

Land at corner of Briant and Besson Street, SE14

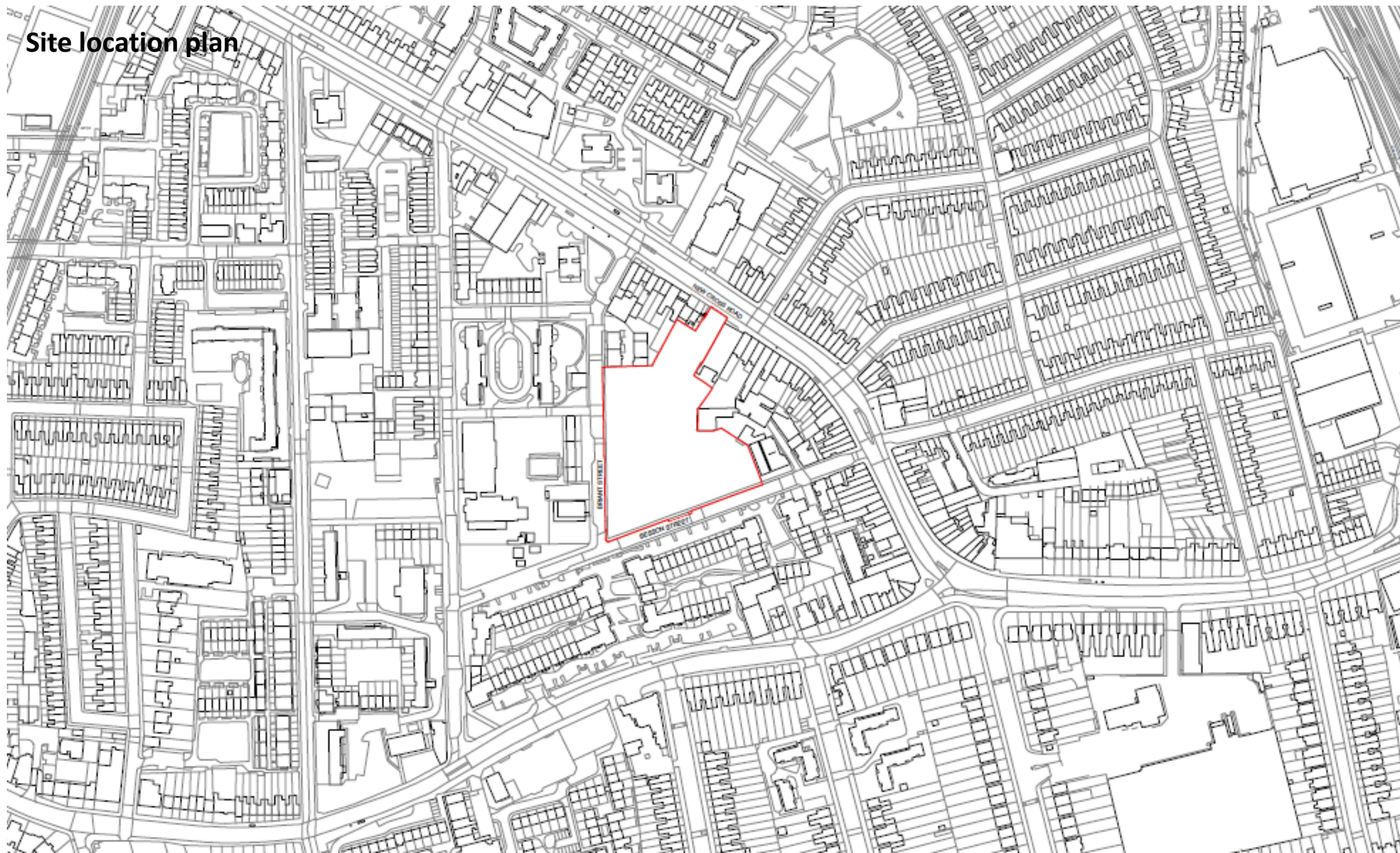
Application ref. no. DC/19/114805

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

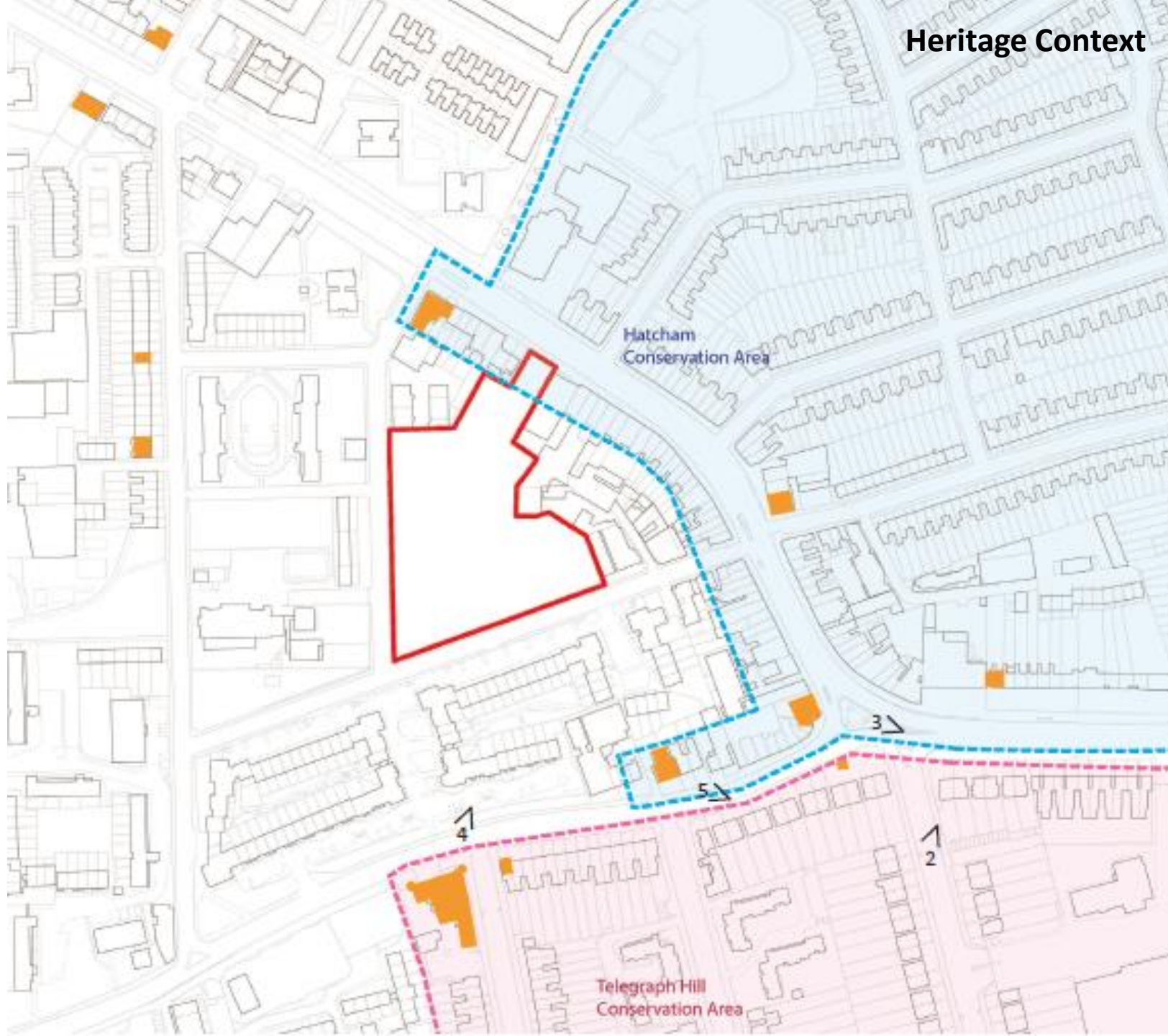


Lewisham

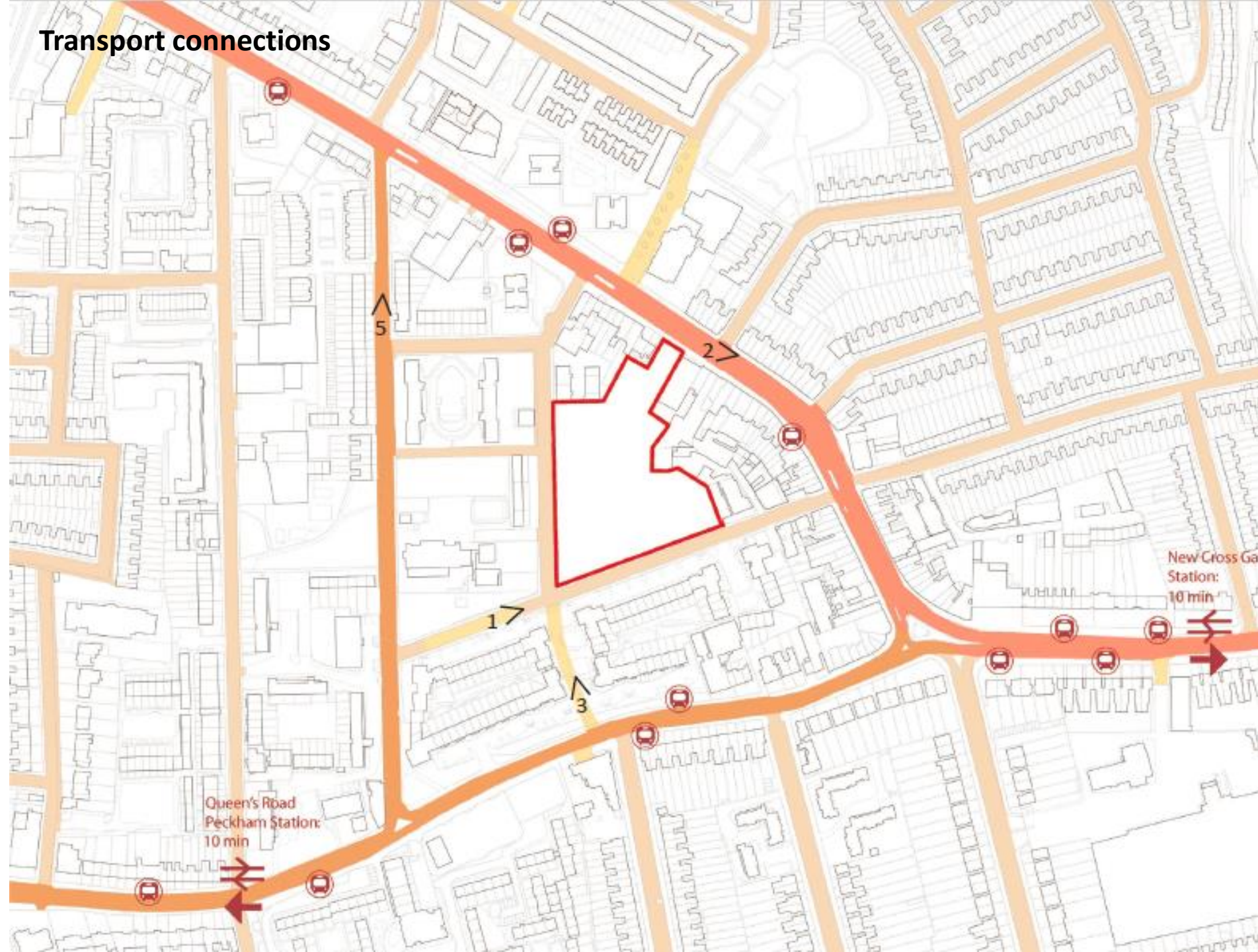
Site location plan



Heritage Context



