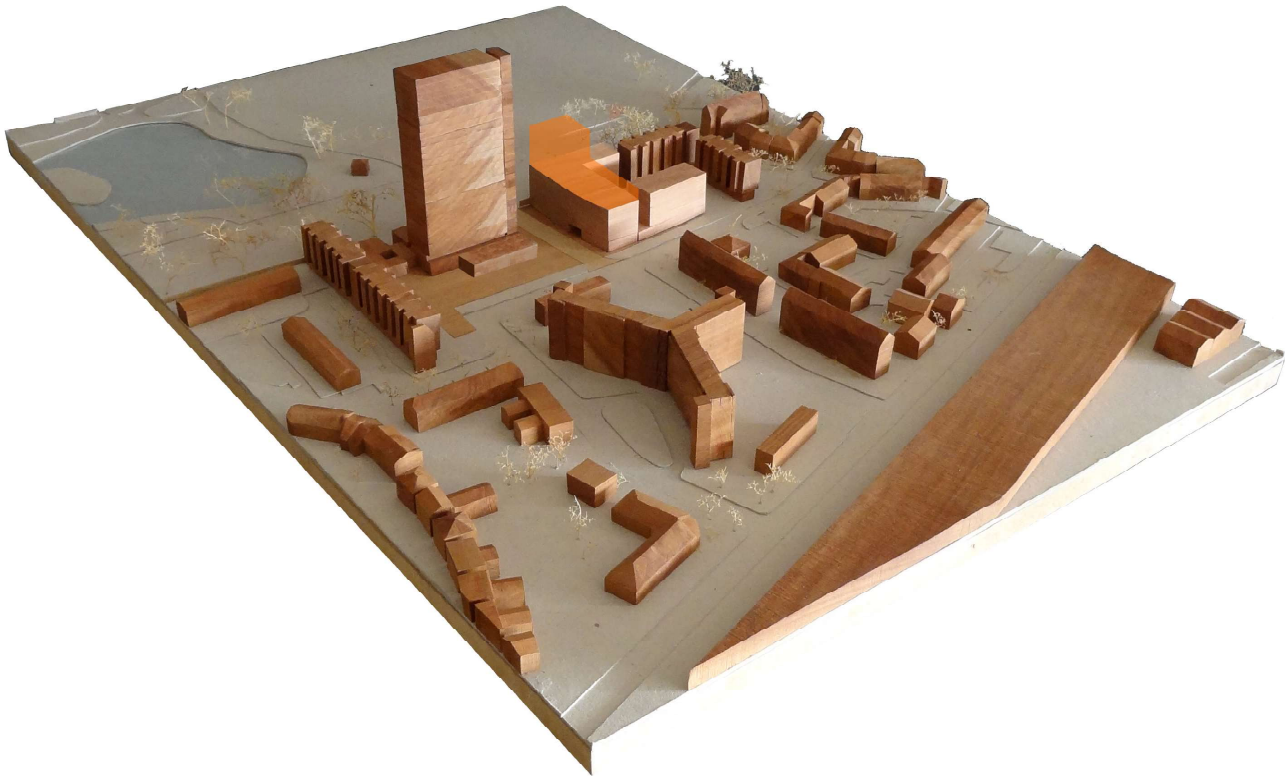


Abbeyfield Estate

Presentation for Public Consultation
April 2021



HaworthTompkins

**FARRER
HUXLEY**

The Team

HaworthTompkins



Silchester Housing, Westminster: A Peabody development by Haworth Tompkins with a large percentage of family homes and affordable homes.



Peabody Avenue, Pimlico: A courtyard housing project with play space.



Iroko Housing, South Bank: A housing co-operative with communal courtyards.



