

# Garages at Millbank Way, London, SE12

**Application No. DC/23/133105**

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

Demolition of existing garages and construction of 9 dwellinghouses (Use Class C3), together with associated car and cycle parking spaces, refuse and recycling stores, amenity space, landscaping and associated works on land to the Western Side of Millbank Way, London, SE12.

# Site Location Plan



# Aerial View





# Site History

DC/15/029720: The demolition of the existing garages on Site A, Land on Western Side of Millbank Way, Lee Green Estate, Cambridge Drive SE12, the construction of a part two/part three storey building to provide 4 one bedroom, 4 two bedroom and 4 three bedroom self-contained flats together with associated landscaping, amenity space, refuse storage and detached cycle store.

Granted 22 February 2018.

# Previous Scheme

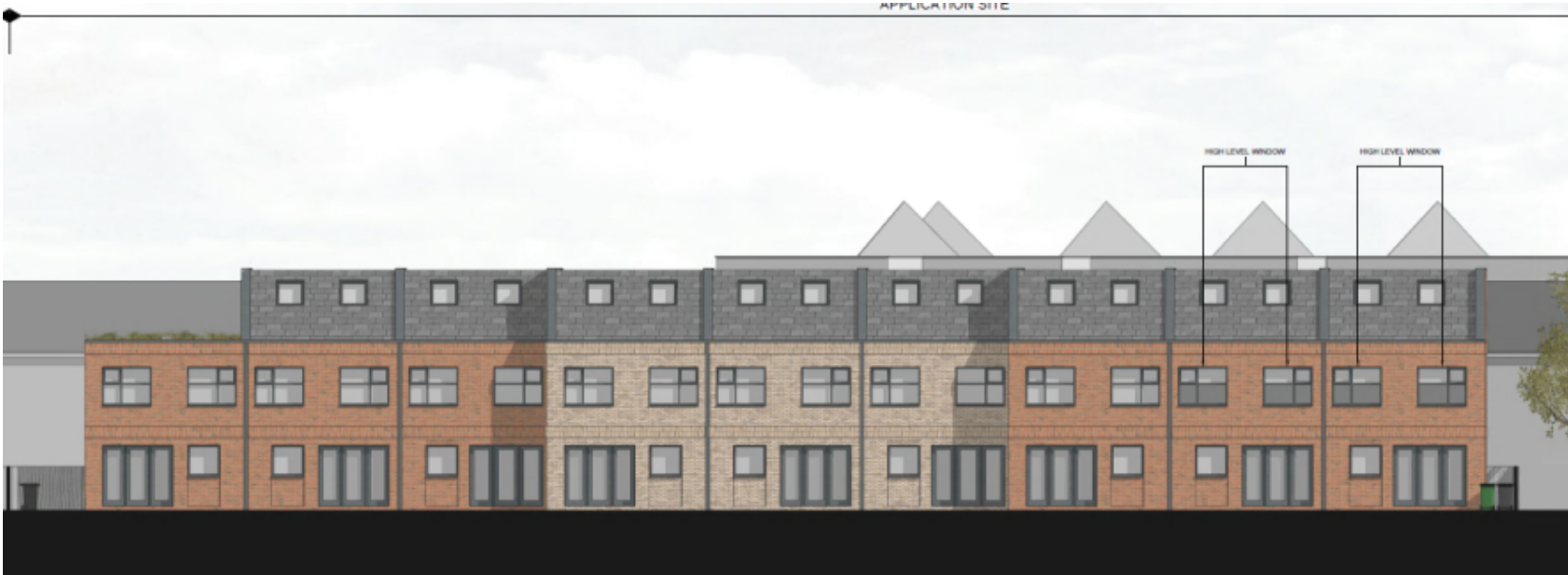


# Front Elevation





# Rear Elevation



# Side Elevation



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Dormer following architectural language of local vernacular

Velux to front and rear for natural light and cross ventilation

Rain Water Pipe inset into wall to be flush externally

House No. 4 & 7  
Loft floor set back to break the horizontal language and add visual interest

Living Room set inwards to create depth to the façade

Anthracite Grey window surround and Ground Floor Frame surround to break elevational design

