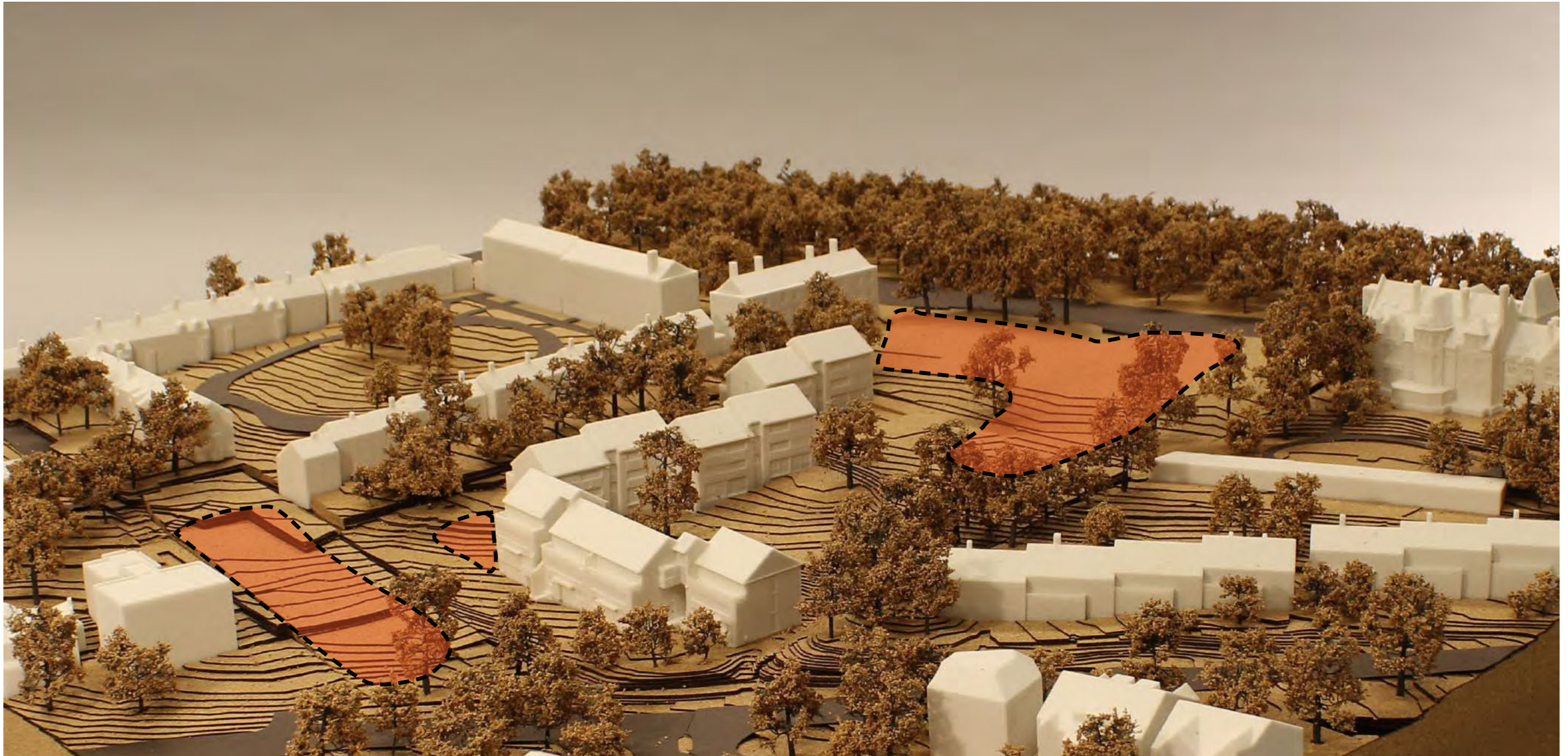
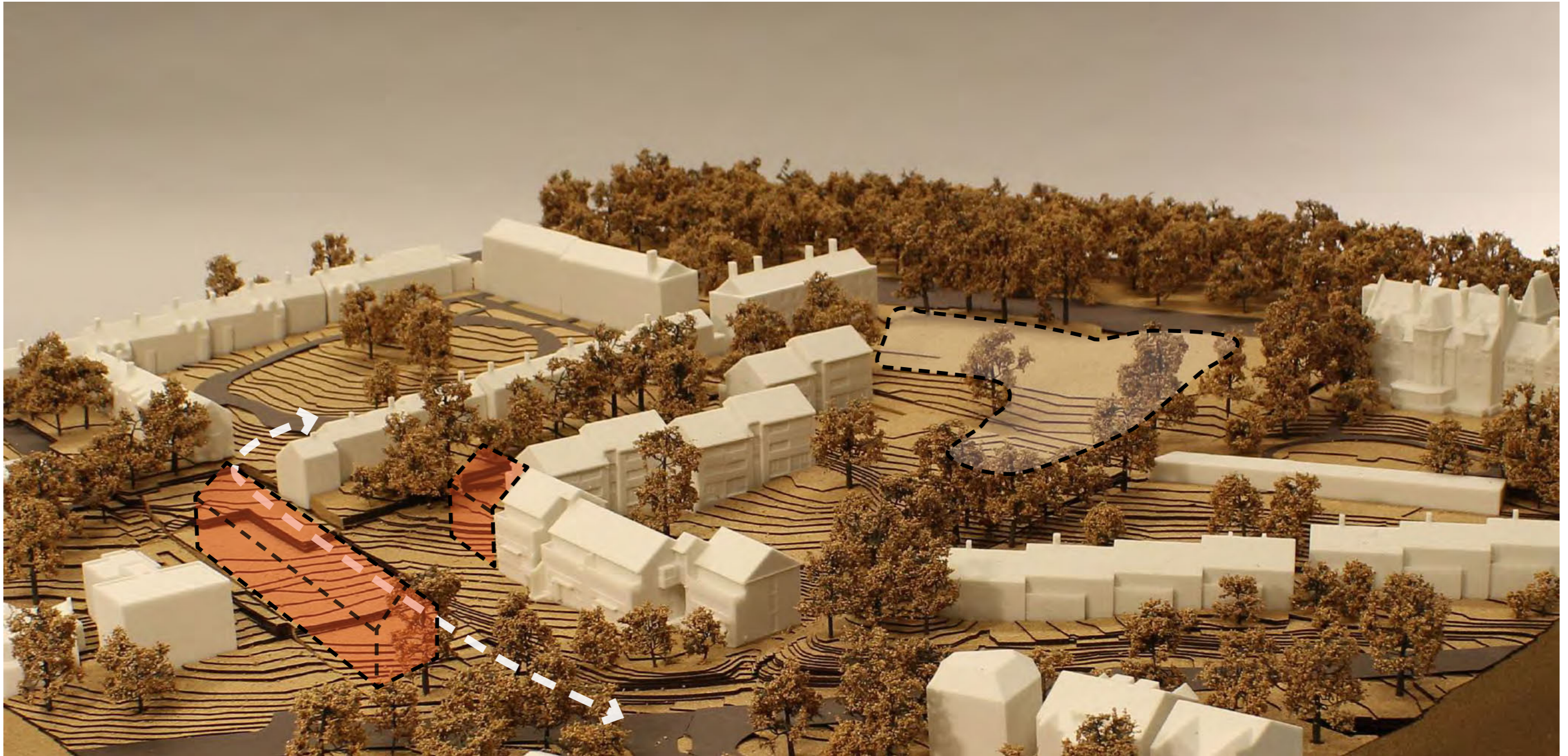


4.0 Masterplanning Principles
4.4 Proposed Development Areas



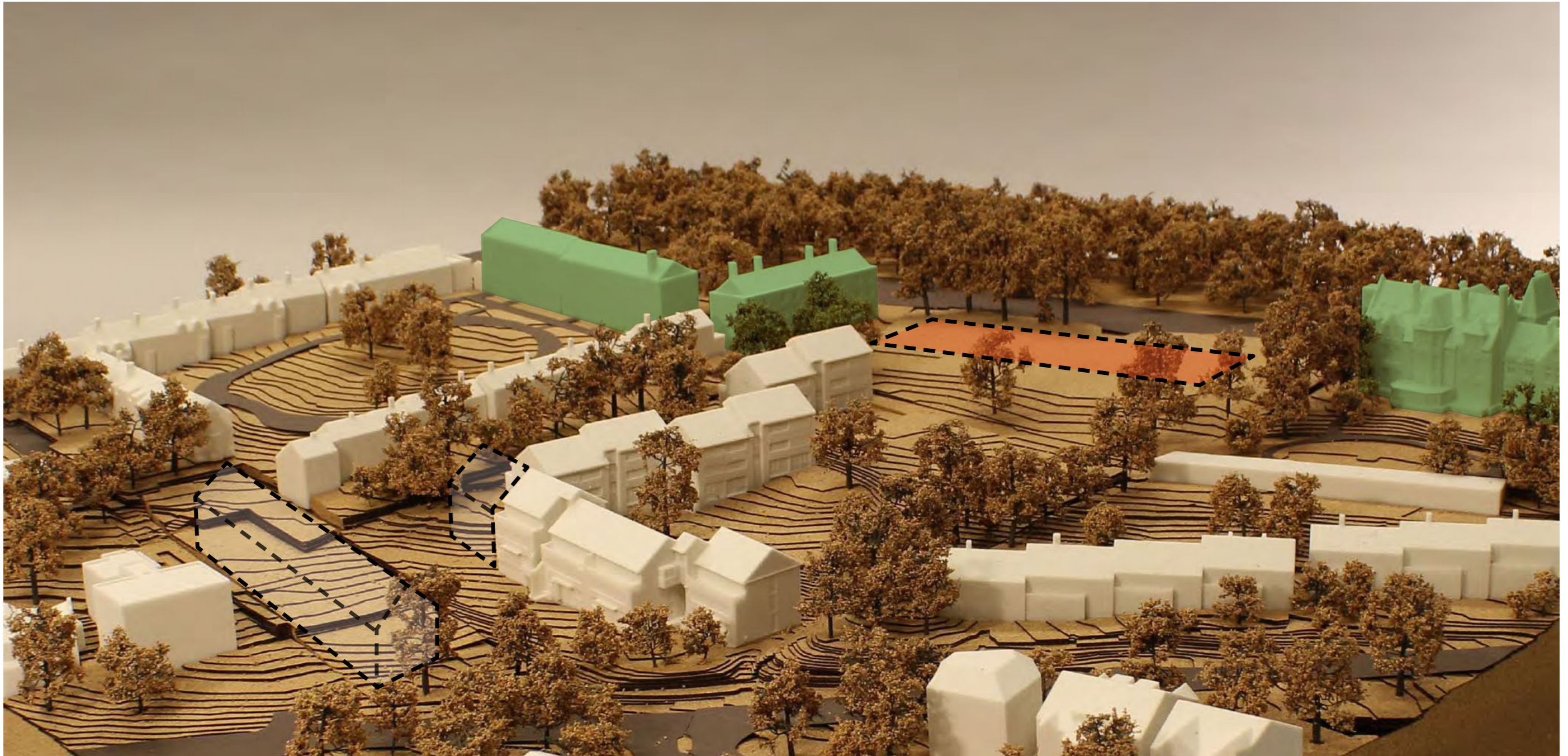
The areas above have been identified for redevelopment, respecting the existing trees.

4.0 Masterplanning Principles
4.4 Creating a Street

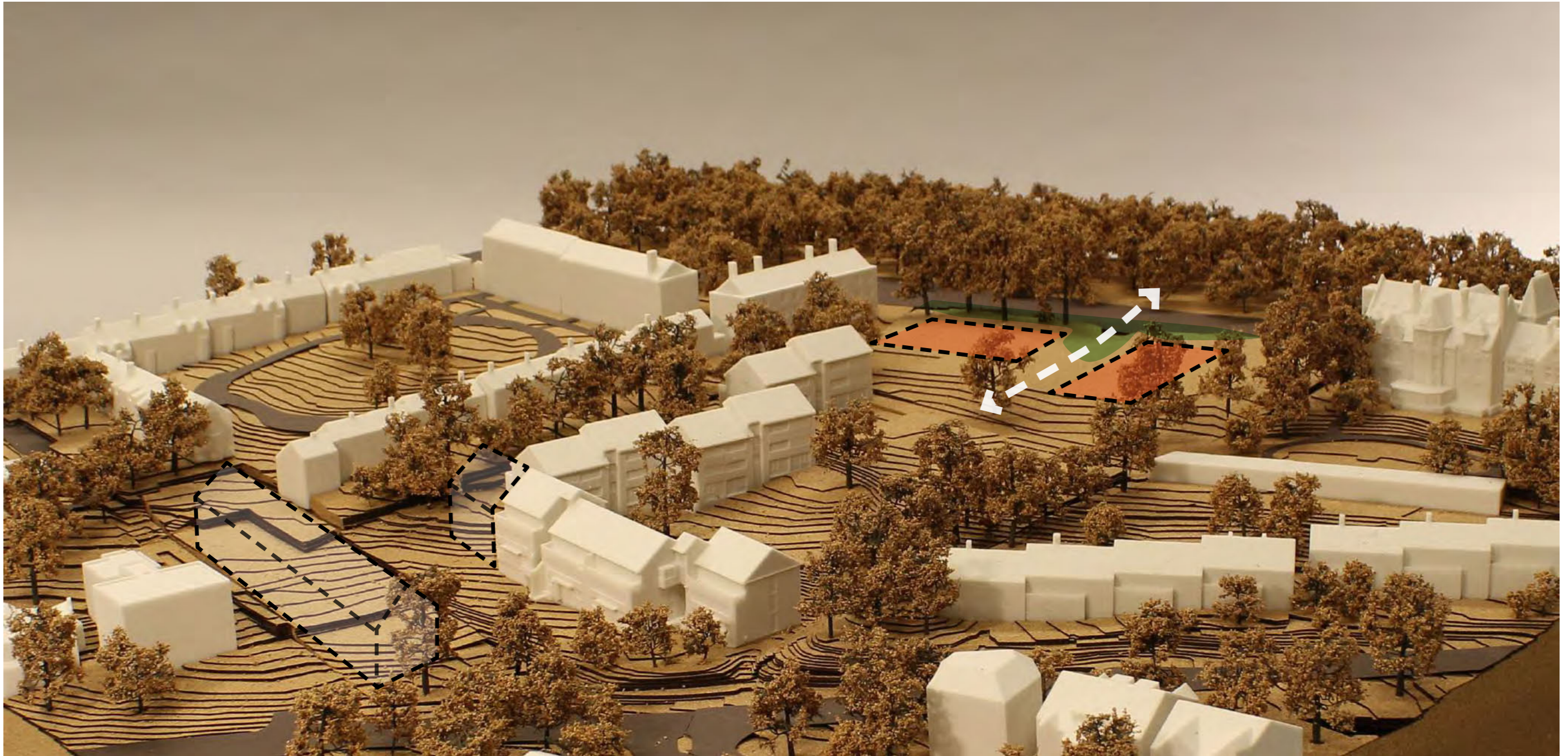


Replacing the garages with family homes and improving the safety of the connection between Lammas Green to Kirkdale, completing the street.

4.0 Masterplanning Principles
4.4 Re-Establish Historic Rhythm



The proposal to Sydenham Hill will seek to re-establish the historic rhythm of buildings along the street. Providing a contextual response to the existing heritage.



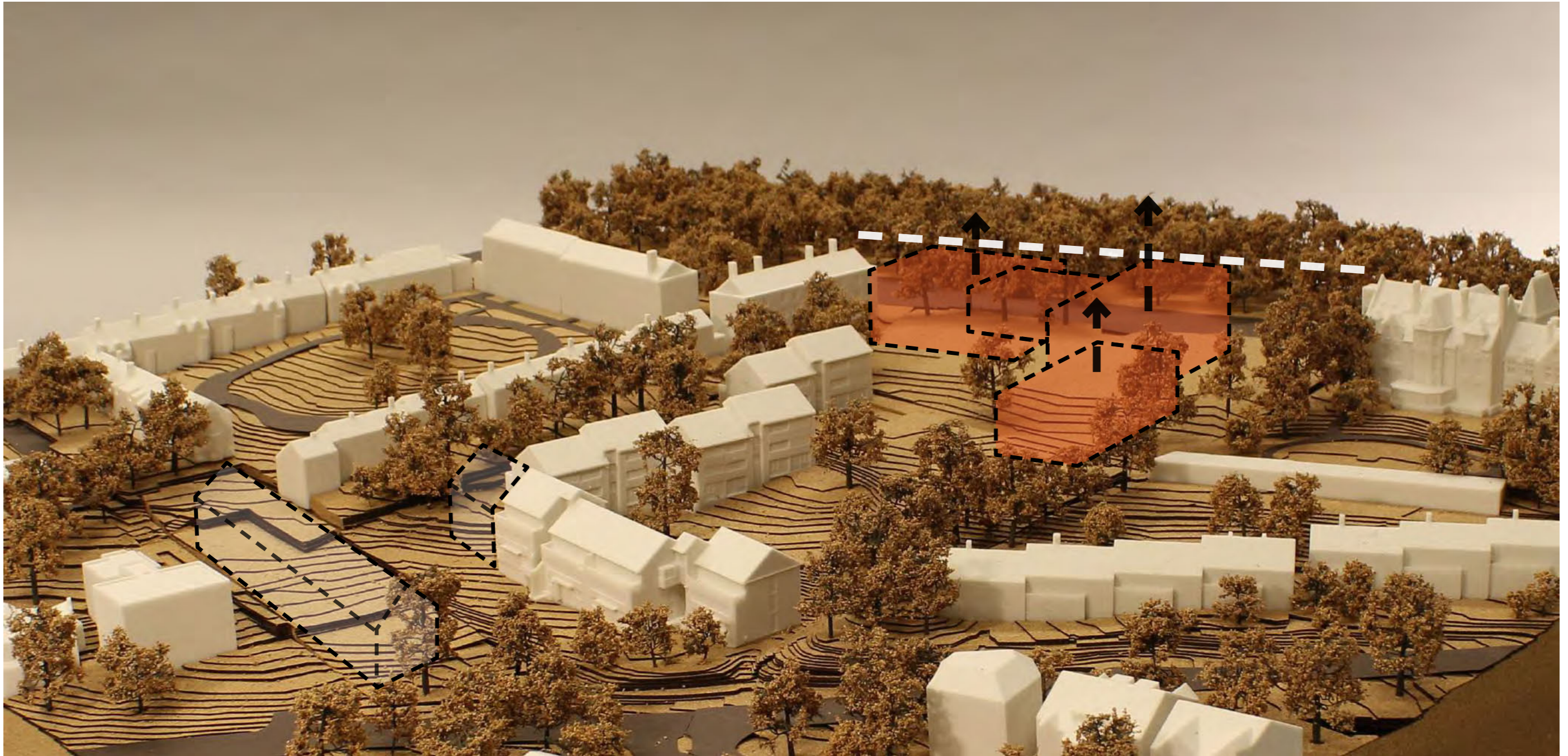
The historic pedestrian entrance and wall on Sydenham Hill, which pre-dates the current buildings, will be retained.