Transport connections



Existing application site looking east



Existing application site looking north



Existing application site at New Cross Road entrance



Existing application site looking towards rear of the music room





Besson Street looking west



Briant Street looking north

Existing corner of Besson and Briant Street



Existing site on New Cross Road



Existing site on New Cross Road



View along Besson Street to east



View along Fisher's Court



Existing buildings along New Cross Road



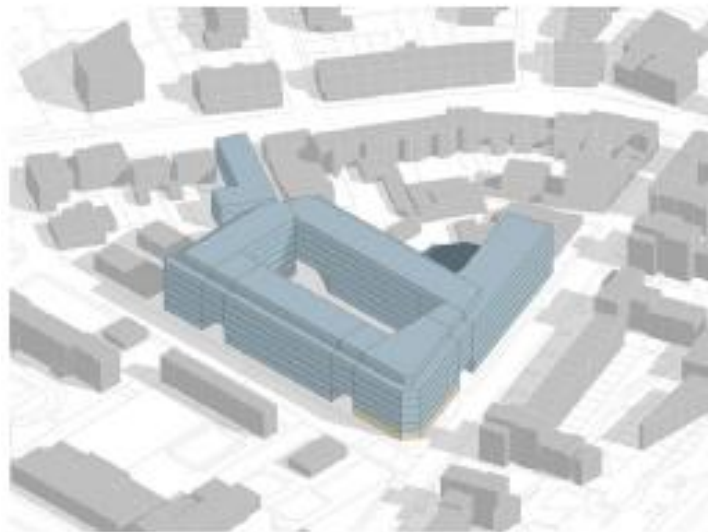
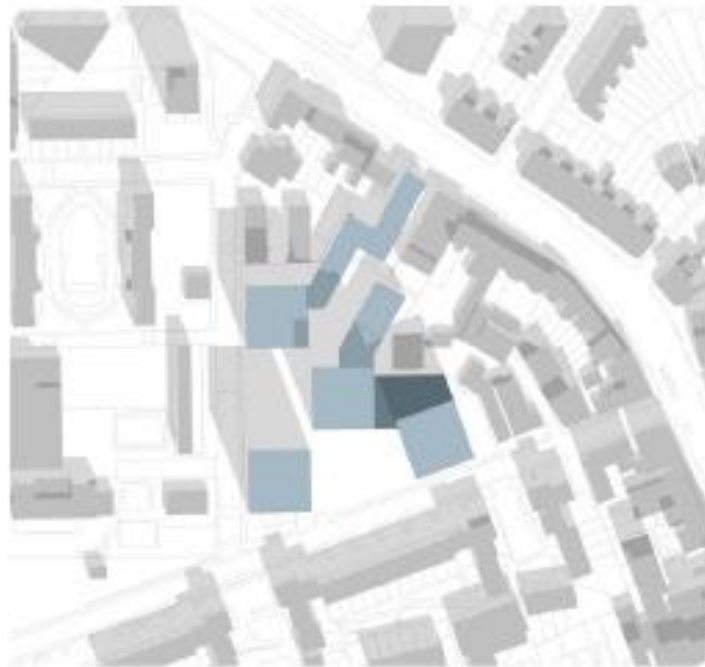
Corner of Queens Road and New Cross Road



