

Former Marvels Lane Boys Club, Balder Rise, SE12

Application No. DC/21/123178

The demolition of the former Marvels Lane Boys Club, Balder Rise SE12 and dwelling-house at 41 Le May Avenue SE12, and the construction of 3 three storey and 2 two storey blocks comprising 28 self-contained residential flats accessed from Le May Avenue, in addition to associated landscaping including a central courtyard, refuse and recycling facilities, disabled parking bays and cycle stores.

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

APPLICATION SITE

Backland Site accessed by a 60m single-track route from Le May Avenue, and a secondary route from Balder Rise;

Approx 60 metres wide (east-west) and 46m (north-south) - 0.4 Hectares;

Former Marvels Lane Boys Club and associated hardstand area – in use since the 1960s for boxing (Use Class D2, now Use Class E);

Clubhouse unoccupied since 2018;

Bungalow fronting Le May Avenue currently occupied.

Surrounding area – predominantly residential



APPLICATION SITE: Looking south-west



OVERHEAD VIEW: Looking northwards



STREET VIEW: Le May Avenue



Clubhouse & Play Area



Western side of site



Looking south within the site—
Luffman Rd garages on the left



PROPOSED DEVELOPMENT



- Demolish clubhouse and bungalow;
- Construct 5no. buildings comprised of 2 and 3-storey blocks, with private rear gardens and terraces;
- Communal central courtyard;
- Provision of 1no. Blue Badge parking bay;
- Landscaping works, including felling of 13no. Category B and C trees;
- Planting of a minimum 13no. replacement trees within existing grounds;
- Primary access from Le May Avenue.

Overall total: 28no. new dwellings

No on-site affordable provision.

