

Land at Sydenham Hill Estate, Sydenham Hill, SE26

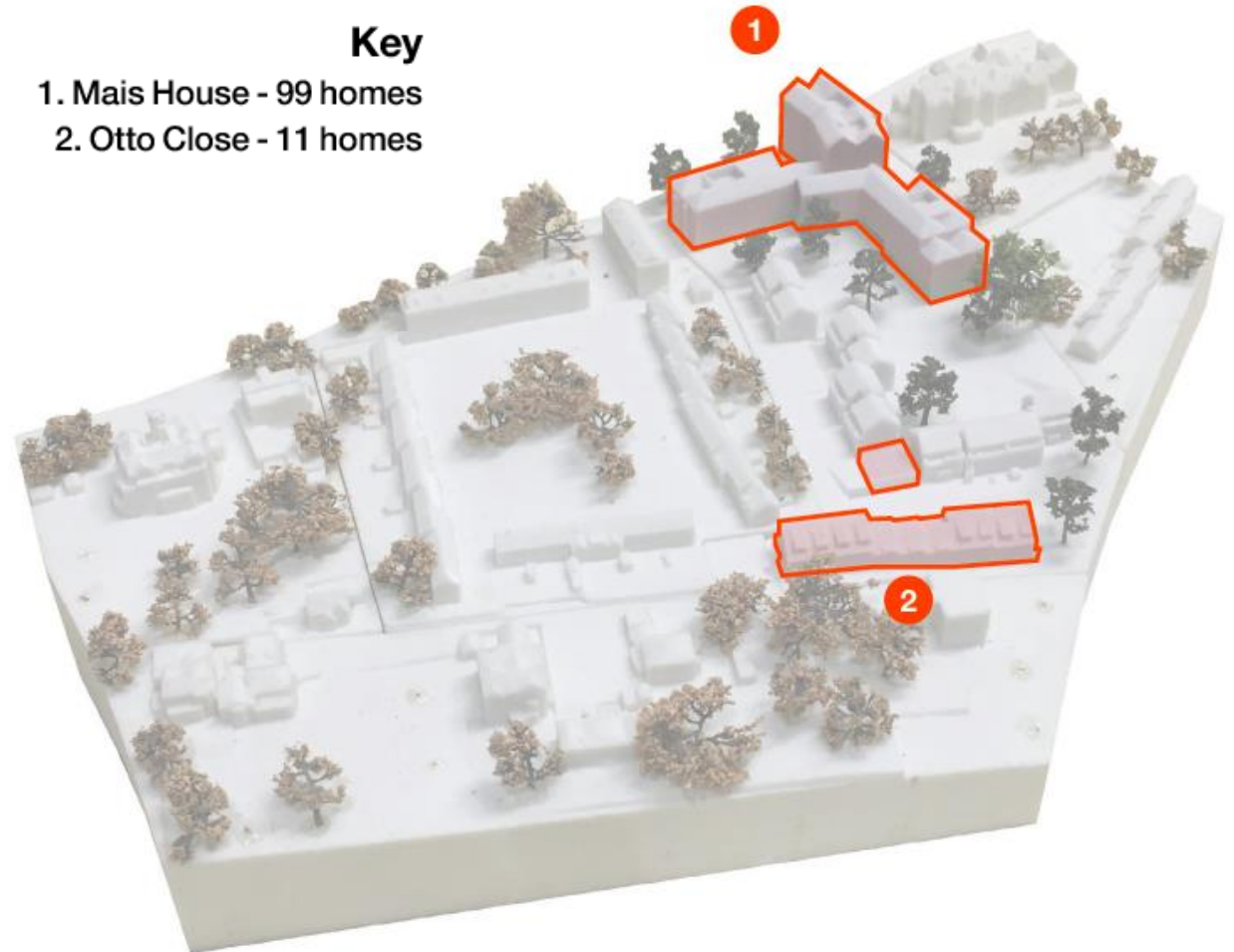
