

STRATEGIC PLANNING COMMITTEE

03/09/2020

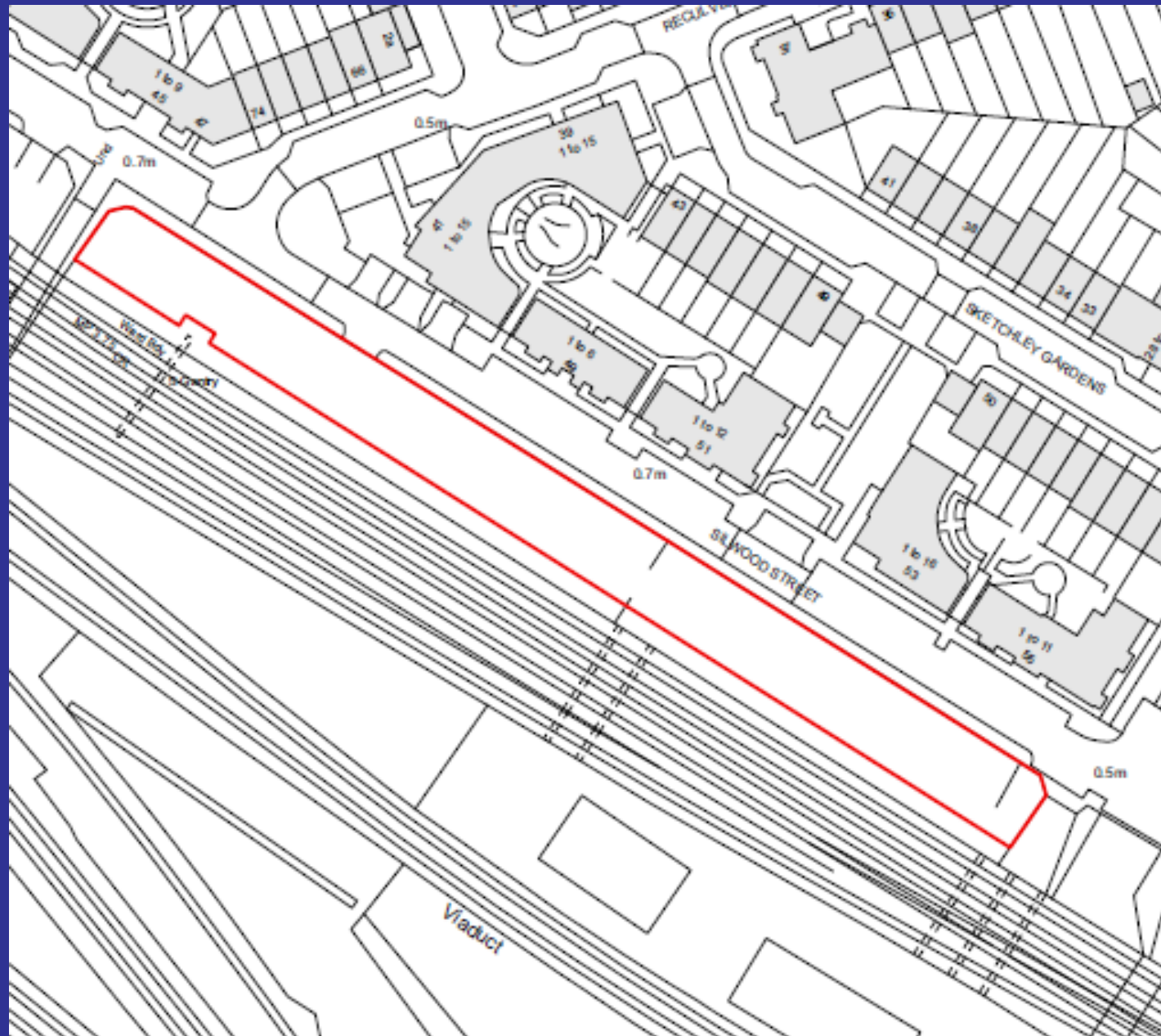
Land and Property at Silwood Street, London, SE16 2SX

Application No. DC/20/116783

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

Proposed Development

- Construction of mixed-use development comprising four blocks with building heights of five to nine storeys to provide
 - 1,616 sqm of flexible commercial, business and service floorspace (Uses Class E) at ground and first floors
 - 61 x residential units on the upper floors together
 - Associated disabled car and cycle parking, service facilities, hard and soft landscaping, and other associated works