PROPOSED DEVELOPMENT



View of Block E (Gatehouse) from Le May Avenue



Proposed Block B East Elevation



Proposed Block D East Elevation

MATERIALITY



Petersen D190 brick



Acme Double Camber clay plain tile



Vertical metal balustrade

Communal Area



Internal view of Communal Courtyard



Night view of Communal Courtyard

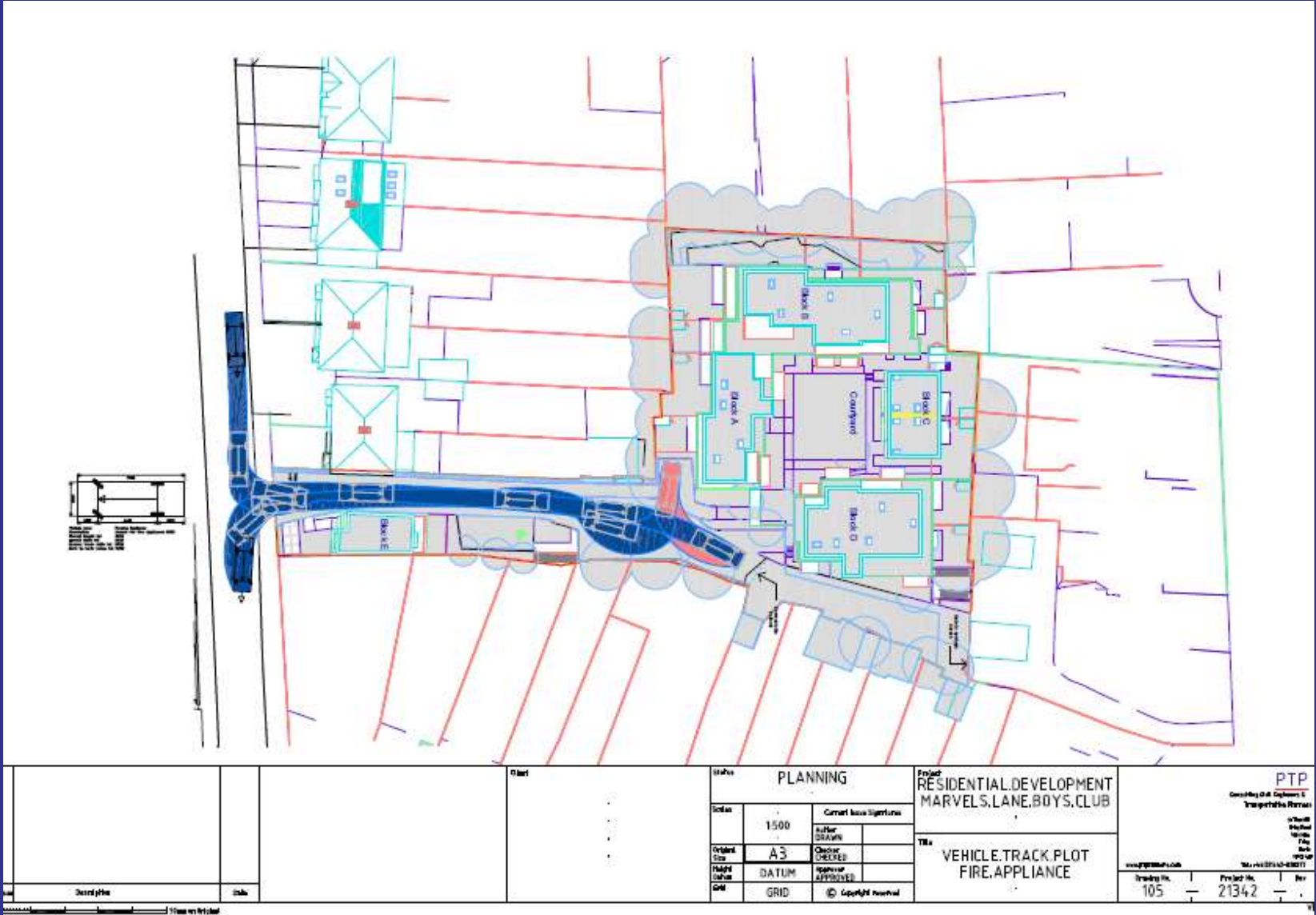
Key Planning Considerations

- Principle of development;
- Design and scale;
- Housing provision and standard of accommodation;
- Neighbour Amenity;
- Highways matters;
- Biodiversity and Ecology