Application ref. no. DC/20/115160

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

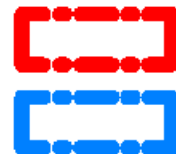
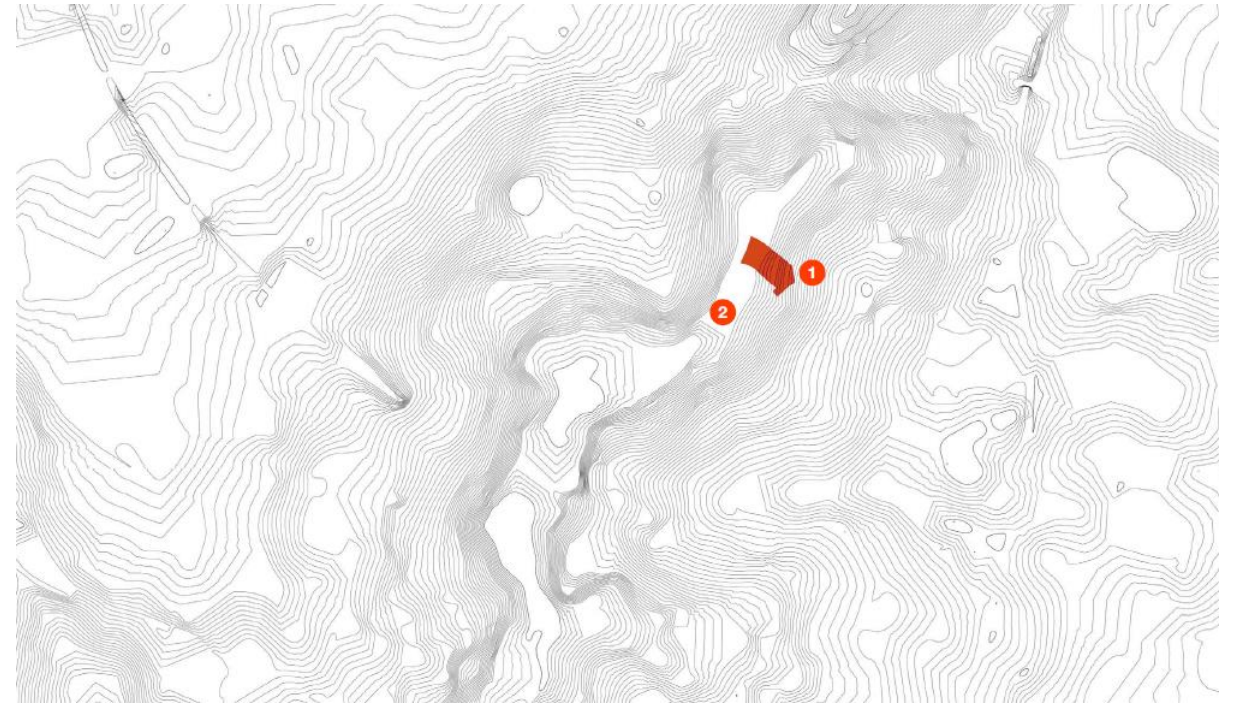
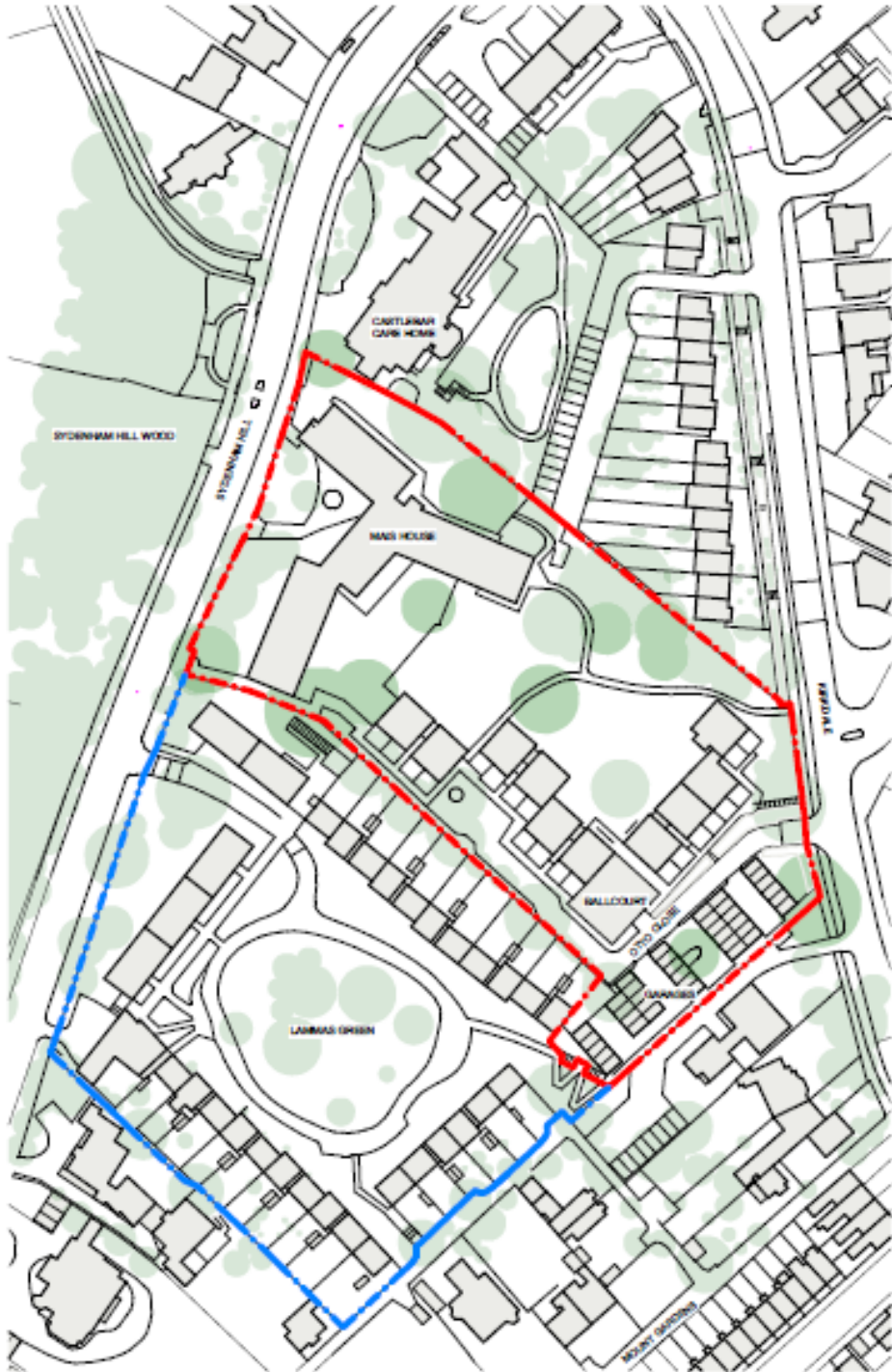


