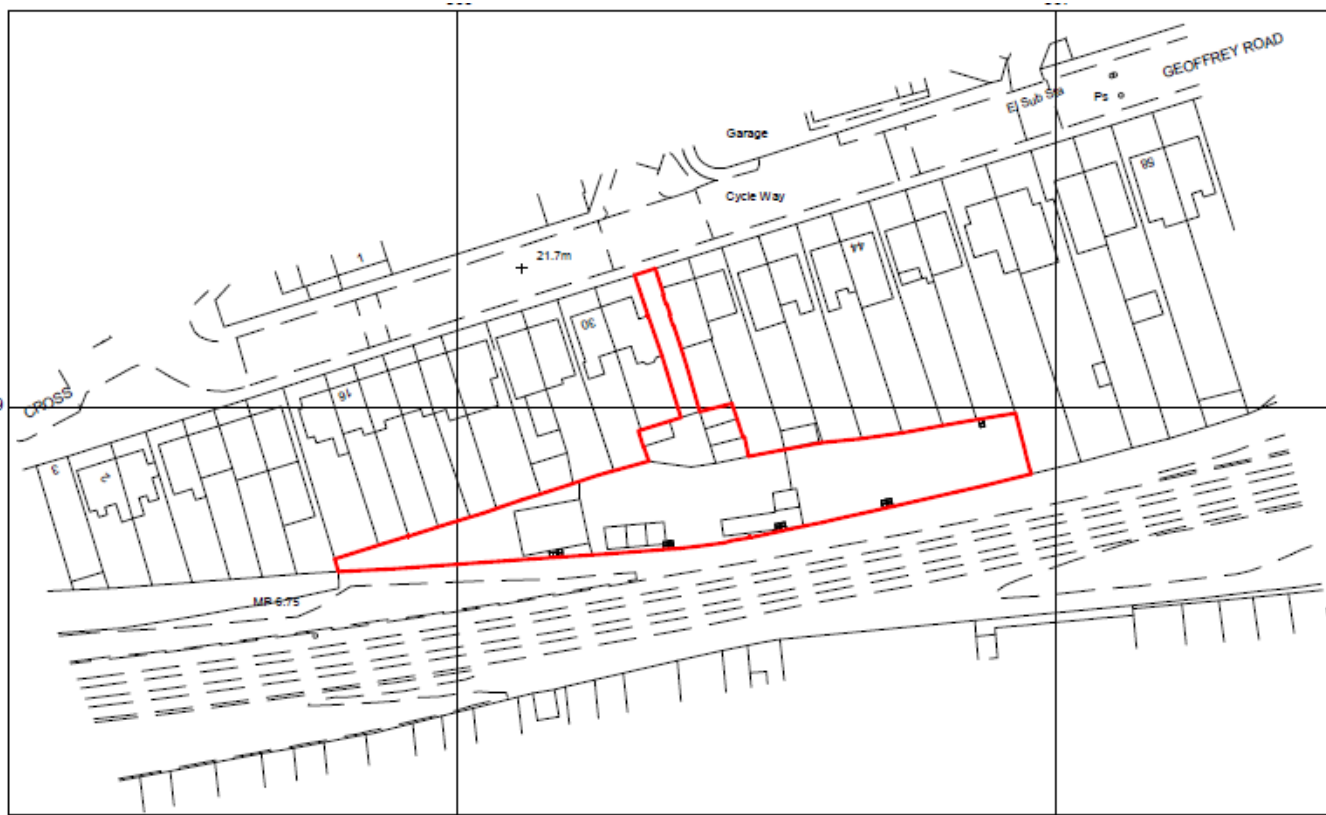


LAND TO THE REAR OF 14- 48 GEOFFREY ROAD, LONDON, SE4

Application No. DC/23/131277

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

Demolition of existing structures on the site rear of 14 - 48 Geoffrey Road, SE4 and construction of a development comprising of 8no residential two-story dwellings (Class C3), with associated landscaping and ecological enhancements, refuse and recycling storage and cycle storage and subject to a Legal Agreement pursuant to S106 of the Town and Country Planning Act 1990 (as amended).