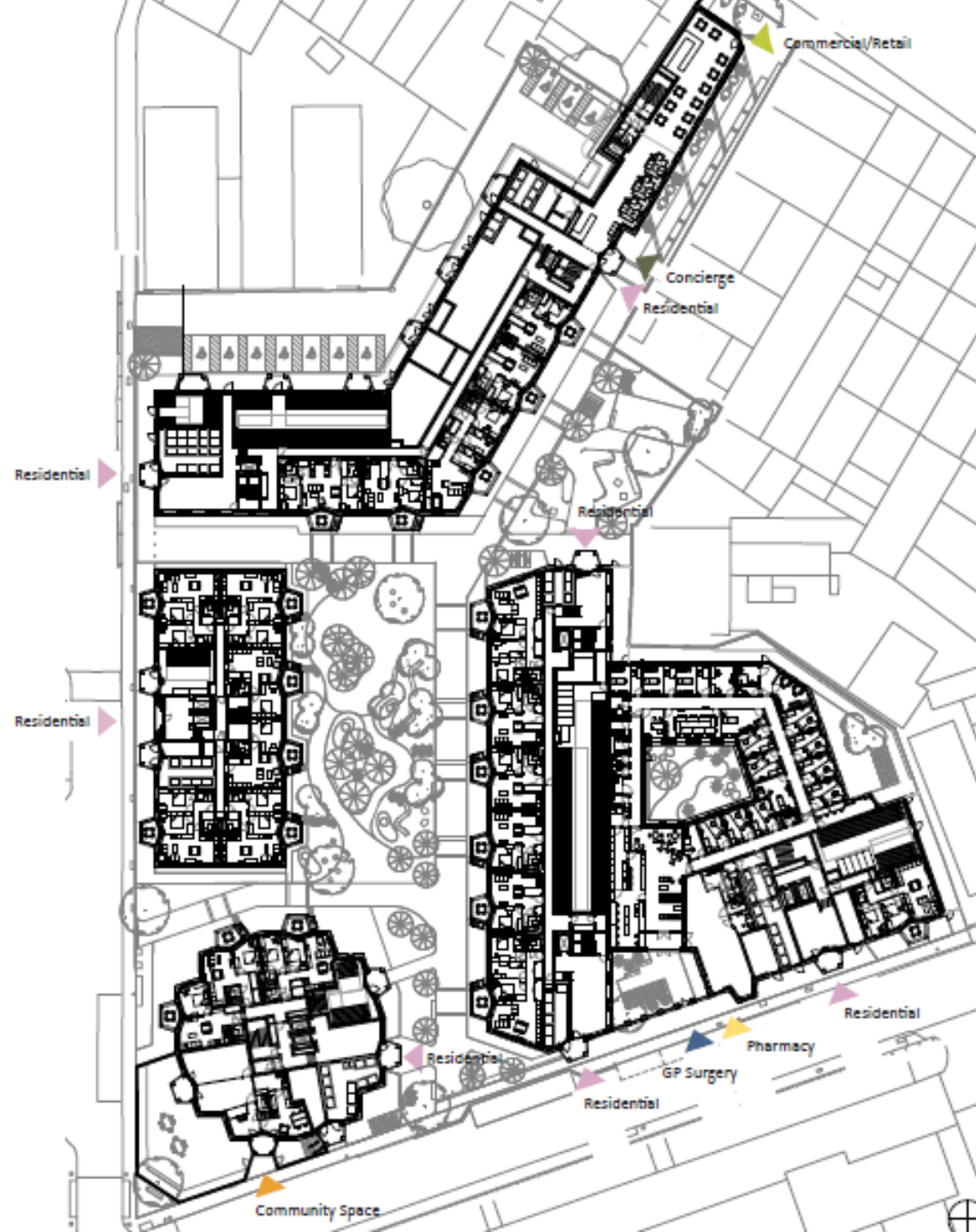
Previously approved scheme



Design development



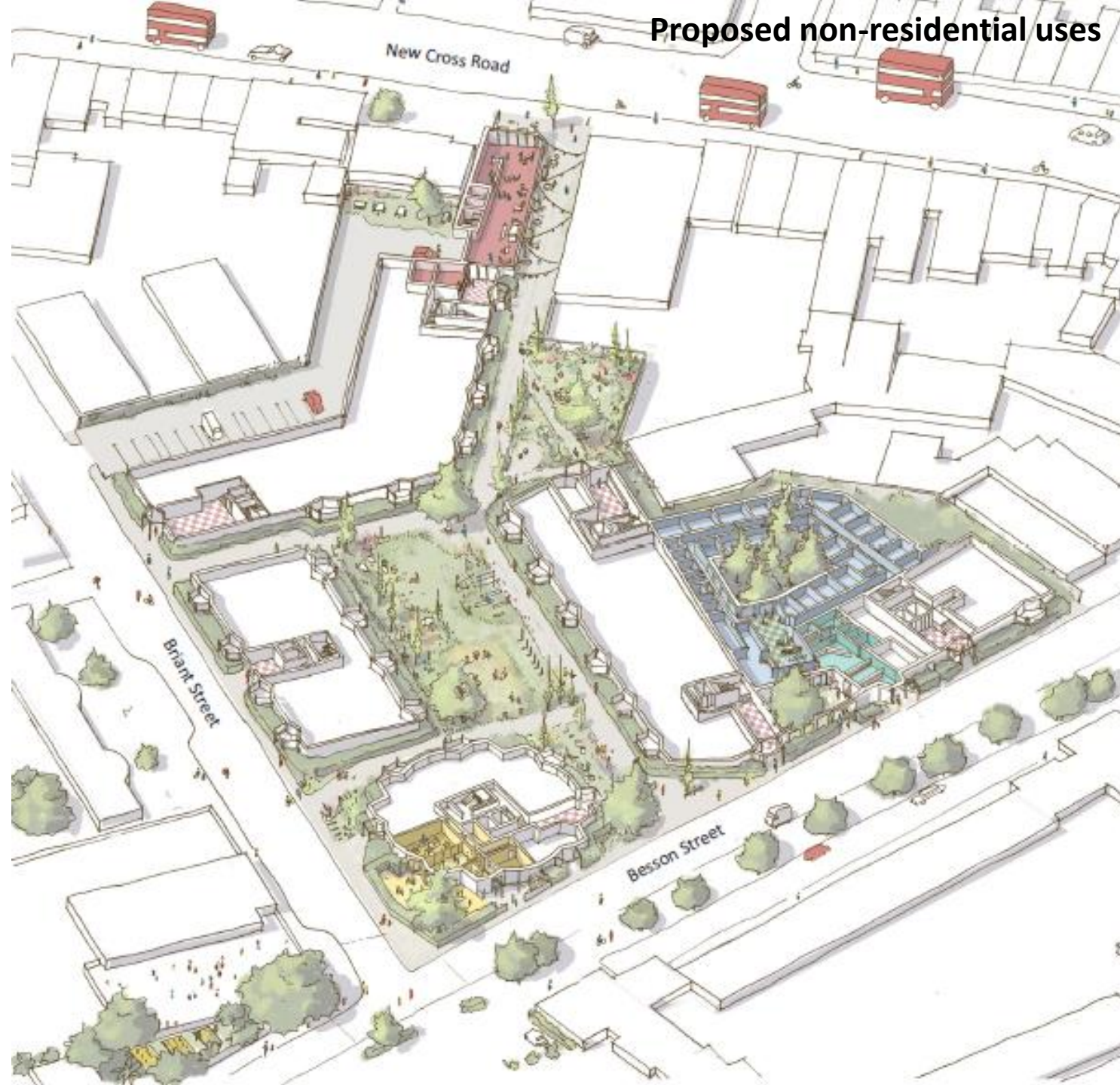
Proposed ground floor plan



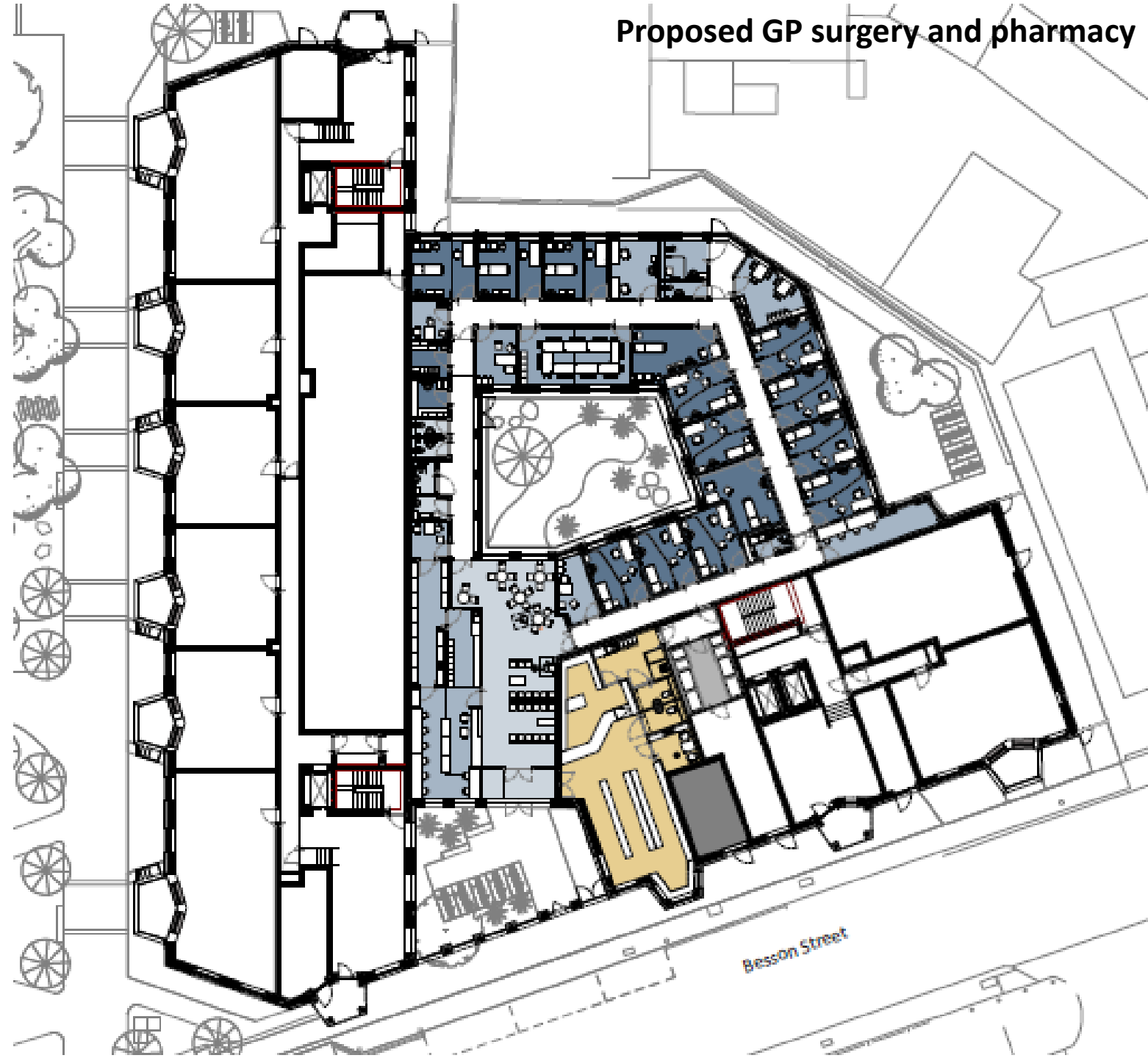
