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8 May 2015

Dear Sir/Madam,

Taymount Grange, Taymount Rise, Forest Hill, Lewisham, SE23 3UH
Pre application Consultation

Please find enclosed a consultation document which outlines our proposal for the construction of a new 4-storey residential building comprising 22 units at Taymount Grange. We are contacting you as a local resident and understand you may already be aware of the proposals.

A formal pre-application meeting has been held with Lewisham Council and it is intended to submit a planning application in the summer. The consultation leaflet provides a description of the proposals, provides further information on design and clarifies means of access, services & programme.

We look forward to hearing any comments you may have. Should you have any comments or queries I would be grateful if you can send these to me at the above address or email.

Yours faithfully,

Caroline Harper
JLL

Notification of Proposed Development

Taymount Grange
Taymount Rise
Forest Hill, Lewisham

Dear Resident,

On behalf of the landowner, Deritend Investments (Birkdale) Limited and further to consultation with Lewisham Borough Council, we wish to inform you of a planned residential development located on the garage site at Taymount Grange. It is the intention to submit a planning application in Summer 2015.

A summary of the proposal is outlined below:

- Removal of the existing single storey garages and hard standing to the east of the site, creating 15 no. car park spaces and shared surface courtyard.
- Construction of 22 No. Residential units on the former swimming pool site. Accommodation to consist of: 6 No. 3 Beds, 10 No. 2 Beds and 6 No. 1 Beds. Each unit will have private amenity space. External areas will be further enhanced for the benefit of all residents.
- The proposal comprises of three storeys above ground level. The top-most storey of the development is setback from the building line on all sides.
- Retention, protection and enhancement of the existing amenity and mature trees bounding the site.
- Repair / replacement of existing boundary fences and walls.
- Relocation of vegetable plot to the south east of the site.



Proposed Site Layout

The proposed layout and orientation of the scheme has been influenced by the existing site context and the locally listed Taymount Grange Building. Both vehicular and pedestrian access to the development will be via the existing entrance off Taymount Rise. As part of the works, it is proposed to enhance the existing landscaped gardens, upgrade amenity space and provide additional lighting for the purposes of security. All planting to boundaries will also be reinforced with additional semi mature trees and vegetation.

Design

The proposed building is designed as two clearly defined elements, split by a circulation core in the centre creating a subordinate pavilion like structure to the rear of the site. The scheme will provide attractive contemporary accommodation, with upper levels set back. Additional screening and planting will be provided on upper floor terraces.

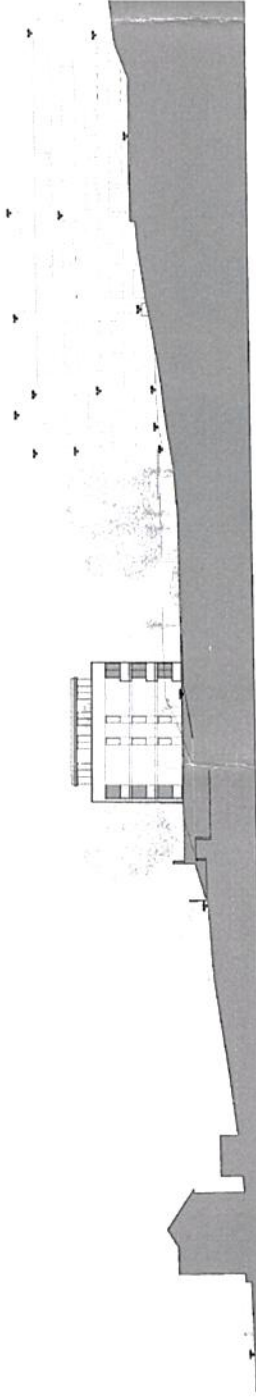
Finishes - Materials

External materials will be of a high specification. These will be detailed with clean simple lines to create an modern intervention that respects the local context.

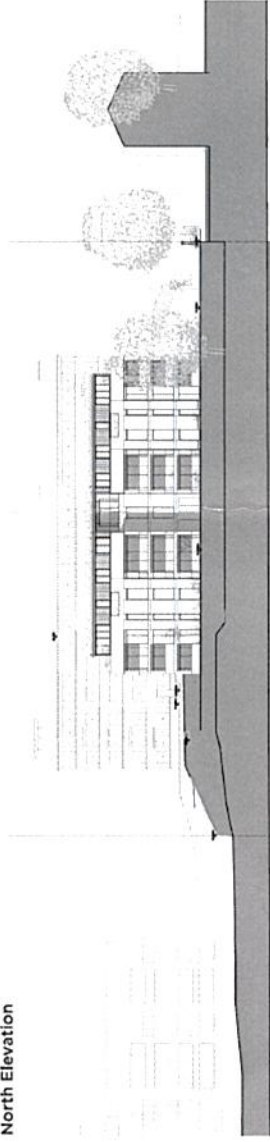
Contact

If you have any questions regarding this proposal please contact Caroline Harper of the Planning and Development Team at Jones Lang LaSalle.

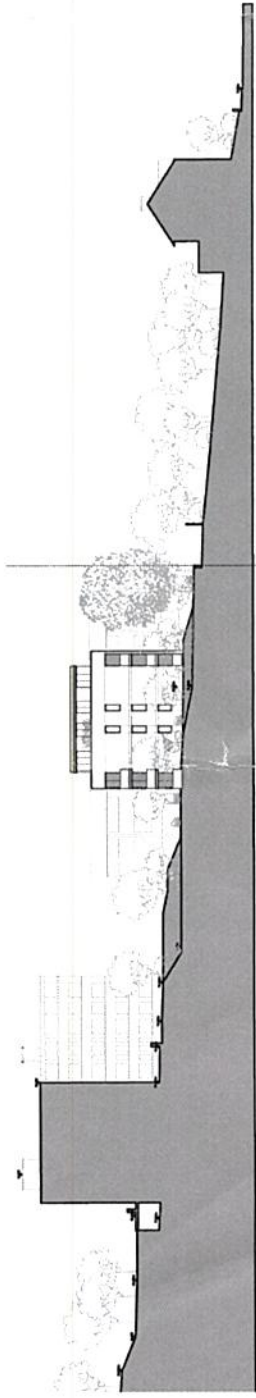
t: +44 (0)207 852 4138
email: caroline.harper@eu.jll.com.



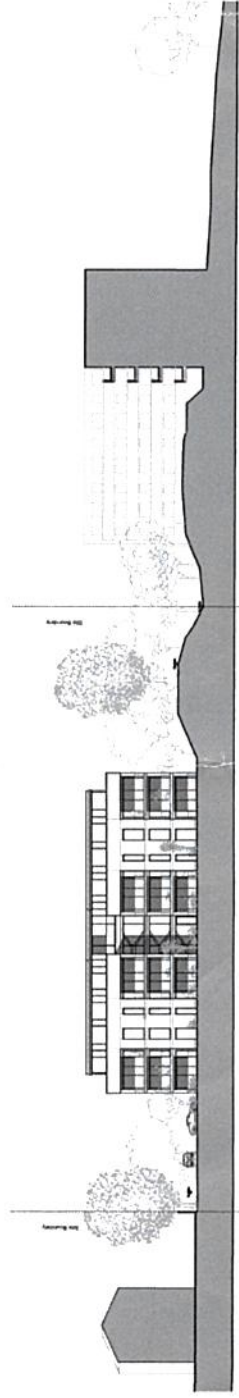
North Elevation



East Elevation



South Elevation



West Elevation