

Leegate Shopping Centre, London, SE12

Application Ref. DC/22/126997

Comprehensive redevelopment at Leegate Shopping Centre for the demolition of existing buildings, and the construction of buildings up to 15-storeys to provide a mixed use development including:

- 562 residential units, including 36% affordable housing,
- flexible commercial floorspace (Use Class E),
- community centre (Use Class F2), and
- public house (Sui Generis)
- associated public realm, landscaping measures, highways improvements, car parking and cycle parking and stores

Existing Site

Site Location Plan



Aerial View



— Site Boundary

Site Photographs

Tiger's Head Junction



1.

Burnt Ash Road



4.

Eitham Road and Leyland Road



7.



2.



5.



8.



3.

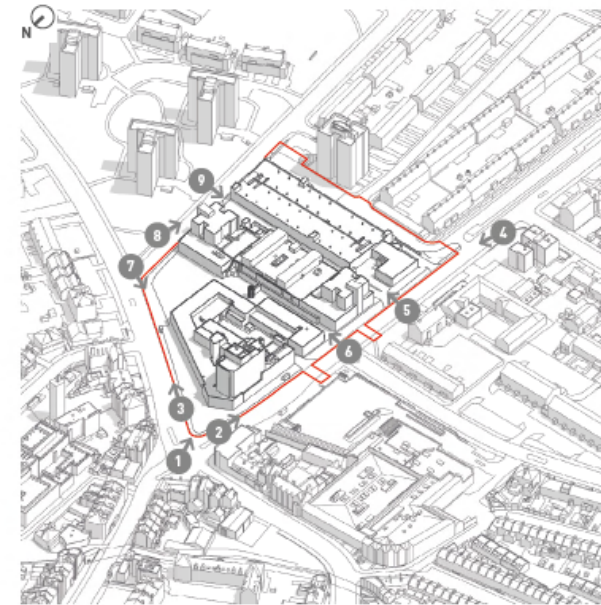


6.



9.

Photos of the existing Site:



Site Photographs



Site Photographs



1.

1. Locally Listed Old and New Tiger's Head

2. Grade II Listed Fire Station

3. Grade II Listed Former Police Station



2.



3.