4.0 Masterplanning Principles
4.4 Create a Courtyard



The building is positioned to create a clear distinction between the public frontage and the more private communal gardens.

4.0 Masterplanning Principles
4.4 Height and Mass



The building respects the existing treeline along Sydenham Hill. As with the Victorian buildings there are opportunities for additional height which could create a lively skyline and provide additional homes.

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5.0 Proposals

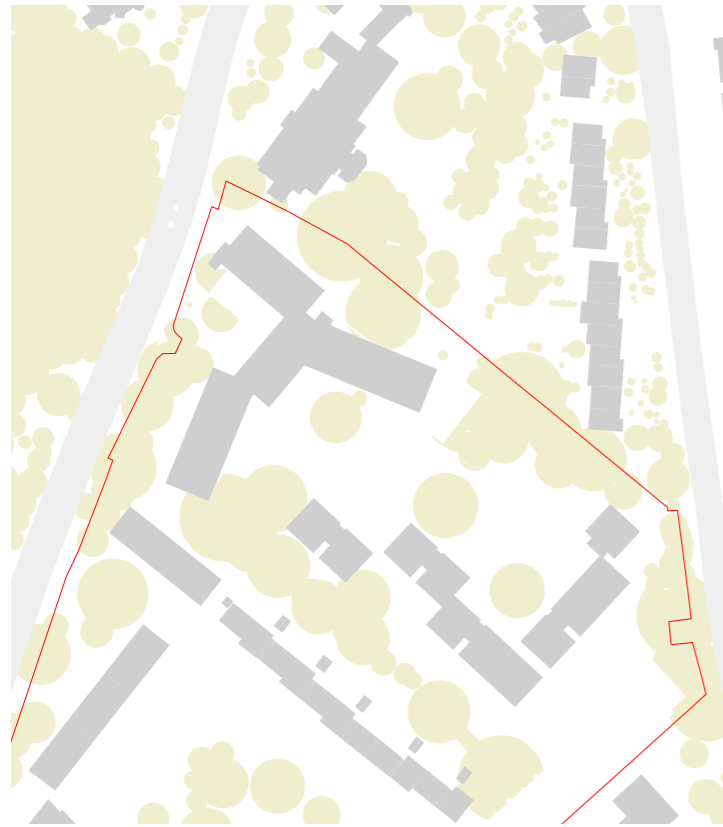
- 5.1 Opportunities & Constraints, Potential Development Area
- 5.2 Proposal Overview
- 5.3 Proposal Plans
- 5.4 Sydenham Hill Road/ Kirkdale Road Proposed Elevations
- 5.5 Proposal Key View 01
- 5.6 Proposal Key View 02
- 5.7 Development Key View 01
- 5.8 Development Key View 02
- 5.9 Parking and Access

5.0

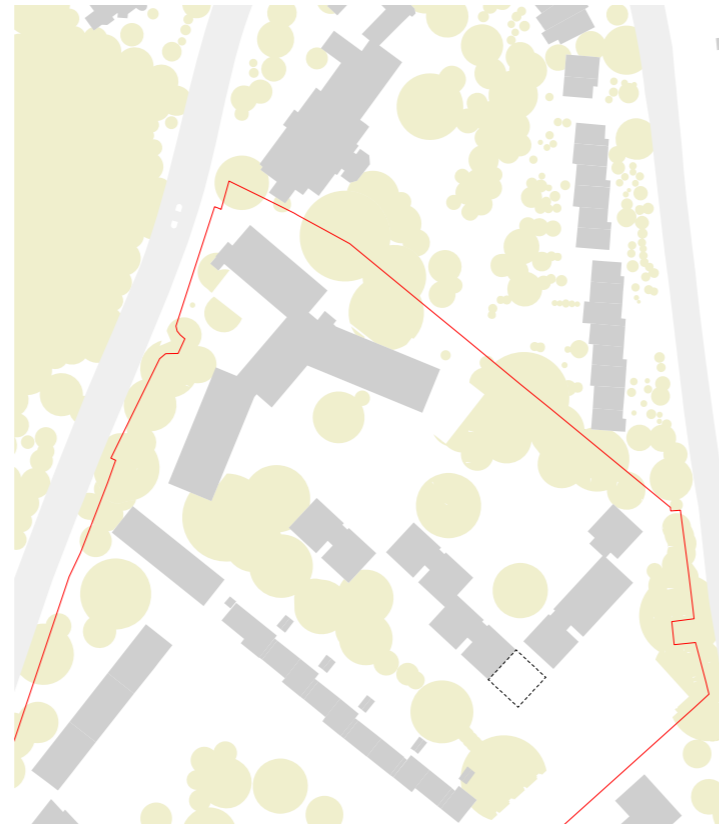
Proposals Proposals

5.1

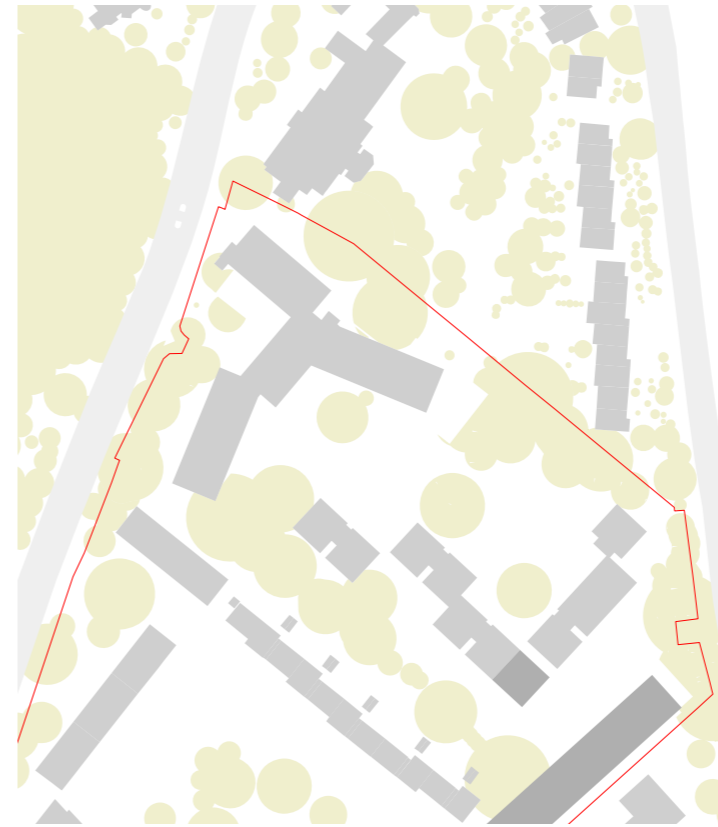
Opportunities & Constraints, Potential Development Area



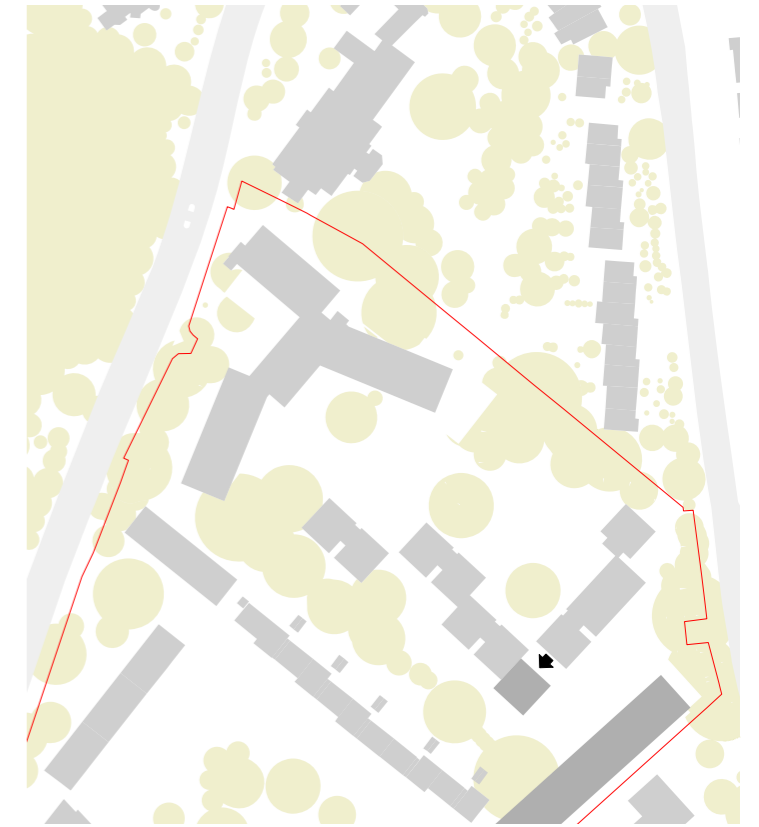
Existing Mais House and Otto Close
1970s



Proposed Demolition Otto Close Ball Court &
Garages



Proposed Development Otto Close
Create a terrace and complete the corner



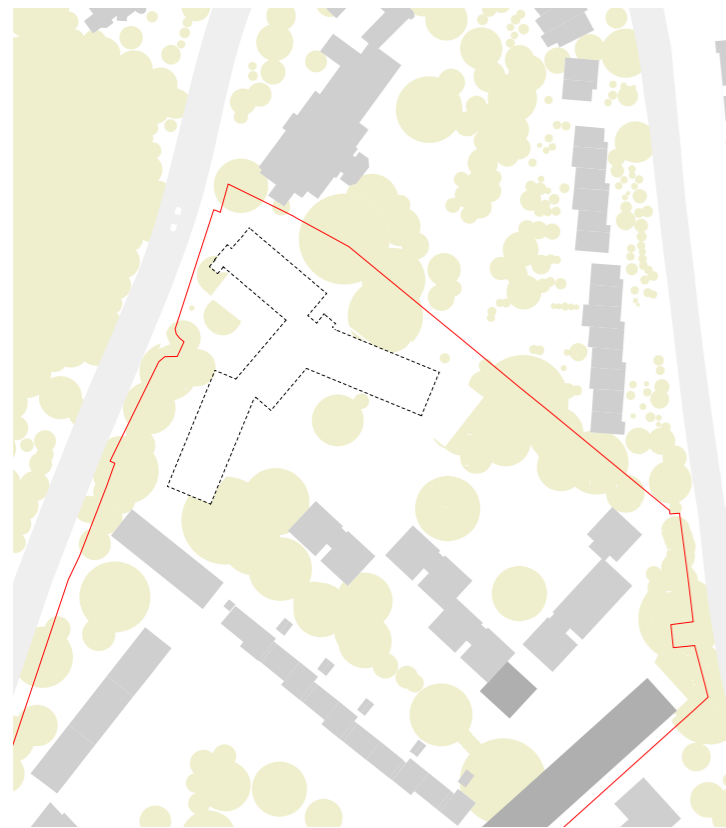
Proposed Development Otto Close
Open up the alley

5.0

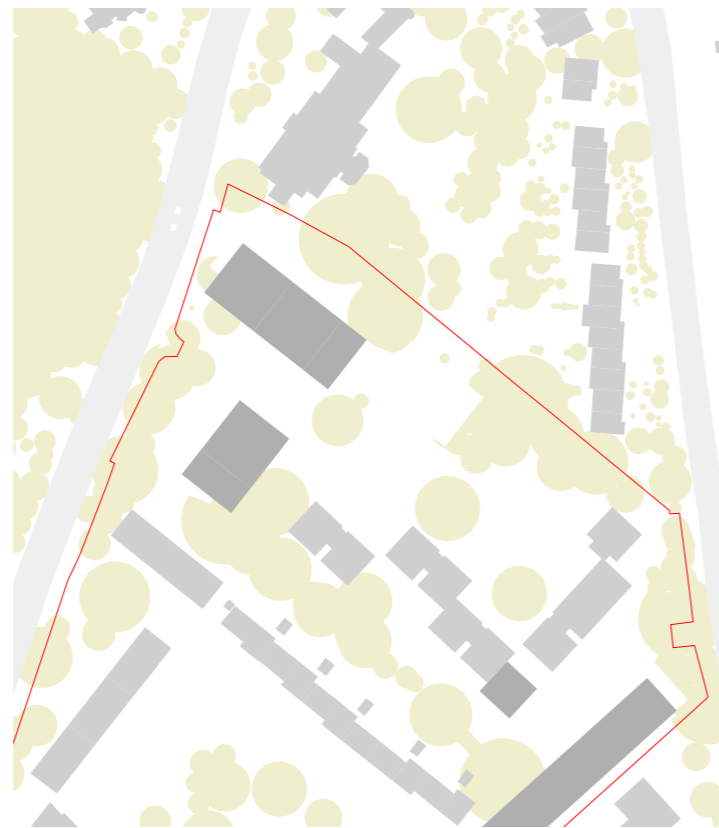
Proposals

5.1

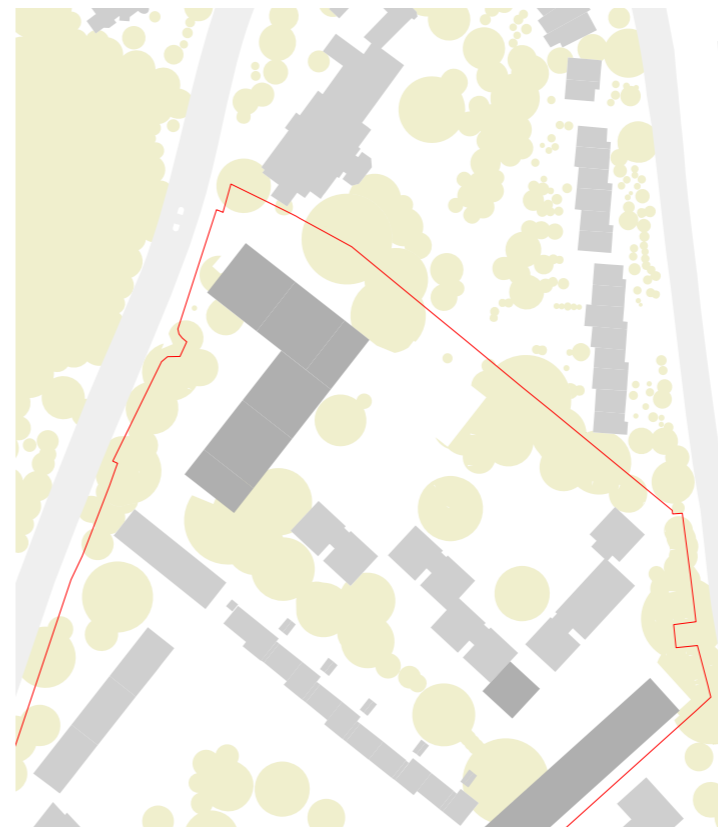
Opportunities & Constraints, Potential Development Area



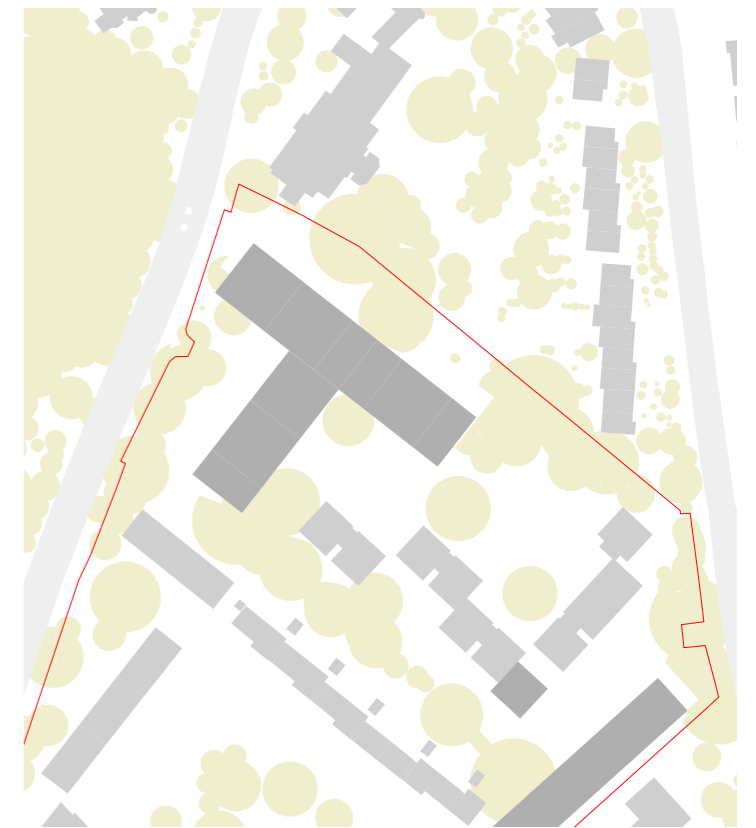
Proposed Demolition Mais House
The main building



Proposed Development Mais House
Establishing an historic rhythm



Proposed Development Mais House
Defining the entrance



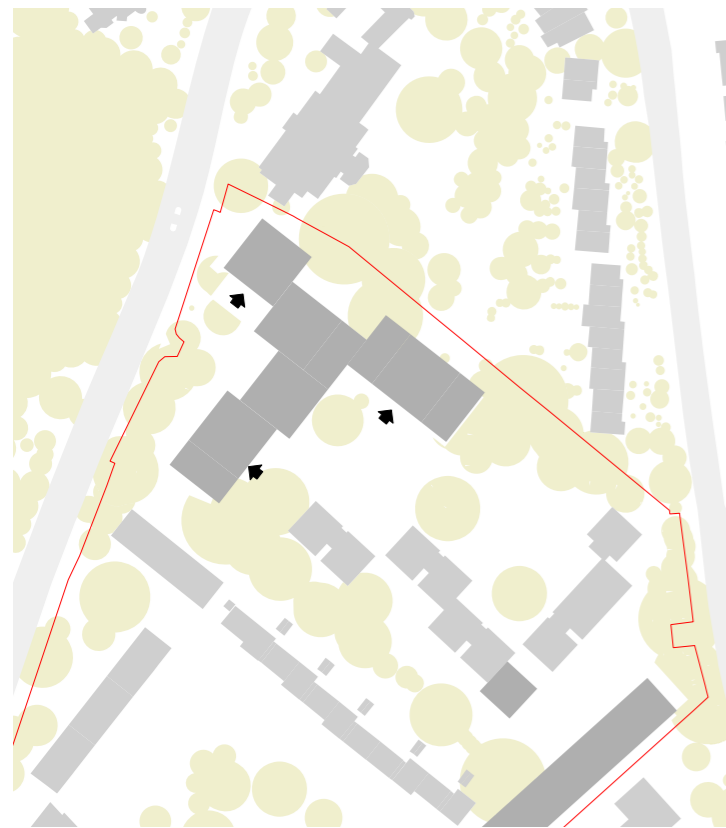
Proposed Development Mais House
Closing the courtyard