Site Location Plan

Existing Site



Proposed Scheme



Proposed Scheme



Proposed Aerial View



Proposed Elevations



52 GEOFFREY RD

APPLICANT SITE

Proposed North Site Elevation
1 : 250

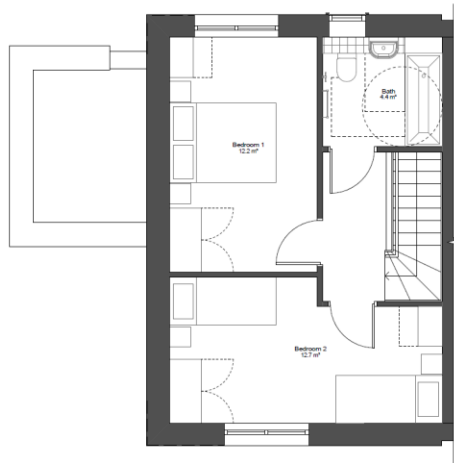
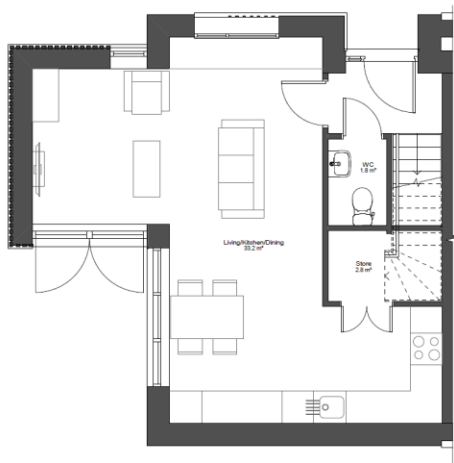


APPLICANT SITE

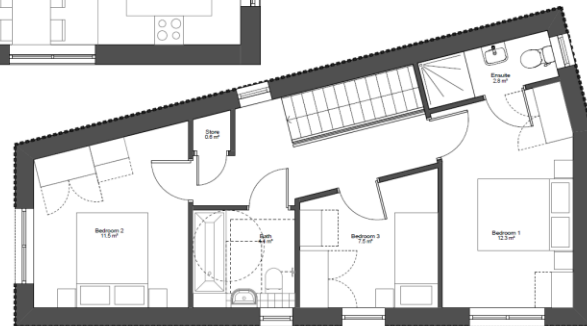
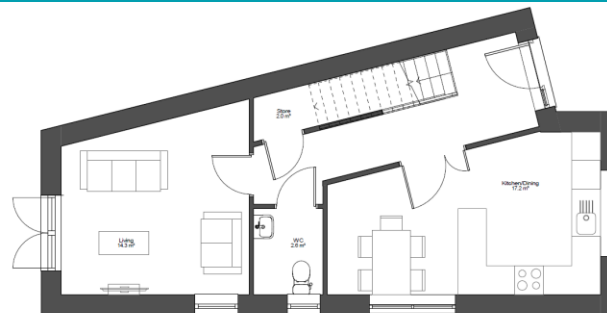
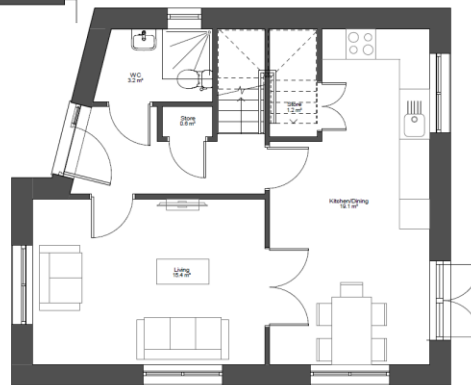
Proposed South Site Elevation
1 : 250

