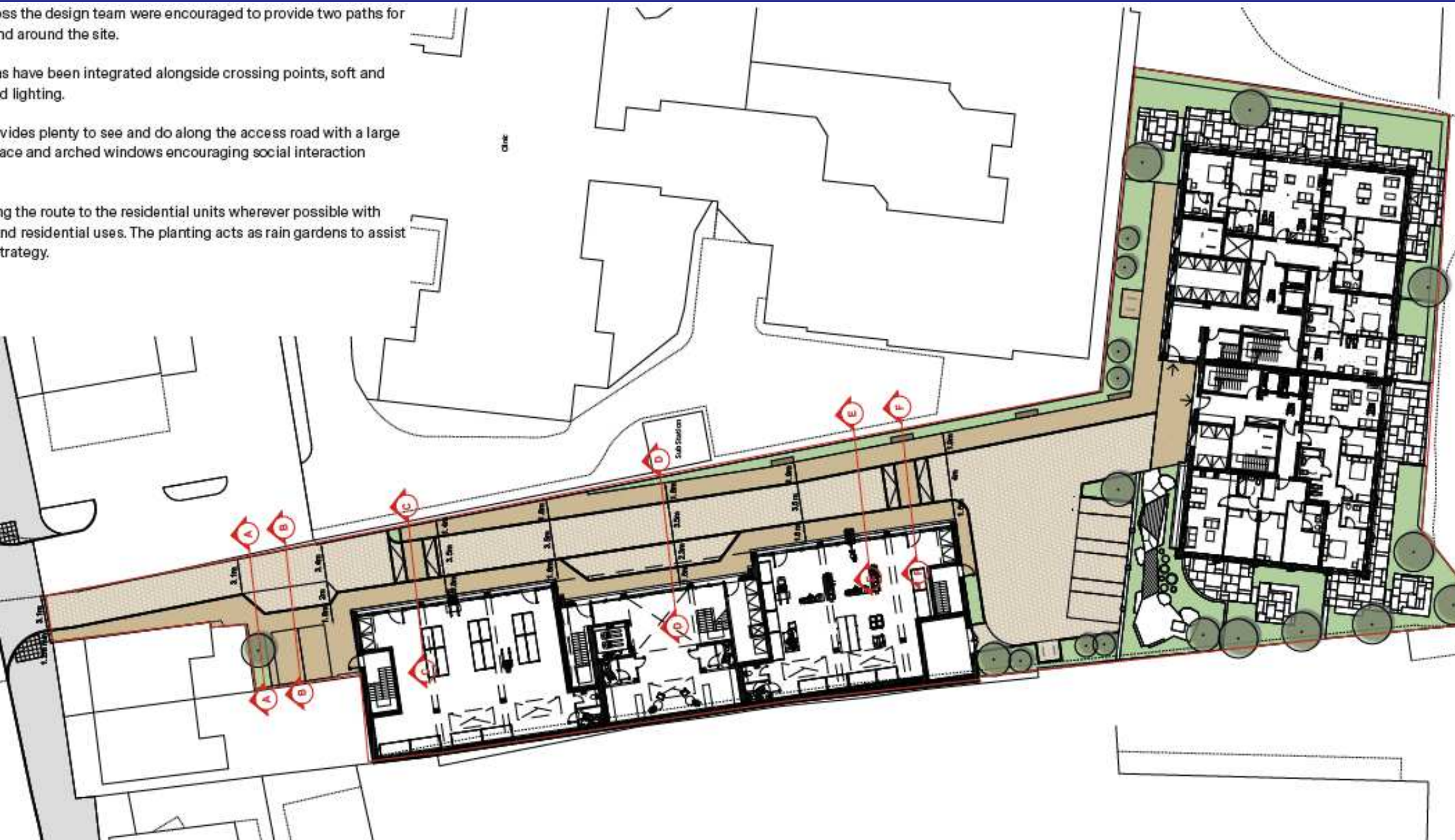
Raised table pedestrian facility along the site's access to Blackheath Hill

...ss the design team were encouraged to provide two paths for
...nd around the site.

...s have been integrated alongside crossing points, soft and
...d lighting.

...vides plenty to see and do along the access road with a large
...ace and arched windows encouraging social interaction

...ng the route to the residential units wherever possible with
...nd residential uses. The planting acts as rain gardens to assist
...strategy.



Access and approach



Proposed landscaping plan



Proposed ground floor play area

Key Issues and Conclusions

- Principle of development
 - Employment offer
 - Provision of new homes including affordable housing
- Design, character and public realm
- Standard of accommodation for future occupants and amenity impact
- Impact on neighbour amenity
- Transport
- Sustainability