5.0

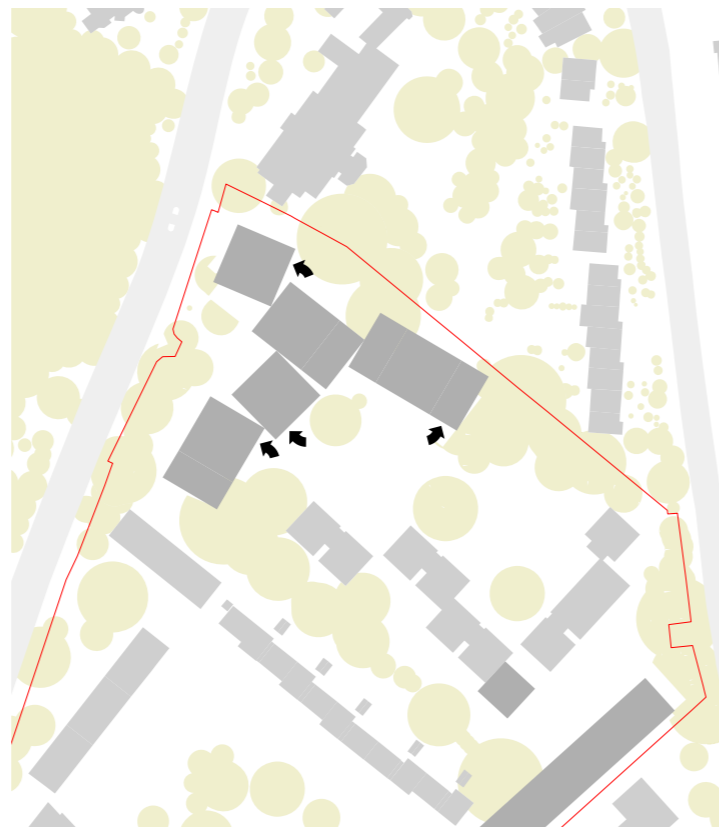
Proposals

5.1

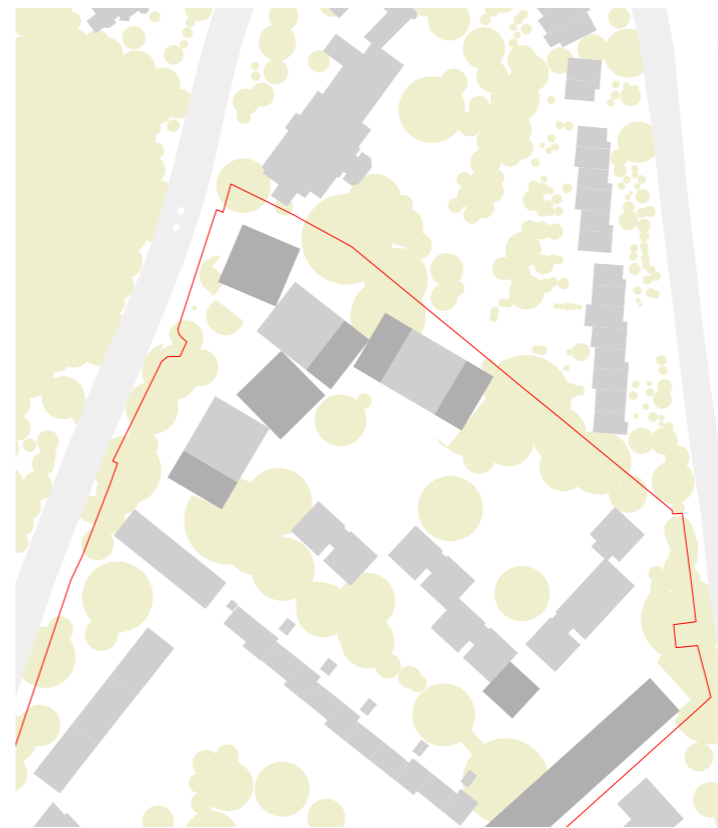
Opportunities & Constraints, Potential Development Area



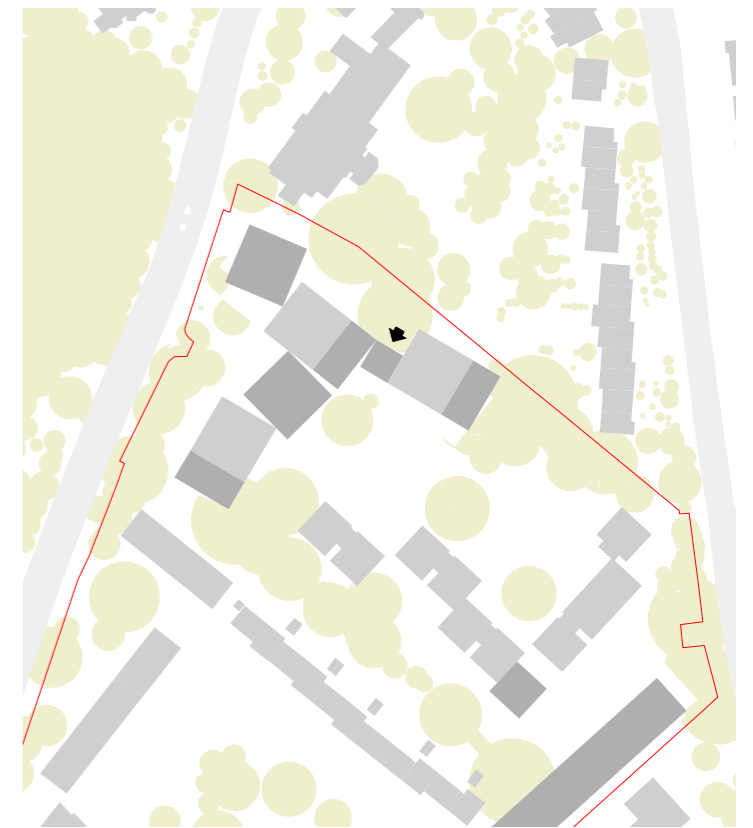
Proposed Development Mais House
Breaking the mass



Proposed Development Mais House
Twisting the volumes



Proposed Development Mais House
Moments of height



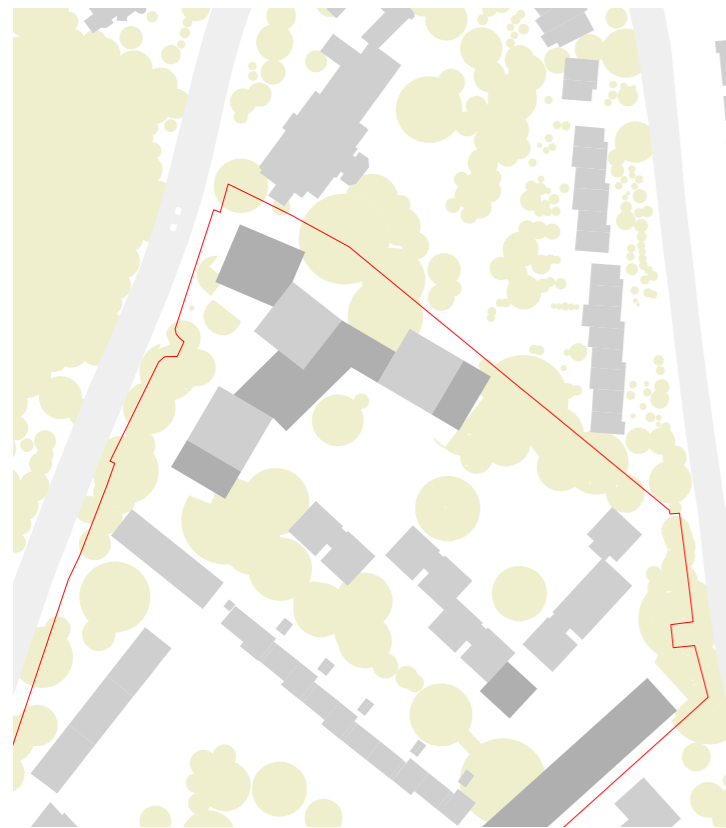
Proposed Development Mais House
Keeping the tree

5.0

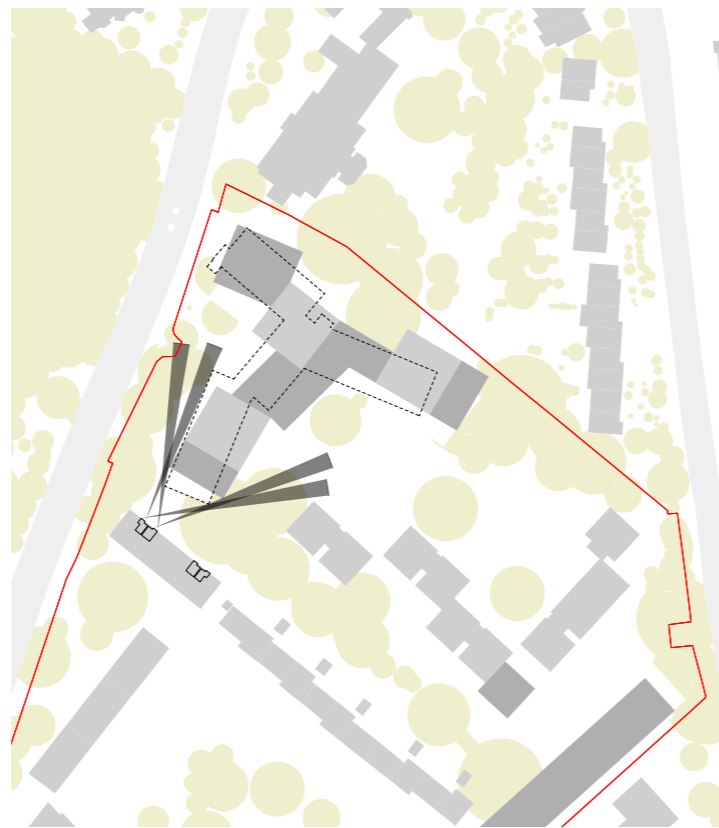
Proposals

5.1

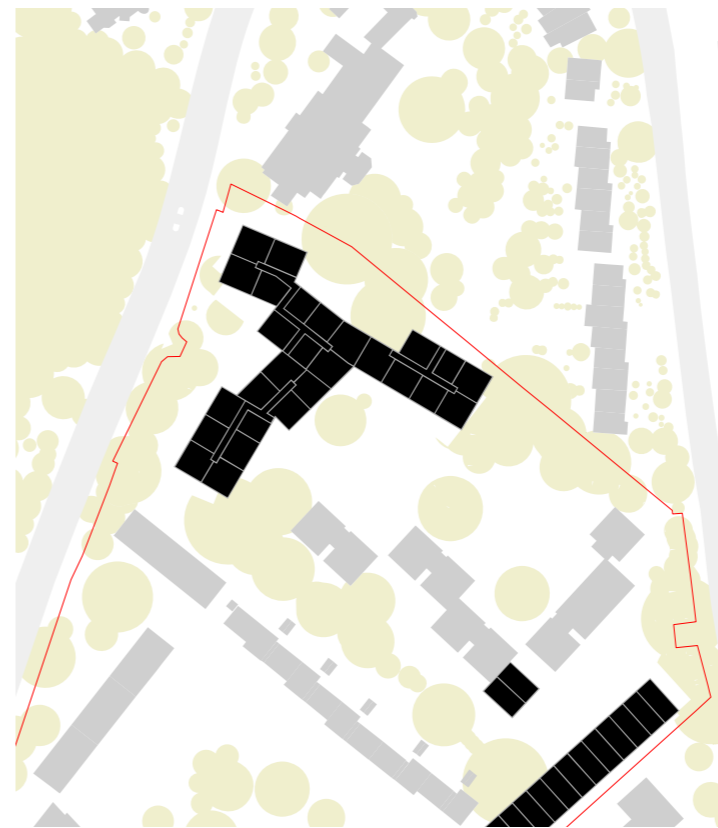
Opportunities & Constraints, Potential Development Area



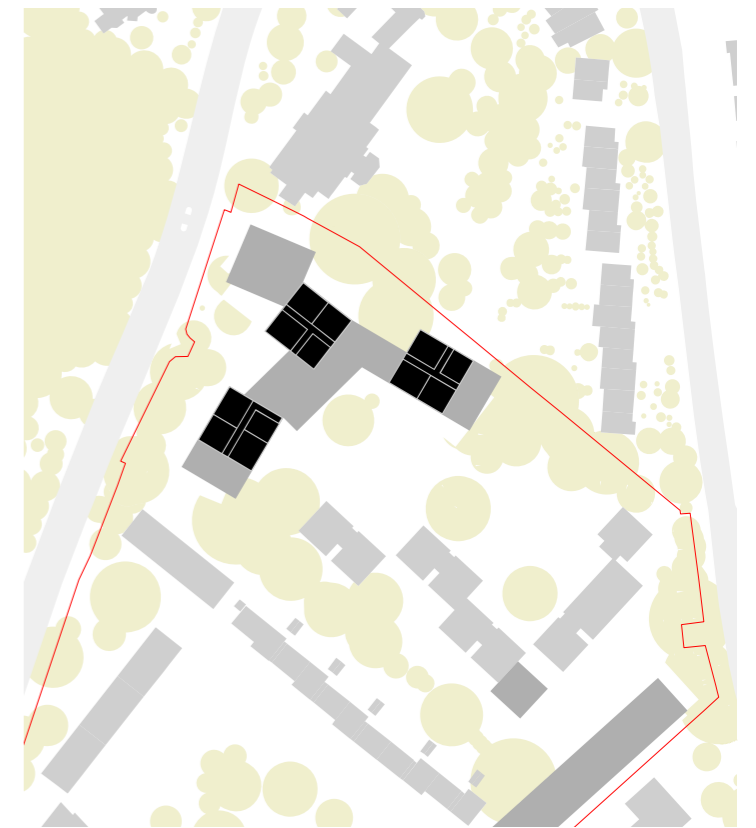
Proposed Development Mais House
Consolidation