Proposed Floor Plan

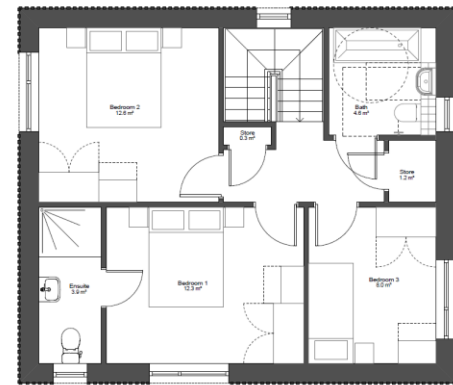
House Type 1



House Type 3



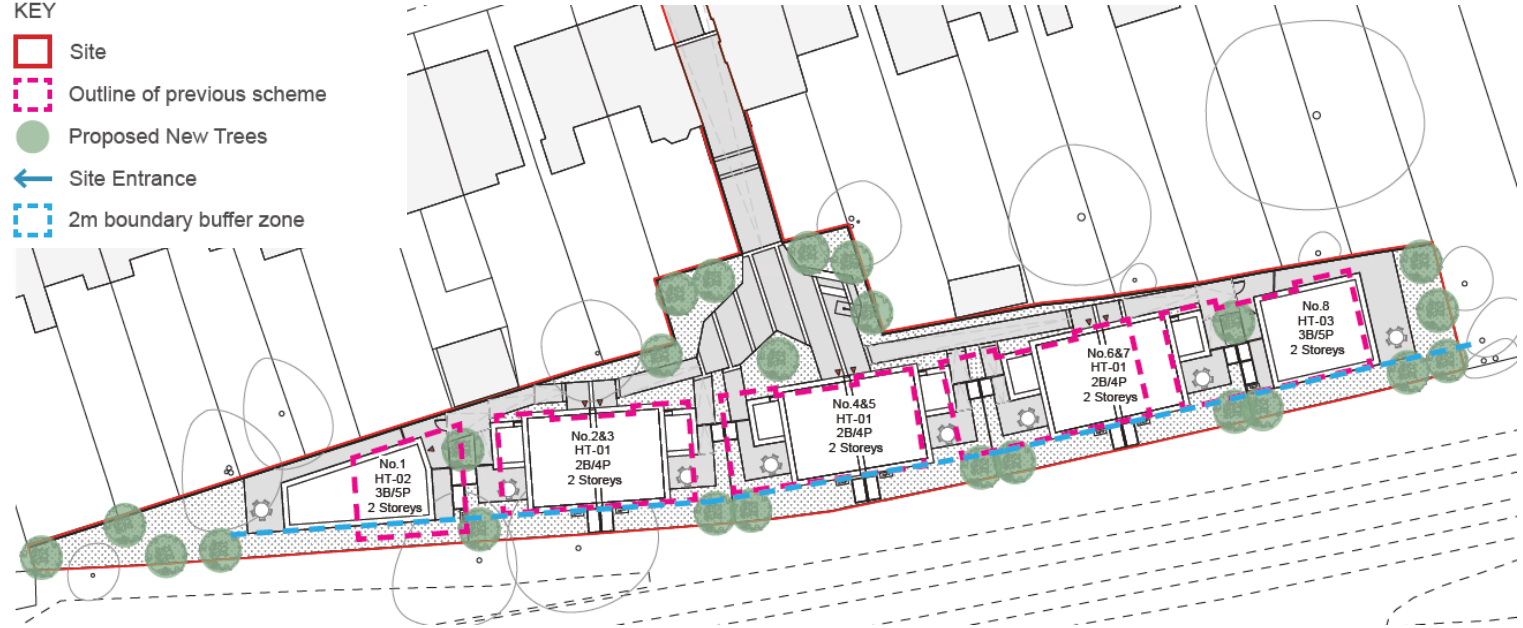
House Type 2



