

WELCOME

Welcome to this exhibition of the proposed plans for the residential-led redevelopment of the Portakabin site at Waldram Crescent, Forest Hill.



On display today is the emerging design for the proposed redevelopment of this site on Waldram Crescent, Forest Hill, in the London Borough of Lewisham.

The proposal is to redevelop this currently underused site to provide new homes and commercial space.

Our current scheme is a residential mixed-use building, providing commercial use at ground floor and circa 21 homes on the floors above.

WE WANT TO HEAR YOUR VIEWS.

-  You can leave these via:
Filling in a comment card at the exhibition
-  Emailing us at waldram@glhearn.com
-  Calling us on **0344 225 0003**

Project Team

An experienced and skilled multidisciplinary team has been assembled to develop the proposals for Waldram Crescent. The various disciplines have worked collaboratively to achieve an integrated response to the site.

Rolfe Judd: Architect

GVA: Planning consultant

Mayer Brown: Highways and technical consultants

GL Hearn: Communications and public consultation

THE SITE AND SURROUNDING AREA

The proposal site is situated in the heart of Forest Hill, at the junction of Waldram Crescent (South Circular) and Waldram Place. The site is bordered to the east by residential buildings and is in close proximity to retail, commercial and transport hubs.



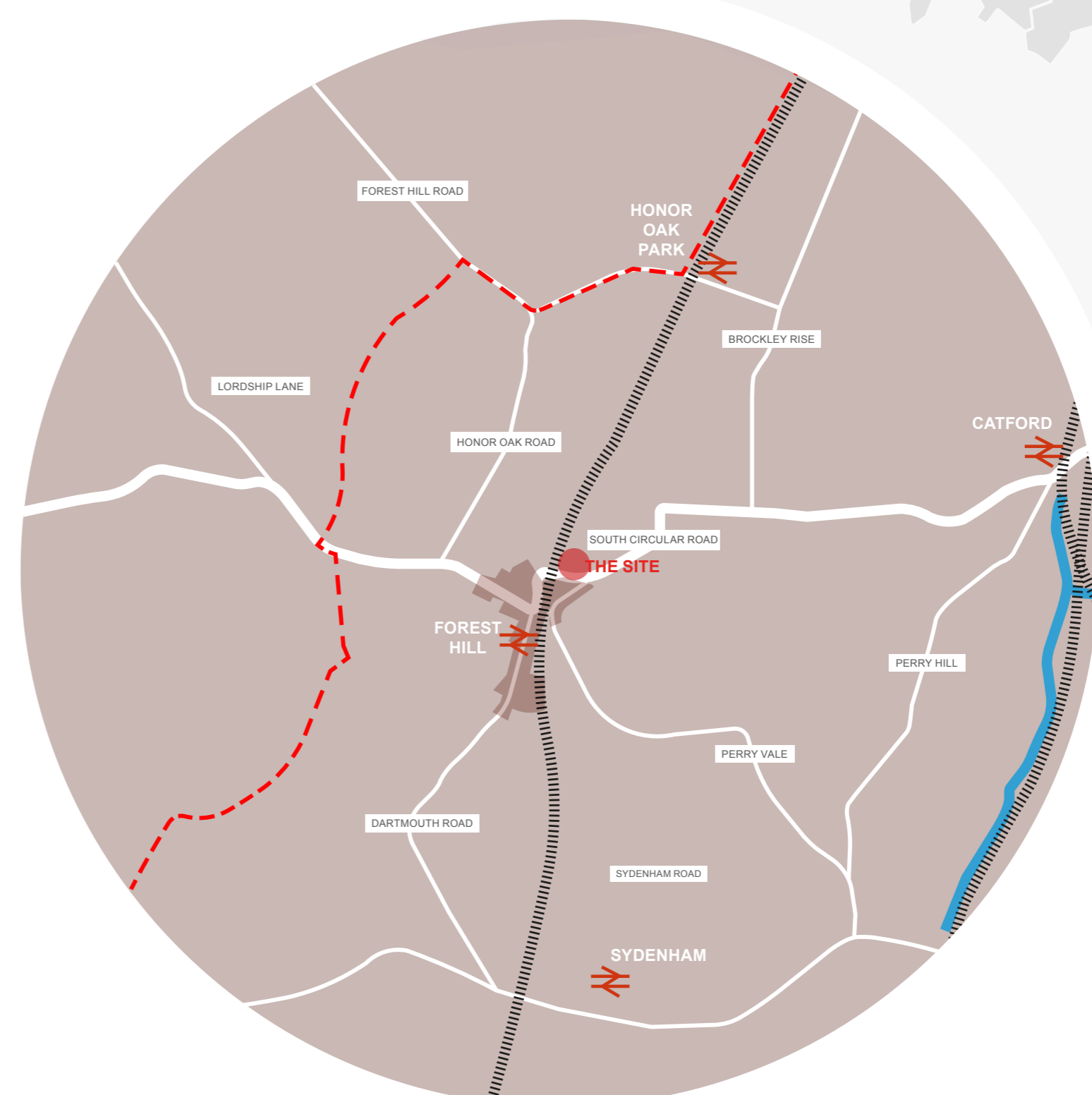
Existing Land Use

Site area: 0.11 hectare
 Existing use: Commercial
 Ward: Forest Hill



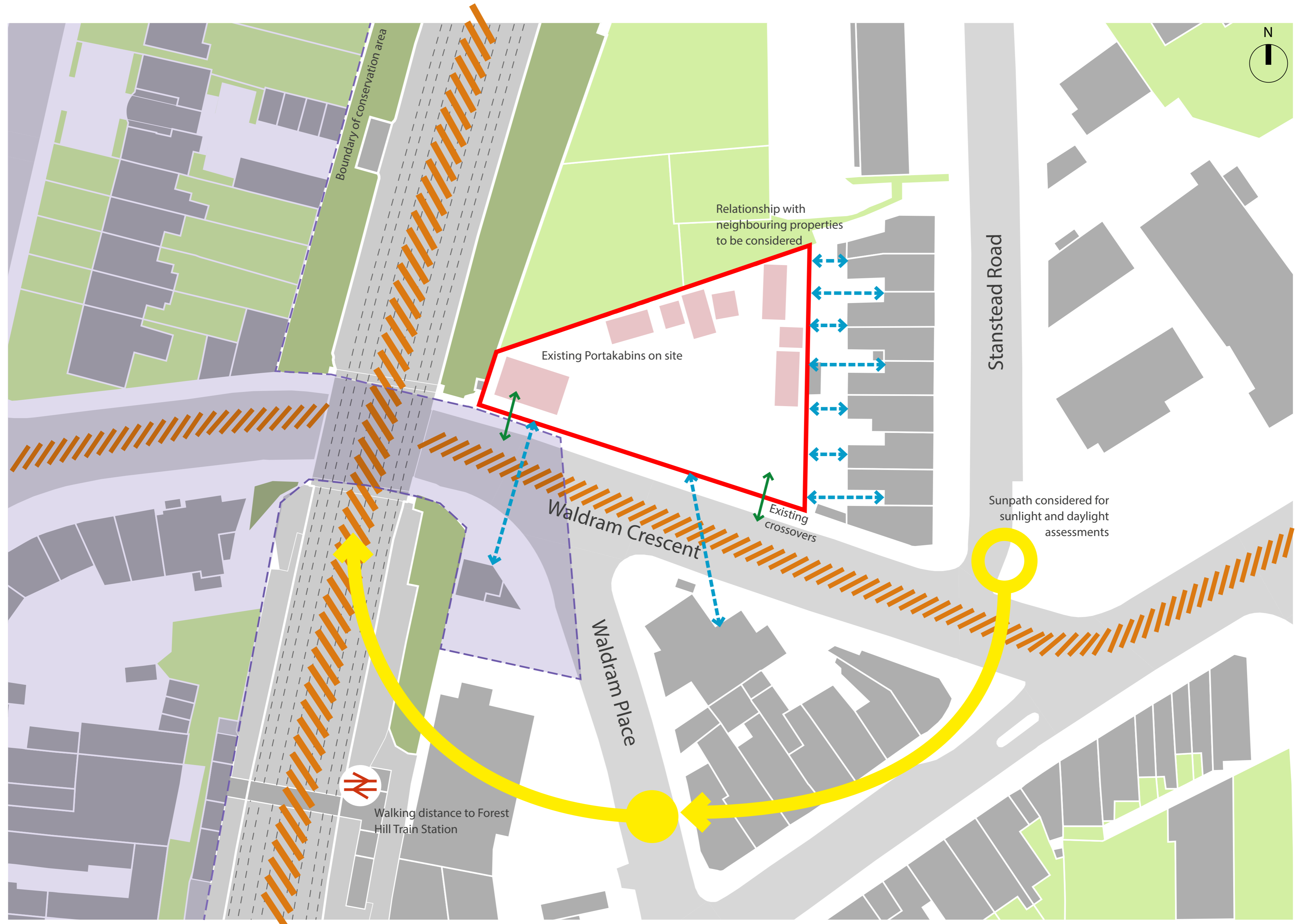
Vision

- Enhance existing employment opportunities on the site
- Provide good quality housing
- Provide good quality commercial space
- Improve the streetscape and pedestrian environment



THE SITE AND SURROUNDING AREA

Site Analysis Plans



Design Considerations

Railway/Road Noise & Proximity

The railway and south circular will mean that the proposal will need to take into consideration the noise and pollution. To minimise the effect of the road, the residential units will need to be positioned above ground level with recessed amenity areas to the south for protection.