Proposed upper floor plans



Proposed non-residential uses



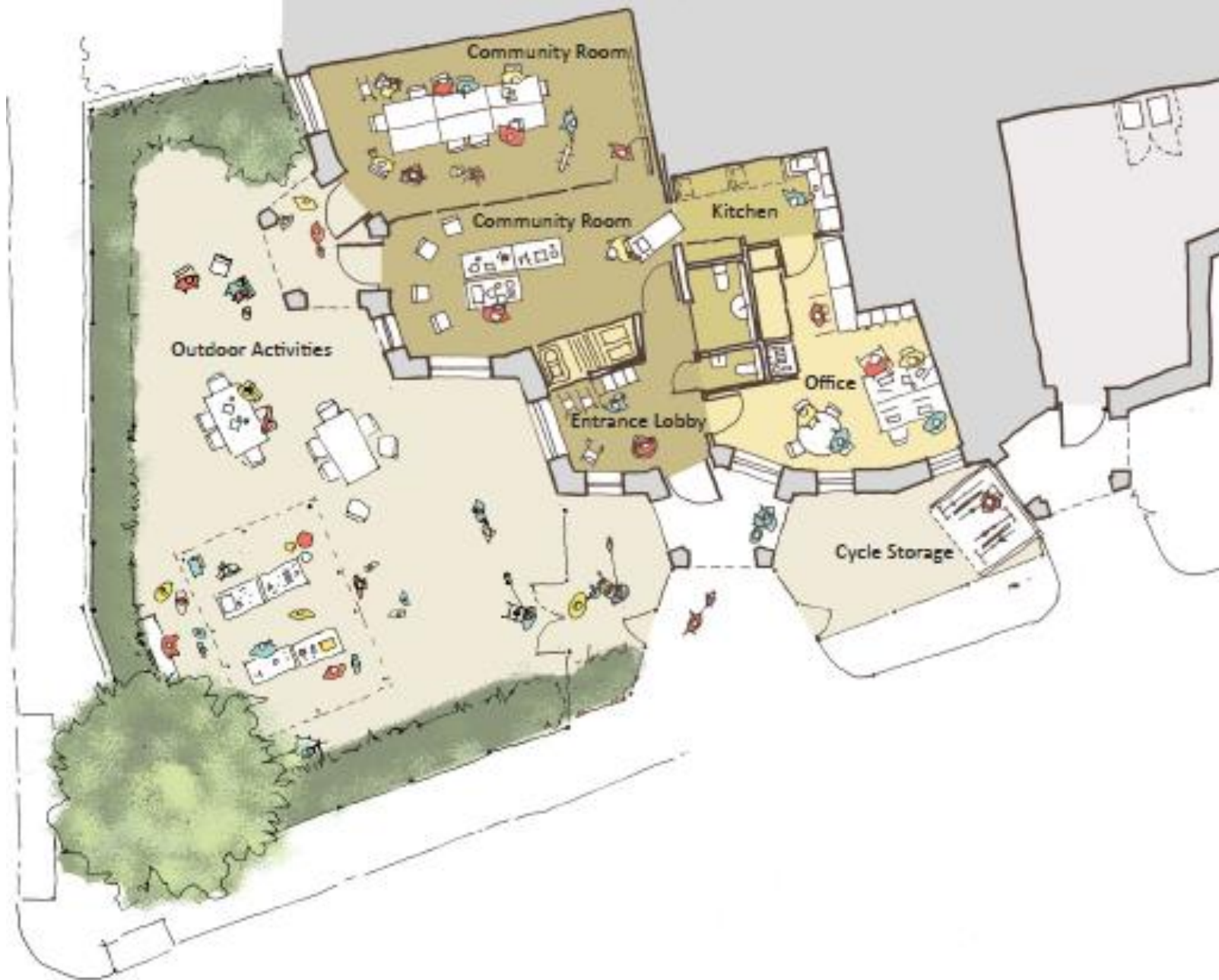
Proposed GP surgery and pharmacy



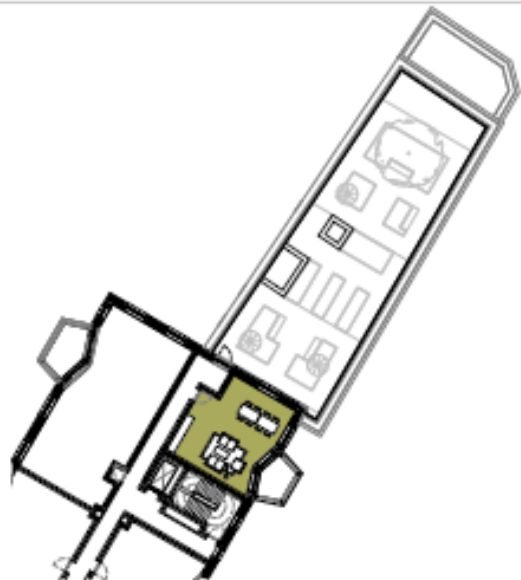
Proposed GP surgery and pharmacy