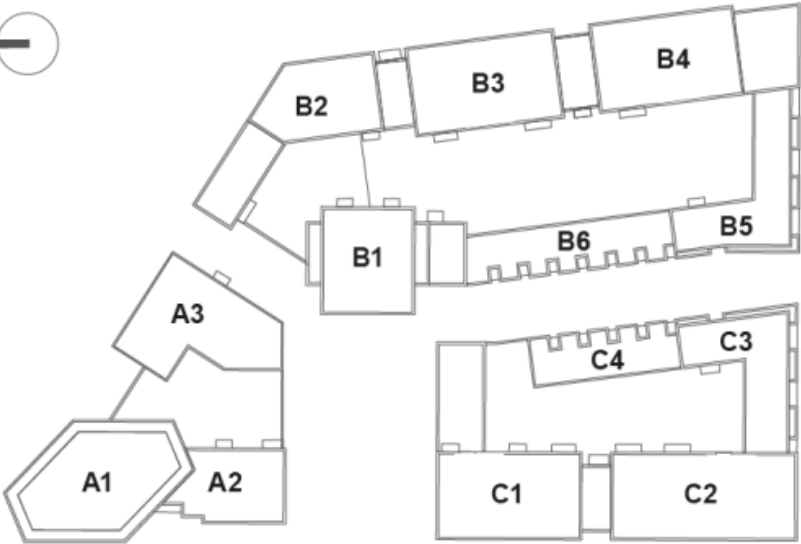
Proposals

Proposed Masterplan

- ① THE TIGER'S HEAD CROSSROADS
- ② THE SQUARE
- ③ NORTHERN LINK
- ④ RESIDENTIAL STREET
- ⑤ RESIDENTIAL PODIUMS



Proposed Building Heights



Proposed Elevations



Proposed Elevations



Leyland Road

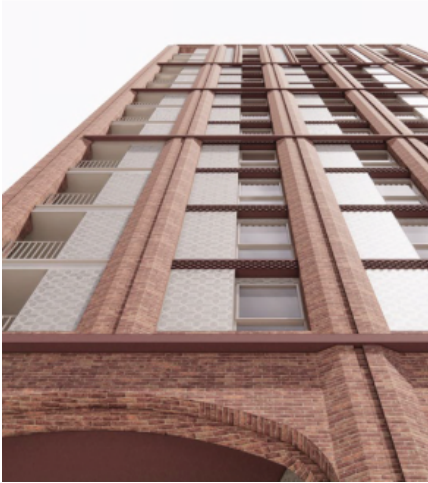


Carston Close

Proposed Elevations – Buildings B1 and B6



Building A1 – Tiger’s Head Junction



Building B1



Block C – Burnt Ash Road



Facing Materials



The diagram to the left highlights the variety of materiality used. The primary materials include a selection of bricks, with the secondary materials consisting of a selection of coloured / textured GRC elements and metal panels

Primary Materials



1 - Red Brick



1A - Red Brick (lighter mortar)



3 - Grey Brick



4 - White Brick



2 - White GRC



5 - Brown Brick



5A - Brown Brick (lighter mortar)