Proposal Overview

- Total Homes (use class C3) - 110
 - 1 bed – 47
 - 2 bed – 41
 - 3 bed – 11
 - 4 bed – 11
- 100% Social Rent
- Landscaping and playspace to existing estate
- Car parking and cycle parking



Site location



Site Boundary within Sydenham Hill Estate Boundary

Sydenham Hill Estate Boundary

Existing site



Key
1. Mais House
2. Otto Close garages & ball court areas



Heritage Context



Existing application site looking towards Rose Court



Existing buildings on Otto Close



Existing Buildings at Otto Close



Existing buildings on Otto Close and Ball Court





Existing garages at Otto Close



Existing Car Park at Mais House

Existing Pedestrian entrance on Sydenham Hill





Existing Access and Pedestrian Crossing on Sydenham Hill

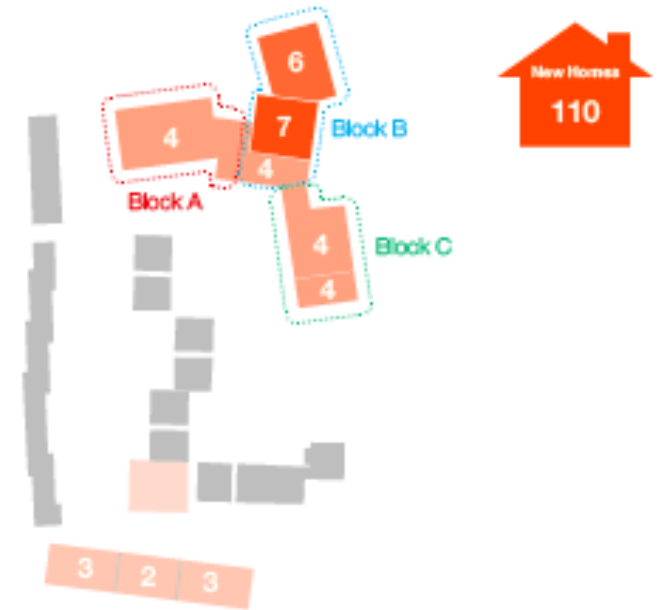
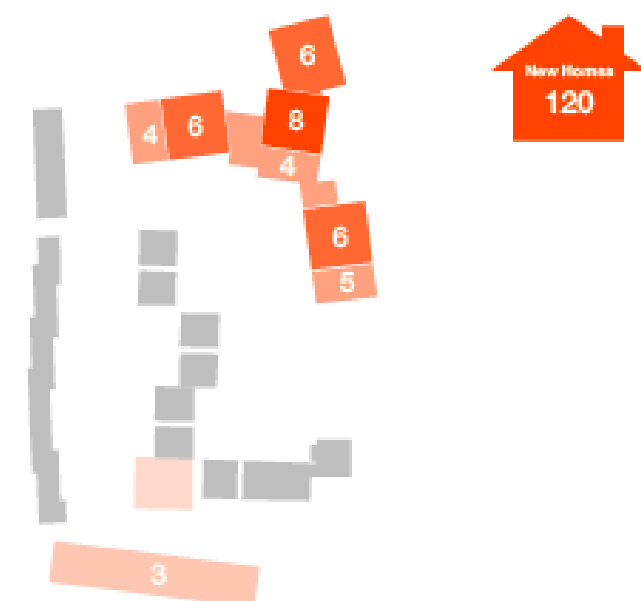
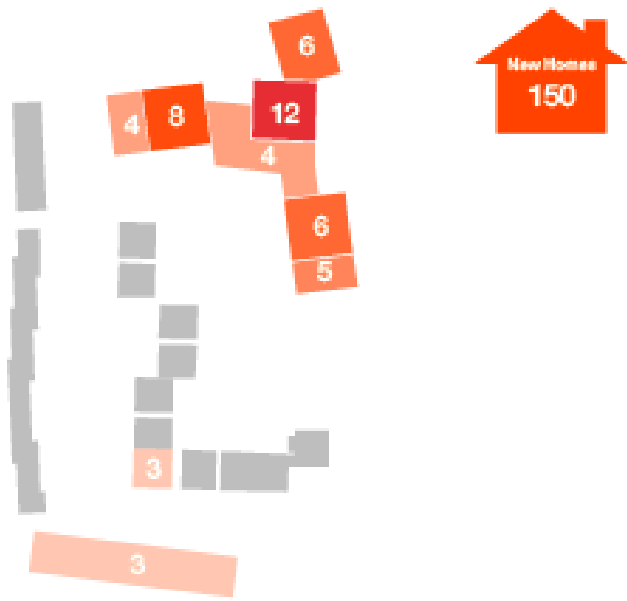
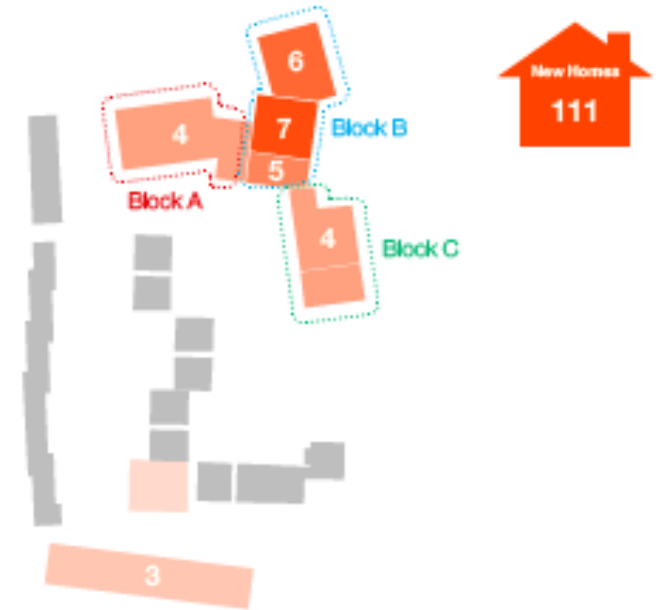
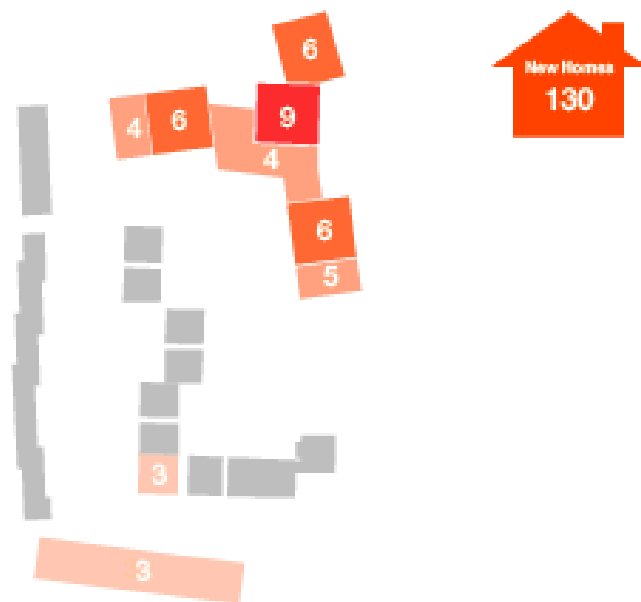
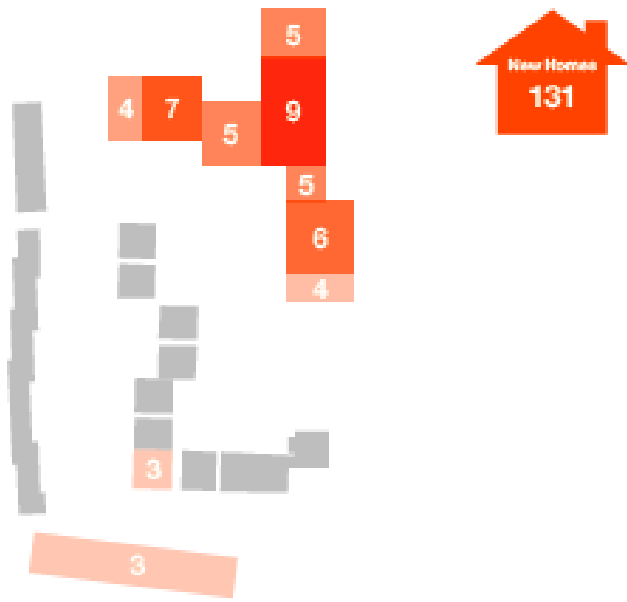
Existing Buildings on Lammas Green