Proposed Development Mais House
Visual outlook from Lammas Green

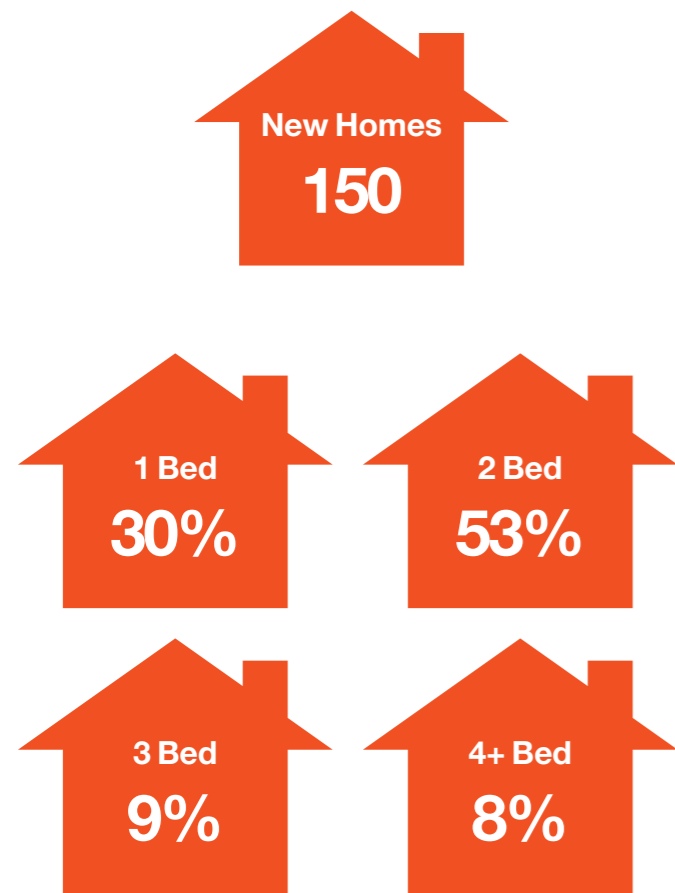


Proposed Development Mais House
The homes

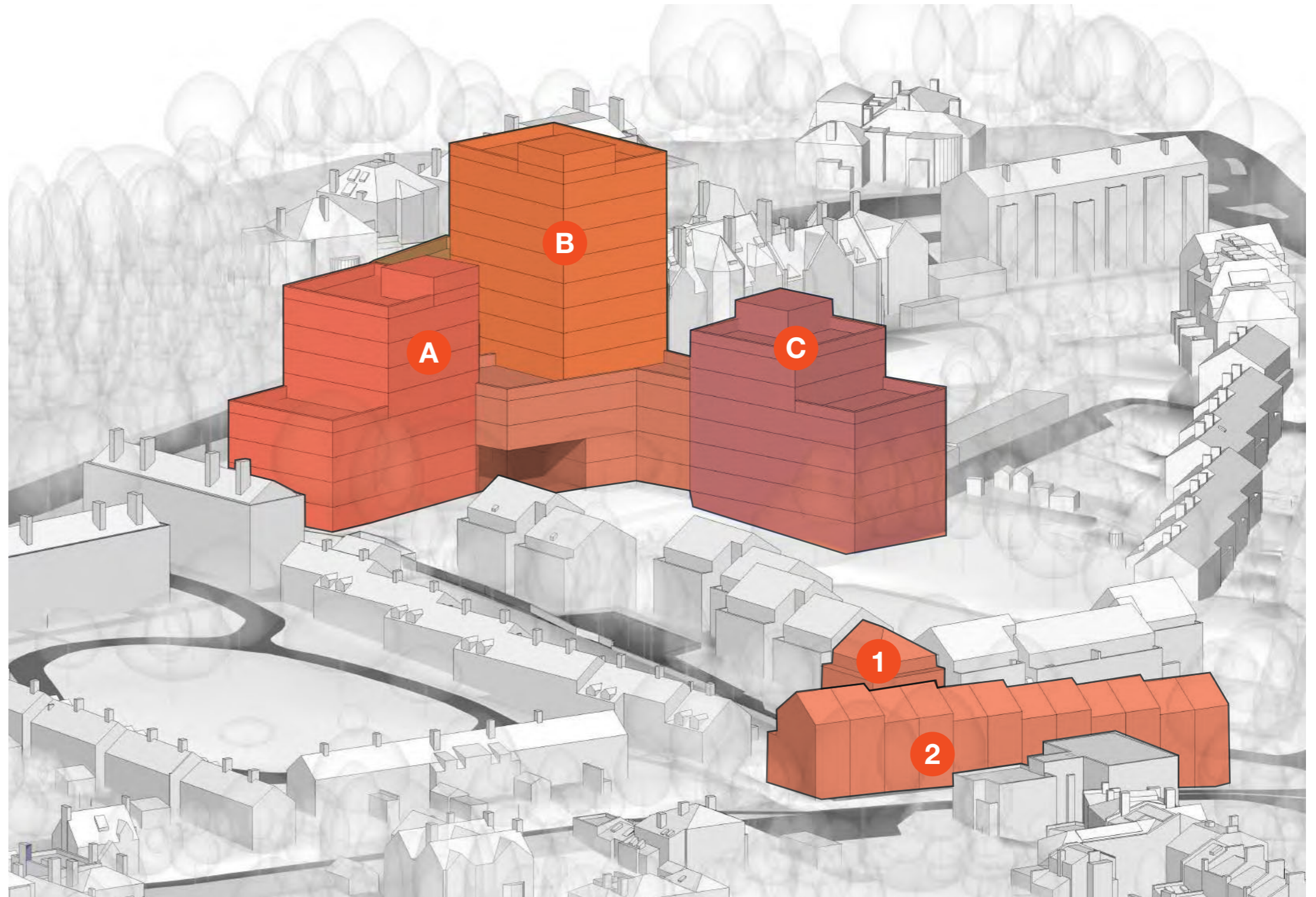


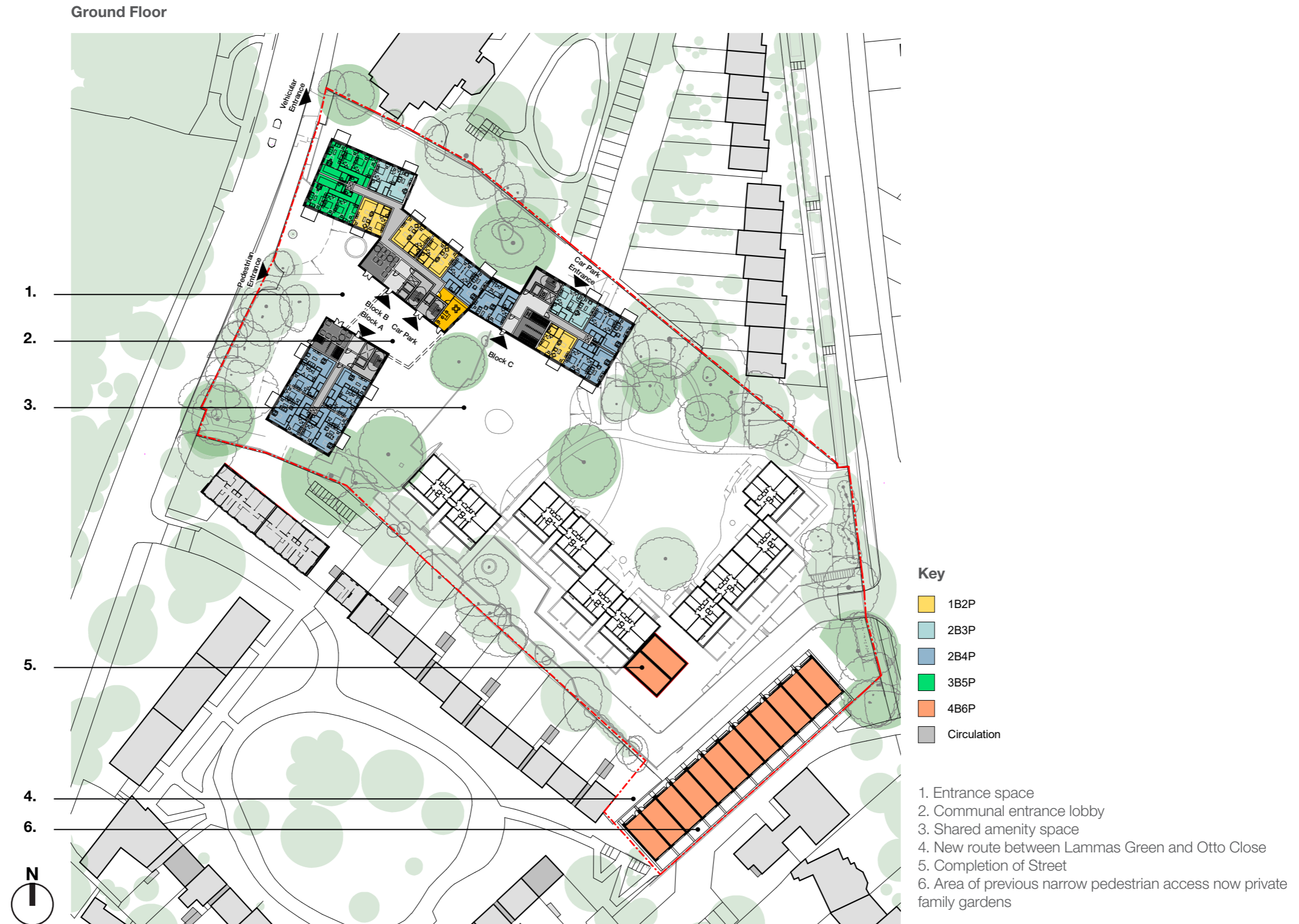
Proposed Development Mais House
The homes

5.0 **Proposals**
5.2 Proposal Overview



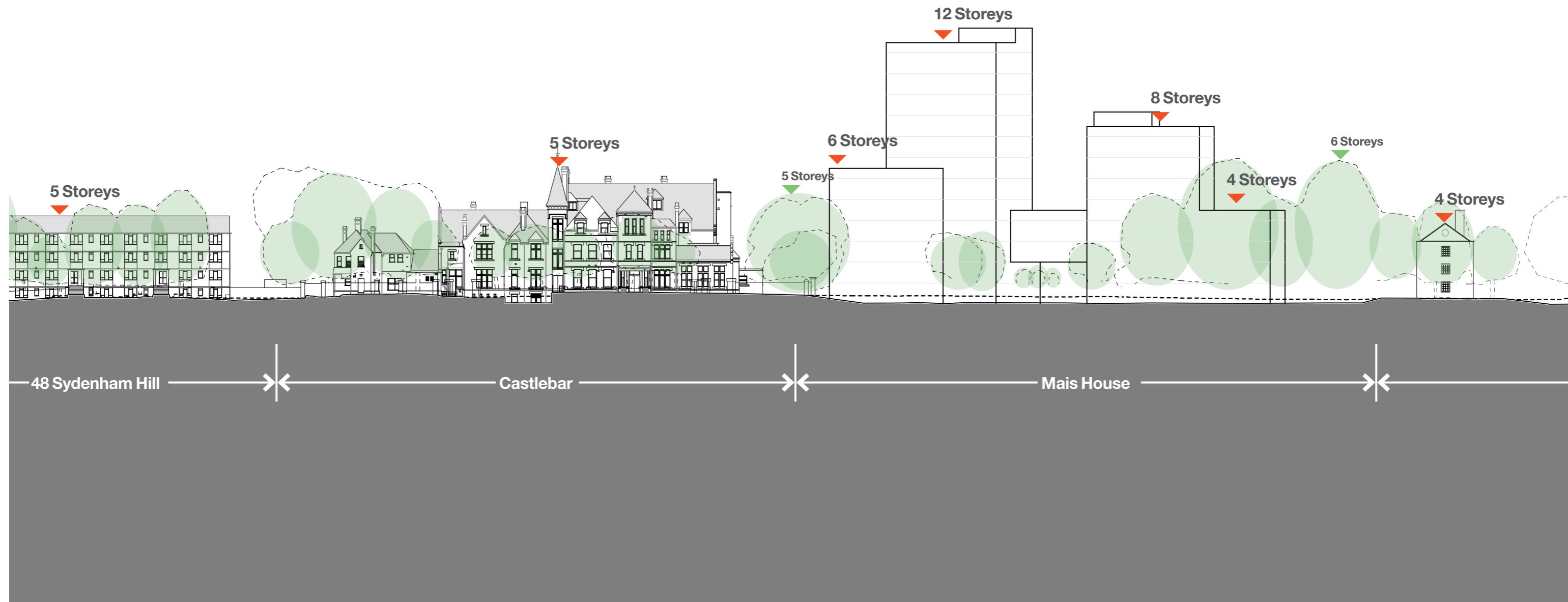
Key
Block A - 4no to 8no storeys including entrance
Block B - 6no to 12no storeys
Block C - 5no to 6no storeys
1. & 2. 3no storeys





5.0 Proposals
5.4 Sydenham Hill Elevation

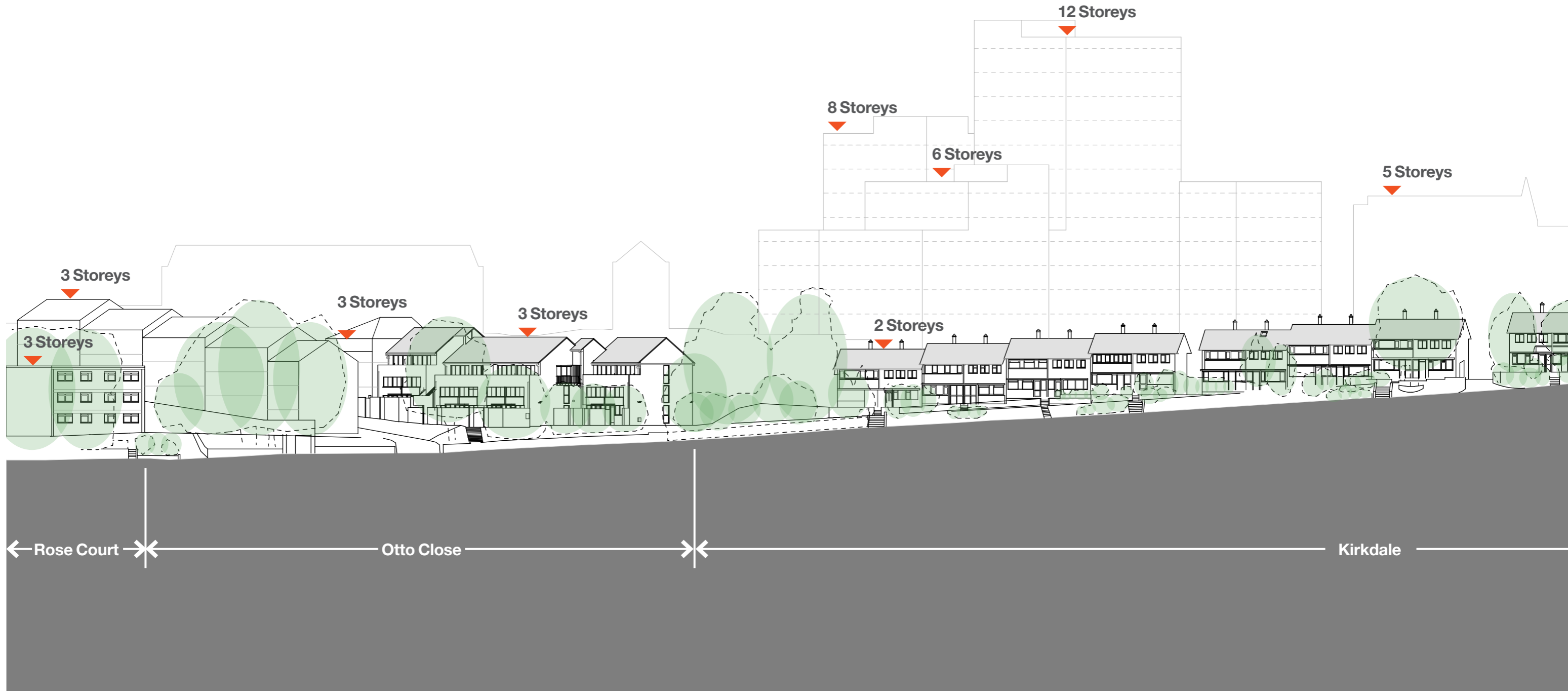
The elevation shows the proposal in context





5.0 Proposals
5.4 Kirkdale Road Elevation

The elevation shows the proposal in context

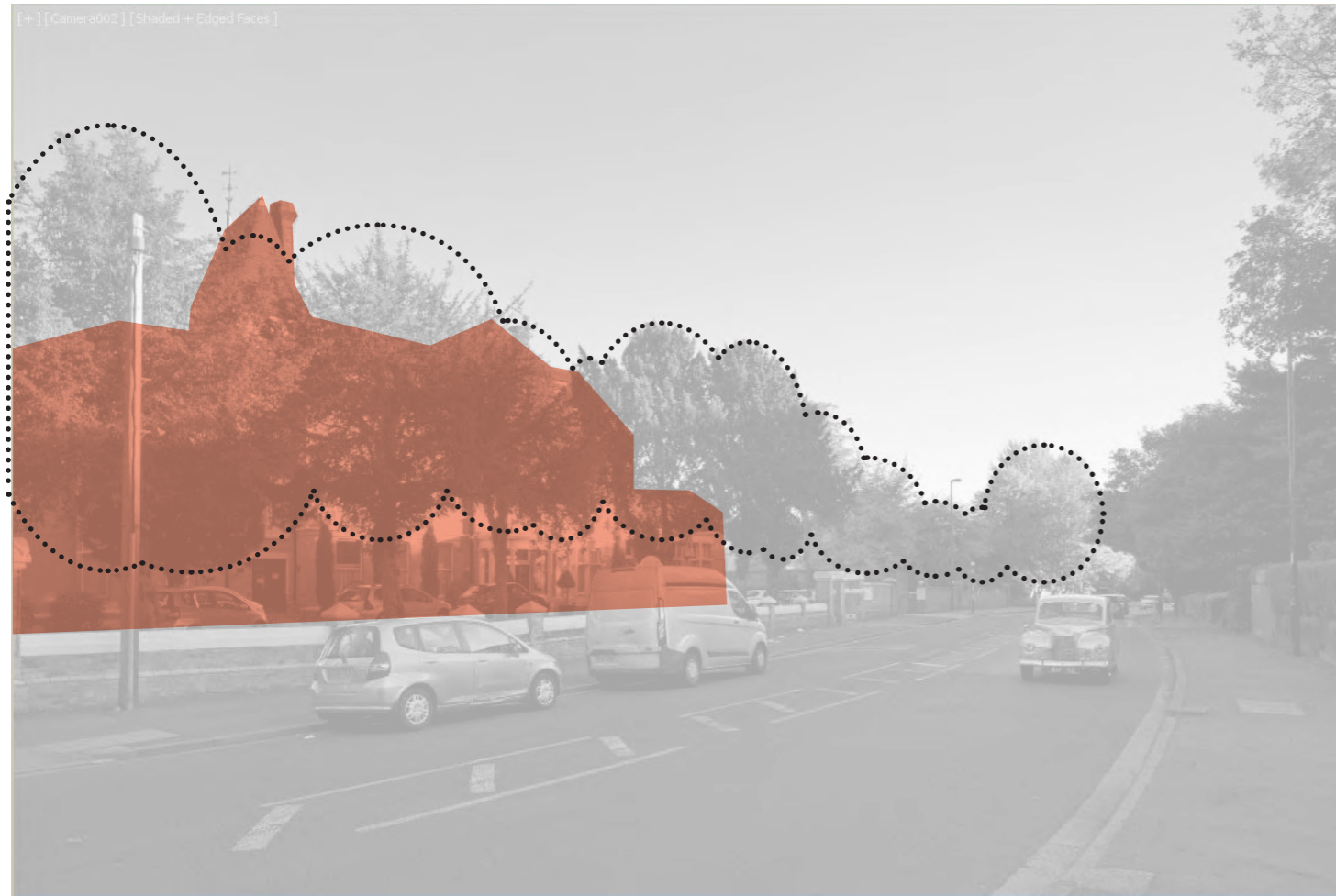




5.0 Proposals

5.5 Sydenham Hill Road, Key View 01

The images show the existing site and the proposal. As with Castlebar the proposed building will be largely obscured by the trees with the upper part protruding through the canopy in a similar manner to the existing neighbours.



