



#### Client

St Clement Danes Holborn  
Estate Charity / Crest  
Nicholson

#### Role

Architects

#### Site

Sydenham

#### Value

Circa £30m

#### Project

New Build

#### OVERVIEW

The St Clements Danes Holborn Estate Charity owned 50 sheltered housing flats on a 6 acre site. The flats had reached the end of their economic life and the charity was seeking to replace them with new accommodation which would be financed by the sale of part of the estate for open market family housing.

Pellings achieved Outline Planning consent in 2011 and Reserved Matters of consent at planning committee by unanimous decision in 2015, for the replacement of the existing building on the site with 50 new supported flats for the Charity, and a further 46 residential units for private sale.

The proposal site is characterised by a large number of mature trees and the steep escarpment to the east. Set at the head of a formal landscaped garden, the Almshouse building provides 50 one and two bedroom supported living units to HAPPI and London Housing Design Guide standard. The garden is bordered on the remaining three sides by family housing and apartments, providing a further 46 dwellings for private sale. Each building on the site has a relationship both with the formal landscape at the heart of the site and the leafy edges of the tree-lined boundaries.

Pellings worked closely with Outerspace Landscape Architects and Savills to produce a masterplan that integrates mature, contemporary buildings with the surrounding landscape and the often conflicting needs of the Charity and the private developer client groups while still delivering the quantum of development established by the Outline Permission.

ST CLEMENT'S HEIGHTS