Existing Buildings at Lammas Green



Design development



Proposed layout



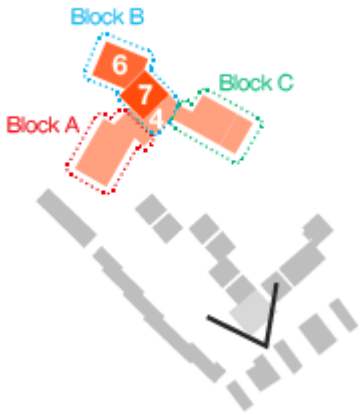
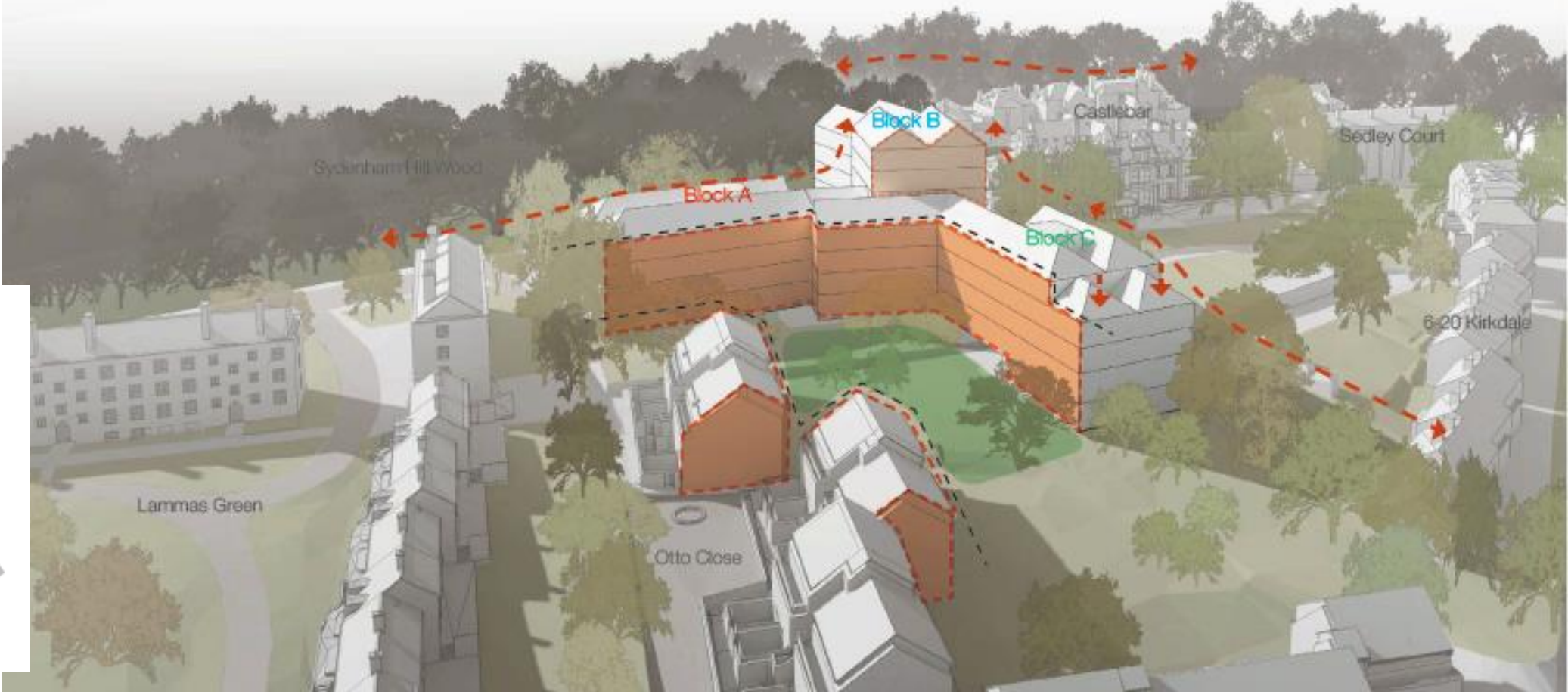
Key