Site Location Plan









Building on opposite side to application site





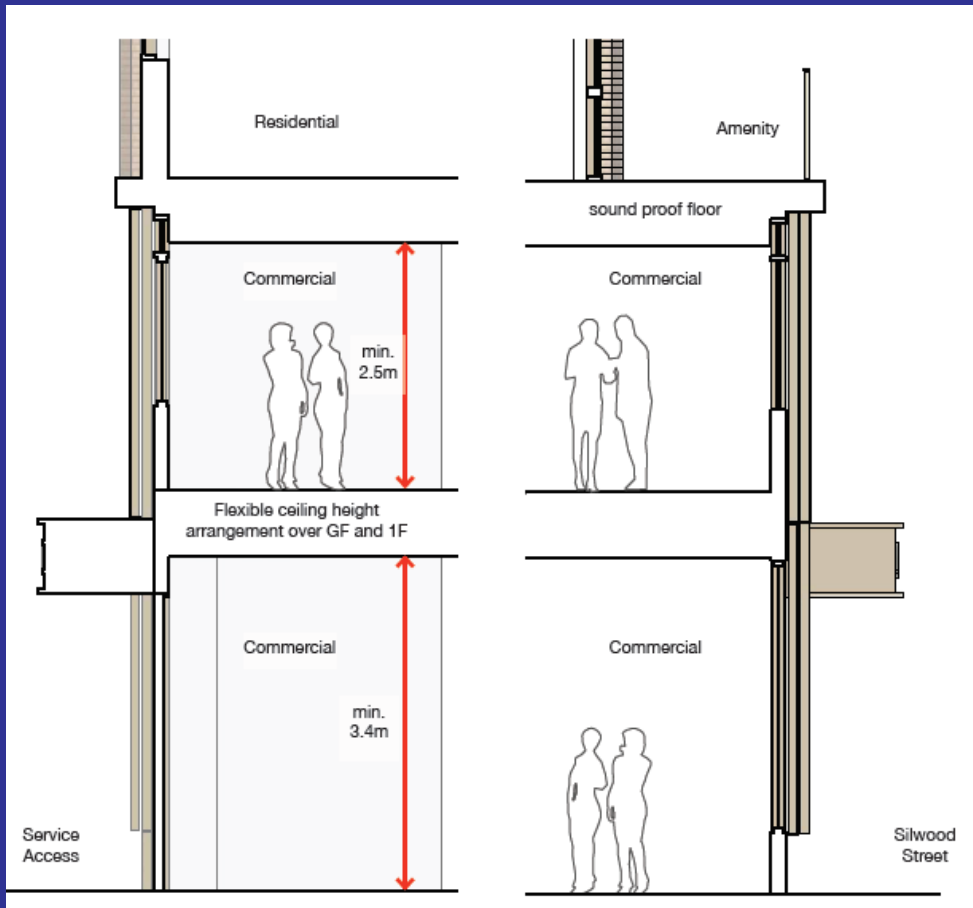


Block A – CGI Image

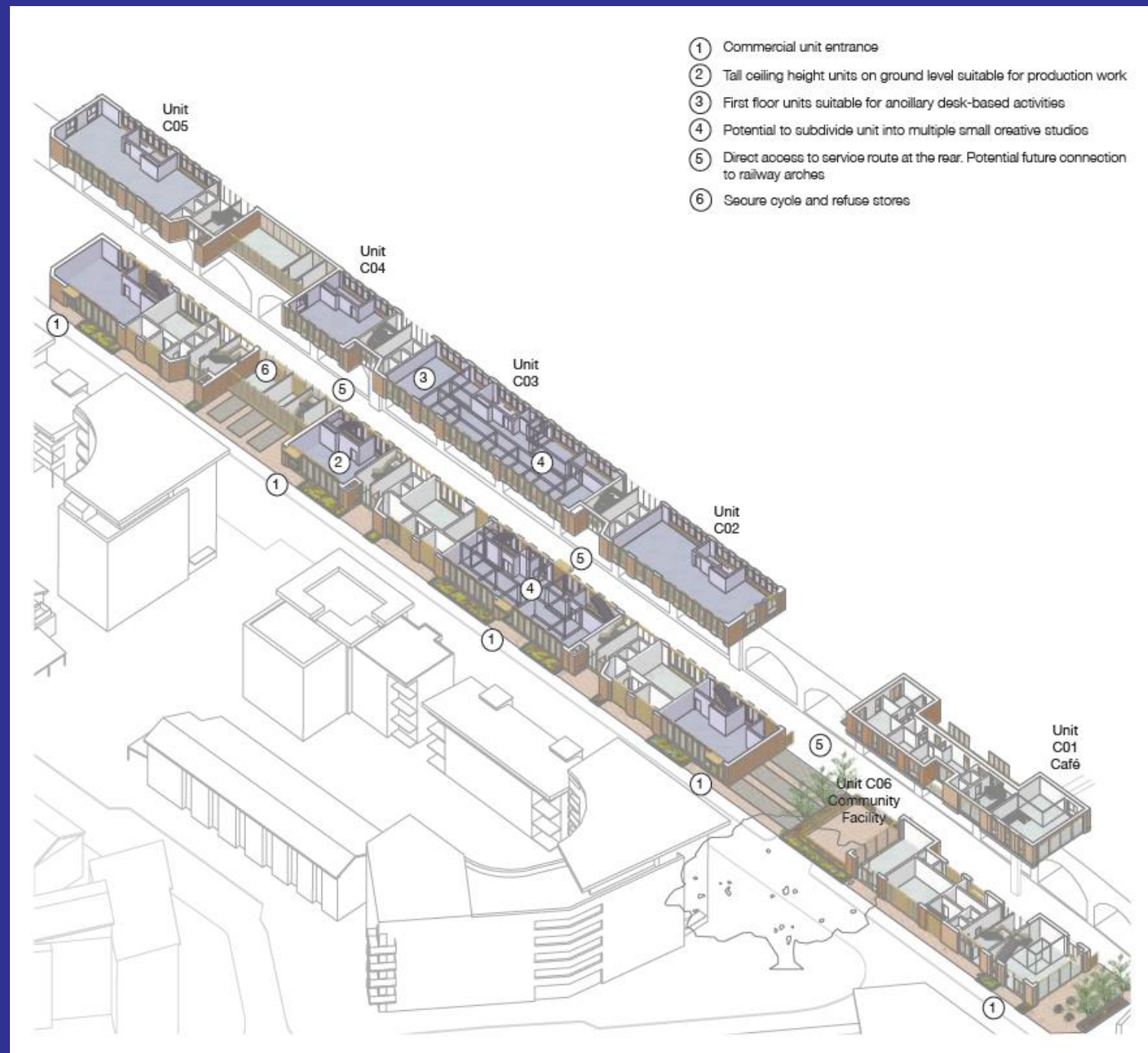


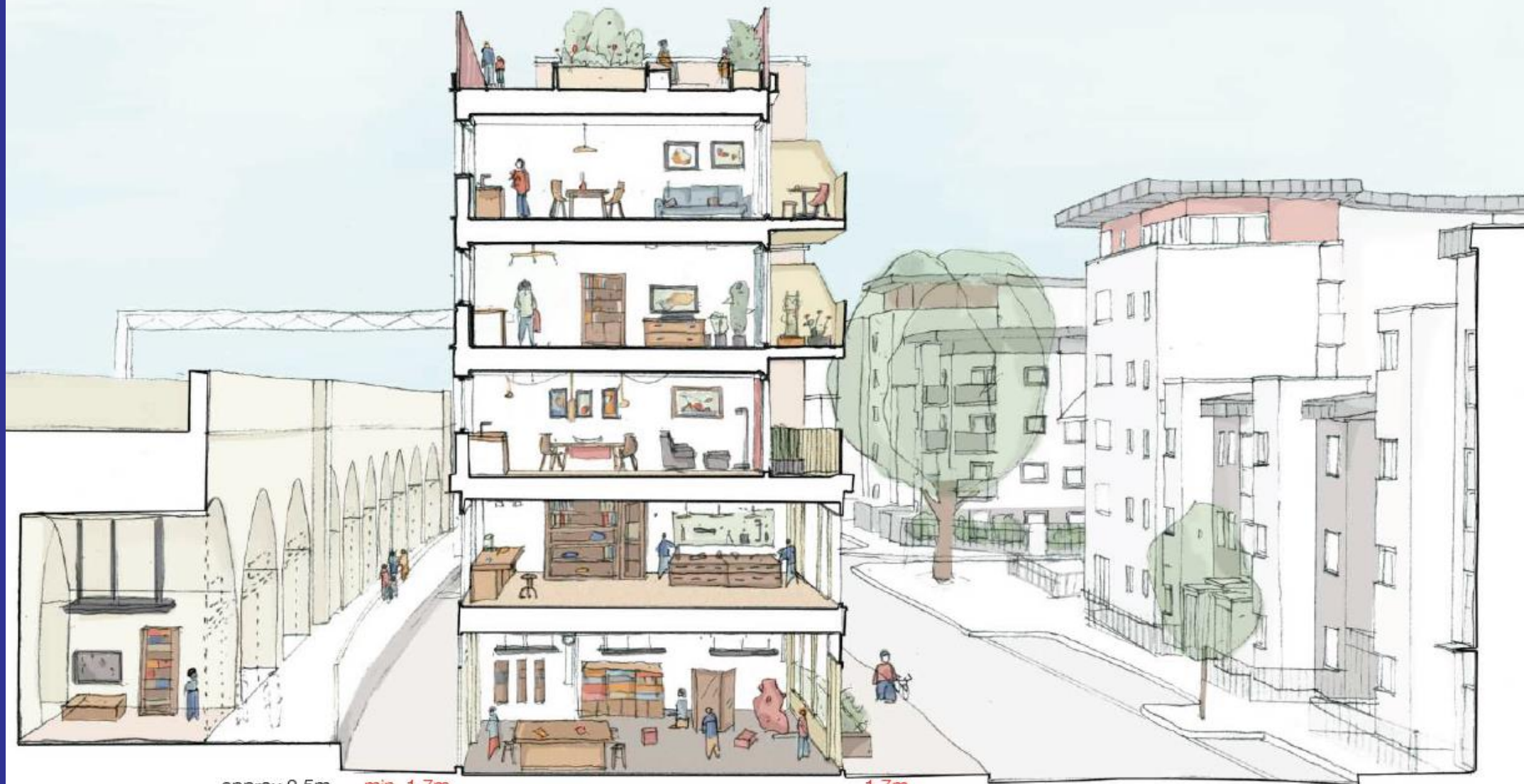
Block A – CGI Image





Commercial space





Potential future
development in
railway arches
by others