Haworth Tompkins Architects is an award winning London based architectural studio built on a commitment to the art of making beautiful, sustainable buildings. Founded in 1991 by Graham Haworth and Steve Tompkins and now over 50 strong, the studio specialises in bespoke buildings in the public, cultural and private sectors. We have carried out a range of residential projects for private developers and social landlords. The Practice has won three Housing Design Awards and four RIBA awards for our completed housing projects, which include the Iroko Housing project on the South Bank, Alliance House in Stoke Newington, our work at Liverpool One, the Athletes Village and Peabody Avenue in Pimlico.

www.haworthtompkins.com



Bouygues UK focuses on sectors where it is particularly well-positioned to add value through its technical expertise, skills and experience, drawing on the talents of the wider global Bouygues Group where relevant. We are an innovative business with a diverse workforce which underpins how we approach our extensive project portfolio. We believe in knowledge sharing, adopting best practices and embracing new ideas to ensure we consistently deliver the highest quality projects to our clients.

By drawing on the heritage and support of the Bouygues Group, which operates in over 90 countries, our local expertise and focus on intelligent, competitive delivery, twinned with the resources, reach and backing of our parent company that gives Bouygues UK the edge, delivering work with passion, flair and innovation. Bouygues UK designs and builds sustainable developments that enhance and transform communities for the better. Combining innovative design, expertise in construction and operational excellence, we offer a fully-integrated service.

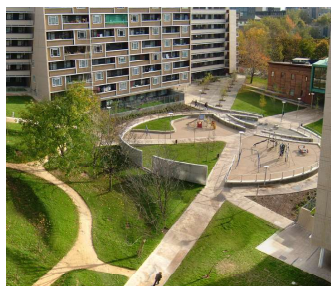
Operating in the UK for over 20 years, Bouygues Construction has progressively grown its business in the sectors of building, infrastructure and industry.

www.bouygues-uk.com

FARRER HUXLEY



St Johns Hill, Clapham: A Peabody development with landscape design by Farrer Huxley.



Priory Green, Islington: Regeneration of a landscape within an existing 1960s housing estate.



St Johns Hill, Clapham: A complete landscape regeneration around a new housing estate.

Farrer Huxley is a practice of landscape and urban design experts established in 1995. The practice is unrivalled in its approach to consultancy, offering critical appraisals far beyond the scope of landscape. This wide-angle thinking will challenge and confound assumptions and ultimately unlock abstract and difficult challenges from funding to technical and design constraints. As such, the award winning practice has a number of nationally recognised, exemplar schemes in URBAN PUBLIC REALM, HOUSING and education. Our core business function is creating great landscapes that form the very fabric of society. Our work is founded upon the belief that landscape makes an essential contribution to the generation of sociable and sustainable communities. Our aim is to re-ignite people's relationship with nature through high quality creative solutions. Farrer Huxley is convinced that engaging communities with nature through intelligent and well balanced design is the single most sustainable contribution that can be made to our neighbourhoods, towns and cities today.

www.fha.co.uk



calfordseaden are well known across the borough as one of the framework providers for technical consultancy over the last three years and into the future. Working on many of the estates including Abbeyfield ensures an understanding of the local area and its residents.