- Existing building footprint
- Proposed building footprint

Proposed Sydenham Hill Frontage



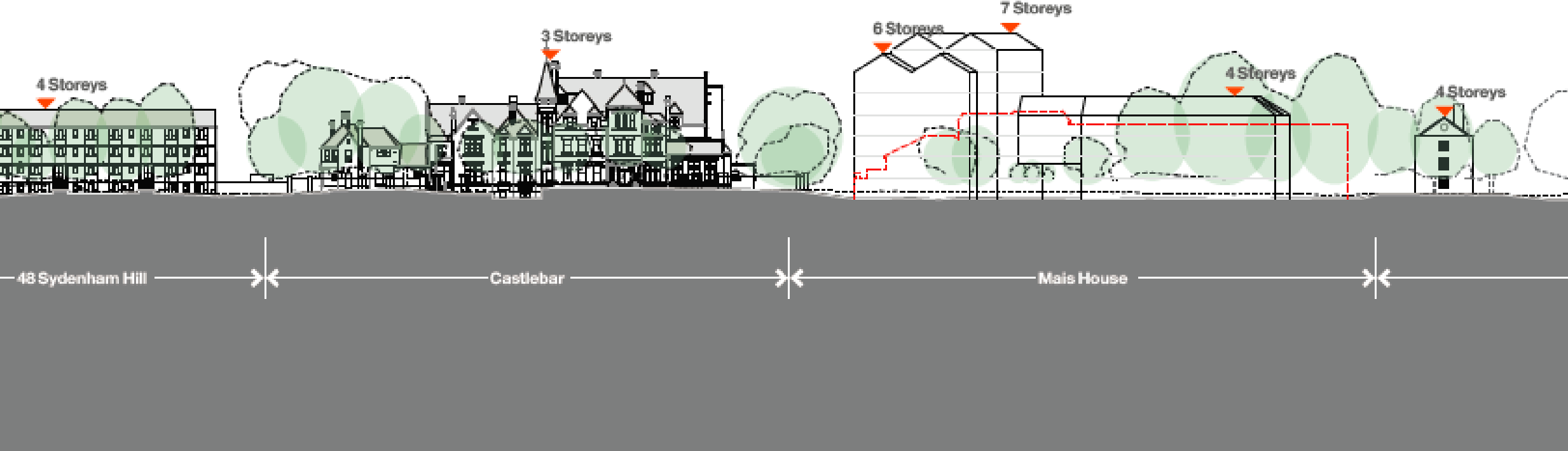
Proposed Otto Close relationship



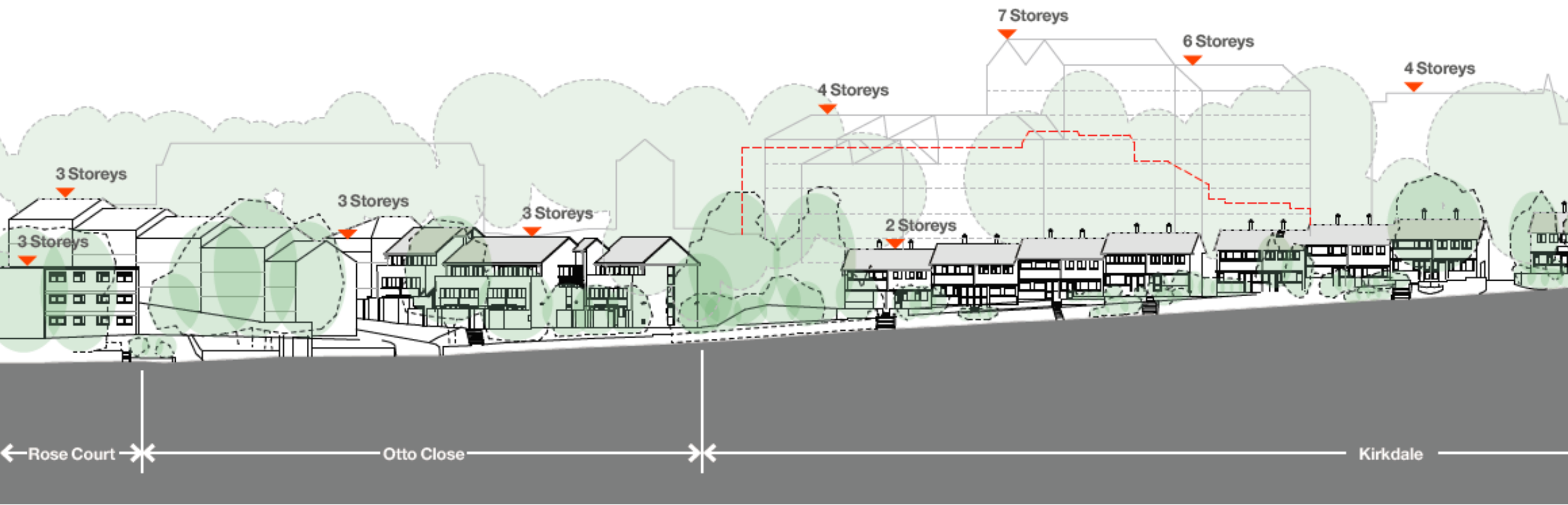
Proposed Otto Close Terrace



Proposed Sydenham Hill Townscape Elevation



Proposed Kirkdale Townscape Elevation





Proposed Entrance Atrium

Proposed public realm



Proposed landscaping



Proposed materiality



4



5

RAL 7032



5

RAL 7034



3



2

Key

1

Brick Type A
Pale red horizontal stretcher-bonded brickwork.
Type: Ibstock Birtley Olde English Buff or similar
approved

2

Brick Type B
Pale yellow stretcher-bonded brickwork. Type:
Wienerberger 65mm White Tumbled Facing or similar
approved

3

Roof Tiles
Red clay roof tile with weathered finish. Type: Marley
Clay Plain Ashdowne Roof Tile with Ashurst Finish

4

Rain Water Pipes and Gutters
Galvanised steel

5

Metal Work
PPC aluminium. Colour refer to section 7.12



1

Proposed view from Sydenham Hill



Proposed view from Sydenham Hill



Proposed view from Thorpewood Avenue





Proposed view from Pyners Close Playing Fields (off Dulwich Common)

Proposed view from Kirkdale (near Cobbs Corner)