approx 3.5m
Network Rail
Access only

min. 1.7m
Service
Access

Site

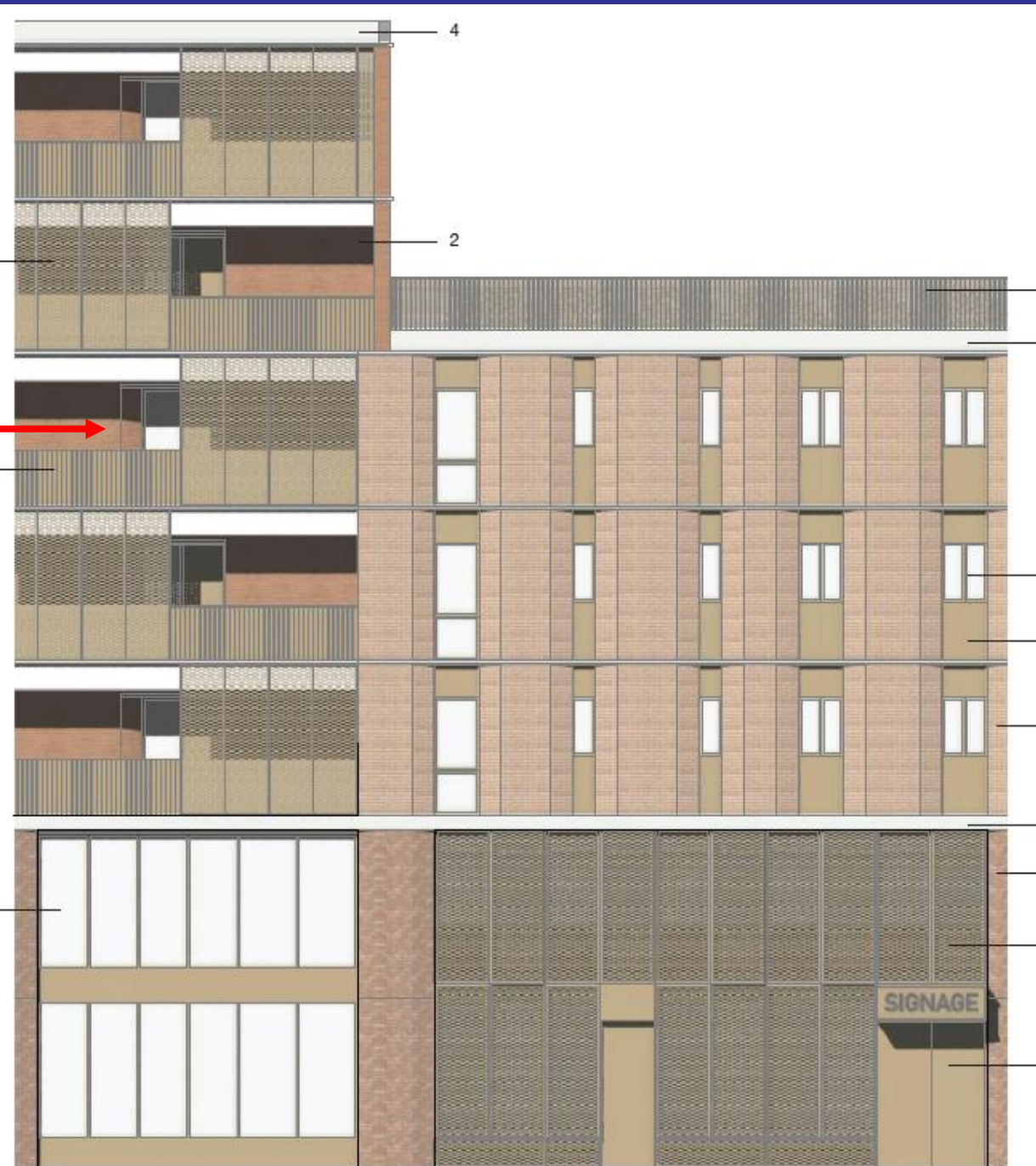
1.7m
Extend
pavement Existing
pavement

Silwood Street



Front elevation facing onto Silwood Street





Rear elevation facing railway with external access



A



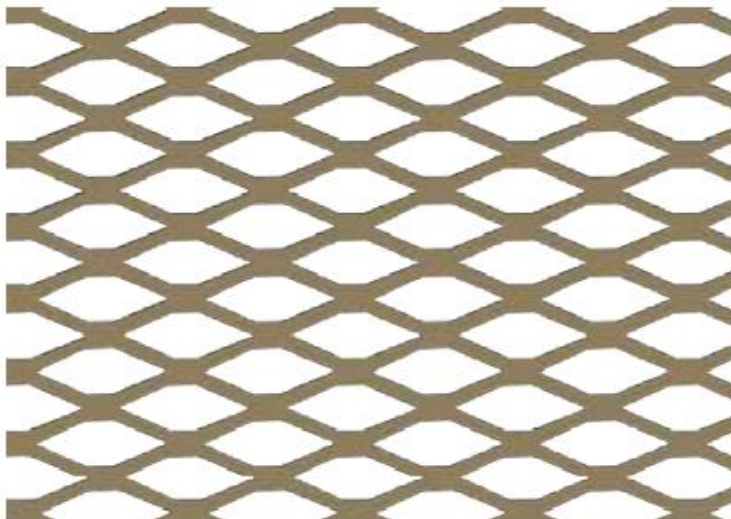
B



C



D