Site Shape

The shape of the site means that the proposal will need to work with the triangular shape and will therefore create an interesting massing, but will still be able to provide flexible and efficient layouts.

Site Orientation

The position of the site means it will benefit from sunlight all day as there are no buildings directly adjacent to the south. The proposal must be designed to take into consideration the long northern boundary to ensure all existing and future residential units have enough sunlight/daylight.

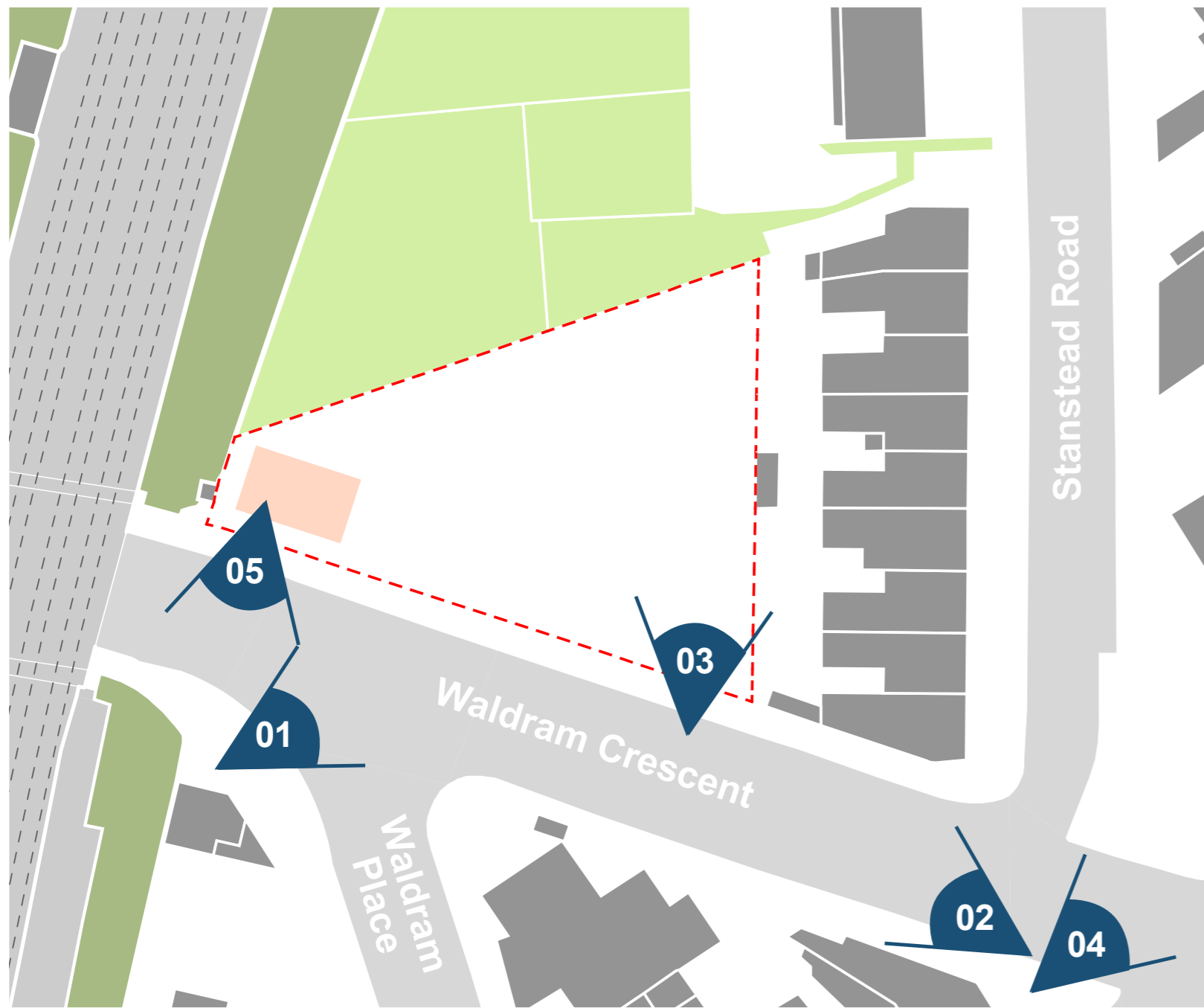
Proximity to Neighbouring Buildings

The neighbouring properties to the east have backyards that abut the site and to the west is the railway. Opposite the site is No.1 Waldram Place which sits within a section of the Forest Hill Conservation Area.

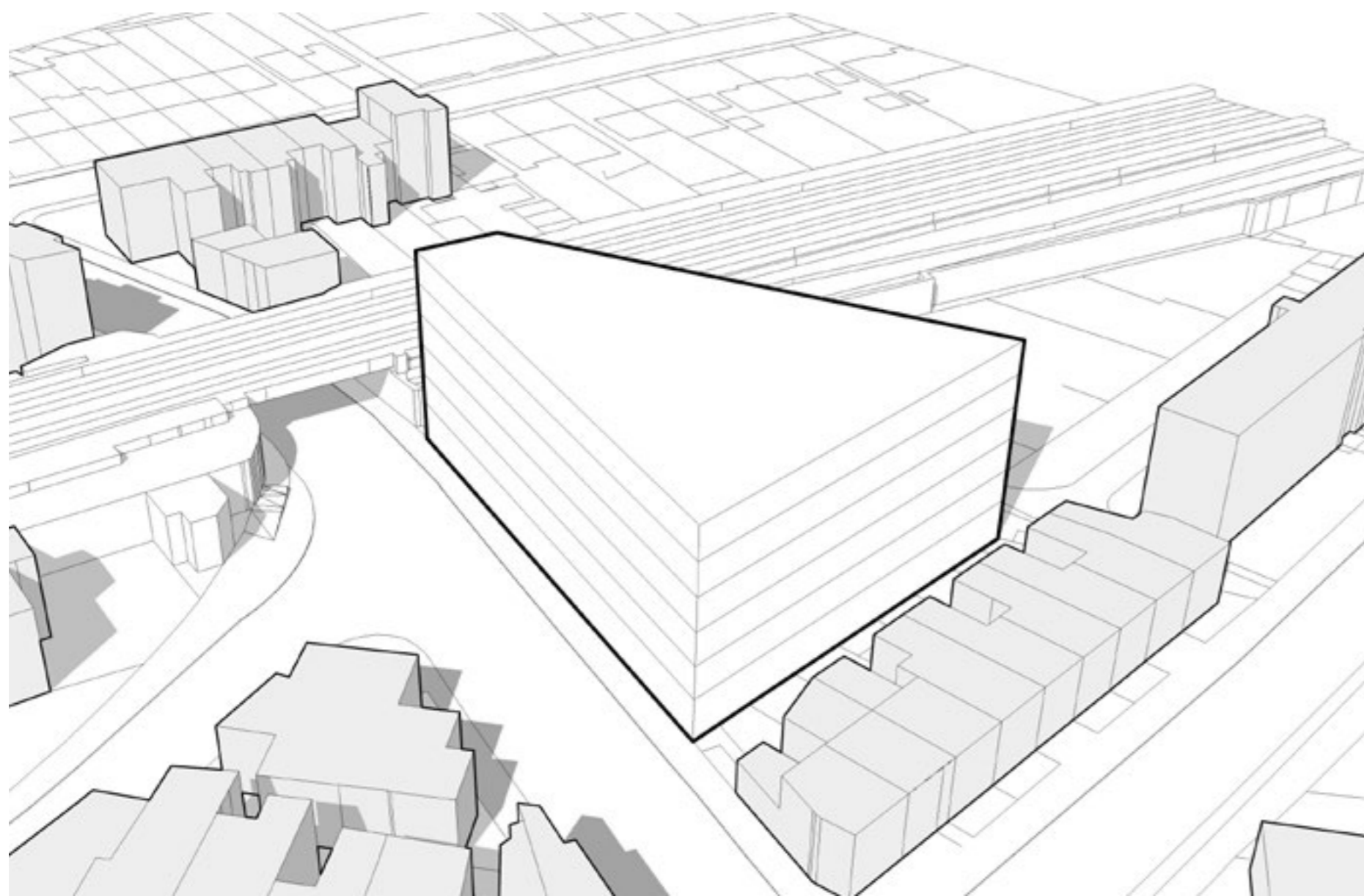
THE SITE AND SURROUNDING AREA

The site is currently used for the temporary storage of Portakabins. There are currently 5 Portakabins on site with most of them being unoccupied.

The site is not within the Forest Hill Conservation Area but does sit on the opposite side of the road to No.1 Waldram Place and adjacent to the railway bridge which are within the Conservation Character Area 1 - Commercial core and railway station.