Comparison of Refused and Proposed Scheme

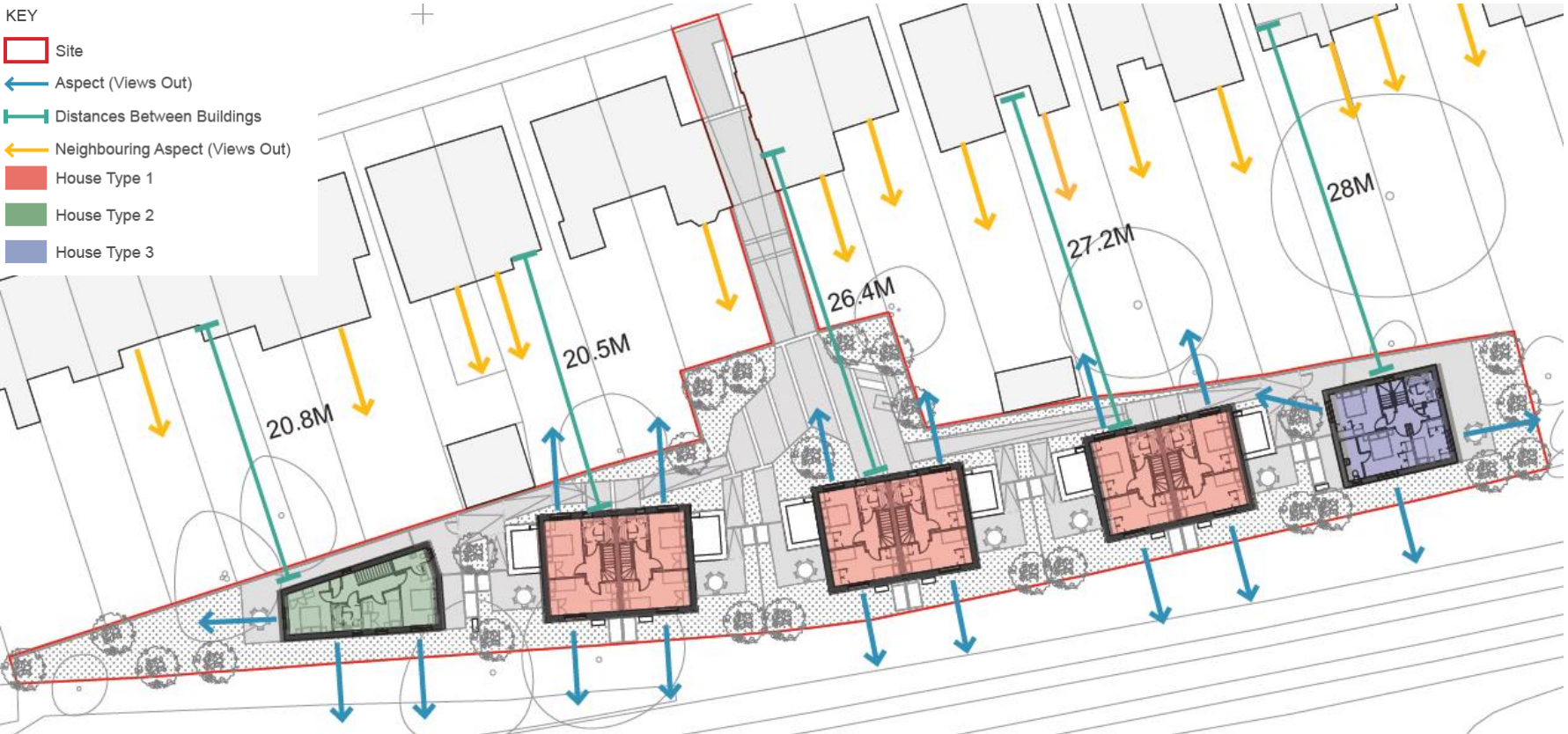
KEY

- Site
- Outline of previous scheme
- Proposed New Trees
- Site Entrance
- 2m boundary buffer zone