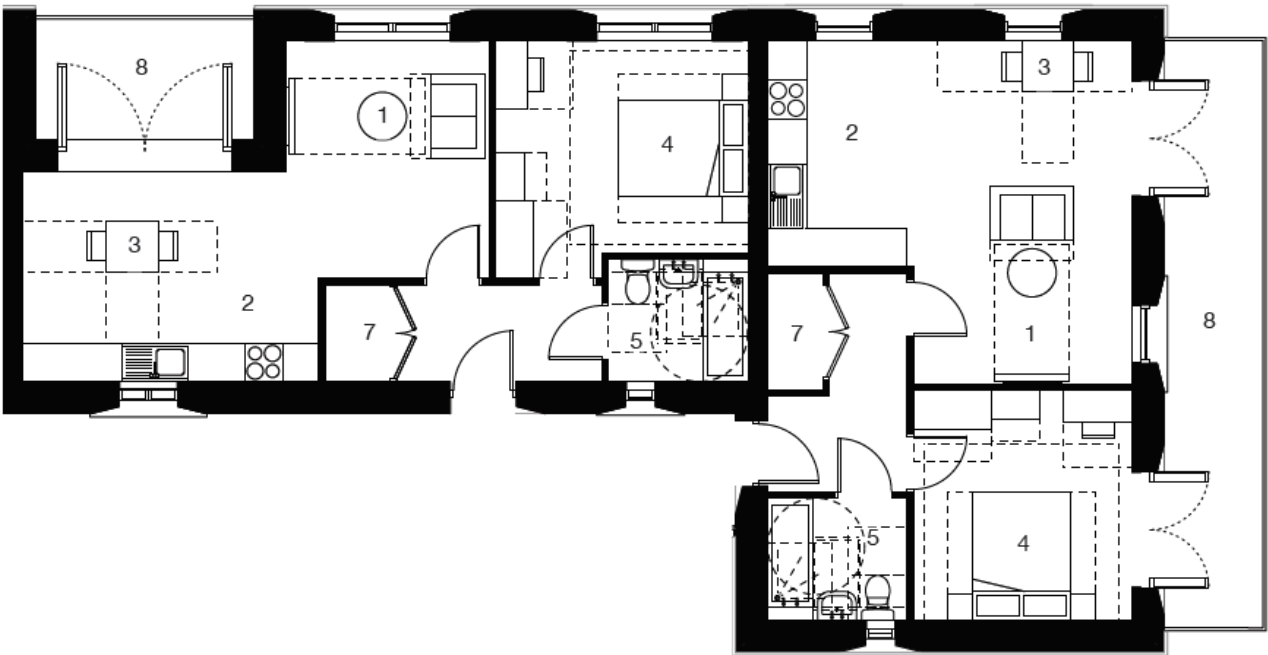
E



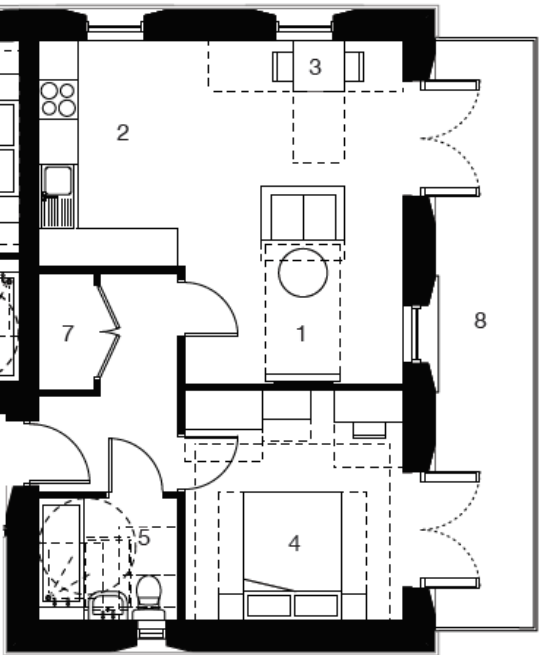
F

- A. Brick Type 1: dark coloured brickwork, Ibstock Birtley Olde English Buff or similar
- B. Brick Type 2: buff coloured brickwork, Ibstock Bradgate Multi Cream or similar
- C. Brick Type 3: Multi red coloured brickwork, Ibstock Otterburn Antique or similar

