



Client

St Clement Danes Holborn Estate Charity

Site

Dulwich

Role

Town Planning and Architects

Value

Circa £30m

Project

New Build

OVERVIEW

The charity owns 50 sheltered housing flats on a 6 acre site. The existing flats have reached the end of their economic life and the charity is seeking to replace them with new accommodation which would be financed by the sale of part of the estate for open market family housing. The project has a number of significant issues including:

- The replacement sheltered housing must be available for use before the demolition of the existing.
- The site is covered by a blanket TPO and much of it is of ecological interest.
- The site has an adverse topography but sits on top of a prominent ridge line with far reaching views over Kent and towards the City.
- Low PTAL rating but need to maximise density.
- The re-provision exercise should offer certainty to the client but not be unduly prescriptive to a future developer partner.

SOLUTION

The solution has been to propose a master plan for the site to provide the basis of obtaining outline planning permission for the replacement sheltered housing and confirm the parameters for the residual open market housing. This approach will:

- Reduce uncertainty to the client on the planning process.
- Set parameters for a redevelopment to facilitate the re-provision exercise whilst retaining flexibility to a future developer partner to establish their own “brand” on the site.
- Increase the site value by reducing planning risk to a prospective development partner.
- Enable disposal at a future date when market conditions may be more favourable

Pellings have agreed to share the ‘planning risk’ with the client linking the overall fee to the outcome of the planning process.

ST CLEMENTS HEIGHTS