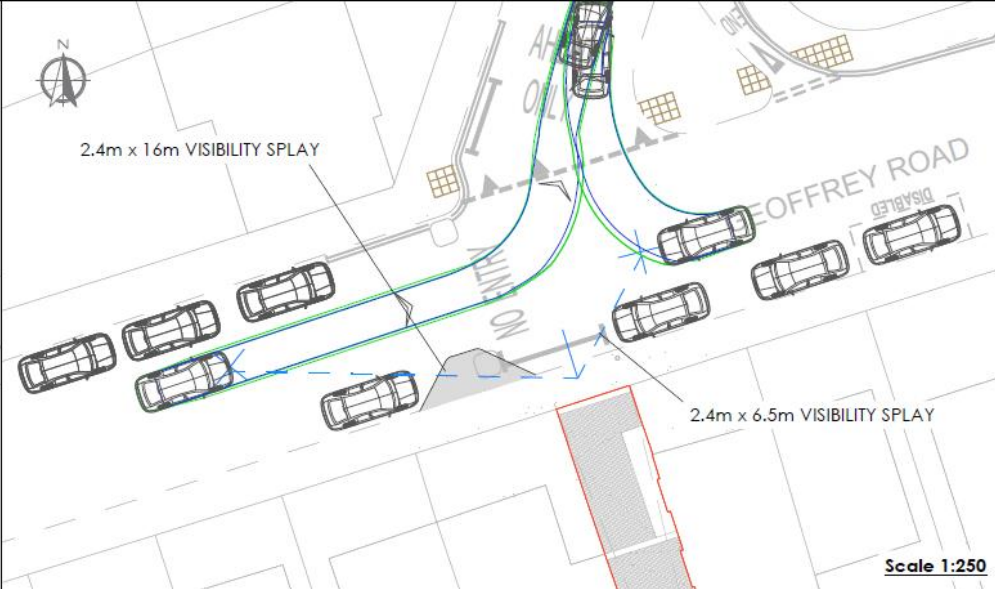
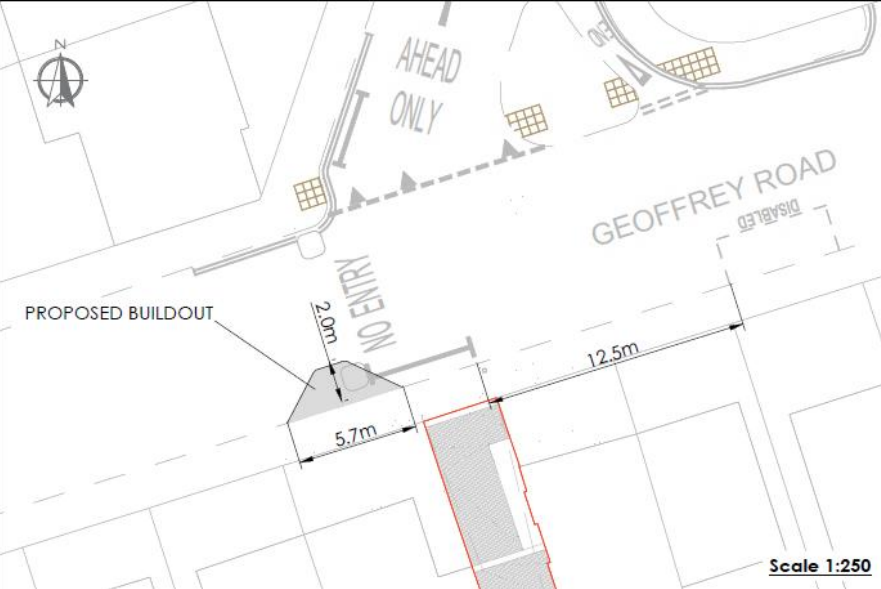


Separation Distances

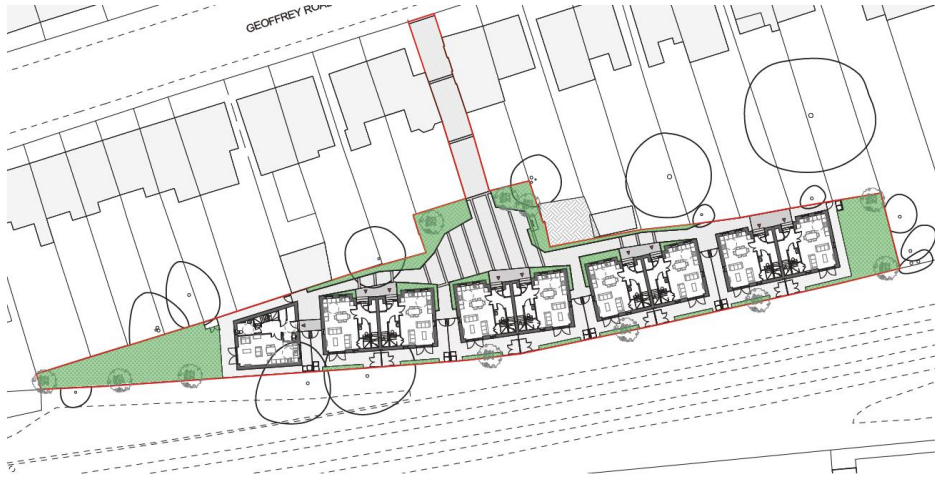
- KEY
- Site
 - Aspect (Views Out)
 - Distances Between Buildings
 - Neighbouring Aspect (Views Out)
 - House Type 1
 - House Type 2
 - House Type 3