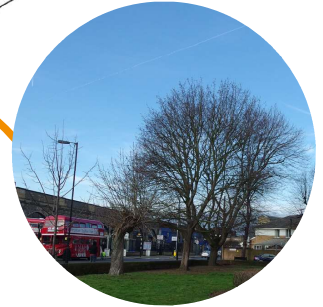
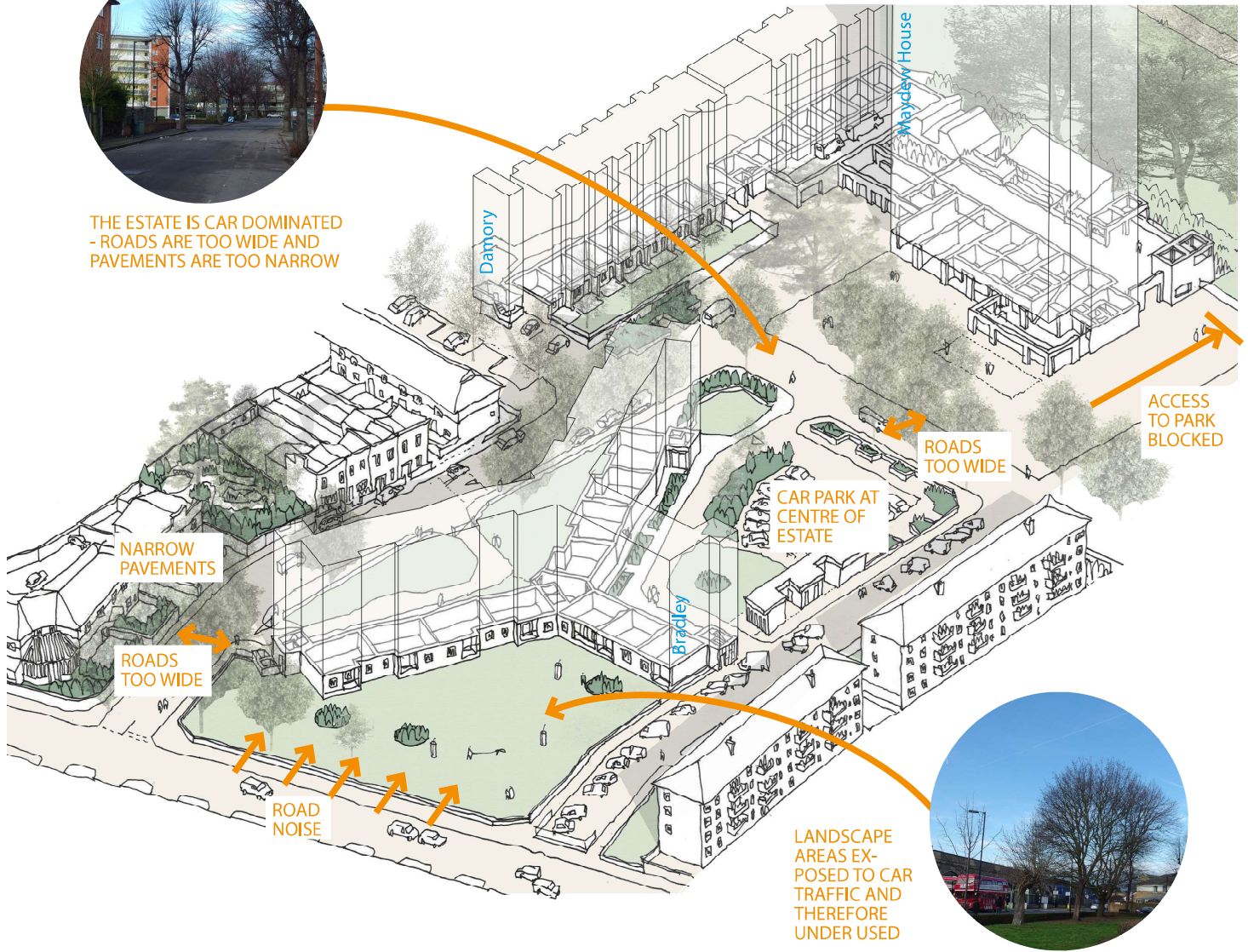
calfordseaden are a multi-disciplinary consultancy service. With a strong focus on housing our integrated services also extend across the commercial, community, education, health, housing and retail sectors. Our core vision has remained the same since our inception to be the trusted provider of a high quality and professional service. This vision focuses on excellence, ethics, sustainability, innovation, respect and investment. Everyone across the practice plays an integral role in the successful delivery of a consistently high quality service. Ultimately it is our people that make the difference and is why our clients choose to work with us.

calfordseaden is committed to and support the principles of enhanced equality & diversity, health & safety, protection of the environment and quality management. We have comprehensive & robust policies in place, with our policies statements in these key areas available below. As a practice, calfordseaden is accredited under ISO 9001, ISO 14001 and has procedures in place that conform to the principles of ISO 18001.