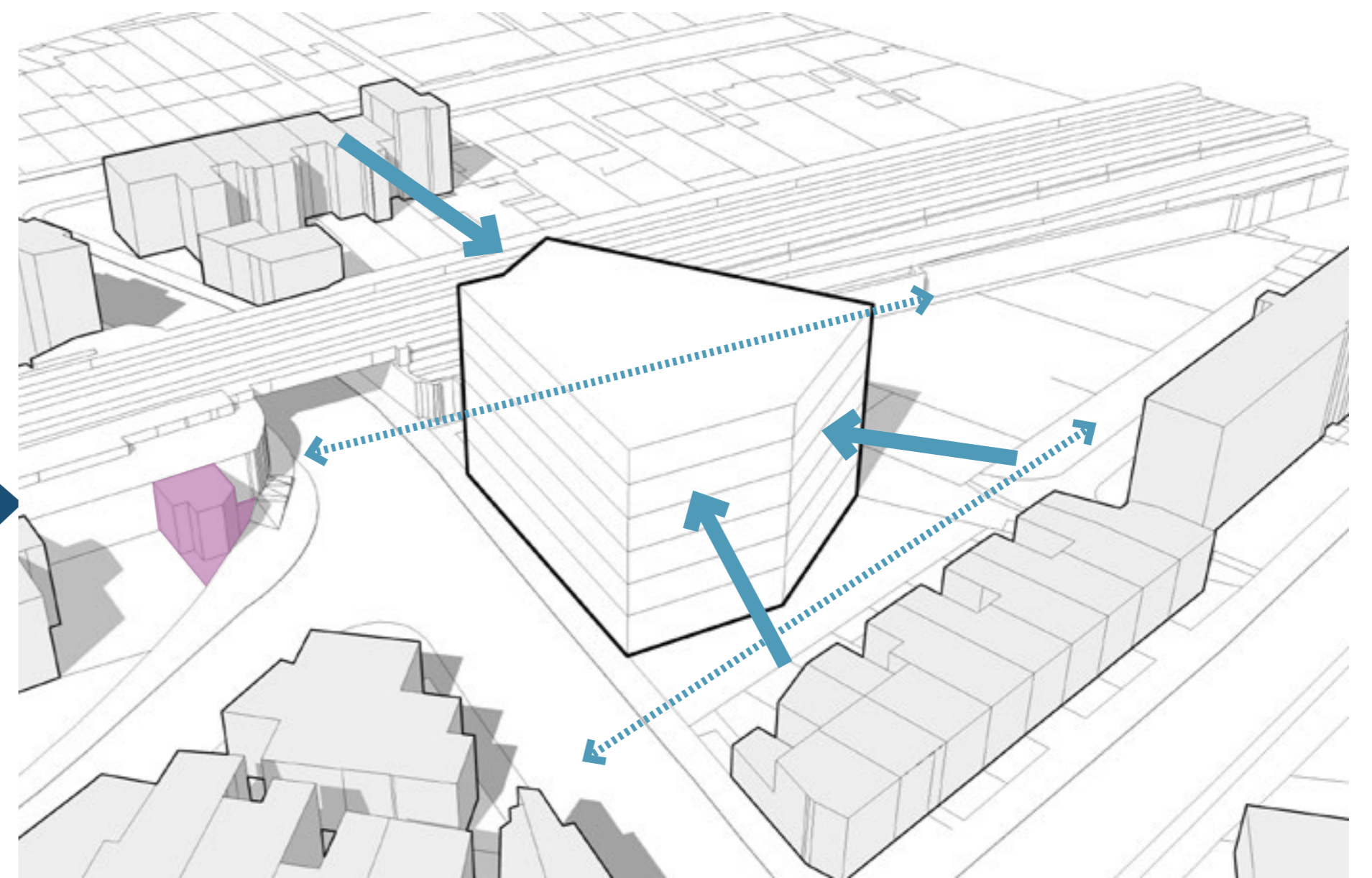


DESIGN DEVELOPMENT



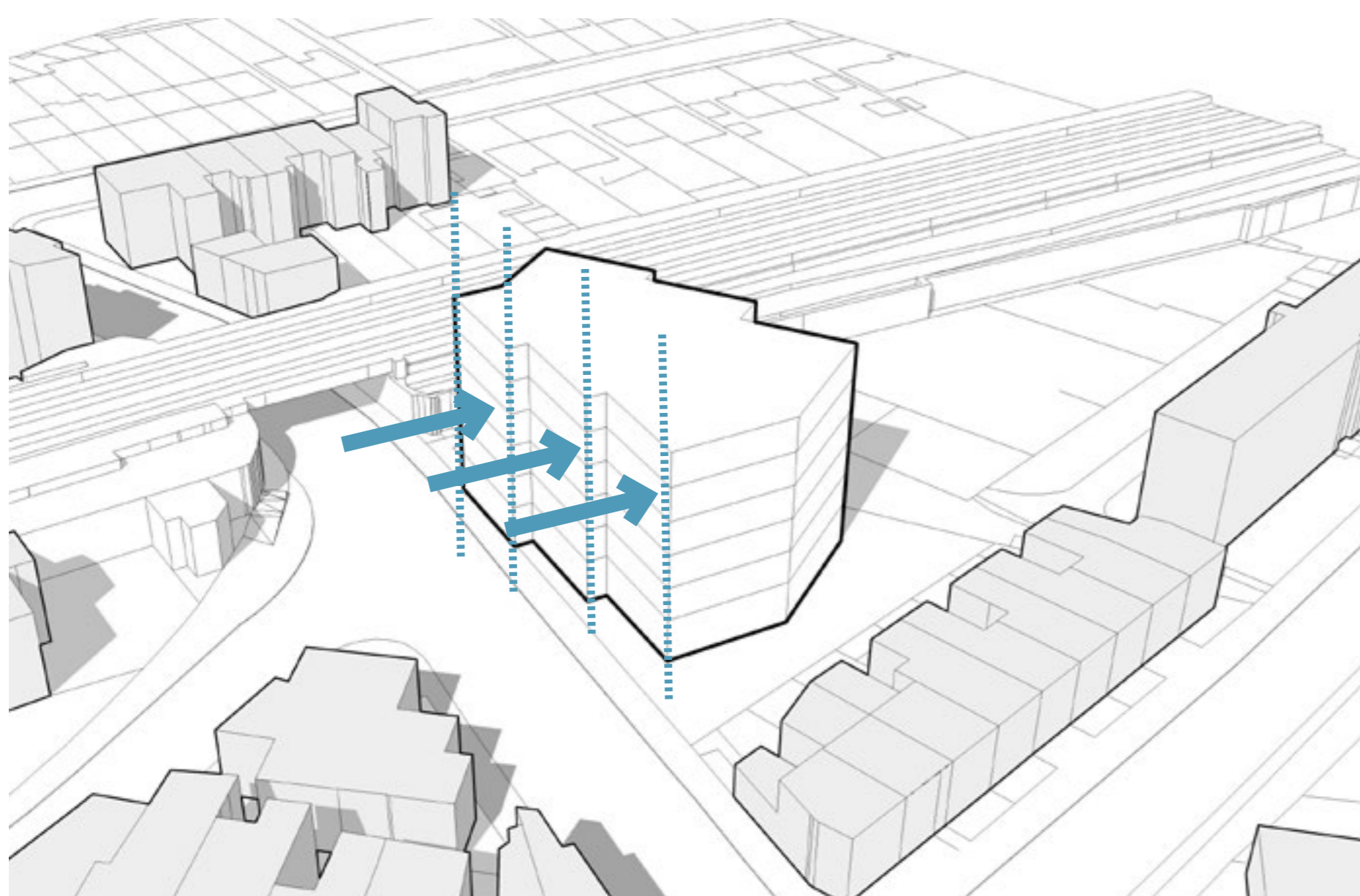
1. Initial Massing

The massing shown above represents the maximum developable building on site.