Existing



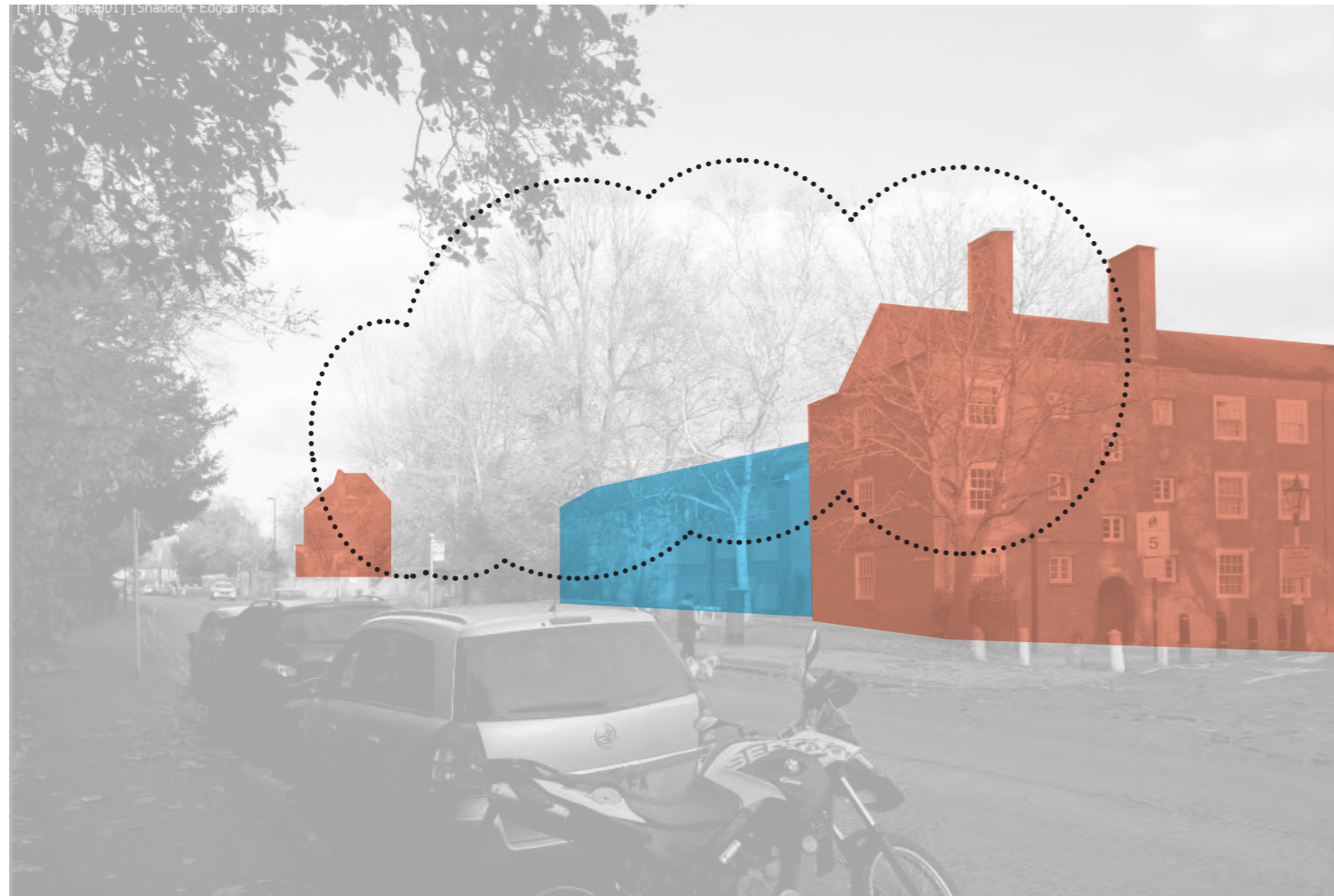
Current Scheme

5.0 Proposals
5.5 Sydenham Hill Road, Key View 01

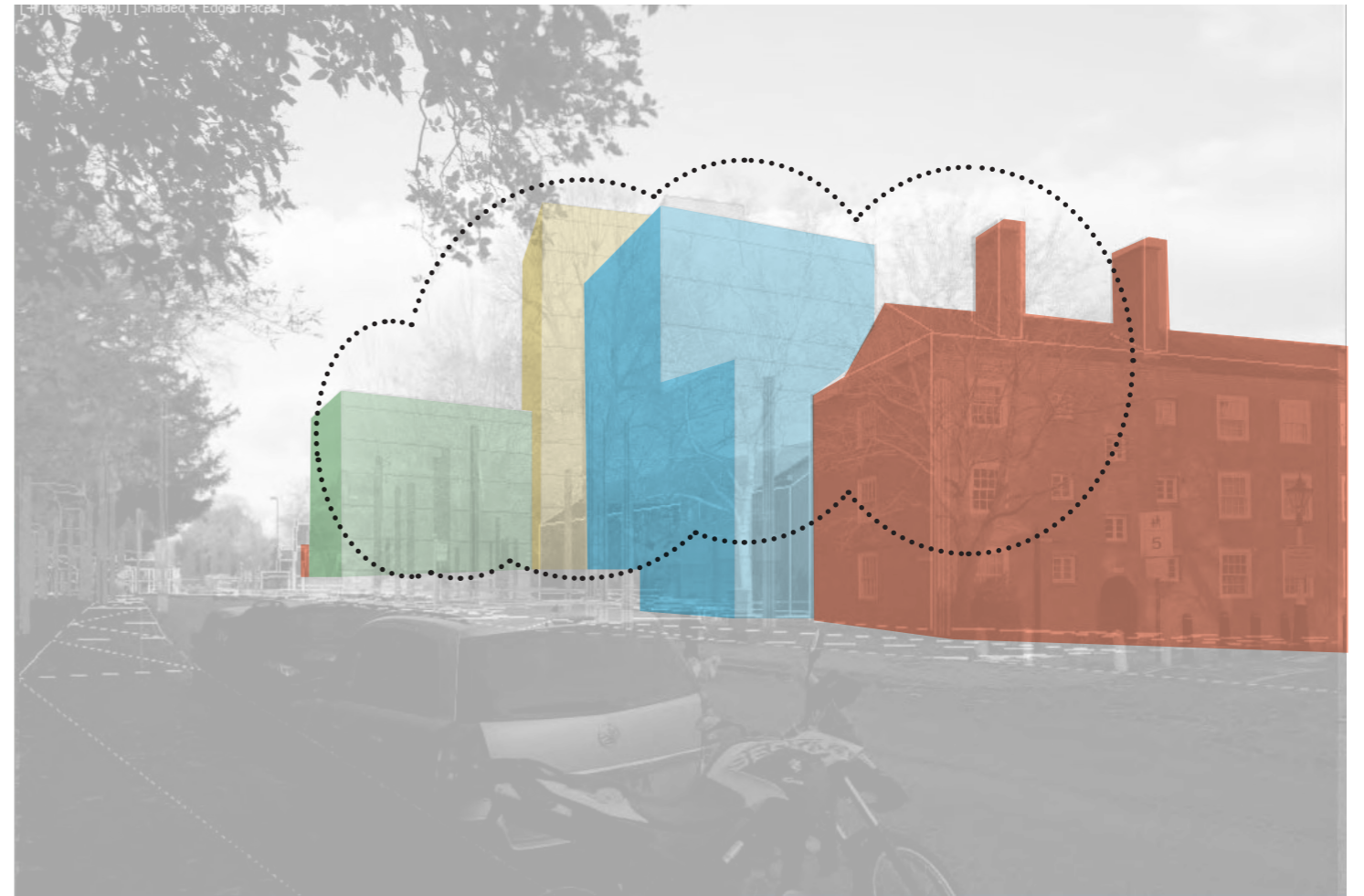


5.0 Proposals
5.6 Sydenham Hill Road, Key View 02

The images show the existing site and the proposal. The proposed building will be largely obscured by the trees.



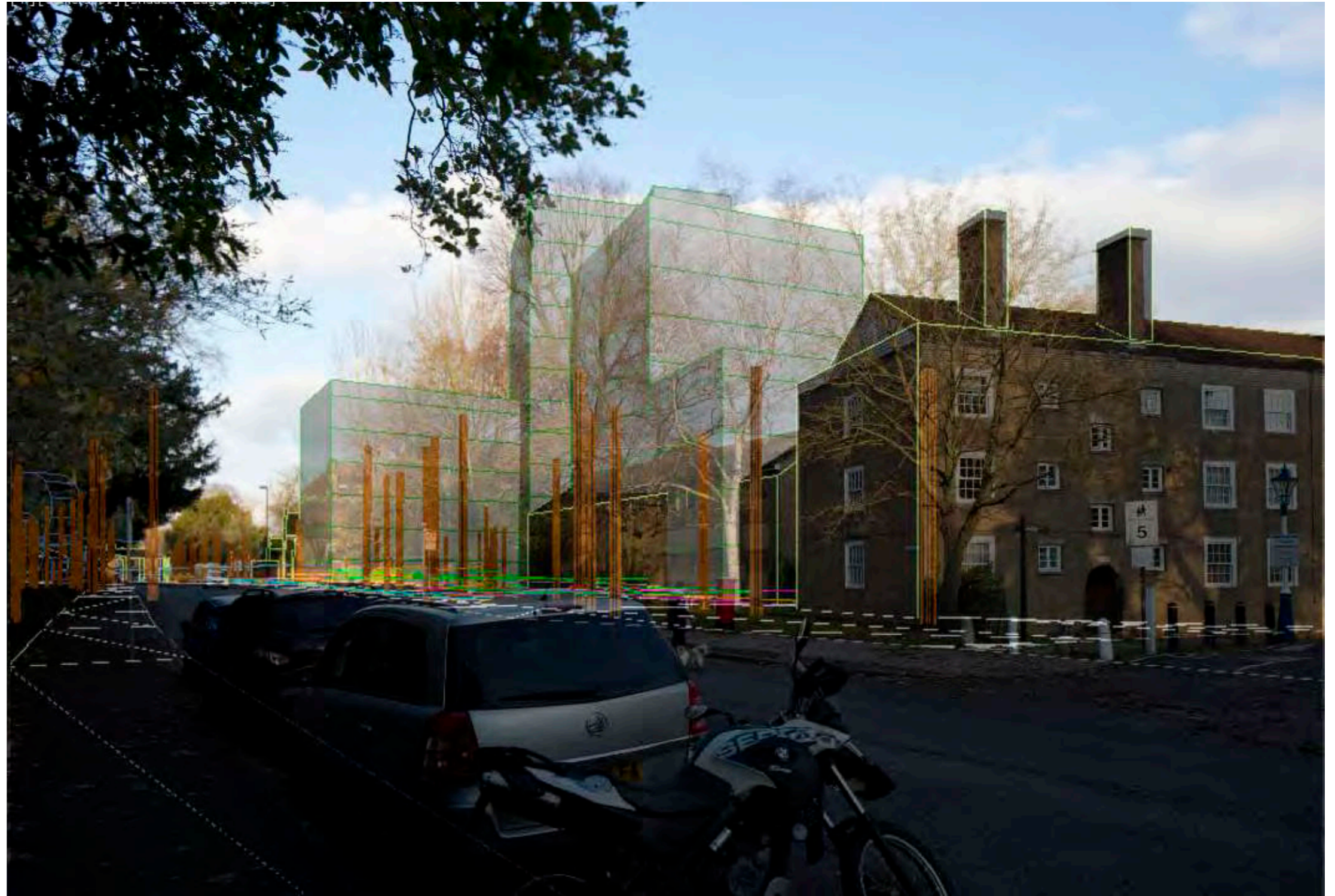
Existing



Current Scheme

5.0
5.6

Proposals
Sydenham Hill Road, Key View 02



5.0 Proposals
5.7 Sydenham Hill Road, Key View 01, DRP & Current Proposal

The images on this page show the building design as presented to the DRP and the updated version with the upper mass reduced.



DRP 1 Scheme



Current Scheme

5.0 Proposals

5.8 Sydenham Hill Road, Key View 02, DRP & Current Proposal

The images on this page show the building design as presented to the DRP and the updated version with the street front massing reduced on Block B.



DRP 1 Scheme



Current Scheme

5.0 Proposals

5.9 Parking Access and Servicing

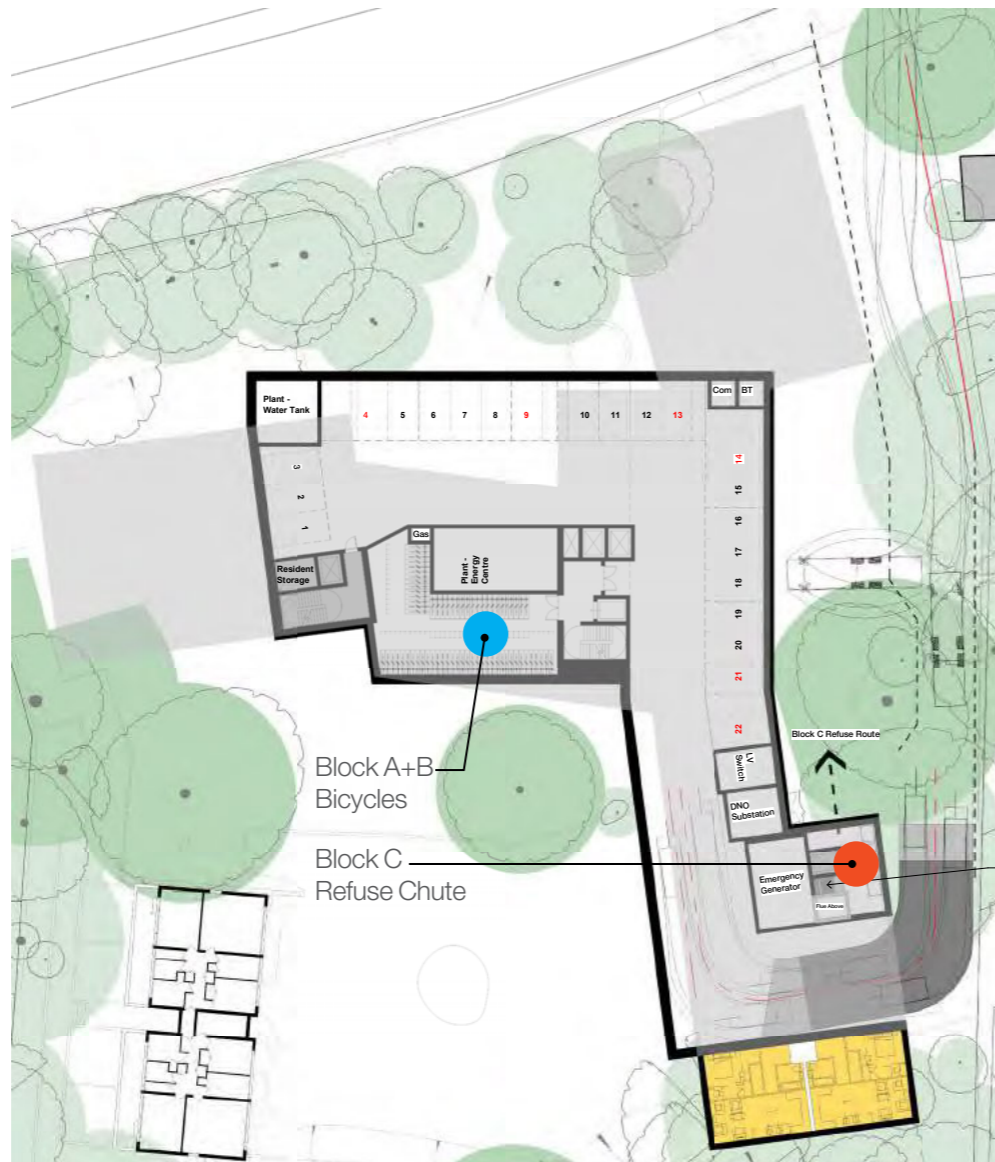
Parking

The aim is to provide a factor of 0.3, 8 of which will be for disabled parking. This will be achieved by:

- Otto Close relandscaping for additional spaces
- Basement car parking
- Small number of spaces alongside the new development within the grounds

Bicycle Spaces

The number of spaces will comply with the London Plan



Basement



Key

- Bike Store
- Refuse Store
- Refuse Access Only
- Refuse and Estate Parking Access



Ground Floor



Appendices

- A Topographical Survey
- B Existing Tree Plan
- C Existing Tree Constraints Plan

A
A

Measured Survey Existing Topography & Utilities Survey




Existing Tree Survey


Existing Tree Plan





DO NOT SCALE - Use only figured dimensions
To be read in colour

BS 5837:2012 TREE RETENTION CATEGORIES

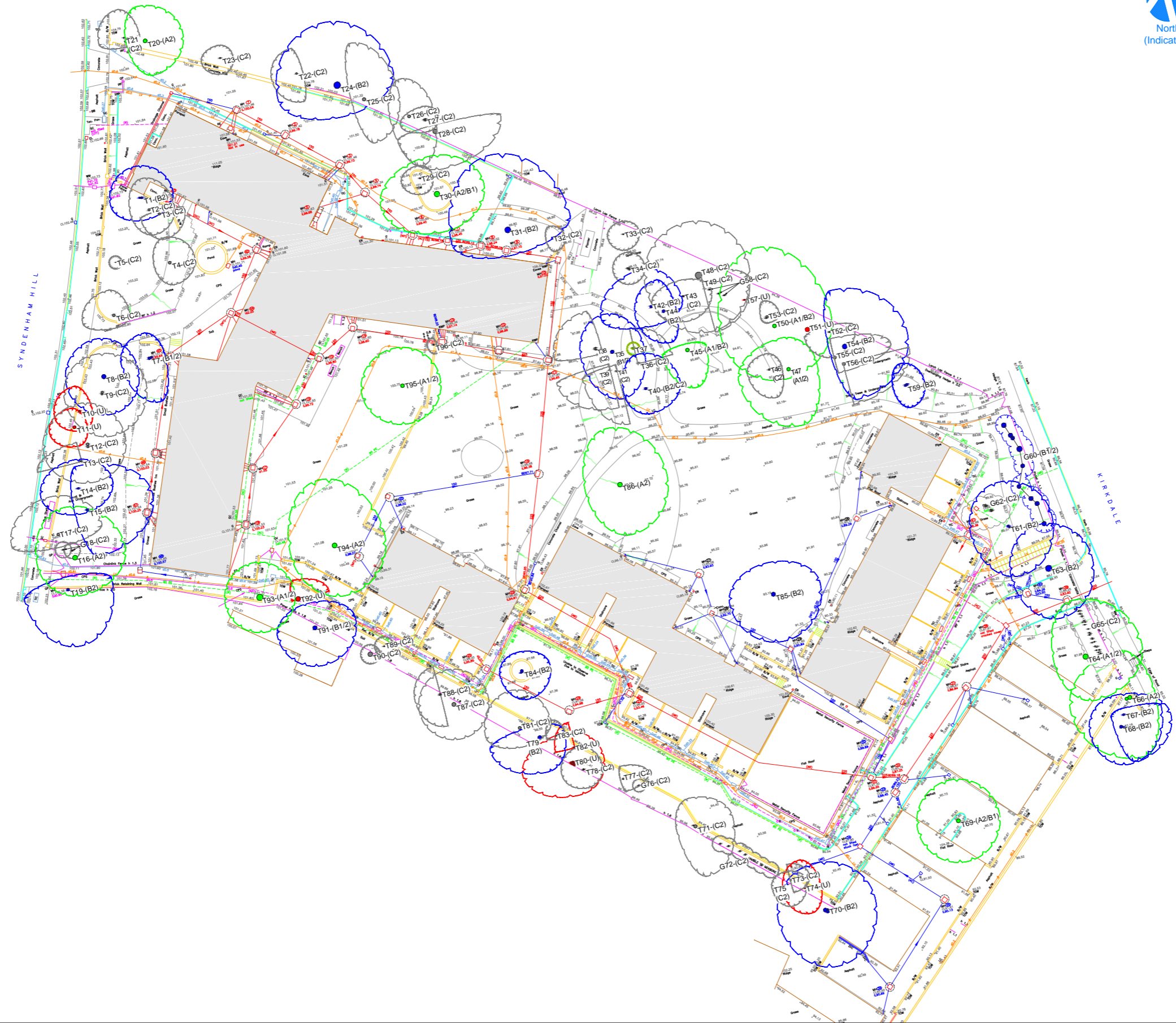
- 

Category A
Trees of high quality and value: in such a condition as to be able to make substantial contribution (a minimum of 40 years is suggested)
- 

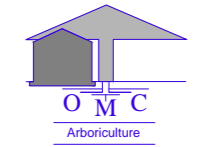
Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)
- 

Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
- 

Category U
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.



