

SITE 2: THE LAWNS

UPPER NORWOOD SE19 3TS



A grassed area located at the end of a cul-de-sac, also called The Lawns. The site used to form part of the Great North Wood and is located close to the shops and cafés of Crystal Palace.

SITE INFORMATION:

Number of homes: 3-4*

**Initial designwork has indicated that this number of homes can be accommodated on this site, but this may change subject to further development of an outline design as part of the bid*

Site area: 0.113 hectares

Ward: Upper Norwood

Public Transport Accessibility Level (PTAL) Rating: 2



KEY OPPORTUNITIES AND CONSTRAINTS:

- Far-reaching views
- There is a mature oak tree on the site
- A bat mitigation survey will be required to establish whether bats roost in the tree
- There are several overhead telecom cables over the site
- Road layout to allow vehicular turning would need to be re-provided on the site
- There are two sewers running below the site
- Traces of asbestos and petrol contamination have been found on the site
- There is an 8m level change across the site
- There are neighbours overlooking some parts of the site