www.calfordseaden.co.uk



THE ESTATE IS CAR DOMINATED
- ROADS ARE TOO WIDE AND
PAVEMENTS ARE TOO NARROW



LANDSCAPE
AREAS EX-
POSED TO CAR
TRAFFIC AND
THEREFORE
UNDER USED

Abbeyfield Estate Neighbourhood study

What already makes it a good place to live here

- Right next to Southwark Park
- Good connections to public transport
- Quiet roads, not too much car traffic
- Lots of open space and mature trees




What we want to improve

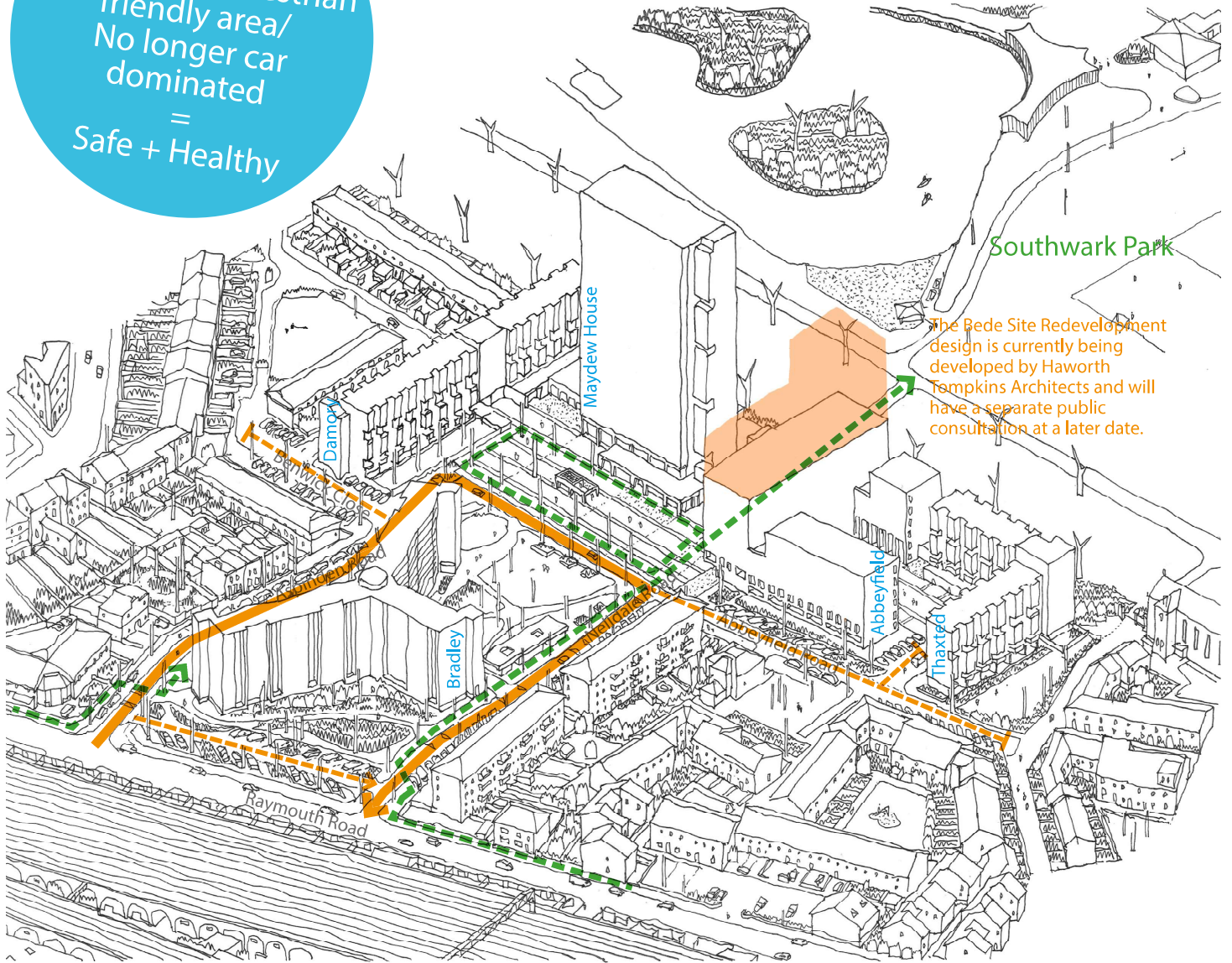
- Pedestrian access into Southwark Park through new gate
- Reducing the width of the roads and changing to one-way system
- Better pedestrian routes by providing wider pavements
- Improved areas of landscape by planting new trees and new areas for play
- New parking layouts and new bicycle stores