Title Tree Survey Plan	
Client City of London Corporation	
Project Mais House, 44 Sydenham Hill, London SE26 6ND	
Date September 2018	Drawn by CS
Dwg Ref. 1404_TSP	Scale 1:200 @ A0



28 Shefford Road, Cambridge CB2 9NA
Tel: 01223 842253 / 020 8252 7919
Fax: 01223 946970 Mob: 07771 708474
Email: info@omc-associates.co.uk


Existing Tree Survey


Existing Tree Constraints Plan





DO NOT SCALE - Use only figured dimensions
To be read in colour


BS 5837:2012 TREE RETENTION CATEGORIES


- 


Category A
Trees of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)
- 

Category B
Trees of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)
- 

Category C
Trees of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.
- 

Category U
Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.
- 

BS 5837 Root Protection Areas
Adjusted to reflect the likely distribution of roots, as influenced by existing site conditions
- 

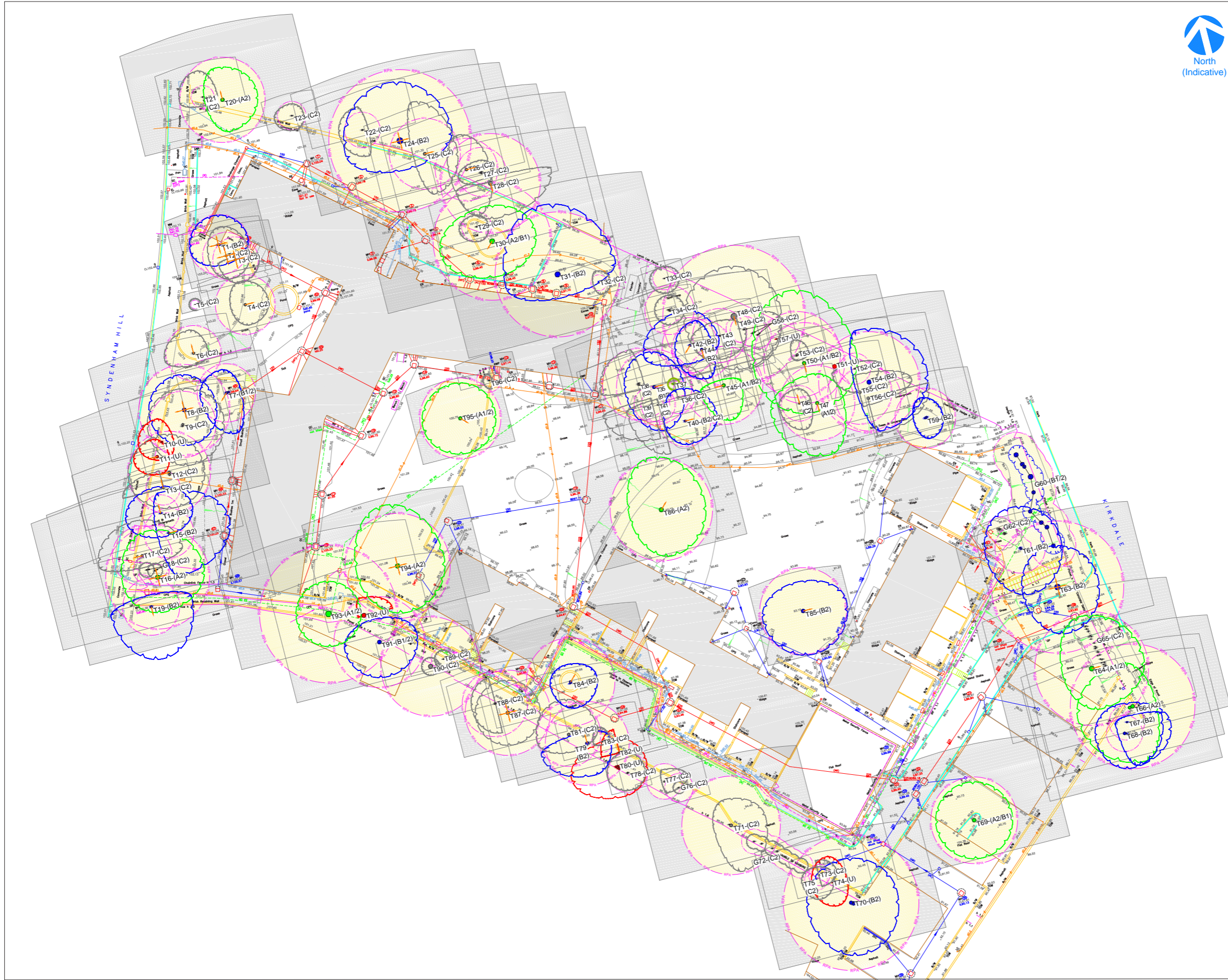
Direction of First Significant Branch(es)
- 

Shade Segment (Apr-Aug)

Title Tree Constraints Plan	
Client City of London Corporation	
Project Mais House, 44 Sydenham Hill, London SE26 6ND	
Date September 2018	Drawn by CS
Dwg Ref. 1404_TCP	Scale 1:200 @ A0



28 Shelford Road, Cambridge CB2 9NA
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Contact

AJ100 Practice of the Year 2016 & 2017
Winner

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Mais House - Sydenham Hill
GLA Addendum

14.03.19

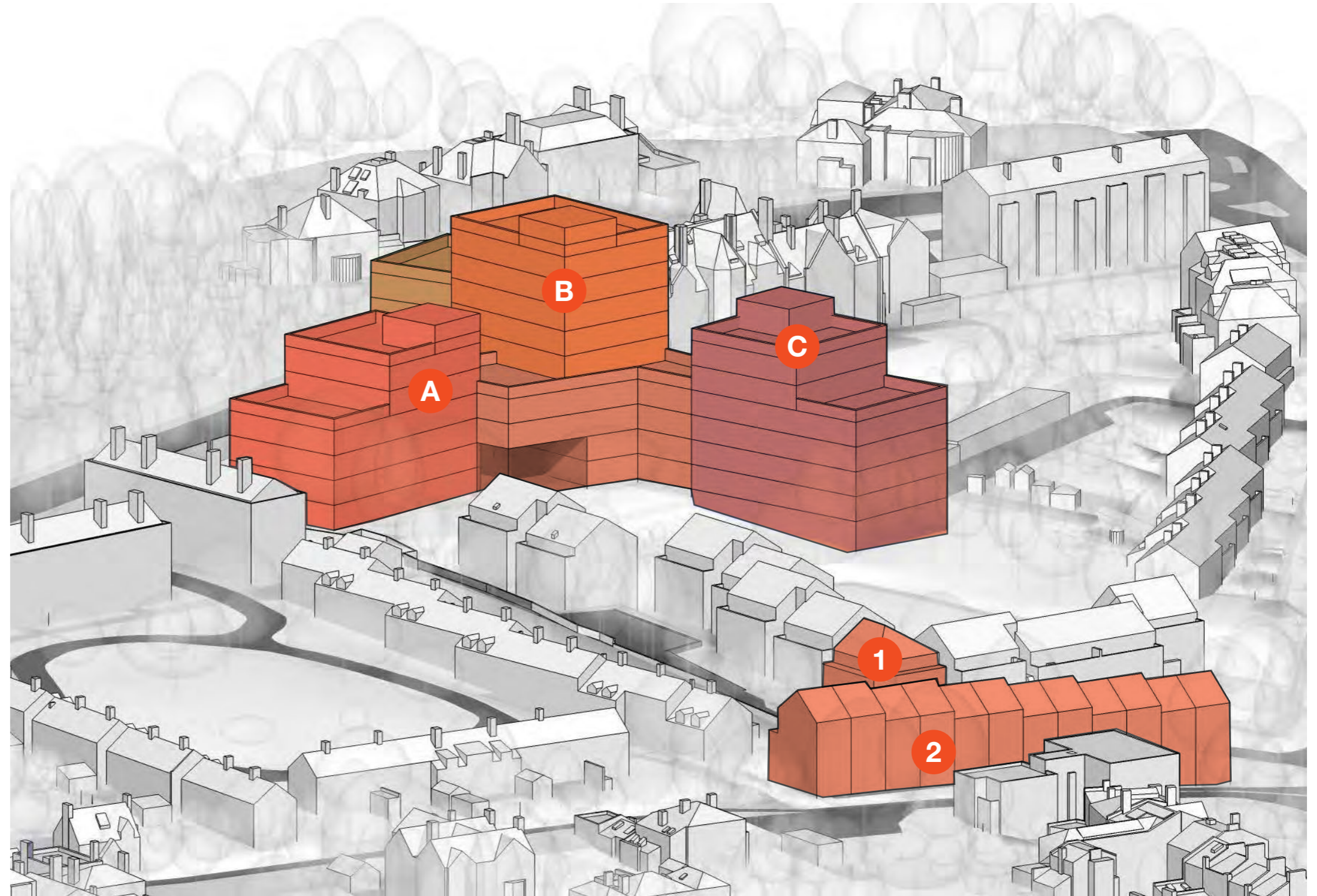
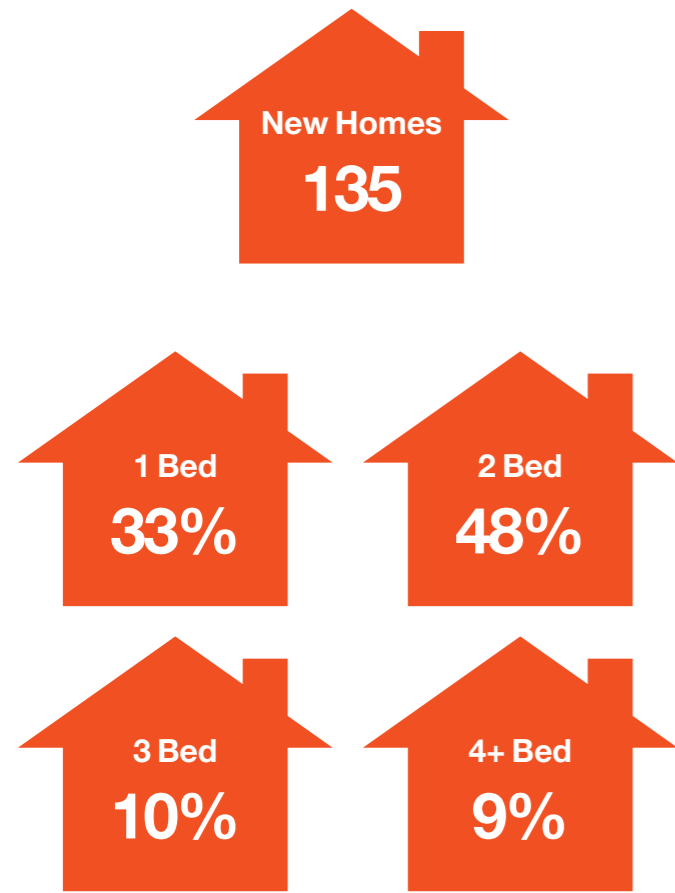
to studio

Landscape Architecture

**Hawkins
Brown**



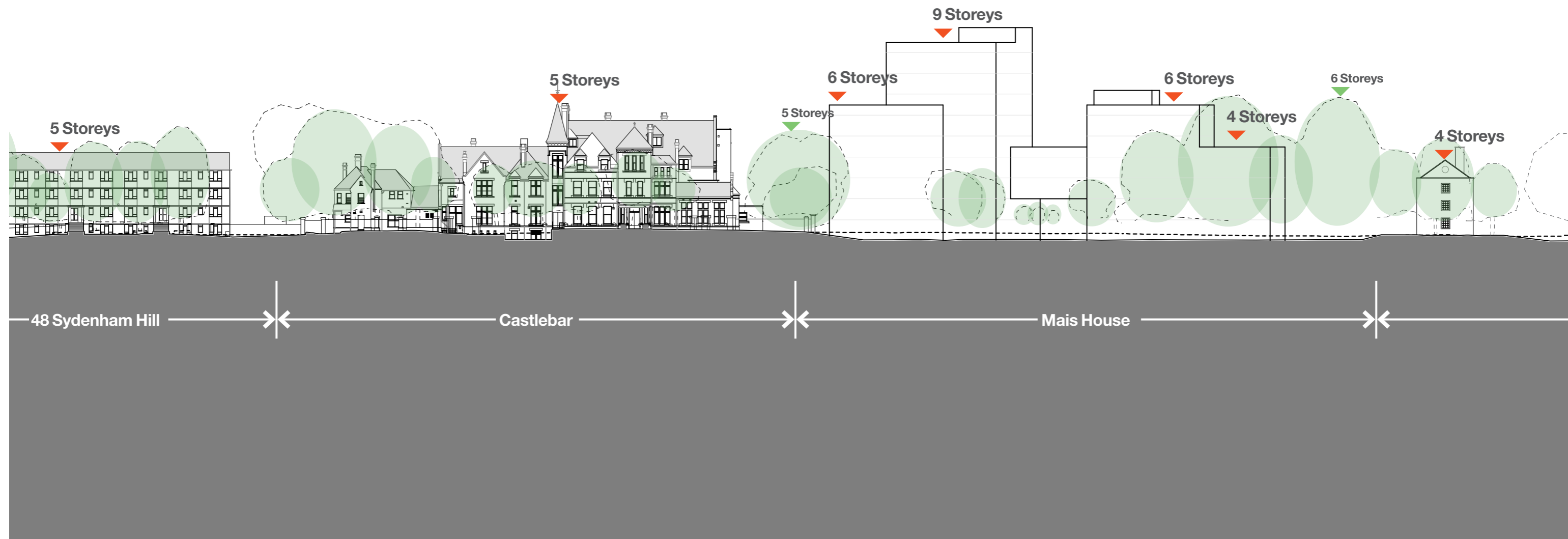
Architectural



Key
Block A - 4no to 6no storeys including entrance
Block B - 6no to 9no storeys
Block C - 5no to 6no storeys
1. & 2. 3no storeys

5.0 Proposals
5.4 Sydenham Hill Elevation

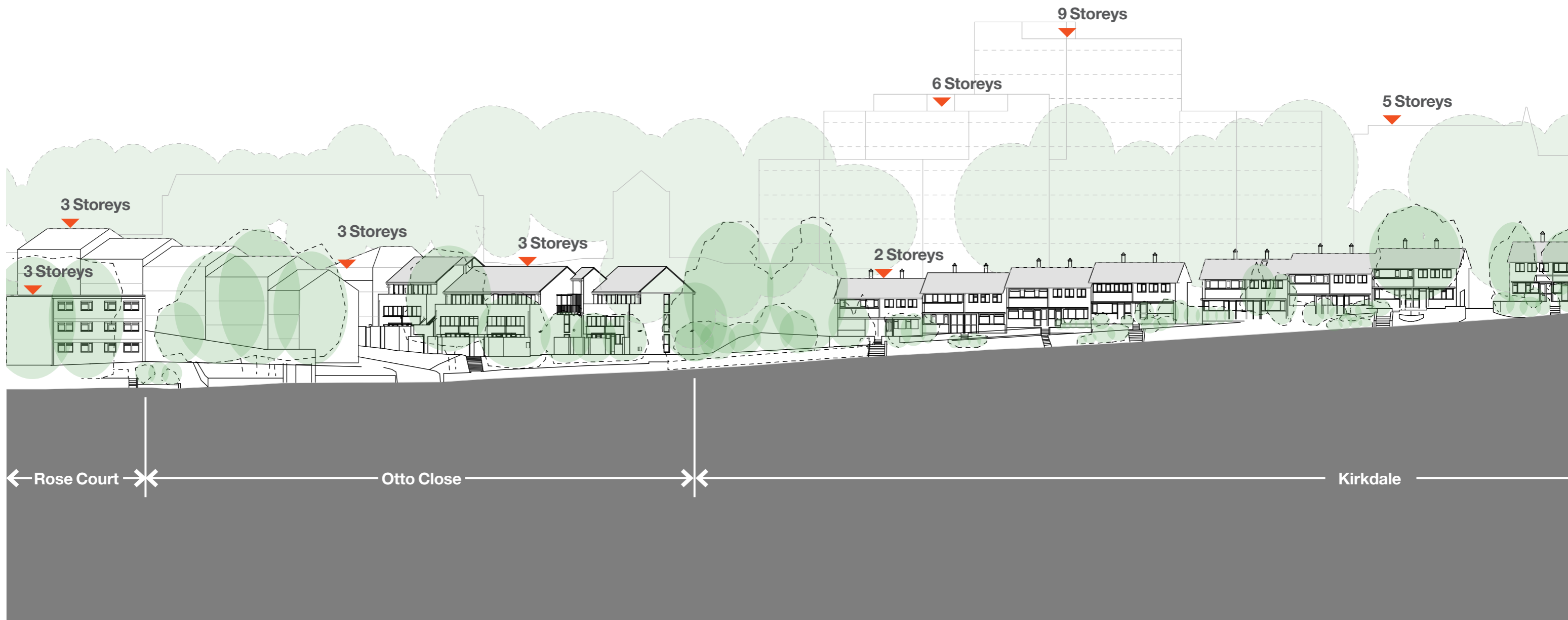
The elevation shows the proposal in context