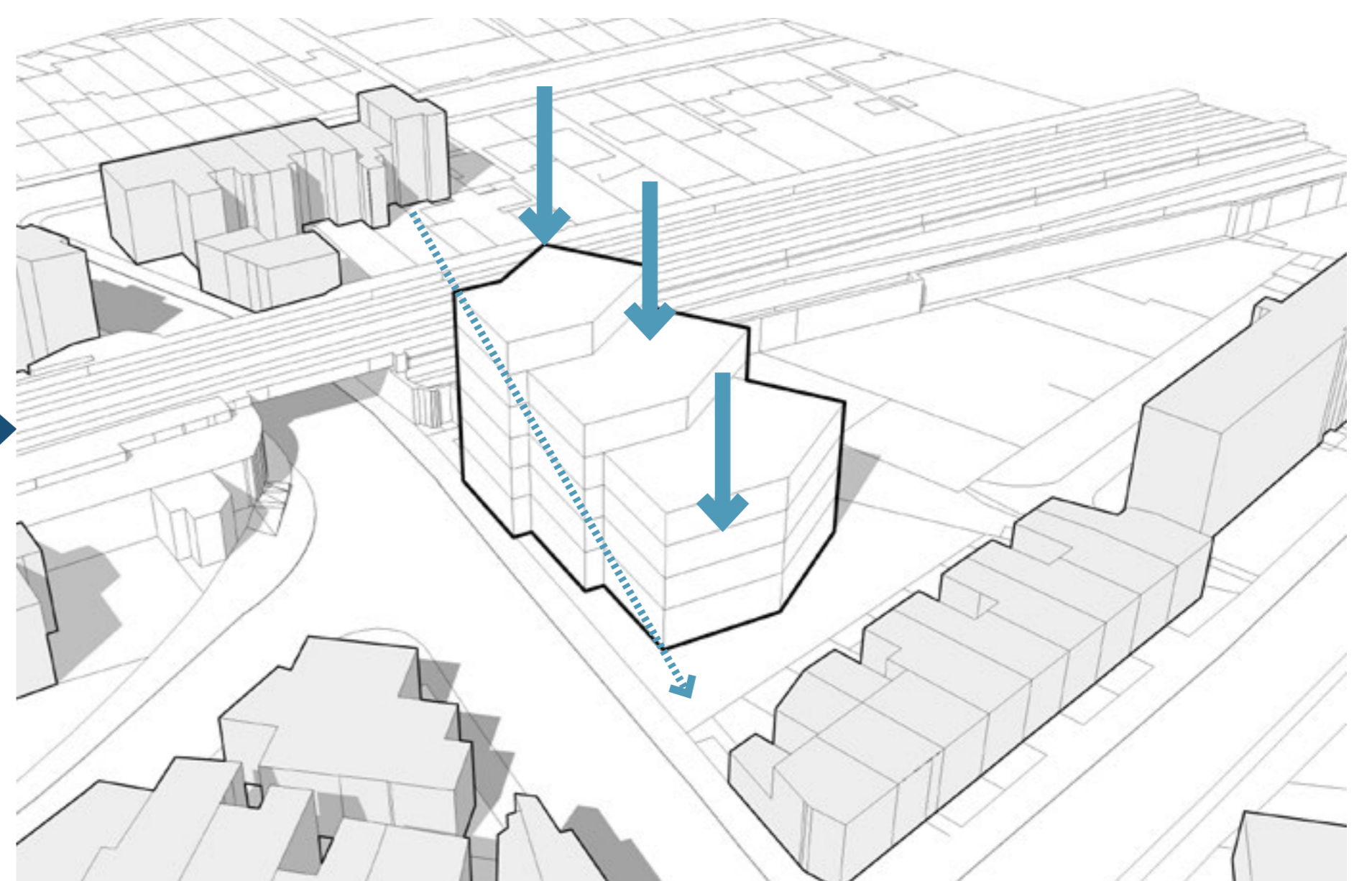
2. Constraints and Opportunities

Moving the building away from the railway and the houses to the east. Taking into consideration the small section of conservation area on the opposite side of the road with the opportunity to improve the views into Forest Hill.



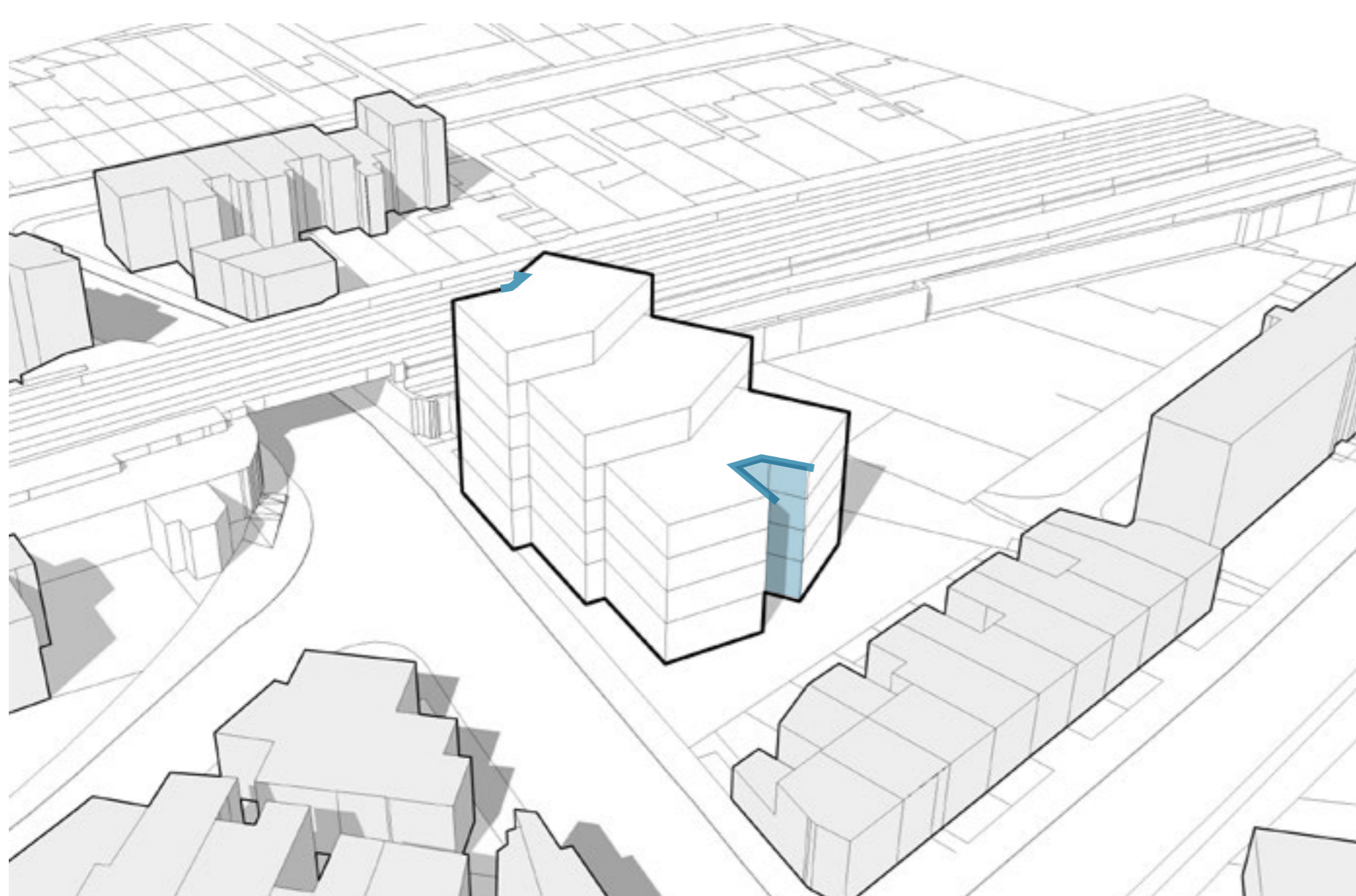
3. Local Character

Creating a positive relationship to the surrounding buildings by breaking up the facade to match existing scales and alignment of plot widths.