Neighbourhood becomes a pedestrian friendly area/
No longer car dominated
= Safe + Healthy

Key:

-  Cars
-  Pedestrian
-  Shared Surface



Abbeyfield Estate




Traffic Strategy

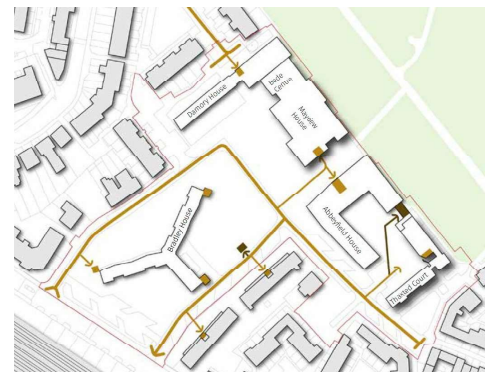
Your way through the neighbourhood by foot

- Better connections to train stations through new park gate
- Wider pavements along Aspenden and Nelldale Road
- Pedestrian priority for Benwick Close and Abbeyfield Road
- New footpaths across the green areas around Bradley House
- New car free landscaped space at the heart of the neighbourhood

Roads for cars and service vehicles

- Open up Nelldale Road to Raymouth Road
- Switch to one-way system
- Enter into Aspenden Road, exit through Nelldale Road
- Vehicle access to new central space limited to bin lorries, delivery vans and for taxi drop off

-  Bin Stores
-  Circulation & Access
-  Electrical substation & plant room



Precedent images showing successful streetscape design

Plan showing vehicular access

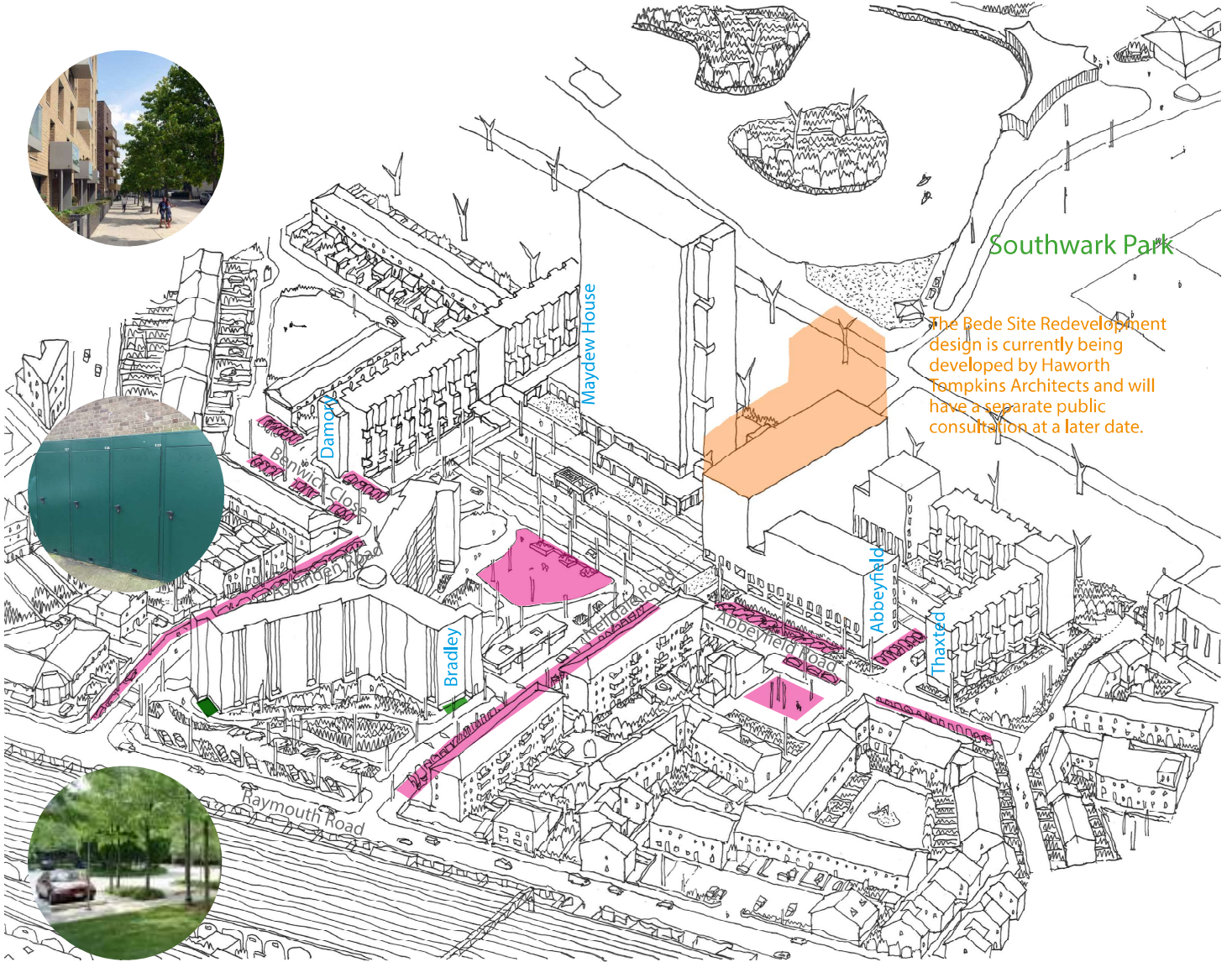
Reducing the number of cars in London will reduce pollution and improve the air quality