5.0 Proposals
5.4 Kirkdale Road Elevation

The elevation shows the proposal in context

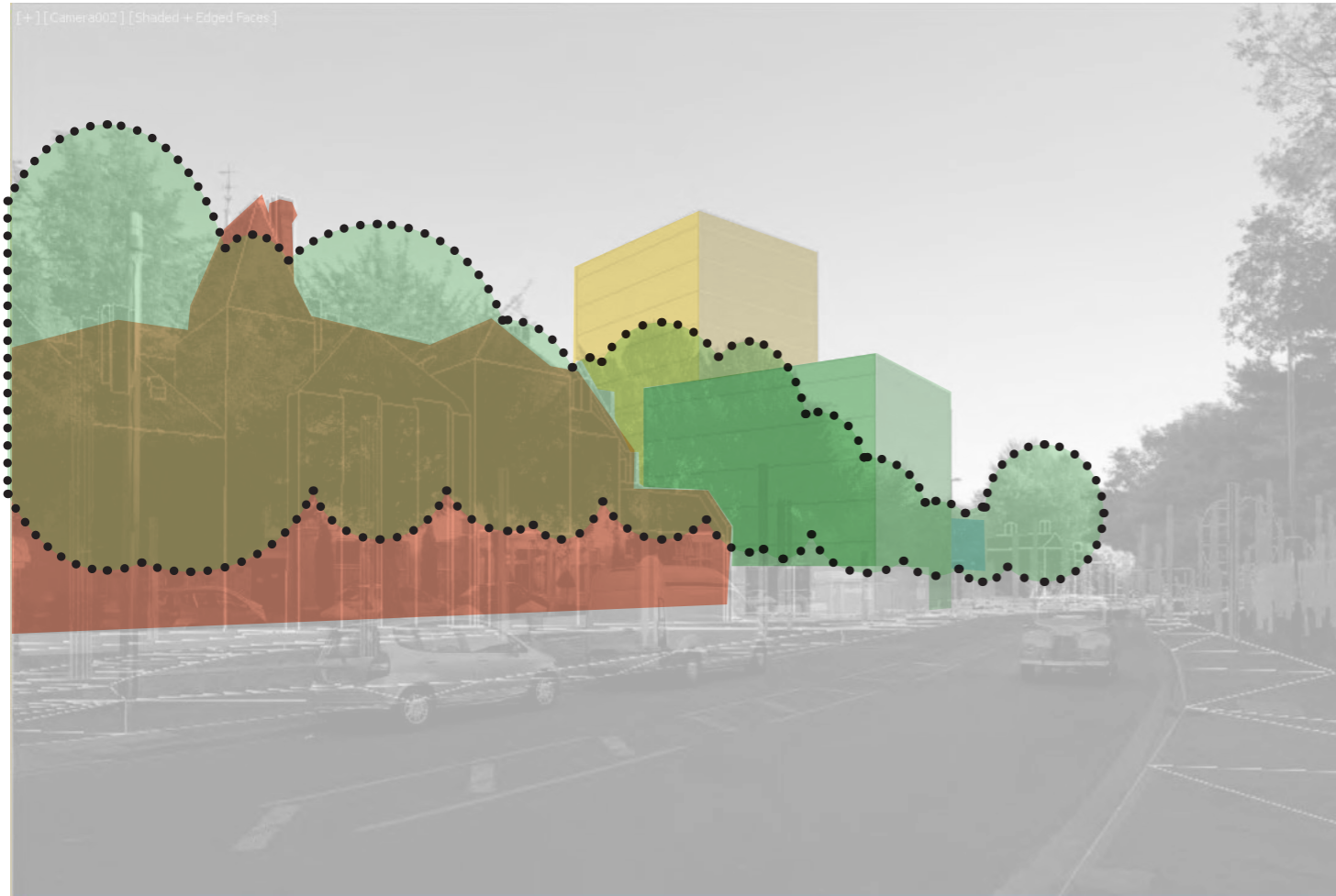




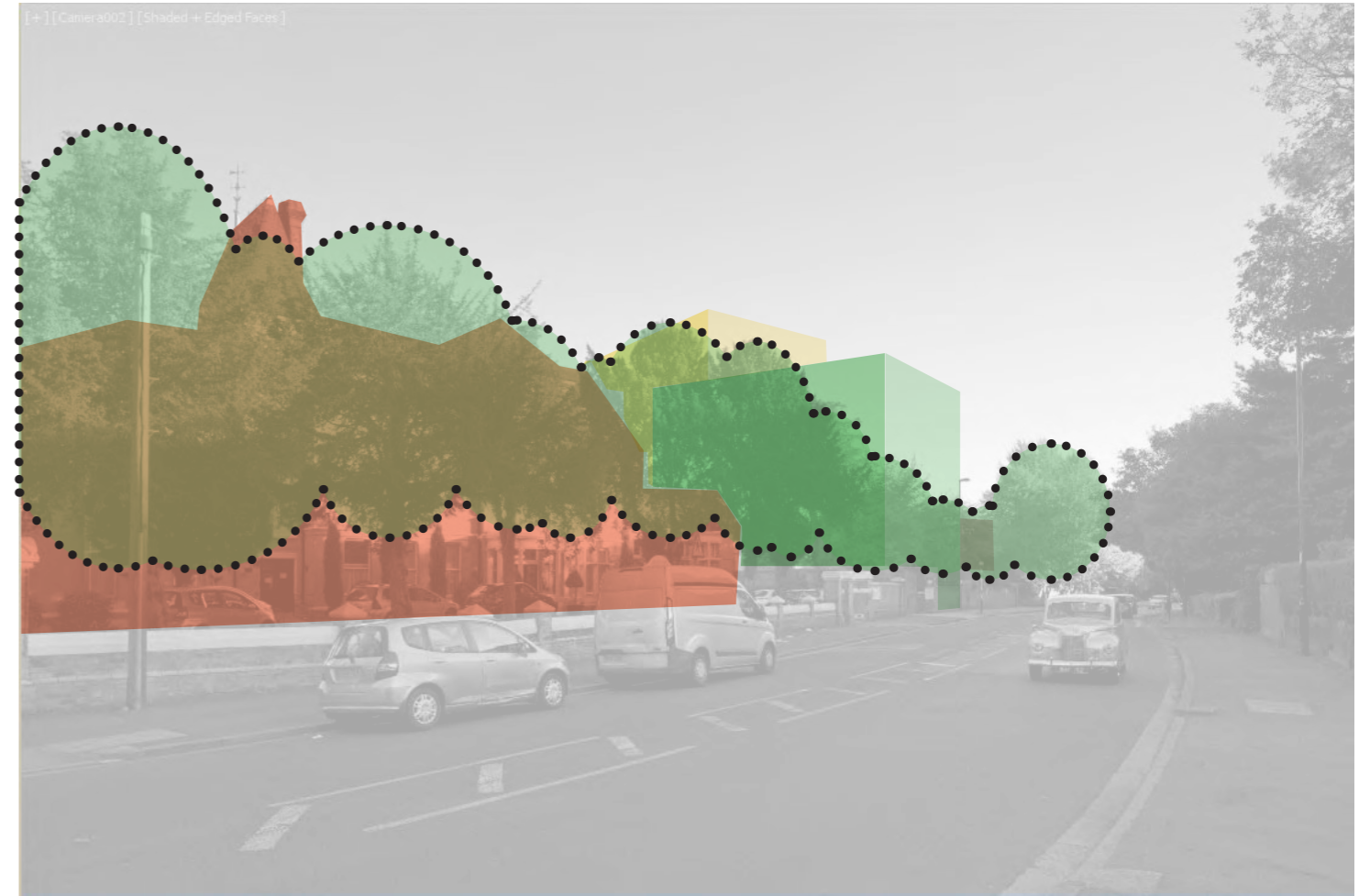
5.0
5.5

Proposals

Sydenham Hill Road, Key View 01



Previous Proposal



Current Scheme

5.0
5.6

Proposals
Sydenham Hill Road, Key View 02



Previous Proposal



Current Scheme

Landscape

Landscape

Residents Group Consultation : Key Issues Relating to Landscape & Open Space

Loss in area of open space and play space

Reduced privacy

Play provision

Opportunities for enhancements

Negative impact on character of open spaces

Retain the informal 'wild' character

Integration/ separation within estate

Extra demand on amenity of open space

Movement routes and circulation

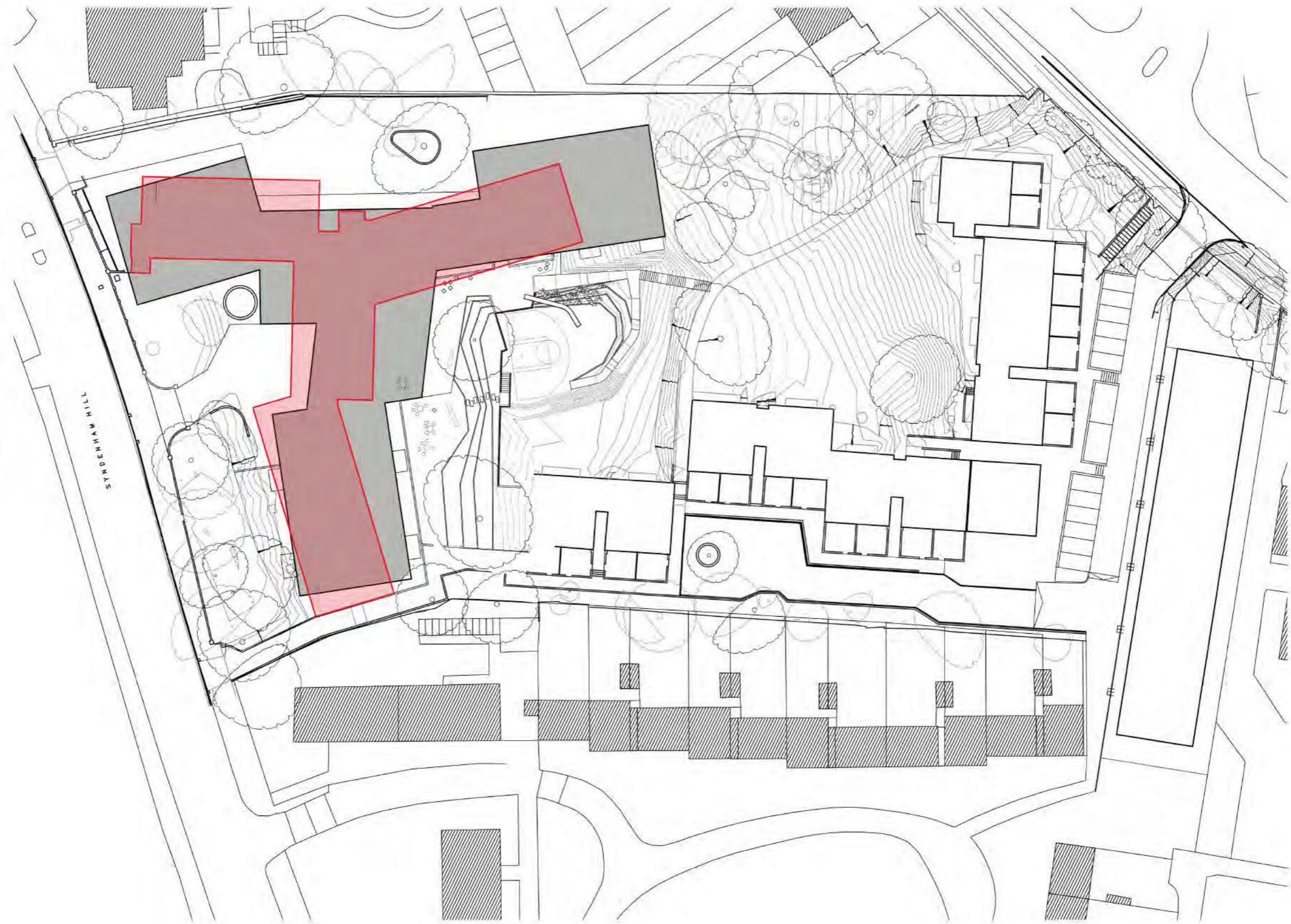
Landscape

Landscape Strategy : Composite Masterplan



Landscape

Mais House : Current Footprint



Landscape

Landscape Strategy : Existing trees



Landscape

Landscape strategy : existing trees retained



-  Cat A trees
-  Cat B trees
-  Cat C trees
-  Trees removed

Landscape

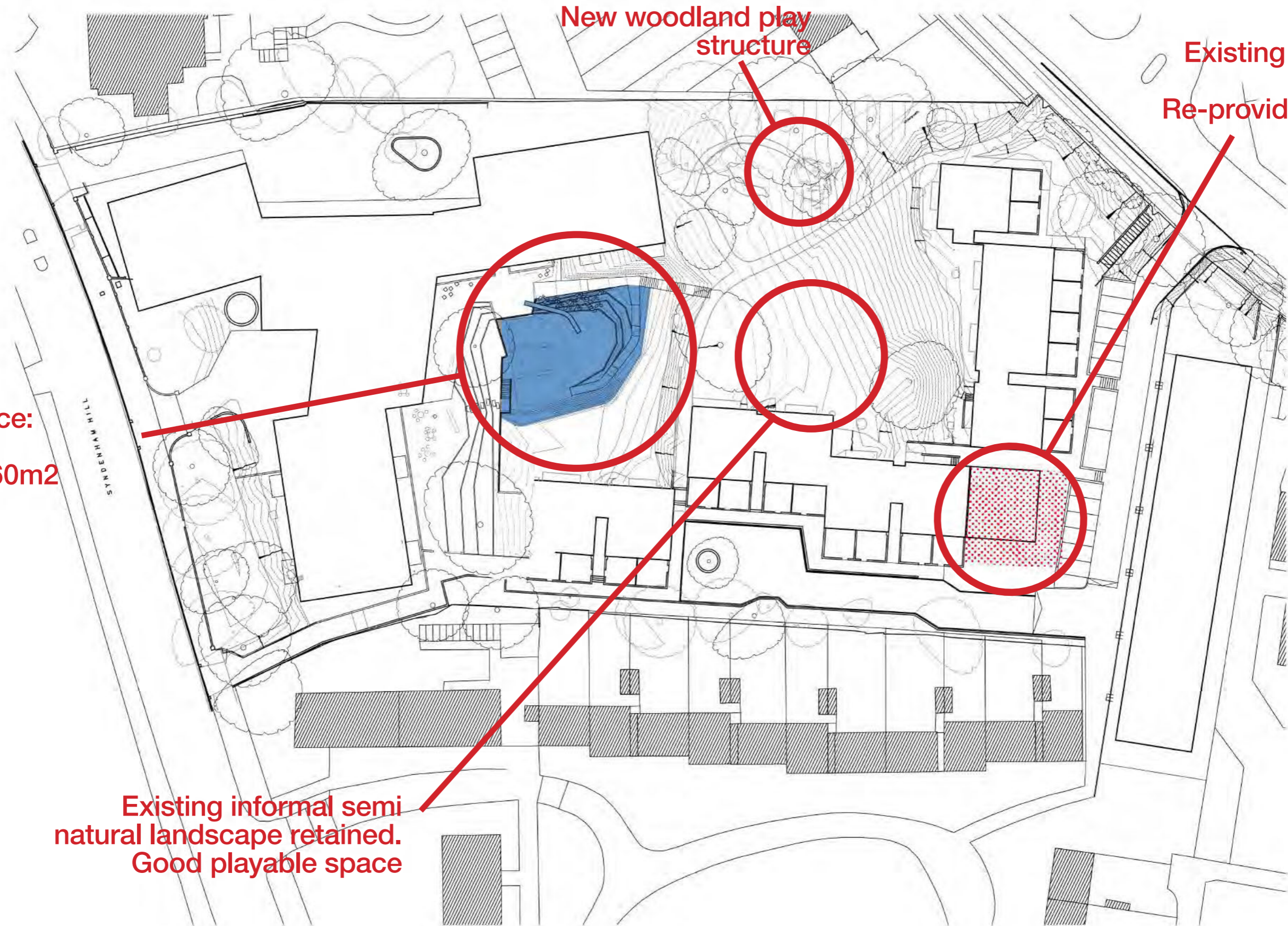
Landscape Strategy : Ecology



Landscape

Landscape Strategy : Playspace

[under review with Residents Group]



New playspace:

Total area: 360m2

New woodland play structure

Existing ball court.
245m2
Re-provided on site.

Existing informal semi natural landscape retained.
Good playable space

Landscape

10 Principles of Playspace Design

Bespoke

**Sustainable
and maintained**

**Variety of play
experiences**

Well sited

**Differing
ages can play
together**

Community

**Accessible
to all**

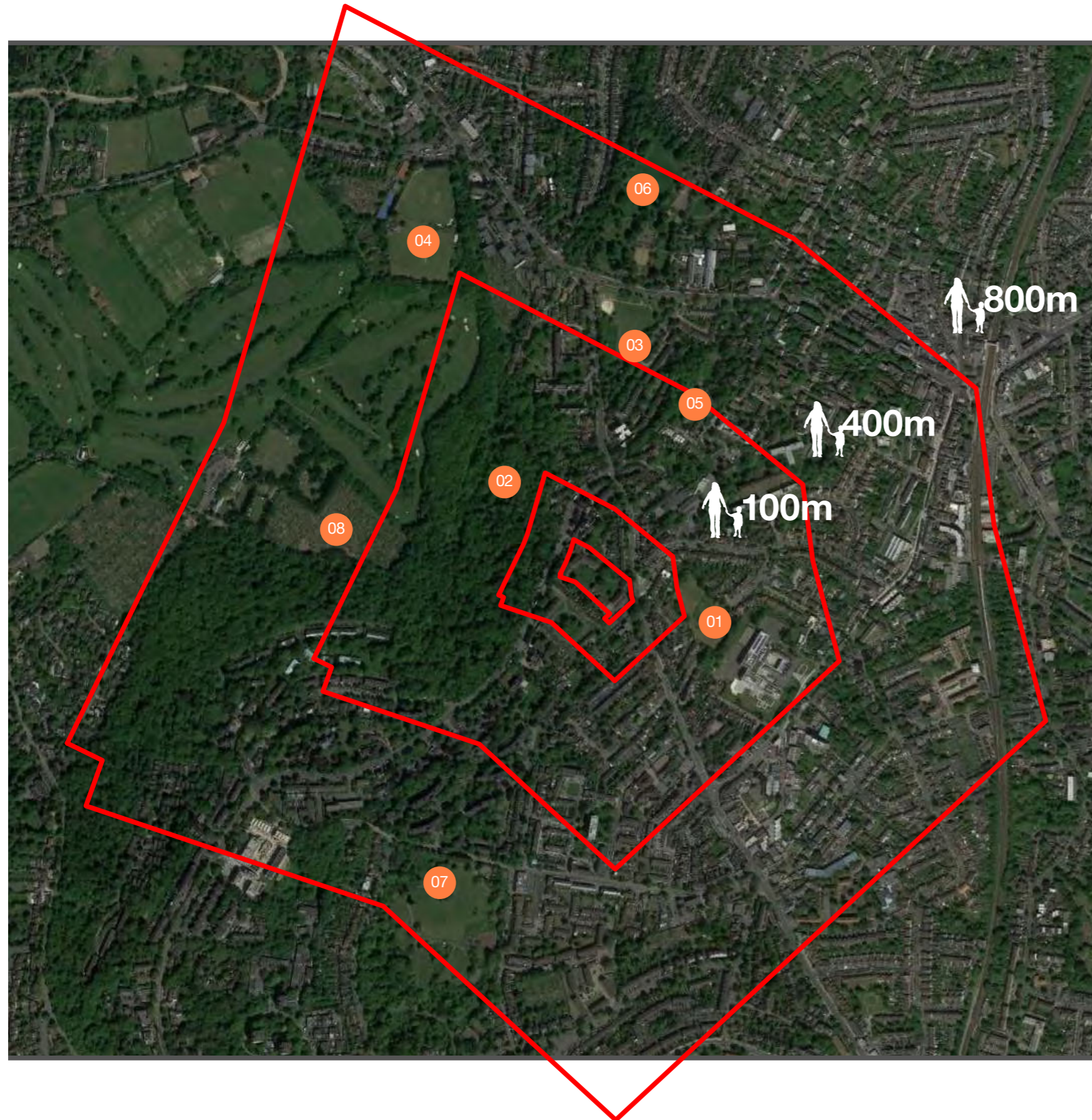
**Risk and
challenges in
play**

**Allow for
change**

Close to nature

Landscape

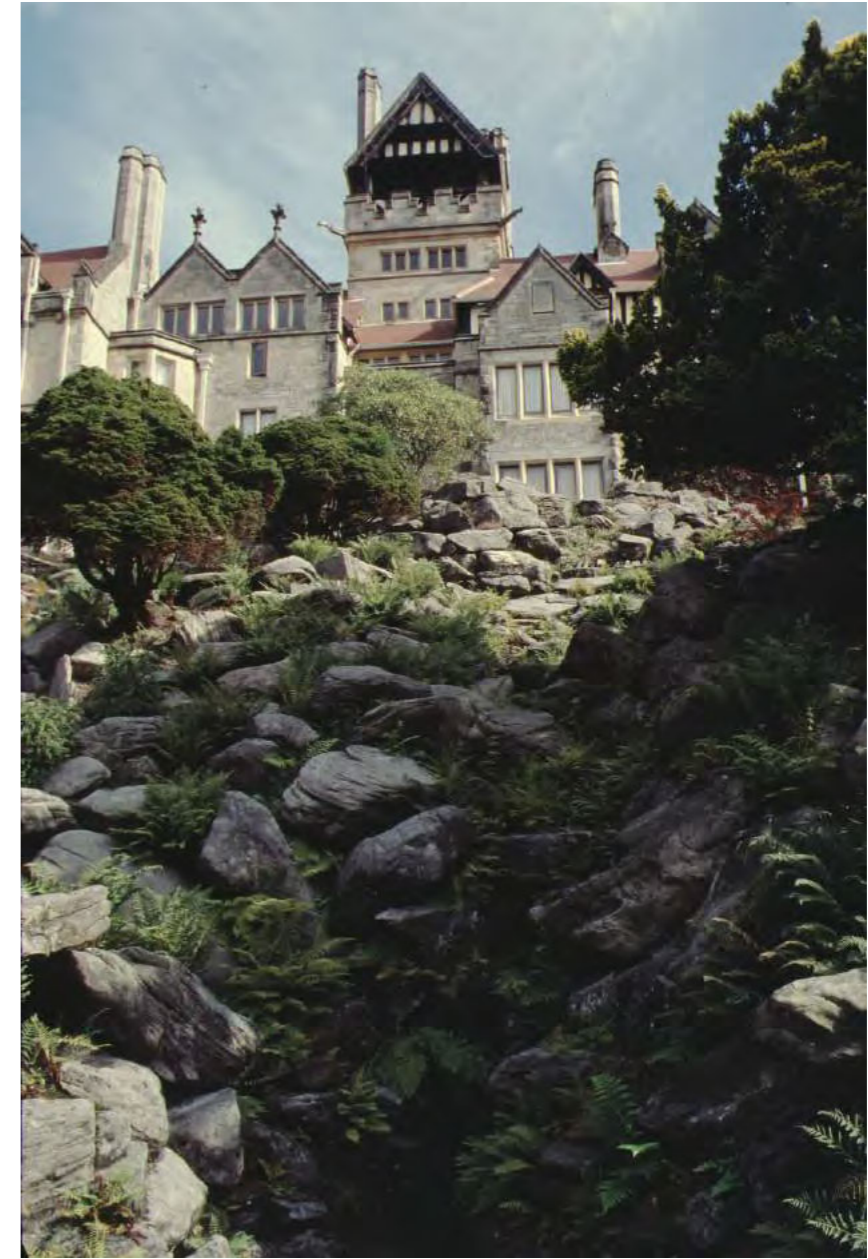
Local Play & Recreation Facilities



1. Baxter Field
2. Sydenham Hill Wood [Cox's Walk]
3. Horniman Playpark
4. Streatham & Marlborough Cricket Ground
5. Tarleton Gardens
6. Horniman Gardens and nature walk
7. Sydenham Wells Park
8. Gun site allotments

