

29-35 Tranquil Vale, London, SE3 0BU

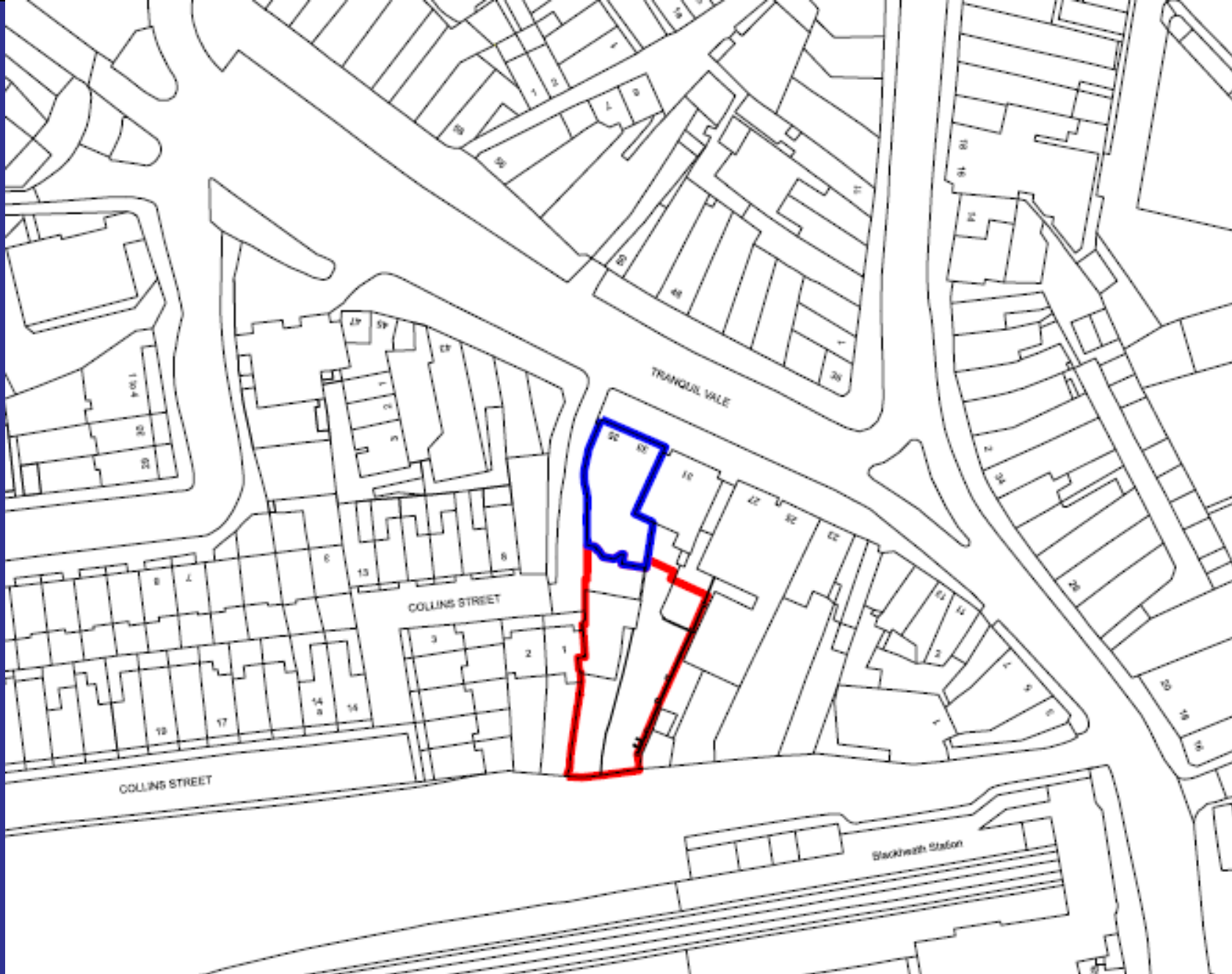
Application No. DC/21/121861

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



This is an application for:

Demolition of existing office building (Use Class E) and construction of two three-storey semi-detached houses (Use Class C3) with associated parking and landscaping at the rear of 29-35 Tranquil Vale SE3 with access onto Collins Street.