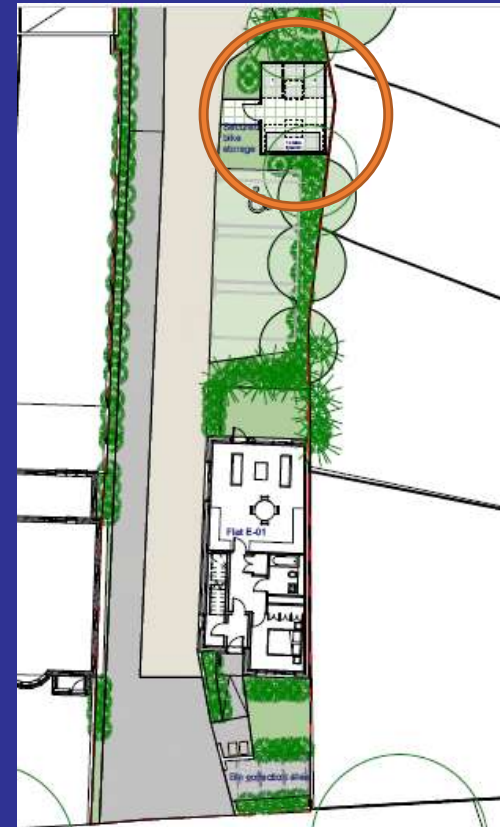
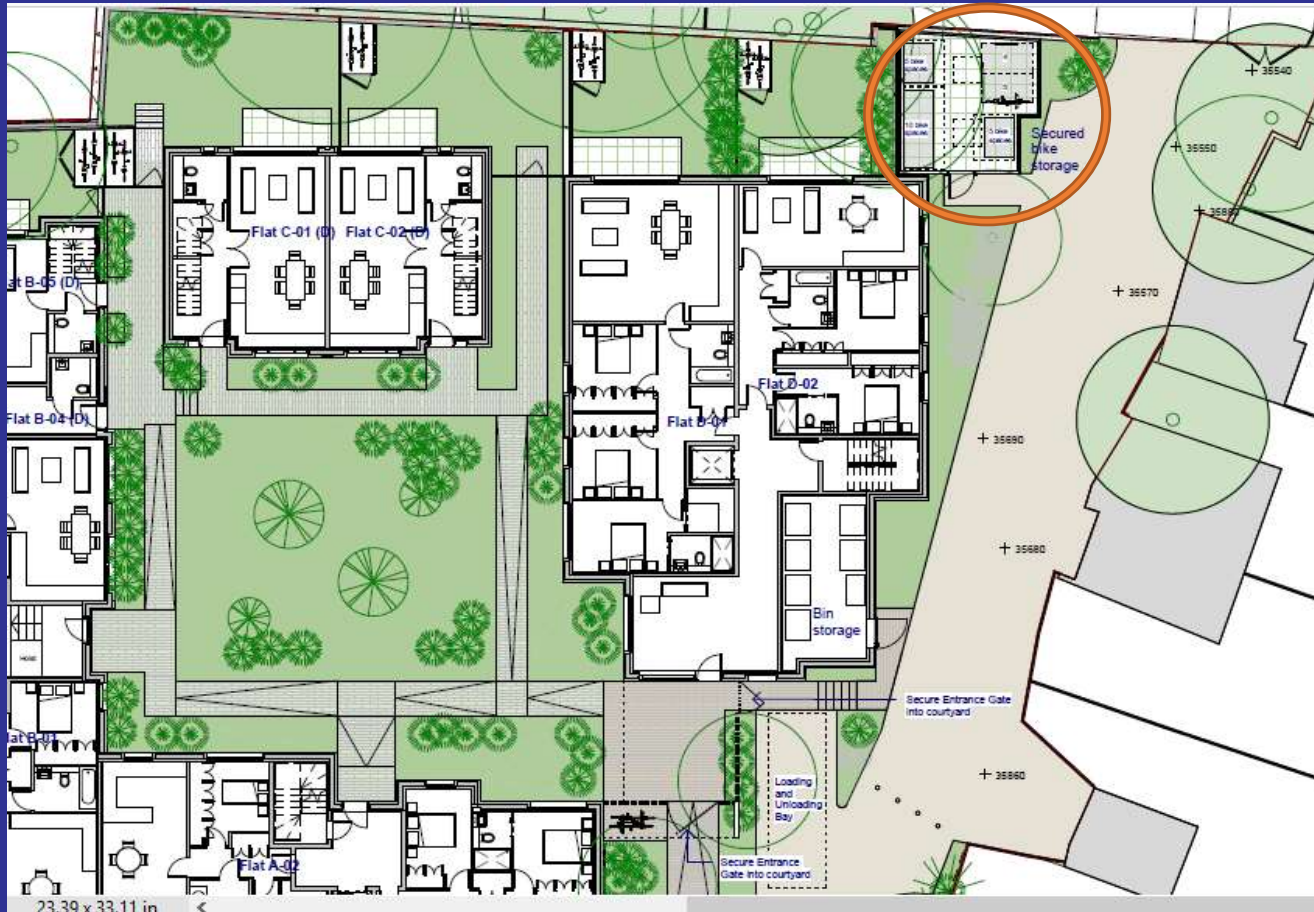
RECOMMENDATION: GRANT

END

Fire Appliance Access



CYCLE & CAR PARKING + REFUSE



1 no. Blue Badge bay;

56 no. Cycle spaces, including dedicated dry and secure stores;

Loading bay to central area;

Bollards to restrict access;

Refuse collection point within site fronting Le May Avenue

2.2. CONTEXT ANALYSIS



Marvels Lane Boys Club. The existing one-storey plus pitched roof building is currently out of use.

Two-storey plus pitched roof buildings to Balder Rise are 15m away from the northern boundary line.

An existing vehicular access to the north of the site will be retained.

A series of garages are located at the end of some properties on Luffman Road. The existing garages are accessed from the Marvels Lane Boys Club's demise.

A combination of 2-storey plus hipped roof semi-detached and detached houses are 35m away from the eastern boundary.

41 Le May Avenue. Existing one-storey plus hipped roof bungalow.

Two-storey plus hipped roof detached houses to Somertrees Avenue are more than 47m away from the western boundary line.

Two-storey plus hipped roof semi-detached houses to Le May Avenue are more than 38m away from the southern boundary line.

Closed off site access to the south.



2020 refused scheme – 36 units