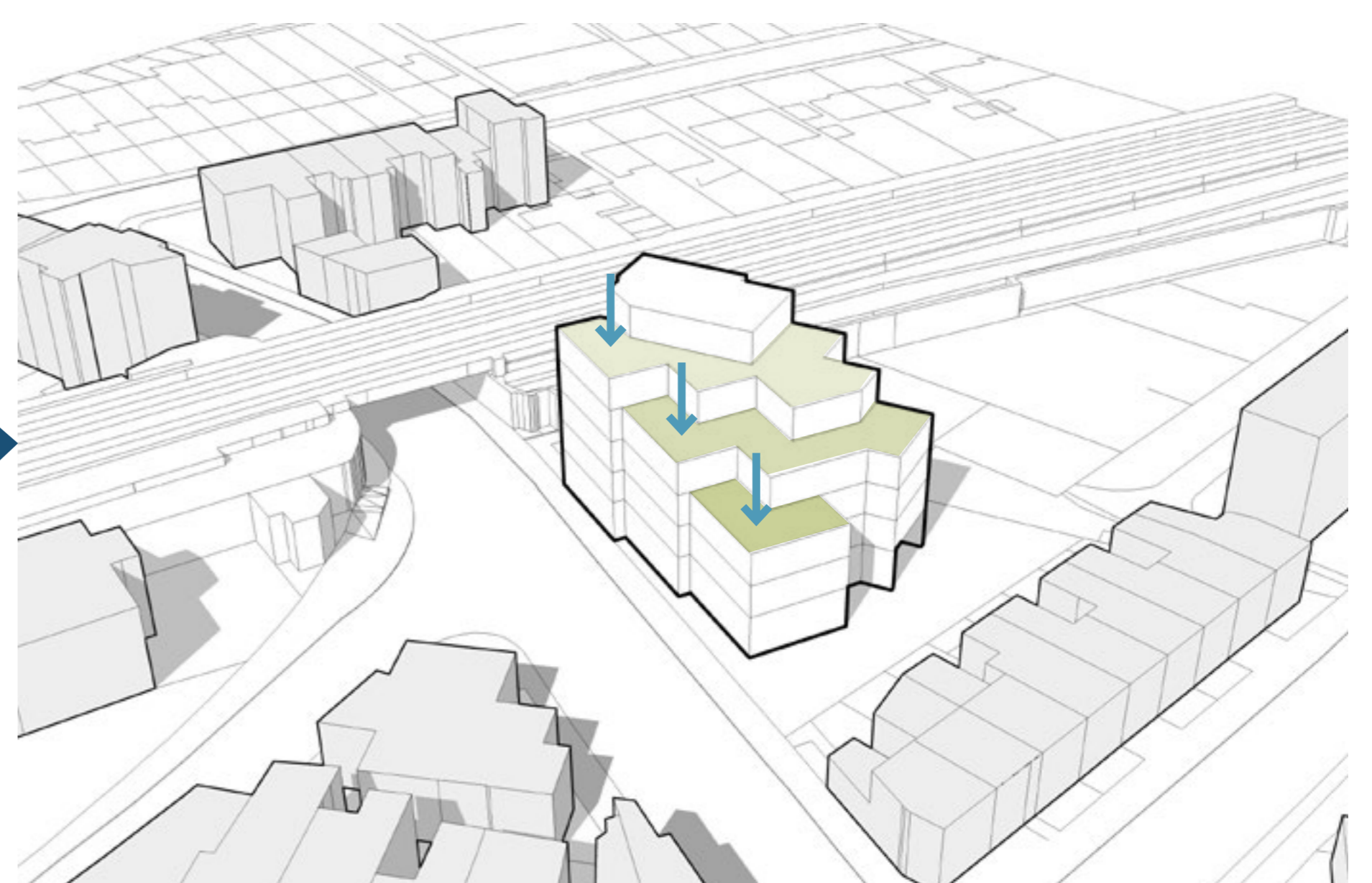
4. Coherence

Relating the scale and mass to the local neighborhood including the image of houses stepping down along the inclined roads of Forest Hill.



5. Separation

Breaking up the building to create different areas within the brick facades.



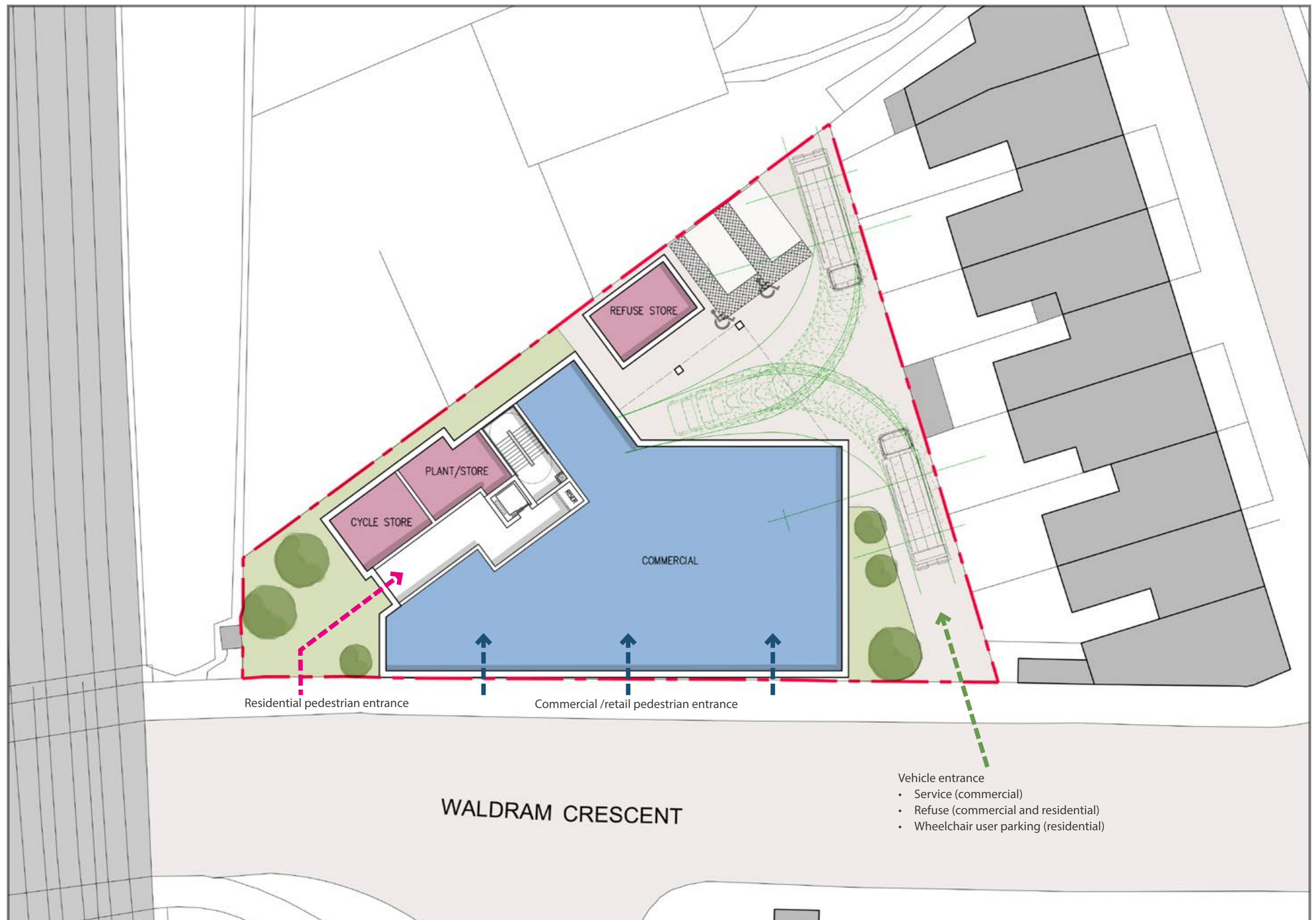
6. Shaping

Generating open green amenity space and exciting design by using a staggered roofscape that will create a framed gateway to Forest Hill.

FLOOR PLANS

Ground Floor Plan

Commercial space & residential entrance



Routes and Servicing

The building is arranged centrally within the site with routes into the site on either side. The benefits of this arrangement are as follows:

- Separate vehicular and pedestrian access
- Retaining the cross over for the vehicular access and keeping it away from the railway underpass
- The proposed residential entrance is set back from the street to create privacy
- All of the refuse collection and servicing is from the rear of the building within the site boundary
- The scheme will be car free apart from two wheelchair accessible parking spaces this is due to the proximity of the site to the train station and bus routes.