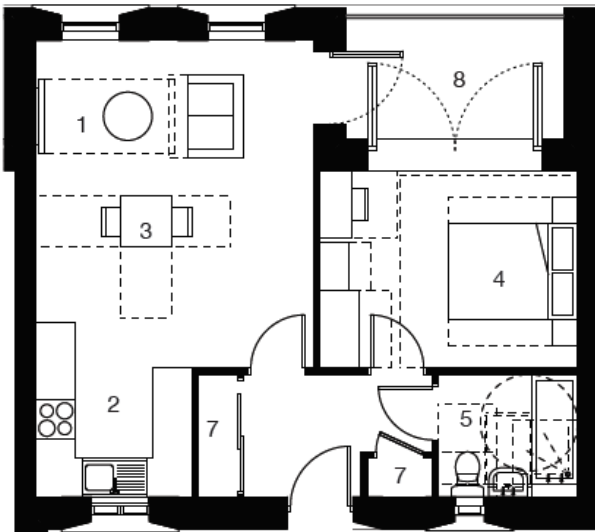
- D. Cast stone banding: Taylor Maxwell Portland - WP01 or similar
- E. Expanded metal mesh panels to commercial units and acoustic screen to walkway, mesh colour to match window frame
- F. Metalwork, spandrel panel, window and door frame: colour: bronze, Anolok 543 Umber or similar