Secondary Materials



Burgundy GRC



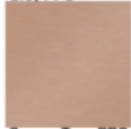
Grey PPC



Grey Patterned
PPC



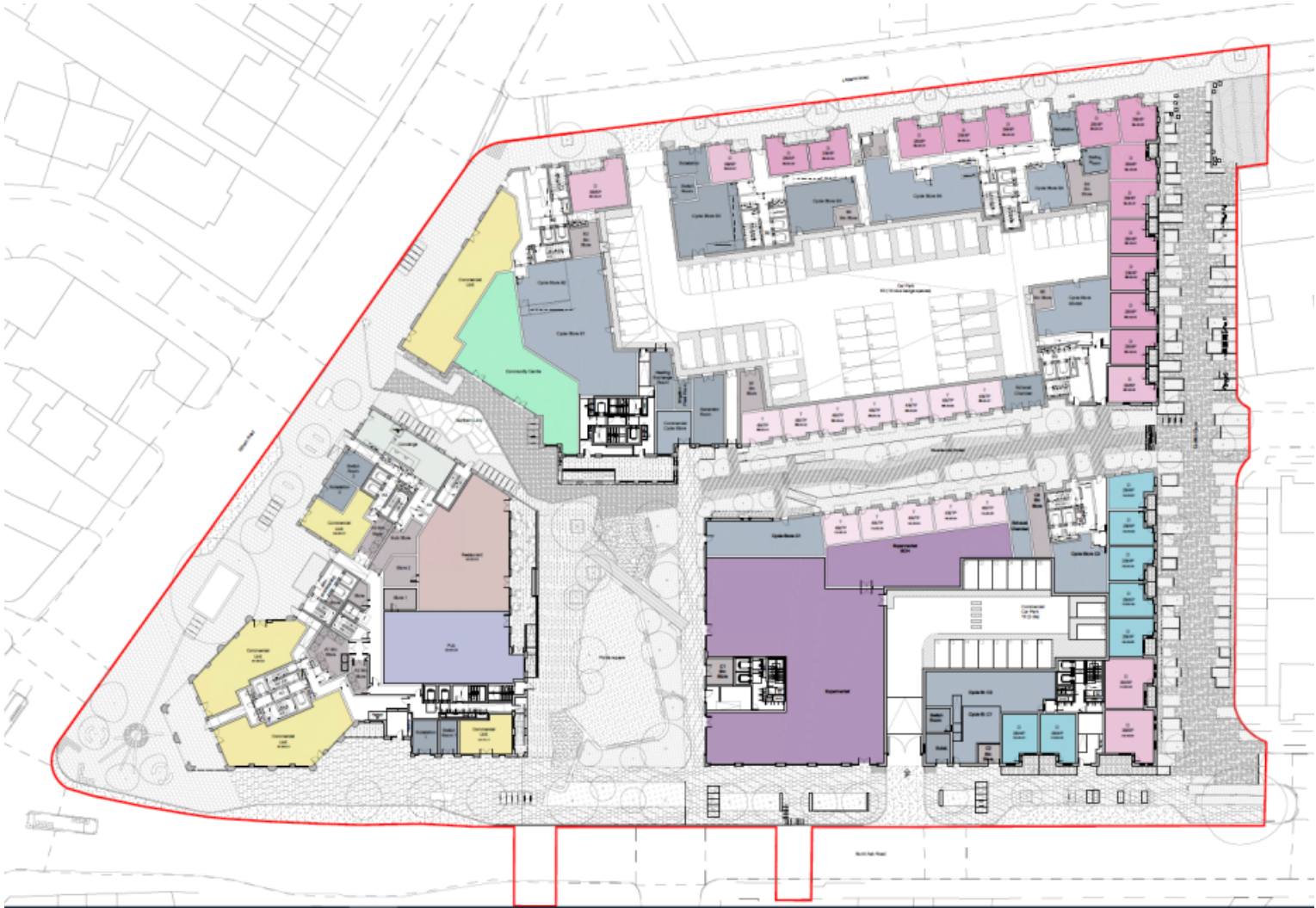
White Textured GRC



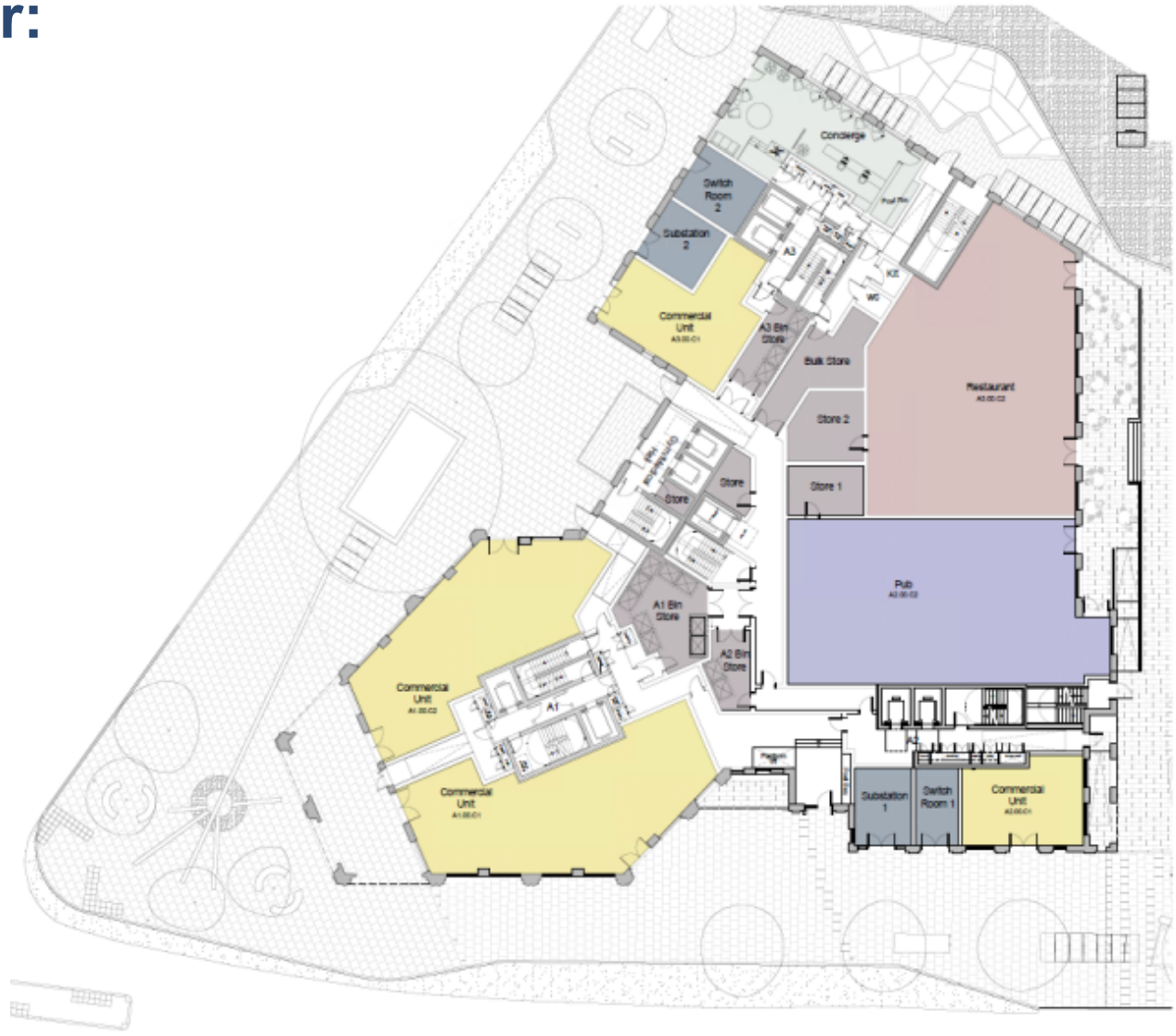
Copper Tone PPC



Ground Floor



Ground Floor: Block A



First Floor: Block A



Public Realm



Proposed Podium Landscaping – Blocks A, B and C



Block C



Podium Images from Fabrik landscape DAS

Block A



Block B

Planning History

2014 Approved Scheme



Aerial view from west



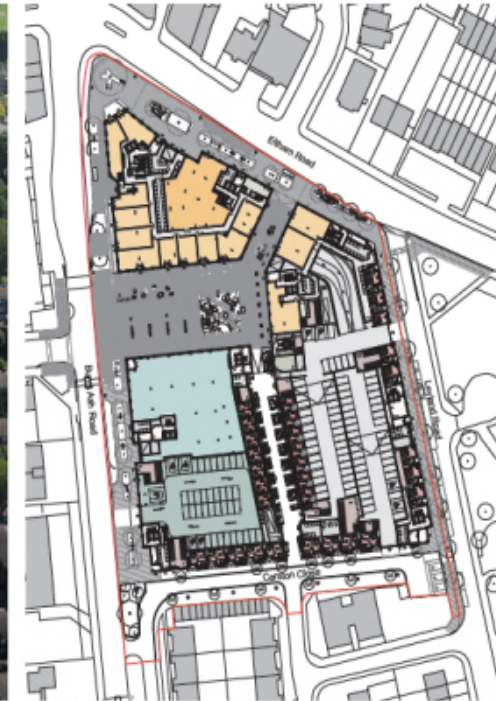
Ground floor plan

- A1 Foodstore
- A1-A3 Retail
- A4 Pub
- C3 Residential

- 229 Homes
- 57,642m² GEA
- 18,600m² Foodstore and associated parking
- 2,216m² Public Realm



Aerial view from west



Ground floor plan

- A1 Foodstore
- A1-A3 Retail
- A4 Pub
- C3 Residential

- 393 Homes
- 54,828m² GEA
- 2,526m² Foodstore and associated parking
- 4,046m² Public Realm

- 16% Affordable by unit – 21% by hab. rooms.
- (63% LAR /37% SO)
- 10 storeys at Tigers Head junction

St Modwen: 2020 Pre-application proposal

2020 Revised proposals



Aerial view from west



Ground floor plan

- A1 Foodstore
- A1-A3 Retail
- A4 Pub
- C3 Residential

- 469 Homes
- 61,726m² GEA
- 2,422m² Foodstore and associated parking
- 4,111m² Public Realm

- Uplift of 76 units from 2018
- 15 storeys at Tigers Head junction (+5)
- 25% Affordable by Unit – 50/50 split

Main Planning Considerations

Main Planning Considerations

- Principle of Development
- Urban Design & Heritage Impact
- Employment
- Transport Impact
- Living Conditions of Neighbours
- Natural Environment and Biodiversity

END OF PRESENTATION