Site location



Blackheath Yoga





Proposed front elevation



Proposed rear elevation



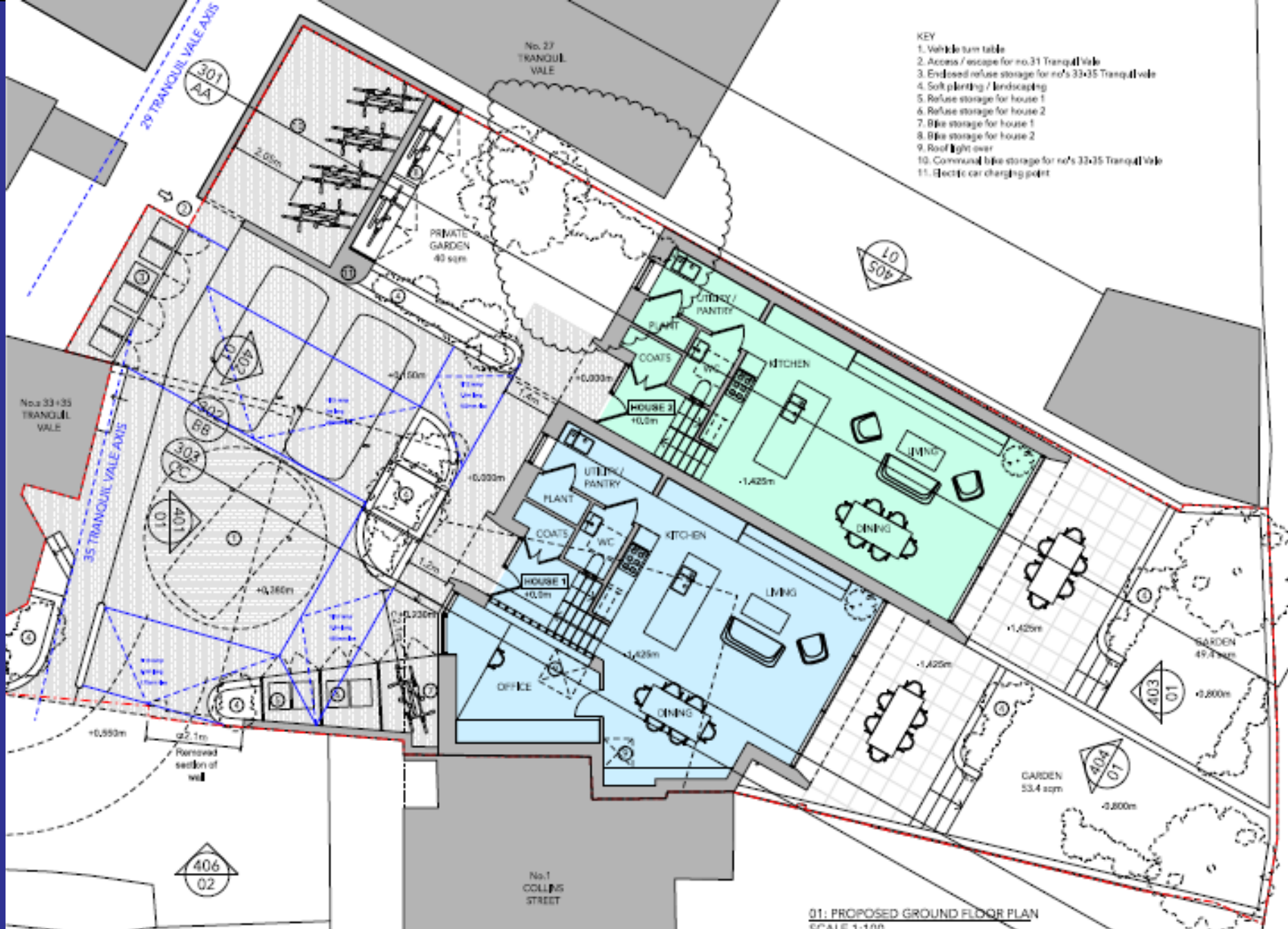
Proposed rear elevation in view

KEY

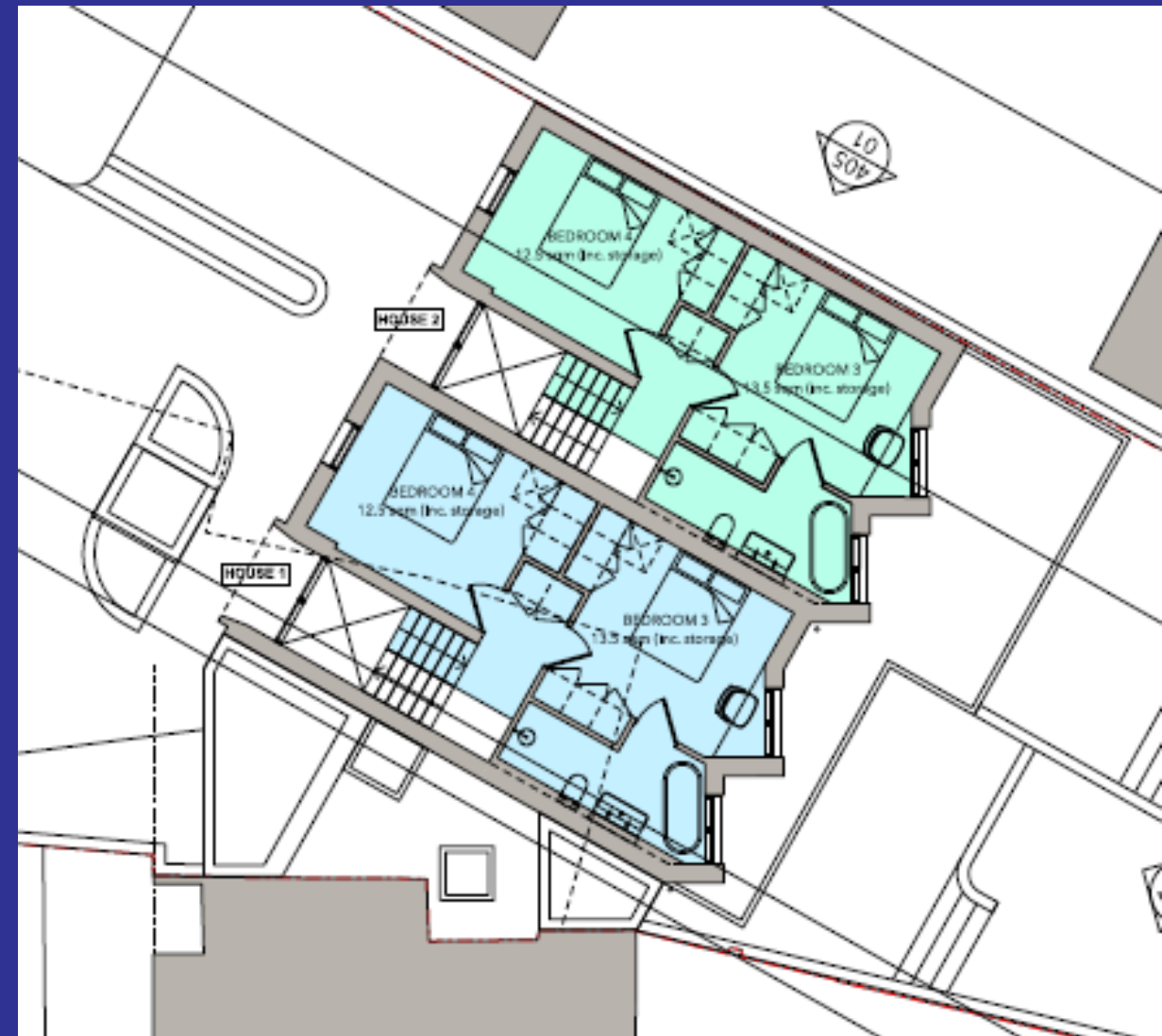
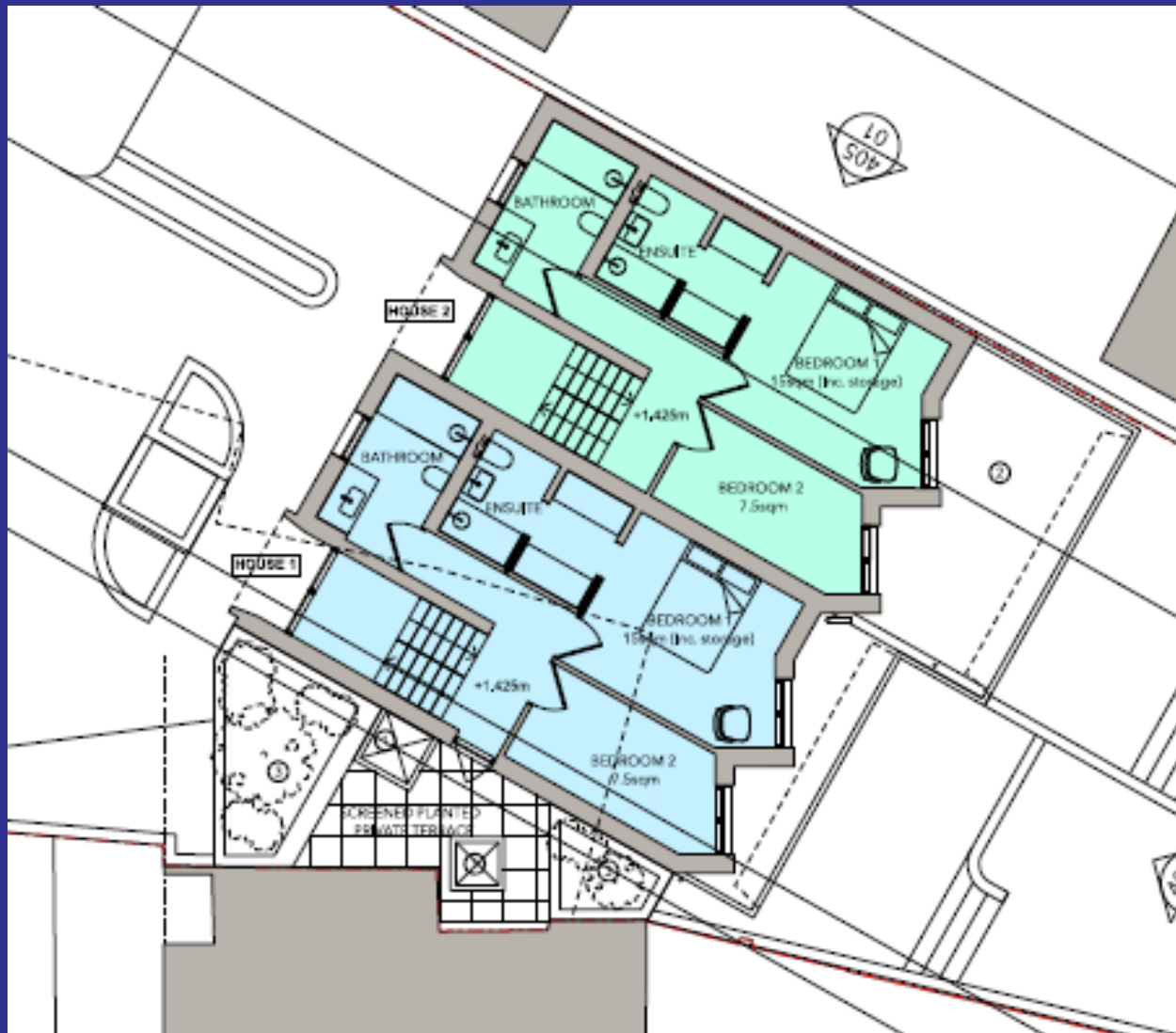
1. Hard standing formed in high quality paving
2. Trees - Refer to landscaping design by others
3. Perimeter planting beds and climbers - Refer to landscaping design by others
4. Change in landscaping levels to delineate prohibited parking / safe pedestrian zone
5. Vehicle turn table
6. Car parking spaces
7. Means of escape route
8. Mixed seed green roofs - Refer landscaping design
9. Electric car charging point
10. Sausage kerb
11. Painted road markings to demarcate pedestrian crossing point
12. Existing pavement



Proposed soft and hard landscaping



Proposed ground floor plan



Proposed first and second floor plan

Key material planning consideration:

- **Principle of development** (loss of employment space and provision of residential accommodation)
- **Urban Design and impact on heritage assets**
- **Impact on neighbour amenity**
- **Transport and Highway** (highway, car parking, refuse, construction)
- **Sustainability**
- **Natural environment**

THE END





Refused and dismissed scheme – proposed front elevation