Landscape

Playspace Character : Rockery & Woodland



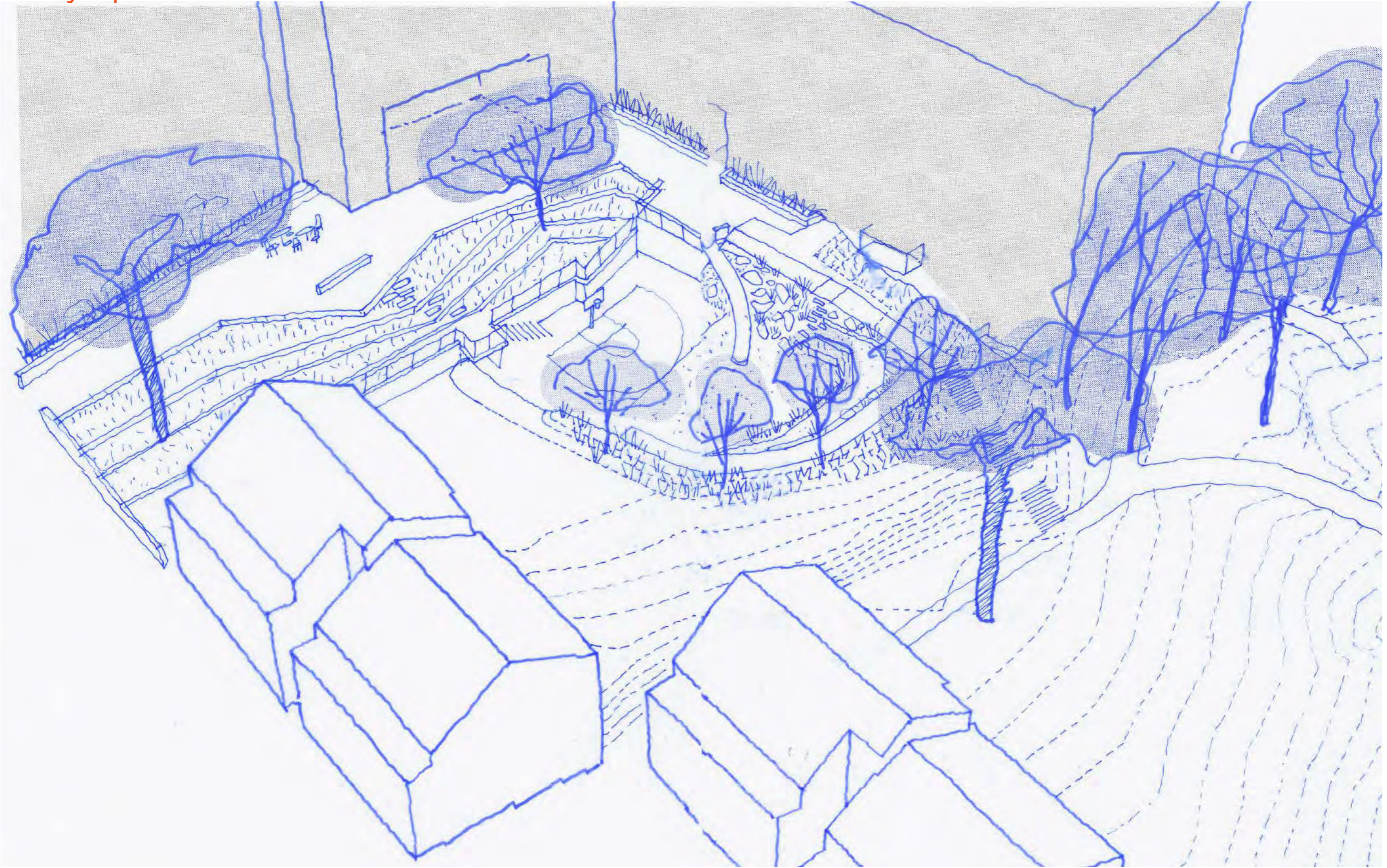
Landscape

Landscape Strategy : mid terrace playspace



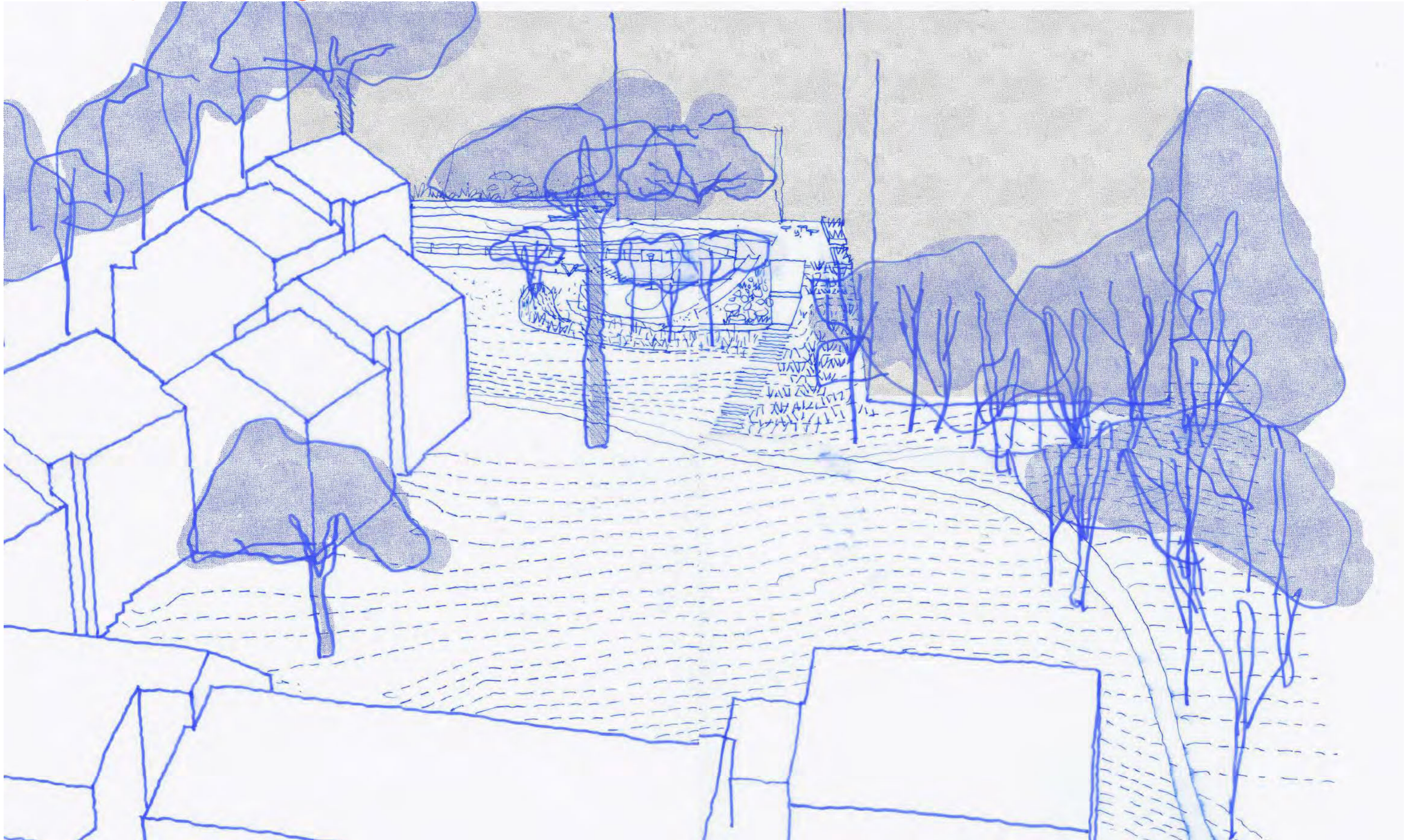
Landscape

Play space



Landscape

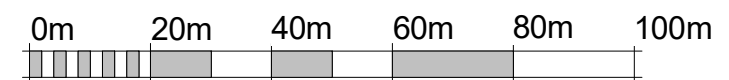
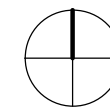
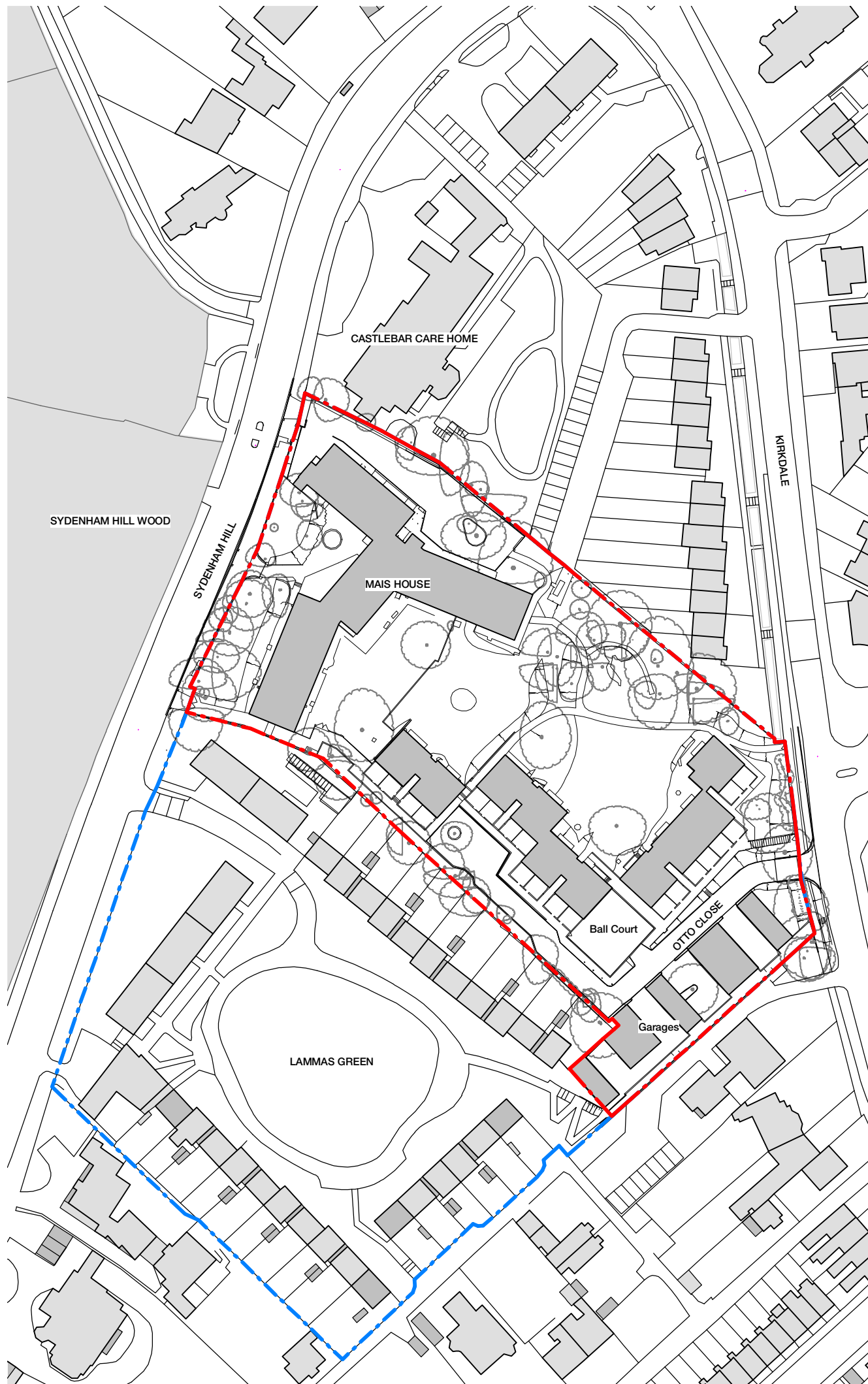
Play space - long view



Landscape

Planting Character





VISUAL SCALE 1:1250 @ A3

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Rev	Description	Date
-----	-------------	------

- Site Boundary
- Sydenham Hill Estate Boundary

159 St John Street London EC1V 4QJ
 mail@hawkinsbrown.com
 hawkinsbrown.com



Project
 Mais House
 44 Sydenham Hill
 Forest Hill, London
 SE26 6ND

Drawing
 Site Location Plan

Scale 1 : 1250	Date @ A3 07/02/19
-------------------	-----------------------

Drawn By CG	Checked By IC
----------------	------------------

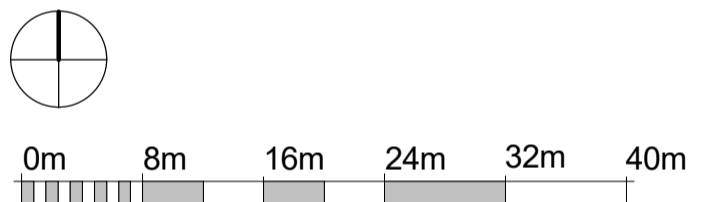
Job Number 18049	Status S0	Purpose of Issue Information
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Drawing No. SYDH-HBA-ZZ-XX-DR-A-00_0001	Rev
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Rev	Description	Date
-----	-------------	------



VISUAL SCALE 1:500 @ A1

159 St John Street London EC1V 4QJ
 mail@hawkinsbrown.com hawkinsbrown.com

Hawkins\Brown

Project
Mais House
 44 Sydenham Hill
 Forest Hill, London
 SE26 6ND

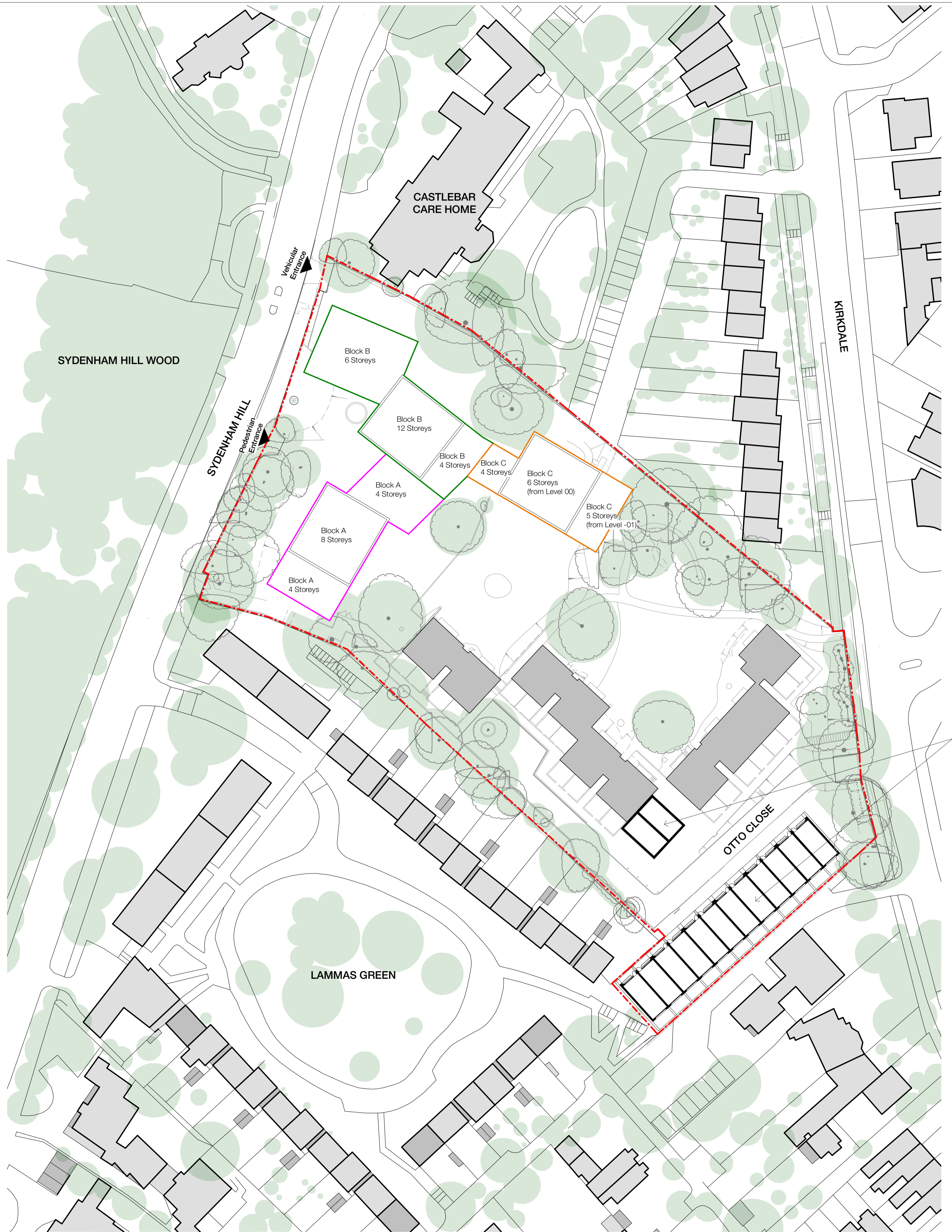
Drawing
Site Plan - Existing

Scale @ A1 1 : 500	Date 07/02/19
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Drawn By CG	Checked By IC
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Job Number 18049	Status S0	Purpose of Issue Information
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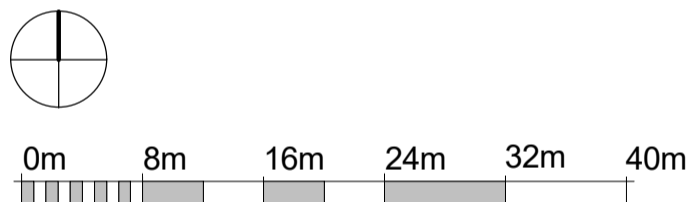
Drawing No. SYDH-HBA-ZZ-XX-DR-A-00_0100	Rev
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Rev	Description	Date

- Block A
- Block B
- Block C



VISUAL SCALE 1:500 @ A1

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Drawing
Site Plan - Proposed

Scale @ A1 1 : 500	Date 20/02/19
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Drawn By CG	Checked By IC
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Job Number 18049	Status S0	Purpose of Issue Information
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Drawing No. SYDH-HBA-ZZ-XX-DR-A-00_0101	Rev
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Otto Close
 Terraces
 3 Storeys



Rev.	Date	Description	Drawn	Chk'd
00	08/08/2014	Issued for information		

to studio
 Landscape Architecture
 137 Newbridge Road Bath BA13HG
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CLIENT
 Client
 PROJECT
 Project Name
 TITLE
 Title
 Landscape Site Plan

Scale: 1:500 @ A1/1:1000 @ A3 Date: 08/08/2014 Drawn: Checked: Approved to:
 Status: Information
 Drawing Number: TS000-1-GE-01 Rev: 00