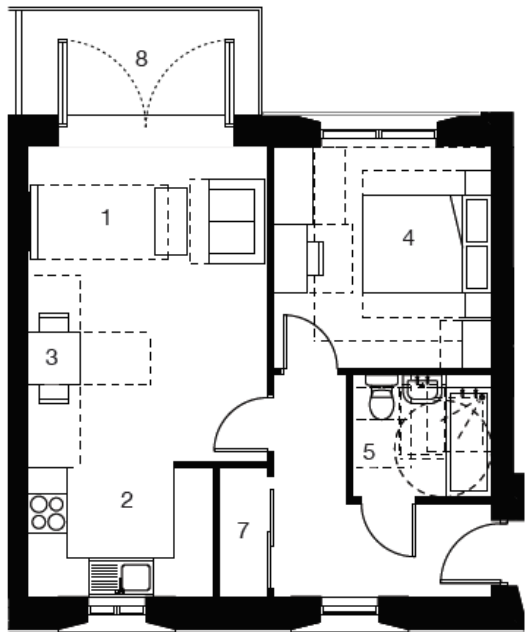
1 bed 2 person - Type A
51sqm



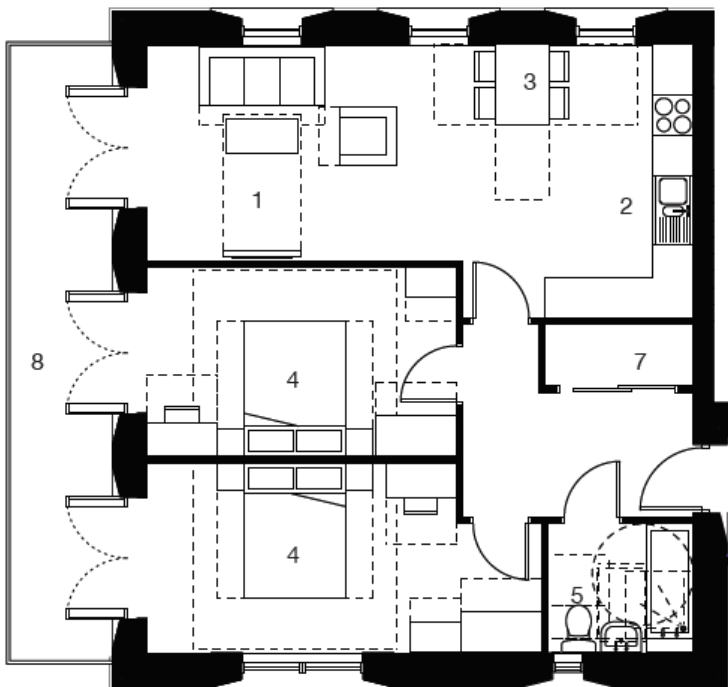
1 bed 2 person - Type B
50.5sqm



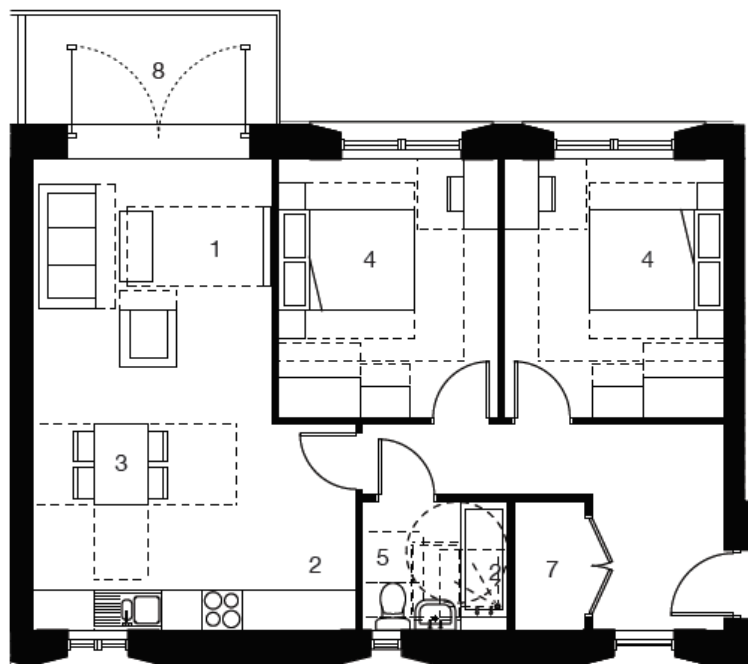
1 bed 2 person - Type C
51sqm



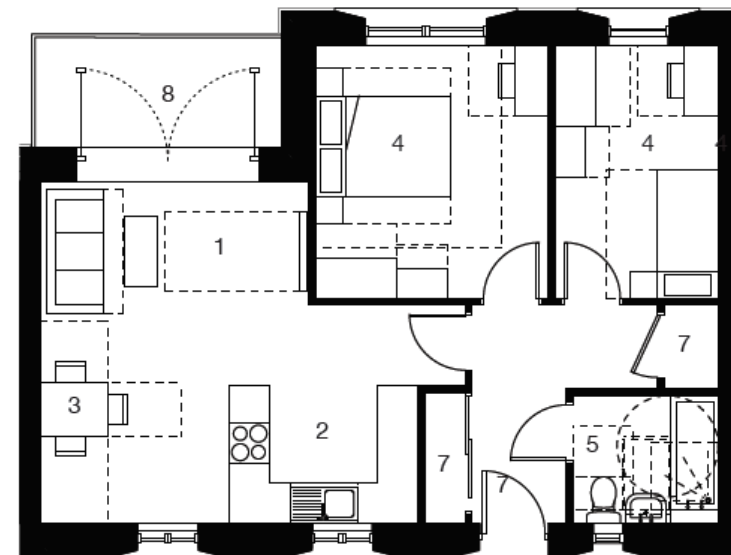
1 bed 2 person - Type D
50sqm



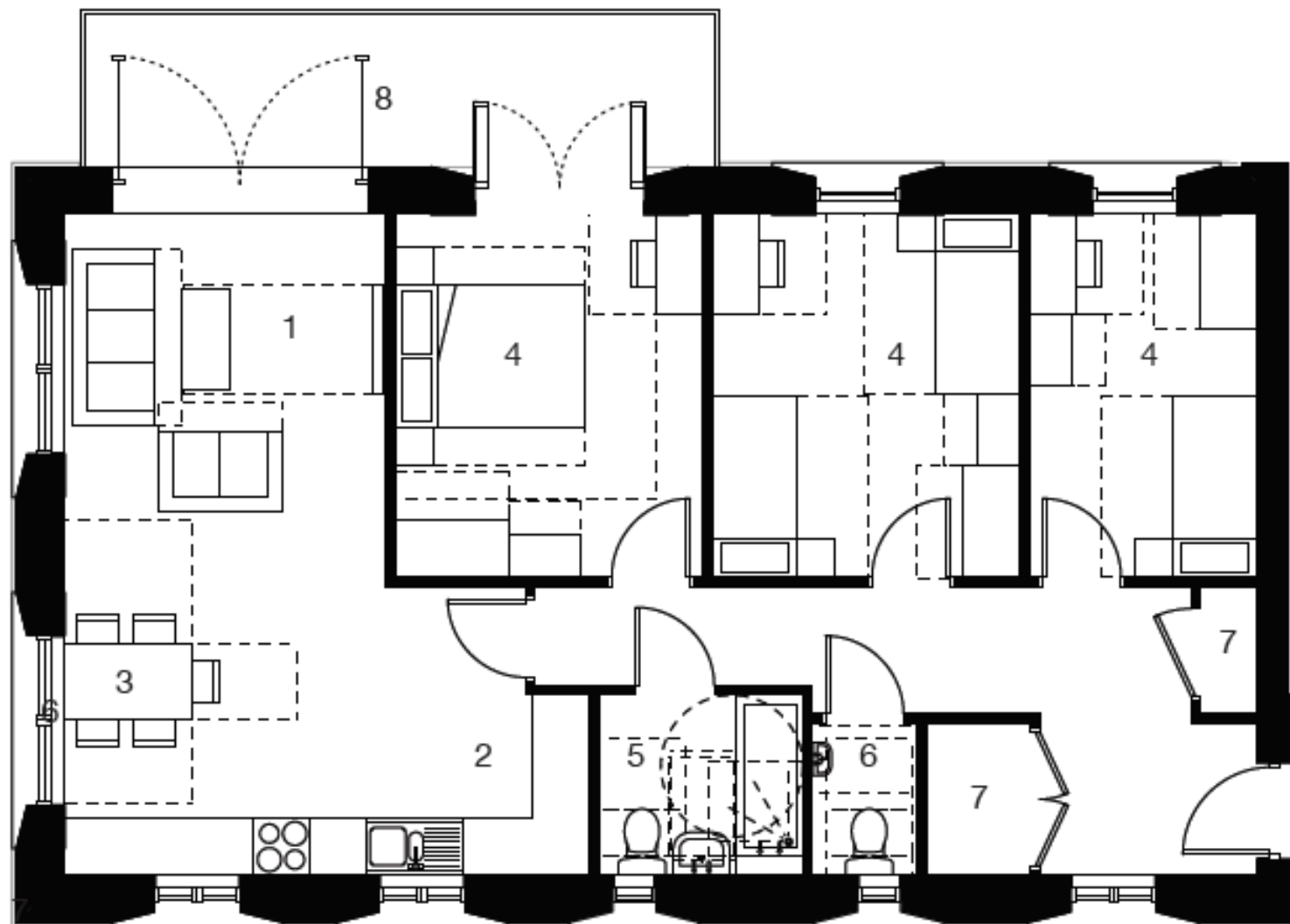
A
2 bed 4 person - Type A
72.5sqm



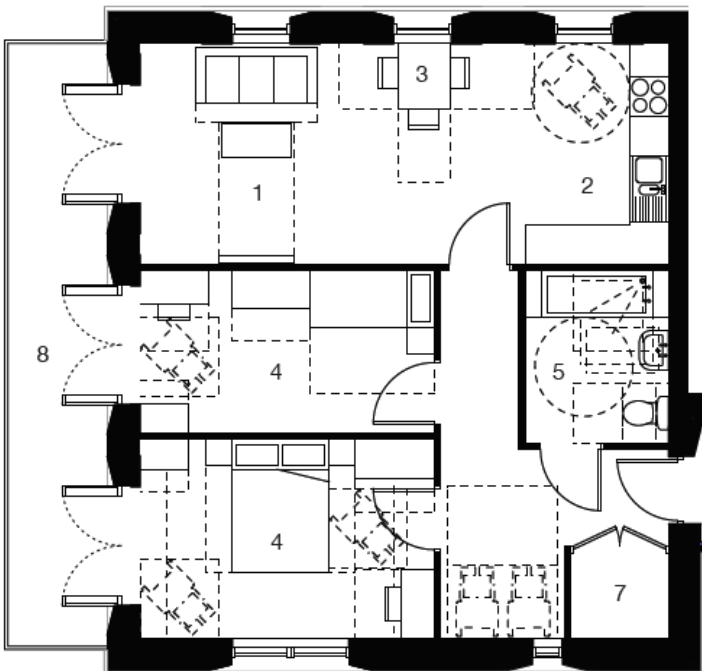
B
2 bed 4 person - Type B
71sqm