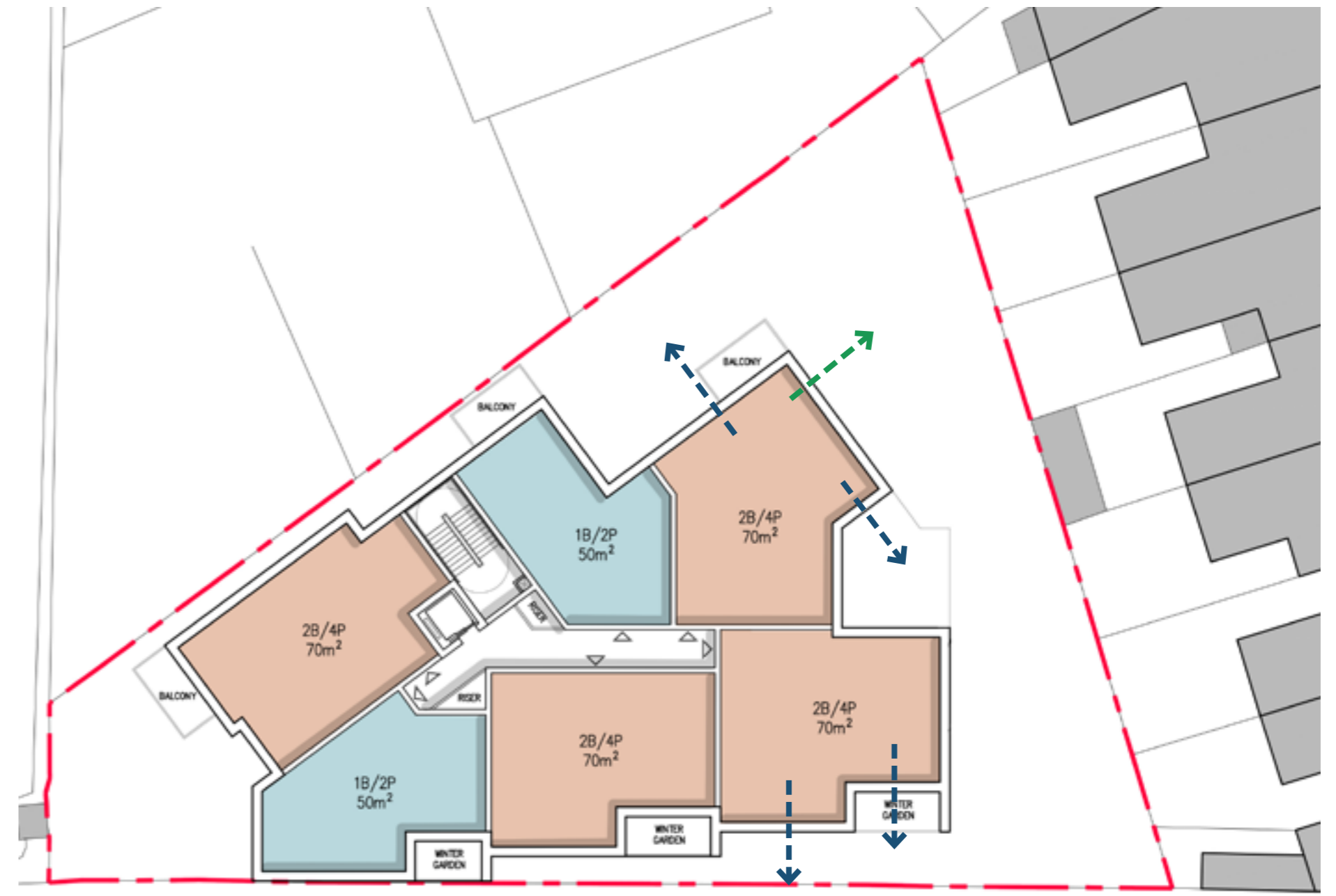
Landscaping

- Providing amenity space for residents
- Create enhanced streetscape on Waldram Crescent to reflect the leafy character of the area
- Landscaped terraces with privacy screens on the upper floors

FLOOR PLANS

As presented below, the proposal seeks to provide a total of circa 21 homes. The flats all comply with current London Housing Design Guide space standards. The majority have more than one outlook and all have private balconies or terraces. In addition shared terrace space is provided for residents.

- 1 bed flat
- 2 bed flat
- 3 bed flat
- Communal space
- Primary outlook
- Secondary outlook
- Privacy Screen