Proposed view from junction of Kirkdale and Sydenham Hill



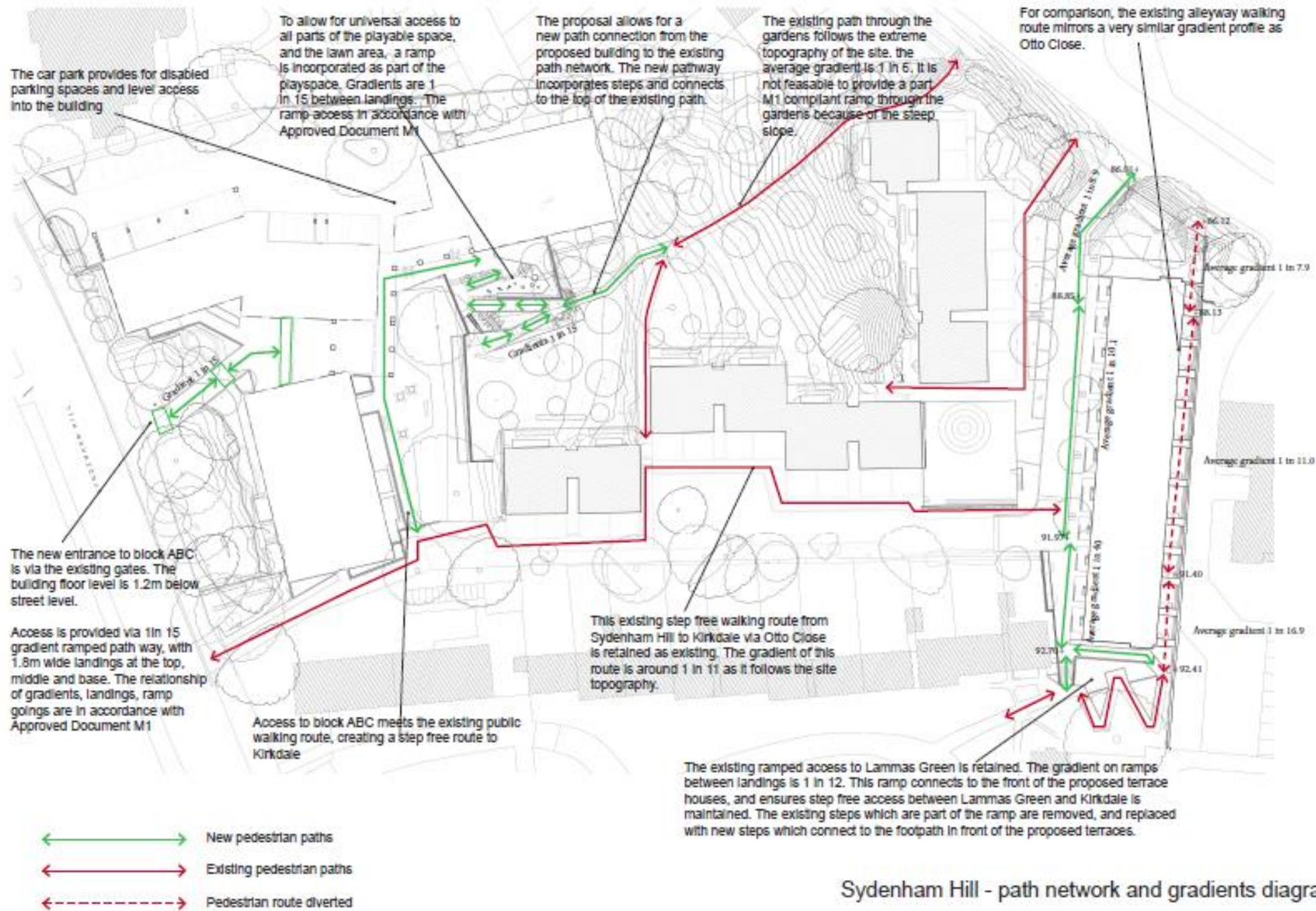
Proposed view from Lammas Green



Proposed playspace



Existing residents requirement = 740sqm



Sydenham Hill - path network and gradients diagram

Proposed Trees for Removal and Retention



Proposed Tree Planting



Key Planning Considerations

- Provision of 110 new homes
- Provision of 100% genuinely affordable socially rented housing
- Provision of new public realm, landscaping and playspace
- Loss of existing mature trees on site
- Impact of the proposals on heritage assets and Sydenham Ridge
- Impact on neighbour amenity
- Impact on surrounding highway network



END