Proposed Highway Works



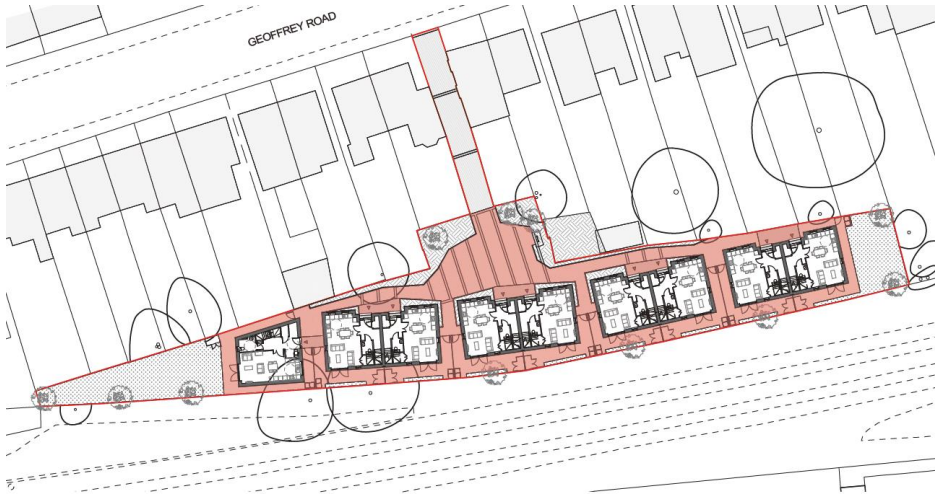
Proposed Landscaping Strategy



Previous Site Plan showing soft landscaping (refused scheme)



Revised Site Plan showing soft landscaping



Previous Site Plan showing hard landscaping (refused scheme)



Revised Site Plan showing hard landscaping

Key planning consideration

- Principle of Development;
- Urban Design and Impact on Heritage Assets;
- Impact on Neighbouring Amenity
- Transport Impact
- Natural Environment
- Planning Obligations

Refused Scheme – DC/22/126149



Refused Scheme – DC/22/126149



Access Road



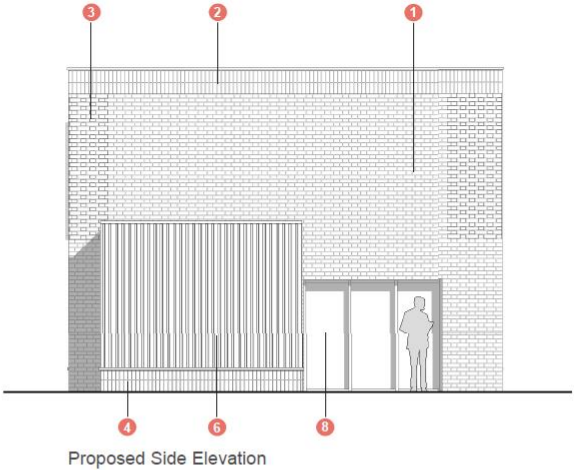
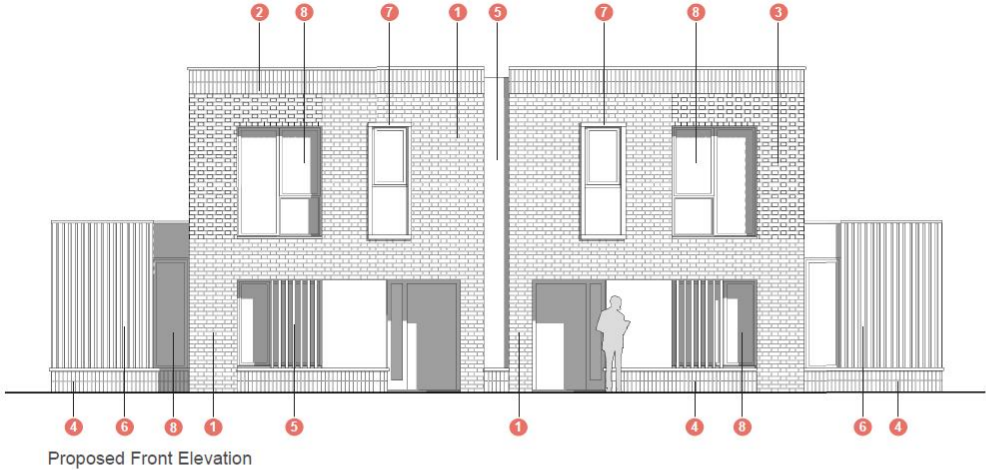
View Through Access Road