Parapet walls proposed to visually identify the separate dwellings

Secured Refuse Storage and external storage

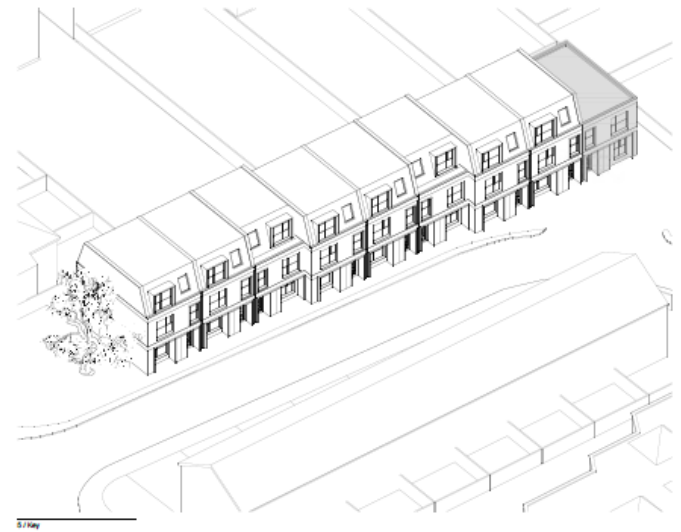
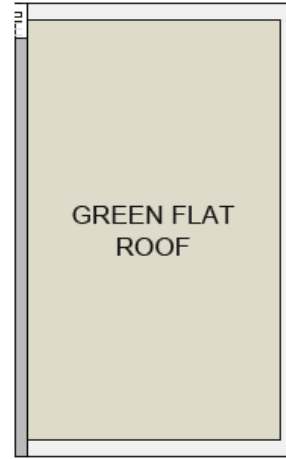
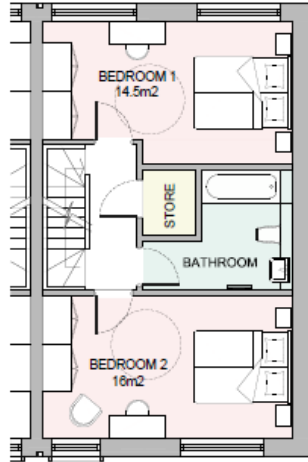
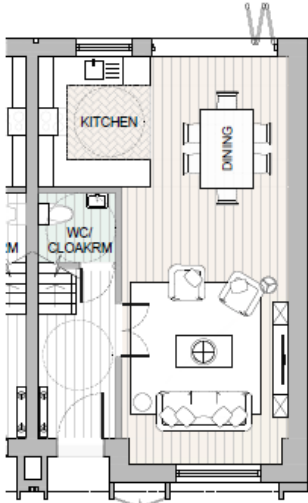




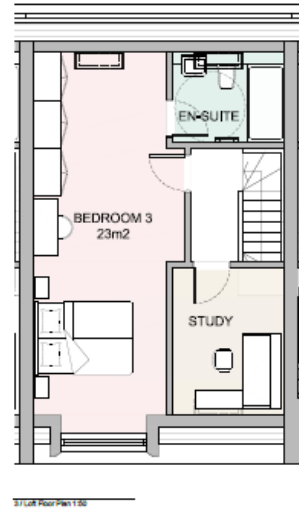
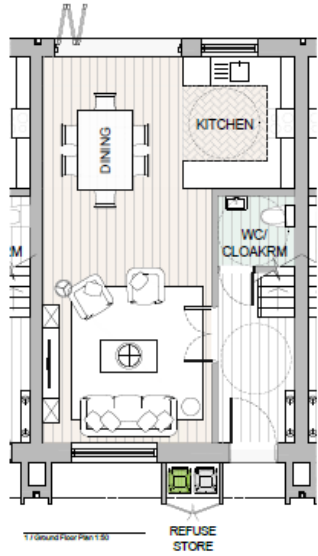
# Landscape Plan