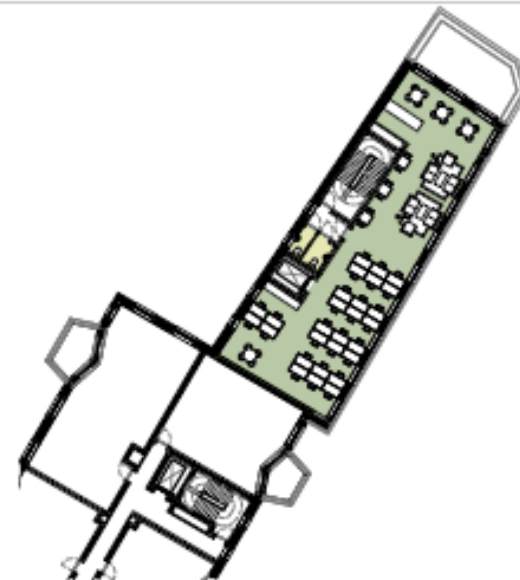
Proposed community use



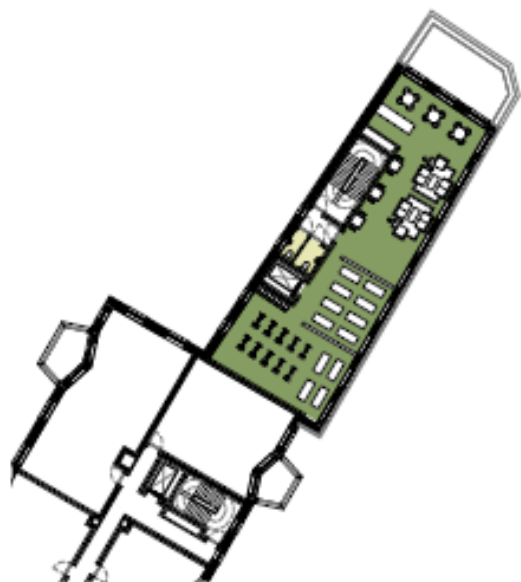
Proposed
concierge building



Residents roof terrace and communal room