CGI View of House Type 1



Proposed Materials



1 Buff brick in Flemish Bond



2 Buff brick Soldier Course



3 Recessed buff brick header detailing



4 Dark brick in stack bond



5 Vertical dark coloured timber screen & cladding



6 Vertical dark coloured timber projections

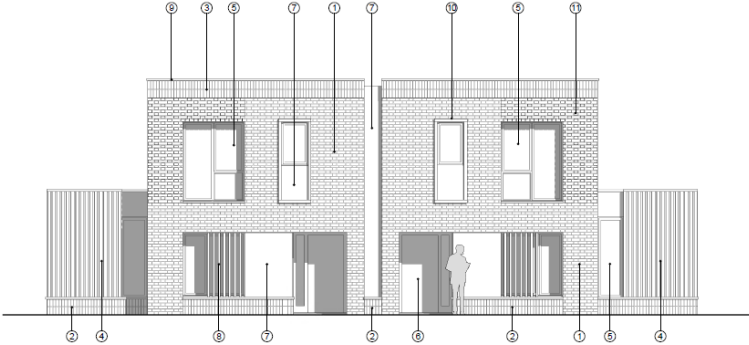


7 Timber window surround

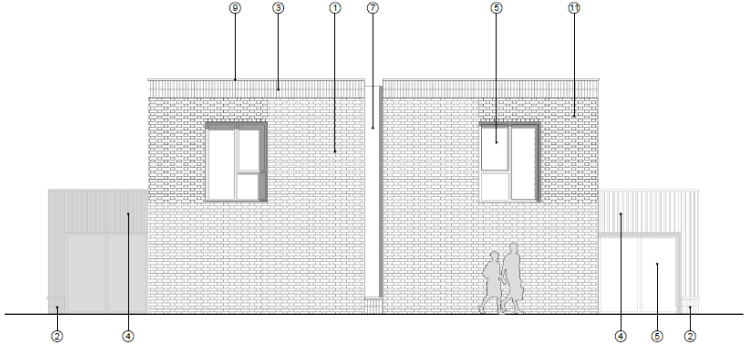


8 Aluminium Composite Windows

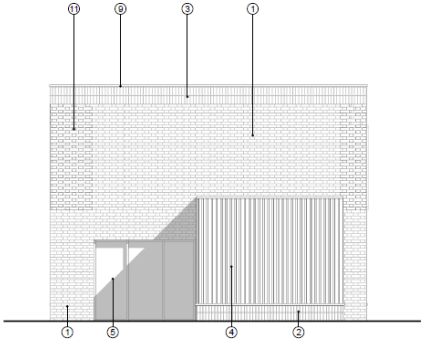
Proposed House Type 1



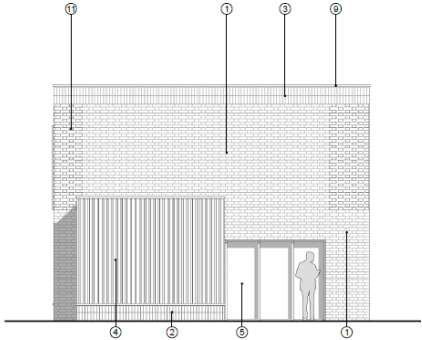
House Type 1 - Front Elevation
1 : 100



House Type 1 - Rear Elevation
1 : 100

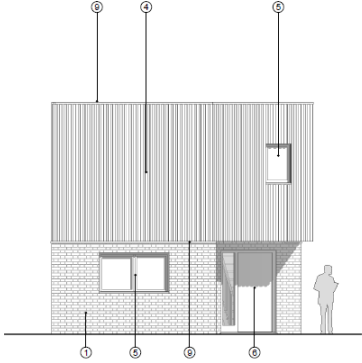


House Type 1 - Side Elevation 1
1 : 100