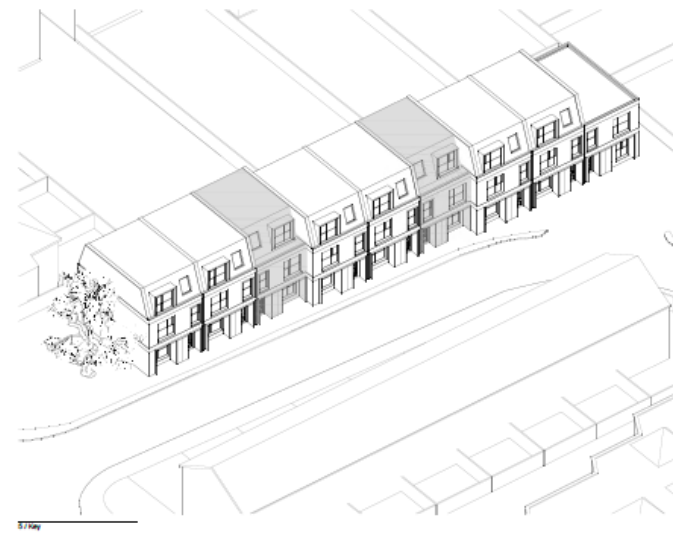
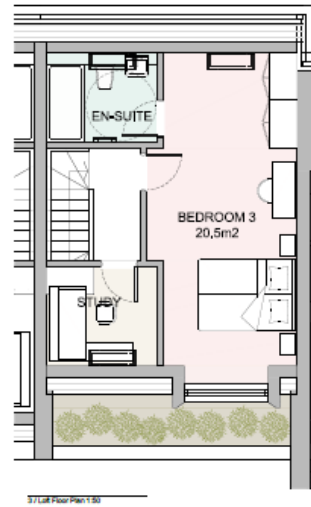
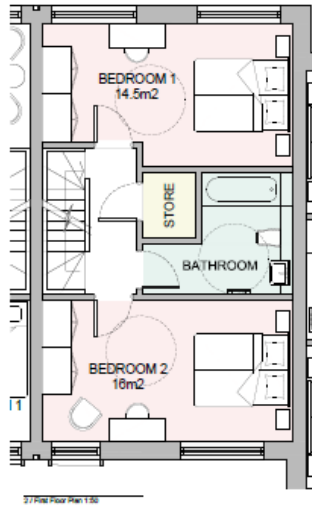
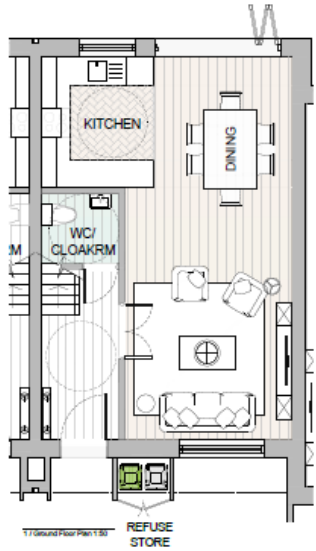
# House Type 1



# House Type 2

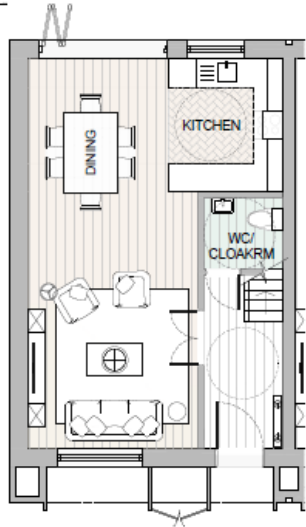


# House Type 3





# House Type 4



1/ Ground Floor Plan 1:50



2/ First Floor Plan 1:50



3/ Second Floor Plan 1:50



5/ Key

# Key Planning Considerations

- **Principle of development**
- **Housing**
- **Urban Design**
- **Impact on neighbouring amenity**
- **Transport**
- **Sustainable Development**
- **Natural Environment**

# Unit sizes

House No.	Unit type	London Plan minimum GIAs per unit type (2 and 3 storey dwellings) (sqm)	GIA per unit proposed (sqm)
1	2 bed 4 person	79 (2 storeys)	94
2	3 bed 6 person	108 (3 storeys)	133
3	3 bed 6 person	108 (3 storeys)	133
4	3 bed 6 person	108 (3 storeys)	128
5	3 bed 6 person	108 (3 storeys)	133
6	3 bed 6 person	108 (3 storeys)	133
7	3 bed 6 person	108 (3 storeys)	128
8	3 bed 5 person	99 (3 storeys)	133
9	3 bed 5 person	99 (3 storeys)	133