Second floor - residents flexible workspace

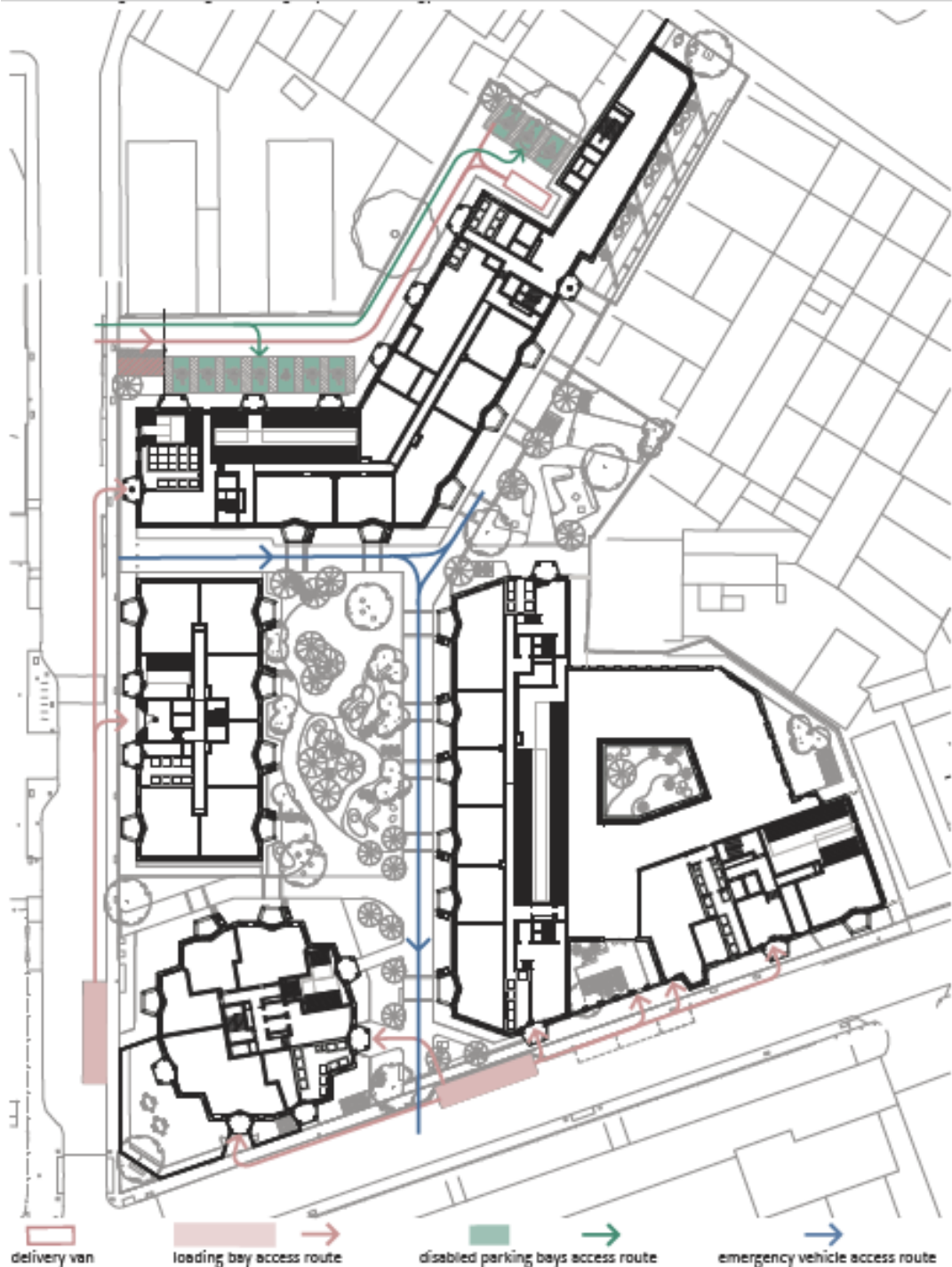


First floor - residents gym



Ground floor - residents lounge and illustrative layout of flexible retail/commercial floorspace