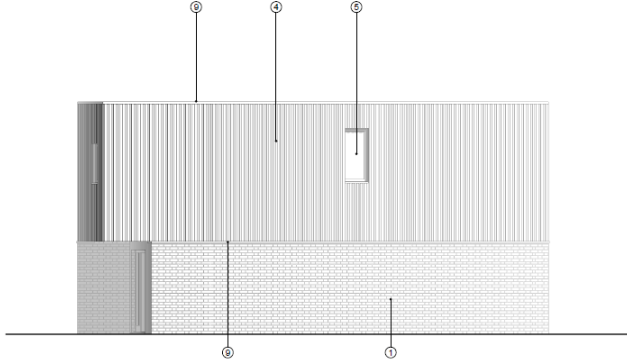


House Type 1 - Side Elevation 2
1 : 100

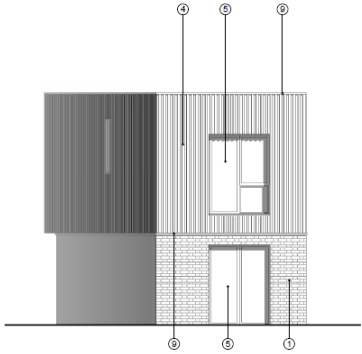
Proposed House Type 2



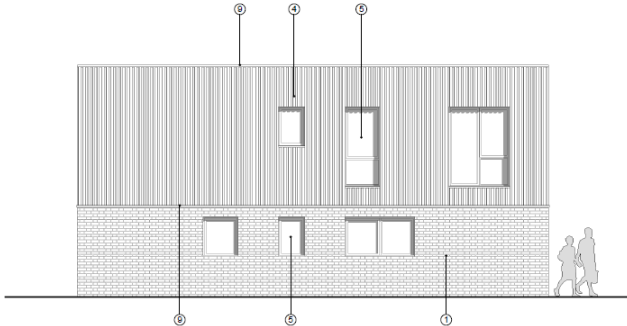
House Type 2 - Front Elevation
1 : 100



House Type 2 - Side Elevation 1
1 : 100

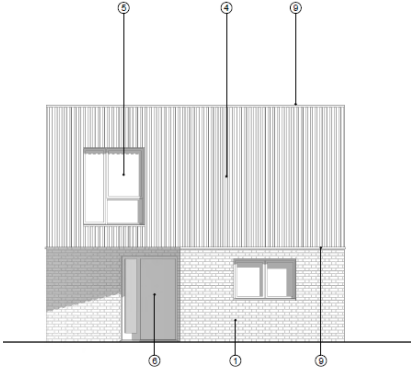


House Type 2 - Rear Elevation
1 : 100

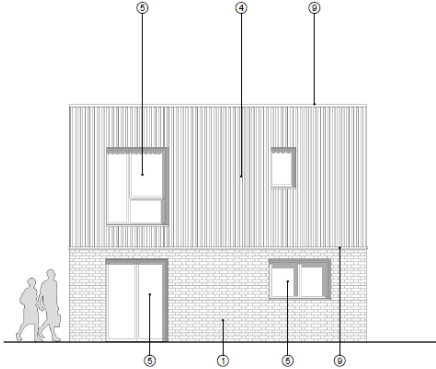


House Type 2 - Side Elevation 2
1 : 100

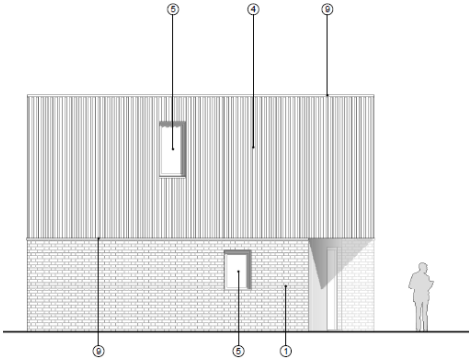
Proposed House Type 3



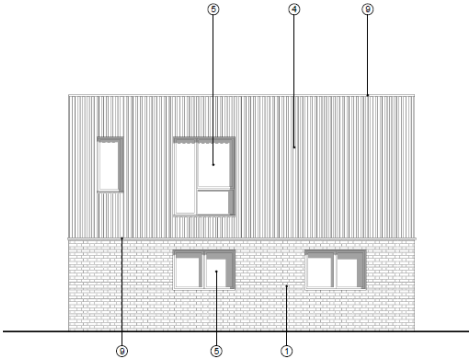
House Type 3 - Front Elevation
1 : 100



House Type 3 - Rear Elevation
1 : 100



House Type 3 - Side Elevation 1
1 : 100



House Type 3 - Side Elevation 2
1 : 100

