

## Blairderry Road, Streatham

### Urban Regeneration

**Location:** Streatham, South London

**Existing Use:** Industrial warehouse

**Site Area:** 0.27 hectare

**Residential Density:** 225 hab. rooms per hectare

**Proposals:** Erection of part four, part ten and part eighteen storey building comprising 673m<sup>2</sup> flexible commercial floor space and 151 flats together with 30 basement car parking spaces.



Blairderry Road is a predominantly residential development rising to six storeys on a semi-derelict site to the west of Streatham Hill, which will provide 66 residential dwellings and 379m<sup>2</sup> of commercial floor-space.

The development forms a key part of the regeneration masterplan for Streatham District Centre.

The local authority had persistently resisted the loss of employment land on the site over many years, but recently it has been identified in the Streatham Masterplan as an important Opportunity Site, suitable for high density, mixed-use development.

Harper Planning Consultants worked closely with the client and other consultants throughout the application process to produce development proposals that would overcome Lambeth's previous objections.

Harper Planning Consultants prepared detailed planning submissions in support of

the scheme, instructed Counsel and provided expert witness evidence at a public inquiry, successfully arguing that the Masterplan was a material consideration of considerable weight.

Lambeth conceded that the scheme had substantial other benefits to outweigh the loss of employment land.