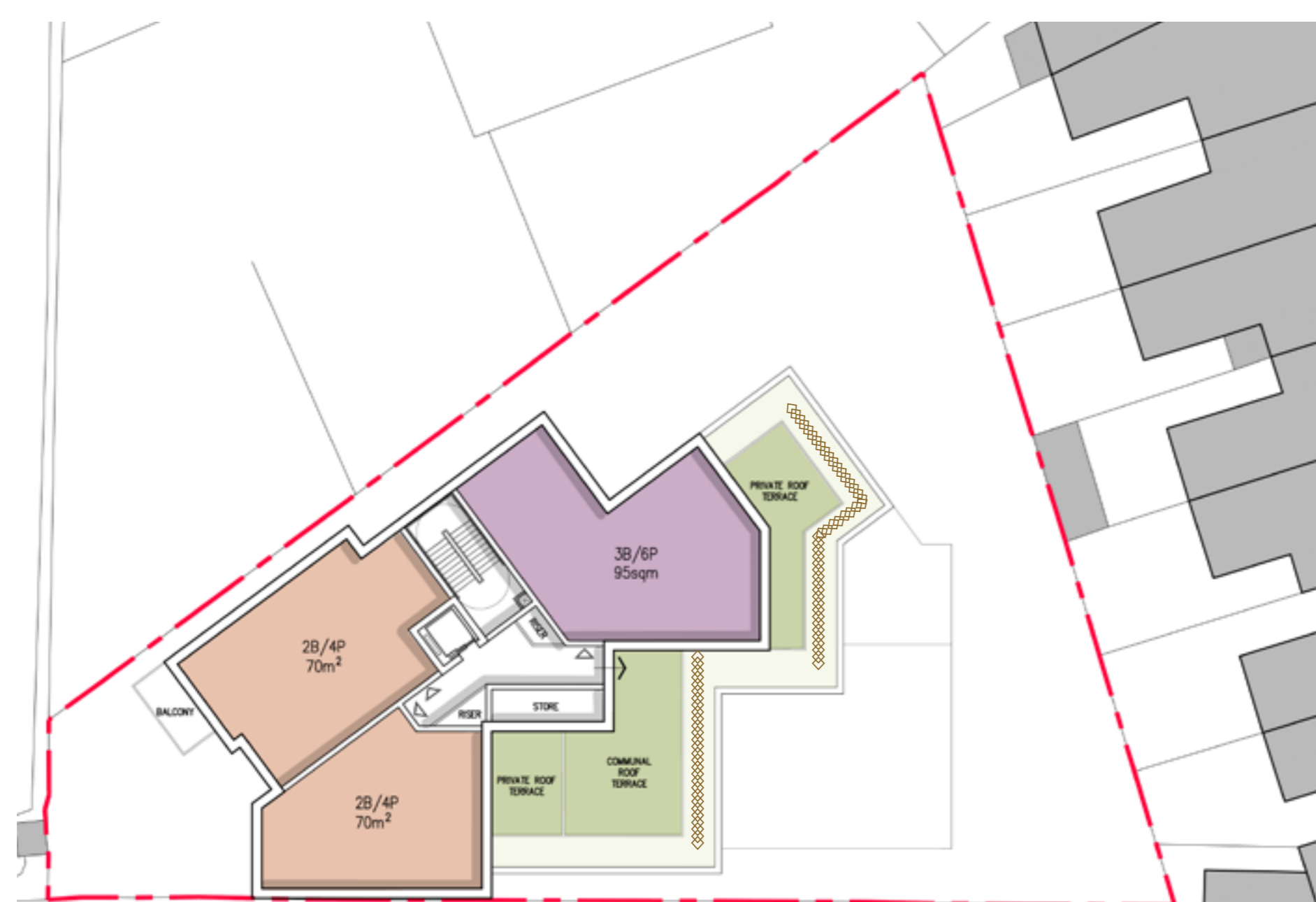
First Floor Plan
2 x 1 bed, 4 x 2 bed



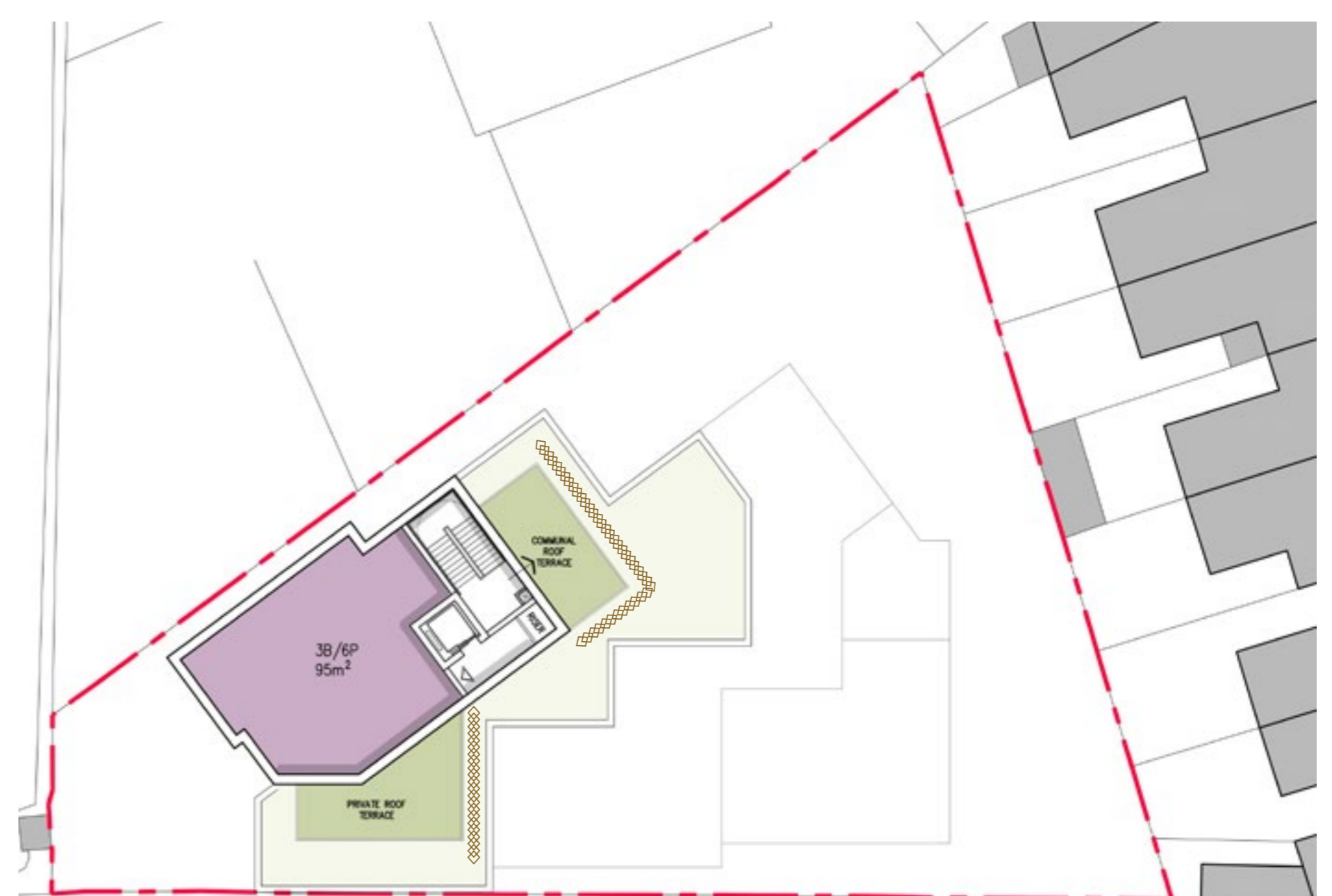
Second Floor Plan
2 x 1 bed, 4 x 2 bed



Third Floor Plan
2 x 1 bed, 2 x 2 bed, 1 x 3 bed



Fourth Floor Plan
1 x 2 bed, 2 x 3 bed

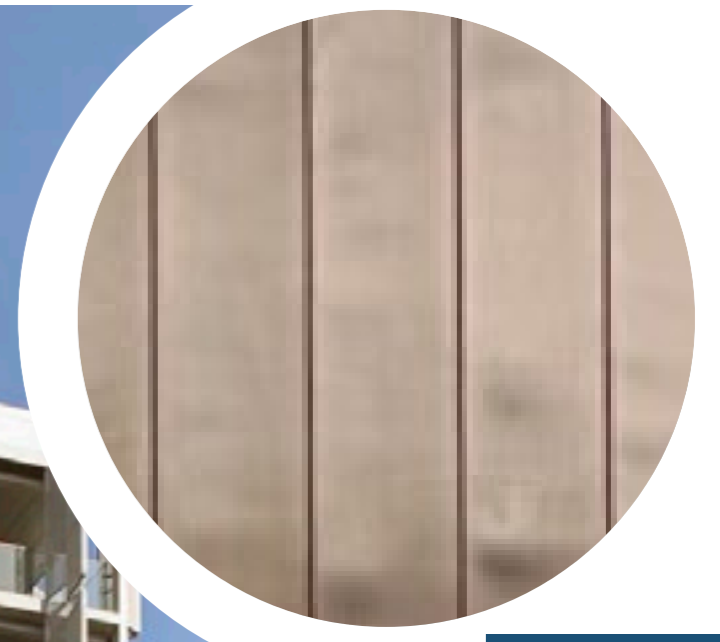


Fifth Floor Plan
1 x 3 bed

THE PROPOSAL

With these proposals we want to create a sensitively designed, high quality development that provides new homes, new improved retail units with enhanced frontage and offer dedicated amenity space to all residential apartments. The images below demonstrate materials or design elements considered for Waldram Crescent.

