

For Sale

Residential Development Opportunity

On behalf of Lewisham Council

May 2025



85 Drakefell Road, SE14 5SH

- Excellent Development potential
- Part of the GLA's Small Sites Small Builders Programme
- Small street facing site with existing pre-fabricated bungalow occupying the site
- Site area approximately 0.02hectares

GLA Small Sites Programme

As part of the GLA's Small Sites, Small Builders programme, Lewisham Council is releasing a number of small sites to the market specifically for residential development. The programme is intended to:

- Bring small publicly owned sites forward for residential-led development
- Provide new and emerging 'sources of supply' including small developers, small housing associations, community-led housing groups and self-builders

Location

The site is located on Drakefell Road within the Telegraph Hill Ward of Lewisham and is within a predominantly residential area. The site is located approximately 0.5 miles from both Brockley and Nunhead train stations. It is also located approximately 0.7 miles from New Cross Gate station.

Description

The site size is approximately 0.02 hectares. There is an existing single story vacant building currently occupying the site. There is a site which sits behind the proposed site which is privately owned and has a planning permission for a single home. The access lane that runs to the east side of the site is also used by the rear site. There is a large mature tree on the western boundary of the site.



Above: Existing Site plan

Site Photos



Above: Image of site from Drakefell Road



Above: Image of shared pathway into site and rear site



Above: Image of existing structure on the site

Information Pack

Report on Title

Arboriculture Report

Ecology Report

Land Contamination Phase 01

Utility Type D

UXO report

Planning Statement

Local Planning Authority comments indicate that any new development would need to address the appropriate guidance within the Small Sites Design Guide SPD for this Infill site typology. The site is located within the Telegraph Hill Conservation Area. The site is also located within the Protected Vistas: Kenwood viewing gazebo to St Paul's Cathedral.

- There is no TPO on the property.
- The site is within the Telegraph Hill Conservation Area and any tree with a stem diameter of 7.5cm or greater is protected in that it requires submission of a prior 6-week notice for any proposed tree works.
- There is a mature sycamore tree ht.16m within the site (no.85) – see the tree report for planning application (dismissed on appeal) for 79 Drakefell Road to the rear, (DC/19/113422).
- There is hedge vegetation along the front (south side) of the site to Drakefell Road which is continuous with front hedge to adjacent properties 1-10 Greenstreet Hill.
- Both the mature sycamore and the frontage hedge vegetation contribute significantly to urban greening and streetscape amenity to this part of Drakefell Road.
- The property is also near to Telegraph Hill Upper Park to the northwest, which is a site of local importance for nature conservation.
- Careful considered is required in terms of the potential impacts of development to tree root protection areas, the long-term viability of trees in proximity to new development and disturbance of habitats and green infrastructure connectivity.



Title

The class of title for the Property is absolute freehold title. Absolute title is the best class of title available.

Viewings

The site is not open, to arrange access please contact SmallSitesSPD@lewisham.gov.uk