

Grinling Place

Proposed development at former Akwaaba Centre, Grinling Place, London, SE8 5HG

Caerus Developments are asking the public for comments on their mixed use proposals to replace the former Akwaaba Centre located at Grinling Place.

The current scheme comprises:

- ✓ 38 much needed new homes
- ✓ A mix of 1, 2 and 3 bedroom properties, including 2 two duplex houses
- ✓ 4 wheelchair accessible homes
- ✓ Provision of on-site playspace facilities
- ✓ New street planting
- ✓ On-site affordable housing
- ✓ New job opportunities with the inclusion of a ground floor commercial unit
- ✓ Car free development



Development proposal

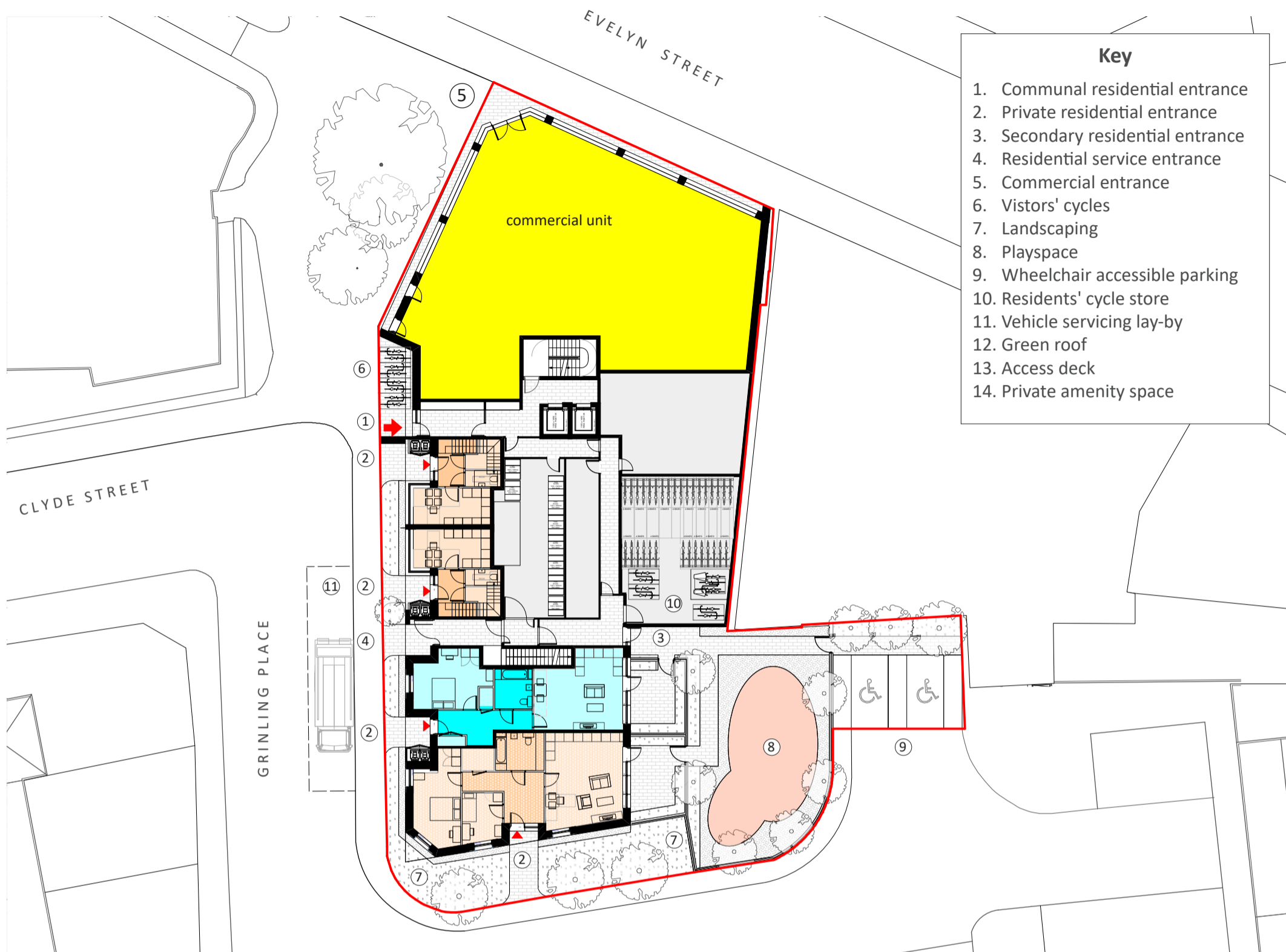
The current scheme comprises:

- Part 5 part 6 storey building, similar heights to Drakes Apartments
- Ground floor commercial unit fronting Evelyn Street and Grinling Place
- 38 residential units across all floors comprising;
 - 8 x 1 bedroom
 - 27 x 2 bedrooms
 - 3 x 3 bedrooms
- Provision of on-site affordable housing
- Private balcony space to all apartments
- Provision of disabled parking spaces, otherwise car free development
- New street planting
- Over 75 new cycle spaces being provided
- Provision of on-site playspace facilities
- Green roofs with solar cells for increased sustainability
- Enclosed refuse store for both residential and commercial uses
- Development will be carbon neutral and achieve a bio-diversity net gain

CGI of proposal from Evelyn Street



Development plans & images



- Key**
- 1. Communal residential entrance
 - 2. Private residential entrance
 - 3. Secondary residential entrance
 - 4. Residential service entrance
 - 5. Commercial entrance
 - 6. Visitors' cycles
 - 7. Landscaping
 - 8. Playspace
 - 9. Wheelchair accessible parking
 - 10. Residents' cycle store
 - 11. Vehicle servicing lay-by
 - 12. Green roof
 - 13. Access deck
 - 14. Private amenity space

Ground floor plan

View of proposal from South West



Development plans & images



Typical middle floor plan

Typical upper floor plan

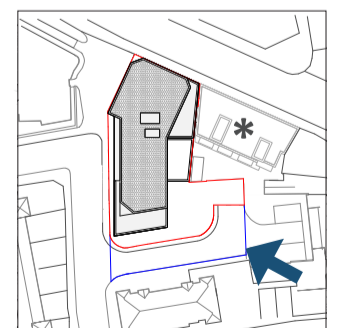
View of proposal looking from South East



Accommodation schedule			
Floor	One beds	Two beds	Two beds
Commercial	290m2		
Ground	1	3	-
First	1	4	1
Second	2	5	1
Third	2	5	1
Fourth	1	5	-
Fifth	1	5	-
TOTAL	8	27	3
		38	

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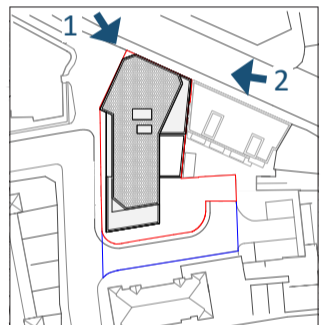


* Future development at 402-410 Evelyn Street

Development plans



1. View of proposal looking South East

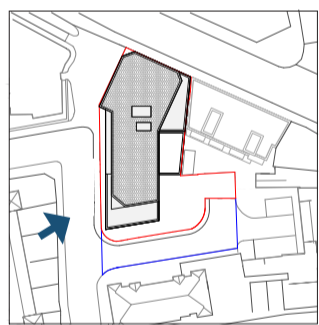


2. CGI of proposal looking East along Evelyn Street



Timeline

CGI of the proposal on Grinling Place



Indicative time line for the development

July 2024

Consultation
period

Summer/
Autumn 2024

Planning Application
submitted to
LB Lewisham

Winter 2024

Planning Decision

Spring 2025

On-site works
commence

Spring 2027

Completion of
development

If you wish to comment on the proposals please contact us, using the details below.

Please refer to the website for the closing date for comments



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Have your say; www.grinling-place-consultation.com