PRECEDENT IMAGES



Metal cladding



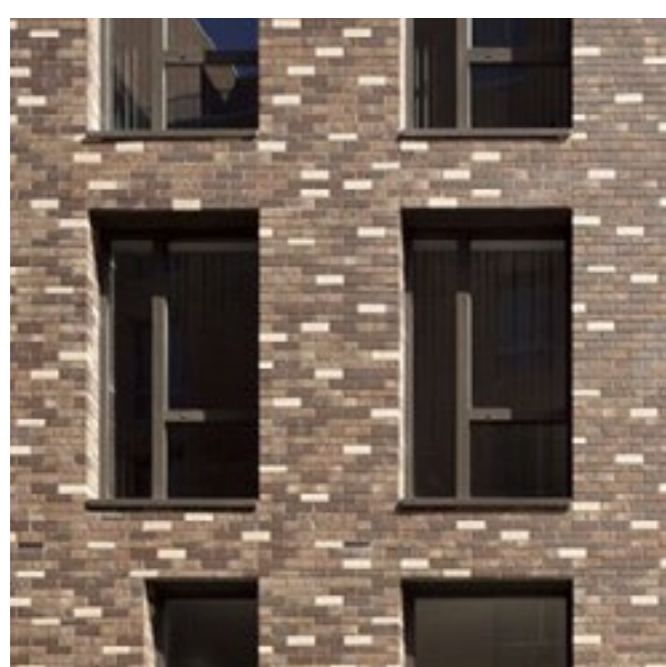
Dark brick



Light brick



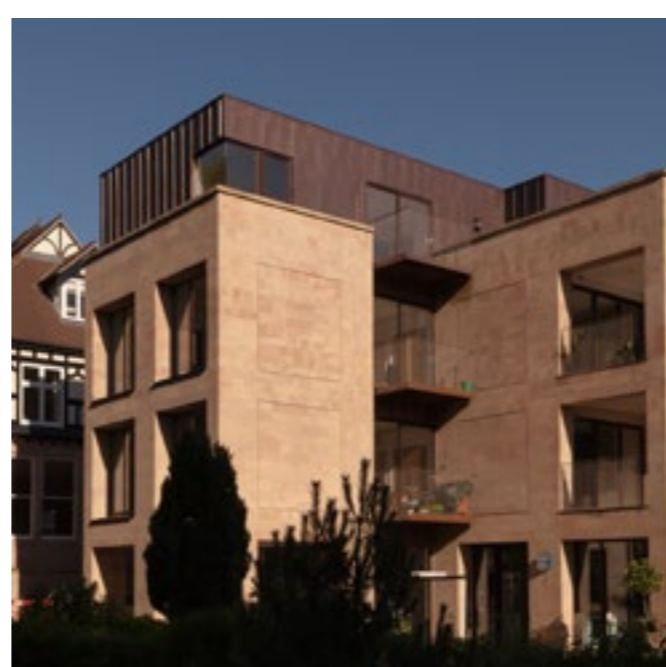
Details



1. Window detail



2. Recessed balconies



3. Setback floors



4. Complementary materials



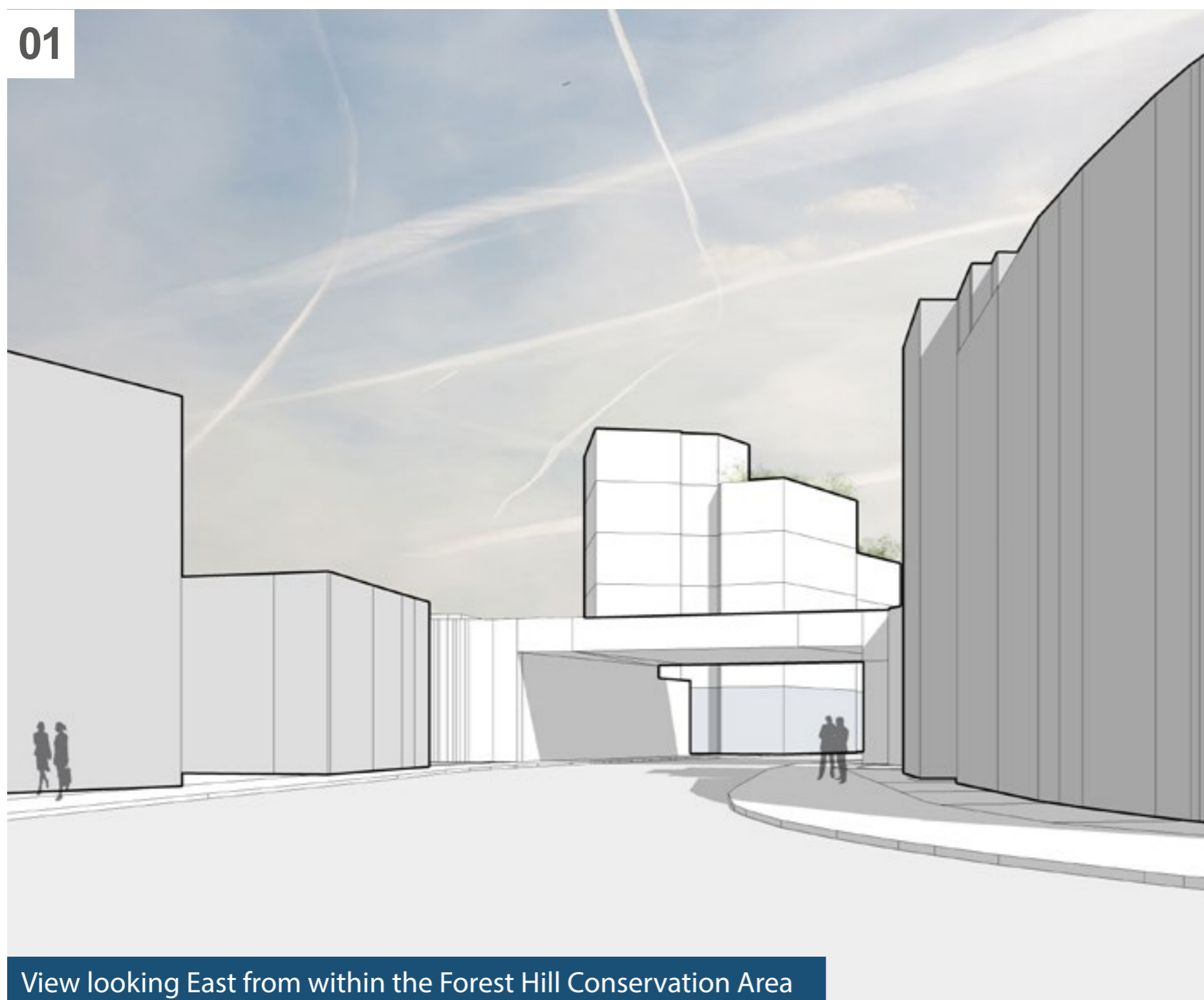
5. Landscaped spaces

VIEWS OF THE PROPOSAL

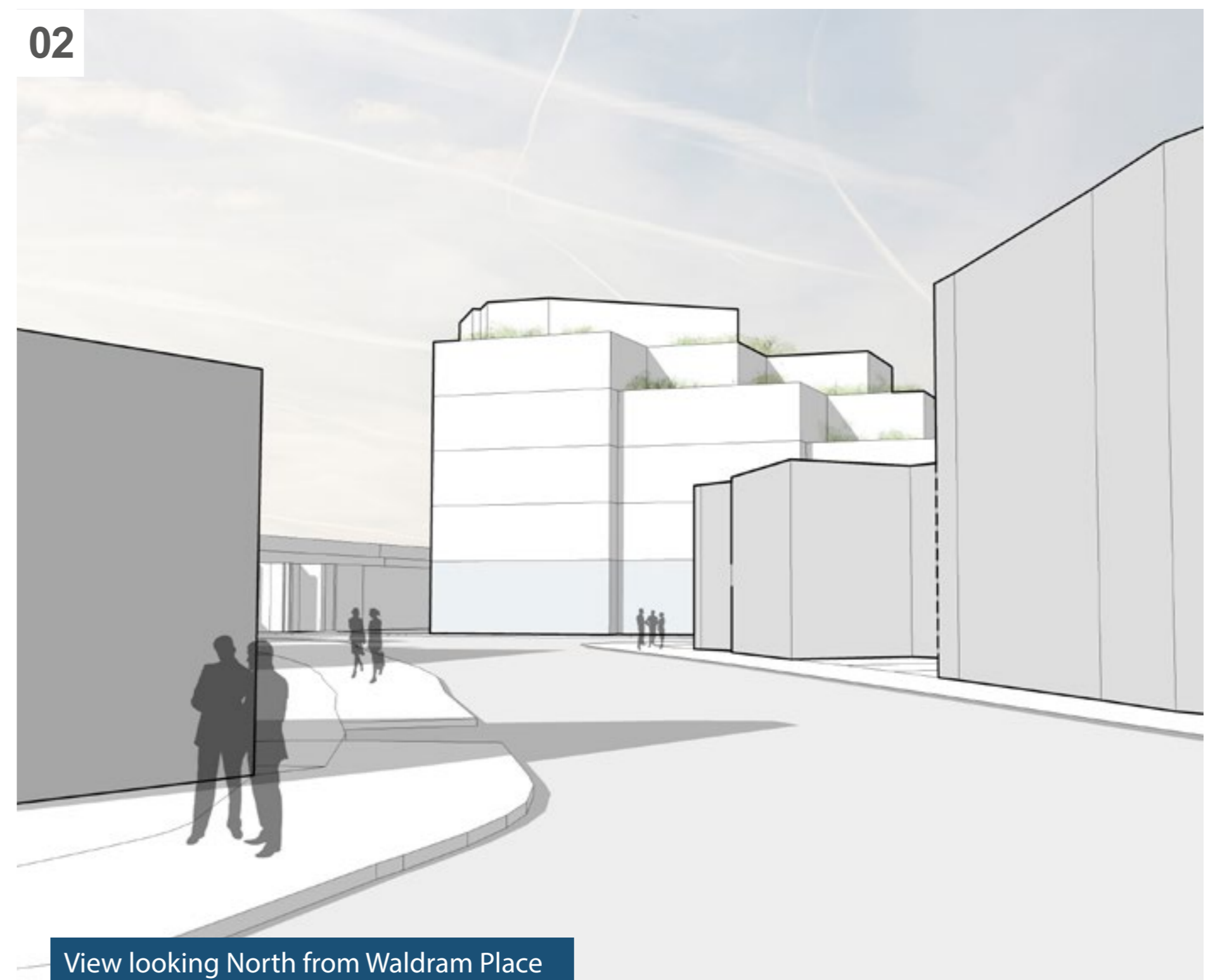
The views below are massing images showing how the size of the building will look in the surrounding context from different views.

The building increases from 3 storeys to 6 storeys on the railway side, stepping back to provide external amenity areas.

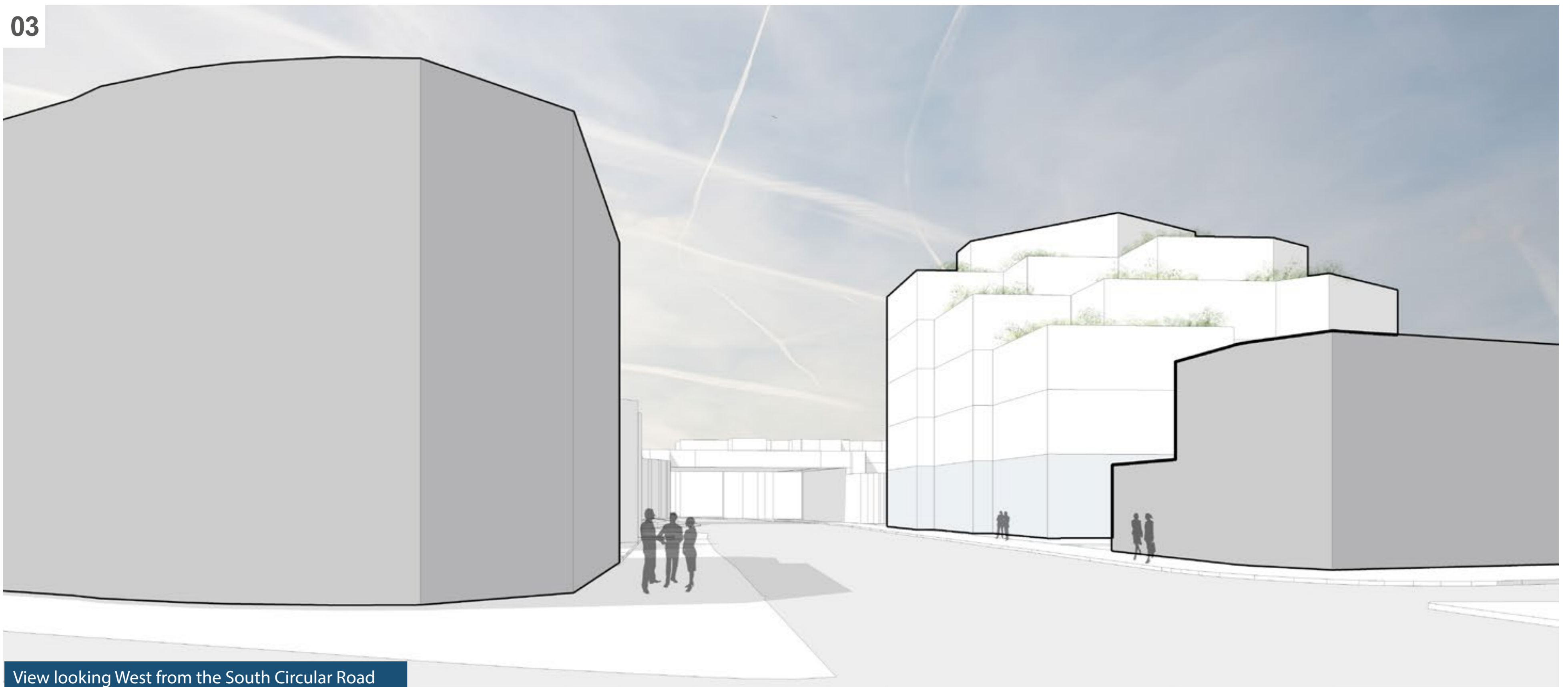
It addresses the relatively smaller scale buildings on Stanstead Road and increases in height towards the railway.



View looking East from within the Forest Hill Conservation Area



View looking North from Waldram Place



View looking West from the South Circular Road

NEXT STEPS




Thank you for visiting today's exhibition, which we hope you found informative.



VIEW ALONG WALDRAM CRESCENT LOOKING WEST

Thank you for taking the time to view our proposal for the redevelopment of the Portakabin site on Waldram Crescent. We would like to welcome any feedback on these draft proposals, which you can submit via one of the options shown below. We shall keep all interested parties up-to-date with the proposals as they progress.

You can leave your comments on these proposals via:

-  **Filling in a comment card** at the exhibition
-  Emailing us at waldram@glhearn.com
-  Calling us on **0344 225 0003**

KEY BENEFITS:

- Provides circa 21 high quality new homes
- Improves the commercial frontage along Waldram Crescent which will enhance the streetscene.
- Offers a sensitively designed building with a contextual palette of materials.
- The proposal will raise funding for local investment through infrastructure contributions.
- The scheme to contribute to the provision of affordable housing.