Proposed vehicular access and servicing



Proposed communal amenity courtyard



Proposed buildings along Briant Street



Proposed tower on corner of Besson and Briant Street



Proposed New Cross Road building



Proposed view north from within site to New Cross Road



Proposed materiality



Precast Stone



Door/Window Frames and Metalwork



Brick Type 01 - main facade



Brick Type 02 - base of buildings



Brick Type 03 - balconies wall



Brick Type 04 - top of taller building

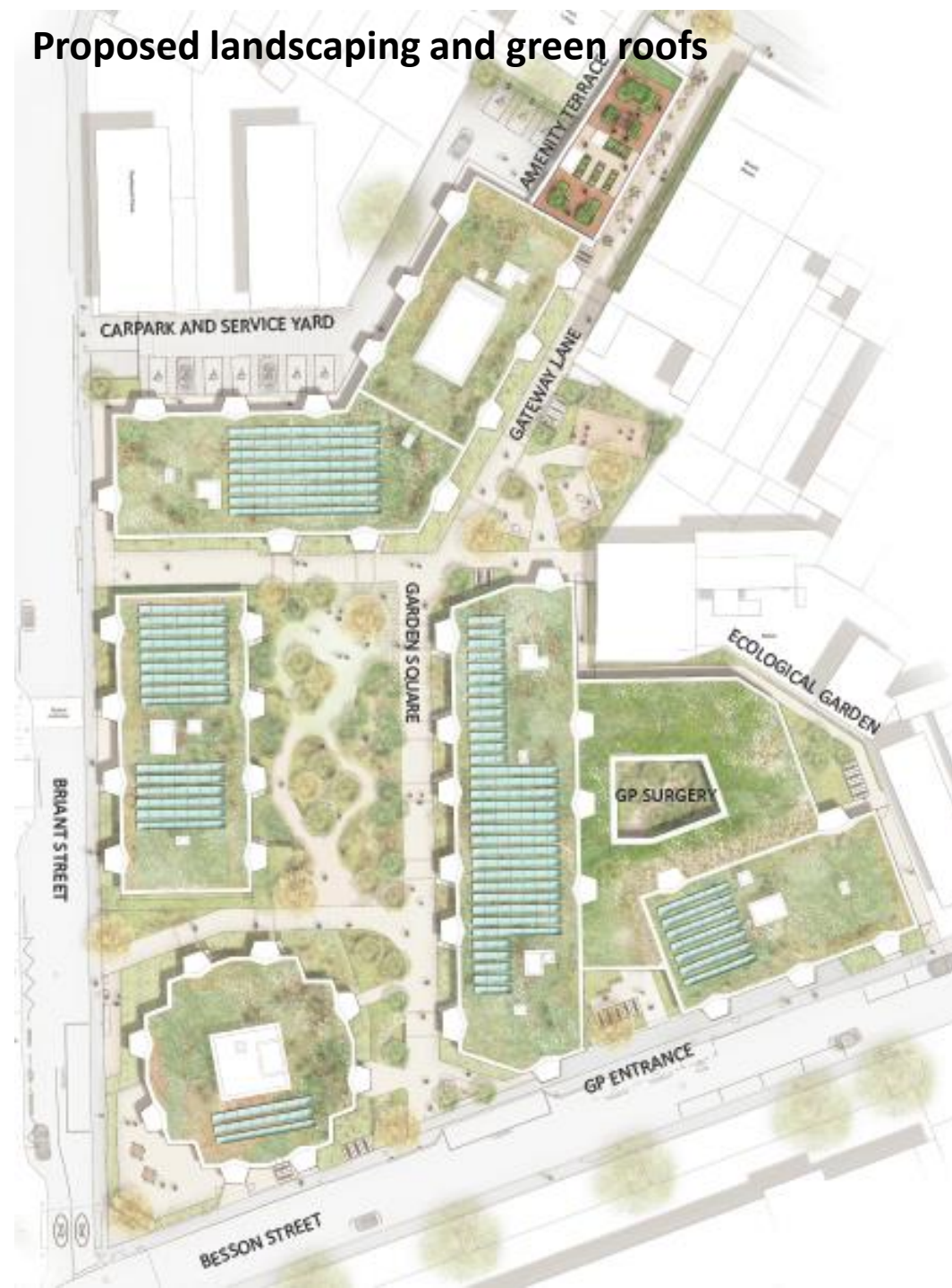


Brick Type 05 - New Cross Road frontage



Brick Type 06 - GP surgery courtyard

Proposed landscaping and green roofs



Proposed landscaping to central amenity space



- | | | | |
|---|---------------------------------|---|-------------------------------|
| 1 | Marker trees | 5 | Intimate seating spaces |
| 2 | Amenity lawn | 6 | Plaza area |
| 3 | Winding routes | 7 | Main circulation routes |
| 4 | Playable route through planting | 8 | Buffer planting to residences |

Proposed landscaping to New Cross Road

- | | | | |
|---|----------------|---|-----------------------------|
| 1 | Cafe spill-out | 5 | Access to Music Room |
| 2 | Marker tree | 6 | Fitness node |
| 3 | Feature paving | 7 | Access route to cycle store |
| 4 | Petanque Court | | |



Proposed landscaping to rear and atrium of GP surgery



GP Surgery and Ecological Garden Plan

- | | | | |
|---|--|---|--|
| 1 | Grove of trees with evergreen planting | 3 | Ecological garden with wildlife habitats |
| 2 | Optional seating area | 4 | Cycle parking and shelter |

Proposed landscaping to resident's roof terrace



- | | | | |
|---|-------------------------------|---|-------------------------|
| 1 | Feature tree and seating area | 4 | Intimate seating spaces |
| 2 | Self grow opportunities | 5 | Roof terrace access |
| 3 | Arbour/ Pergola | 6 | Biodiverse green roof |

Proposed view from Casella Road



Proposed view from New Cross Road



Proposed view from Waller Road





Proposed view from Besson Street looking east



Proposed view from Telegraph Hill Park



END