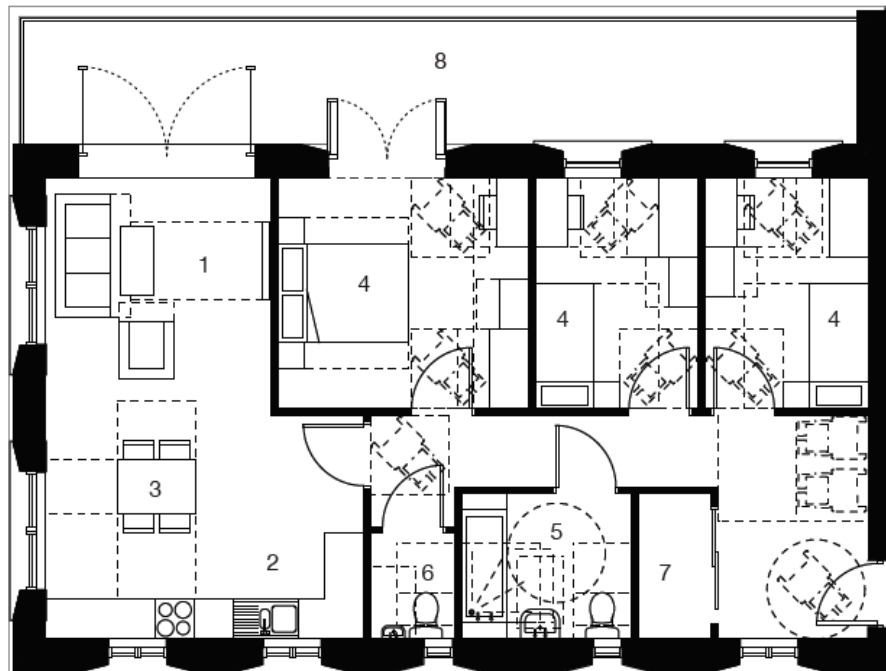
2B3P
2 bed 3 person
63sqm



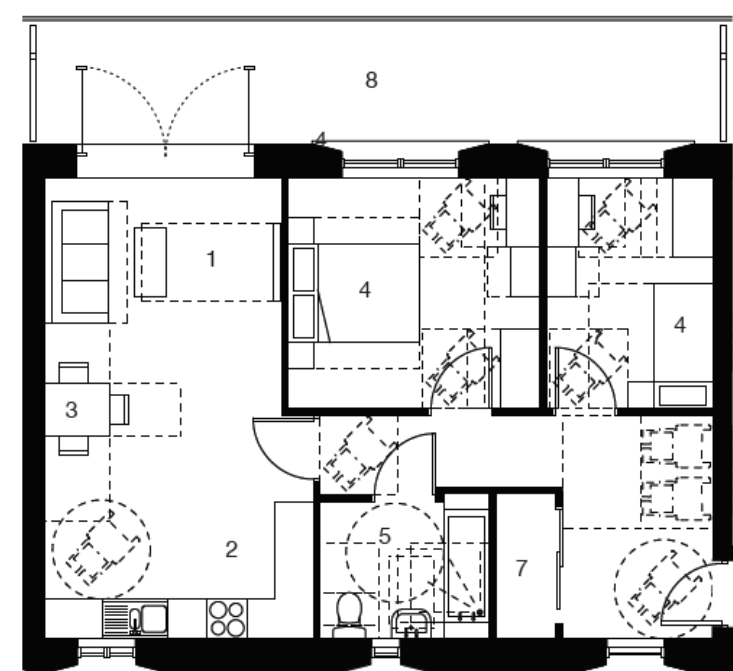
3B/ 5P Unit – Type A



2B3P(W)A
Wheelchair adaptable dwelling unit - 2 bed 3 Person - Type A
72.5sqm



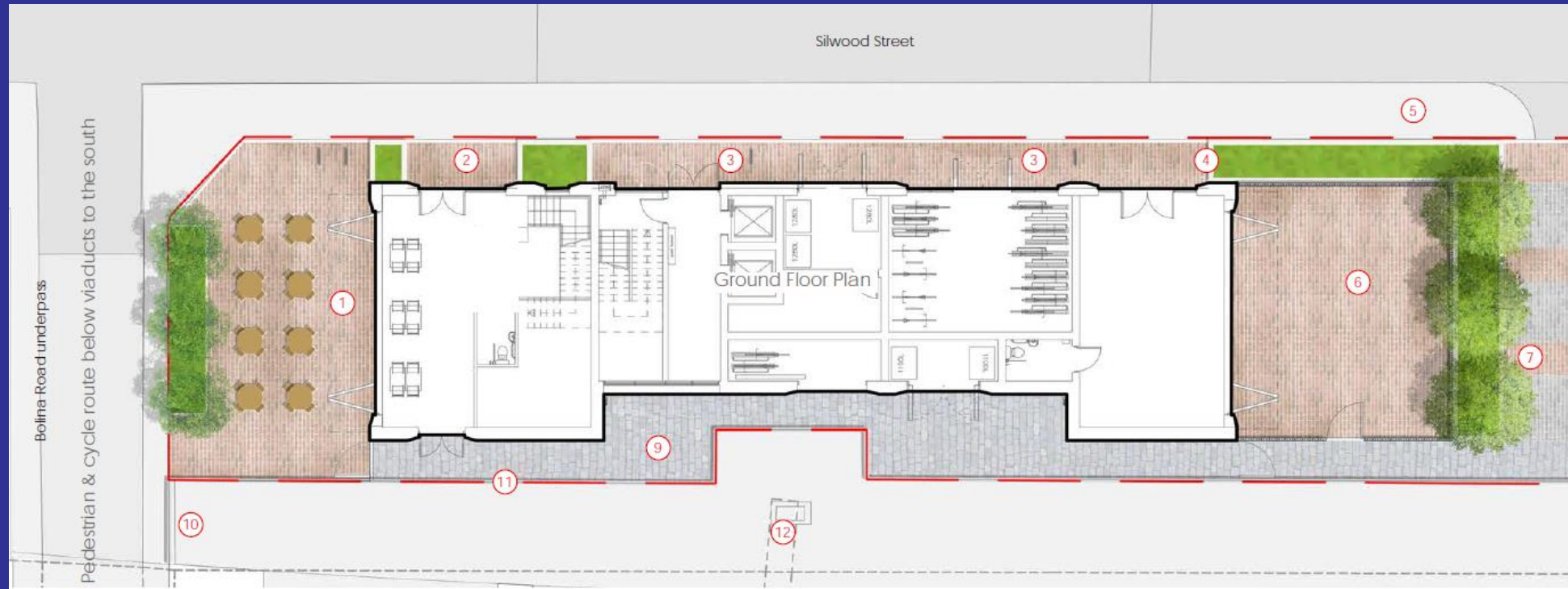
3B4P(W)
Wheelchair adaptable dwelling unit - 3 bed 4 Person
87.5sqm



2B3P(W)B
Wheelchair adaptable dwelling unit - 2 bed 3 Person - Type B
71sqm



1. Café terrace
2. Level access to Silwood St
3. Visitor cycle stnds
4. Planting
5. Existing footway
6. Community space terrace
7. Planted edge





1. Timber play decking
2. Children play structure with slide
3. Concrete stepping tones and timber jumping discs
4. Timber seating to planting edge
5. Planted edge





1. Pergola and seating
2. Table Tennis
3. Seating and planters
4. Planted edge
5. Food growing planters



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
- Transport
- Air quality, noise and flooding