102 Existing Car Parking Spaces

Proposed Car Parking Spaces

71



Abbeyfield Estate

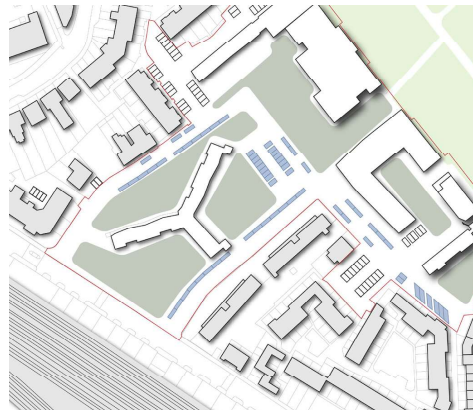
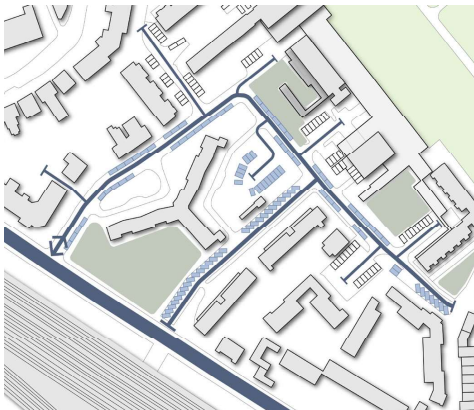
Parking Strategy

Where you can park your car

- On street car parking along Aspinden and Nelledale Road
- Parking bays in Benwick Close and rear of Abbeyfield Road
- Re-providing Bradley House car parking in more efficient layout along Raymouth Road

Offers for people without a car

- Better and safer cycle routes through the neighbourhood
- New bicycle storage lockers for Bradley House residents
- Secure cycle stores in Maydew and Damory House, Thaxted Court and new built Abbeyfield House
- Car club spaces and free 3 year membership for eligible residents



Plan showing existing parking strategy

Plan showing new proposed parking strategy



Spring bulbs



Planting for pollinators



Native roses



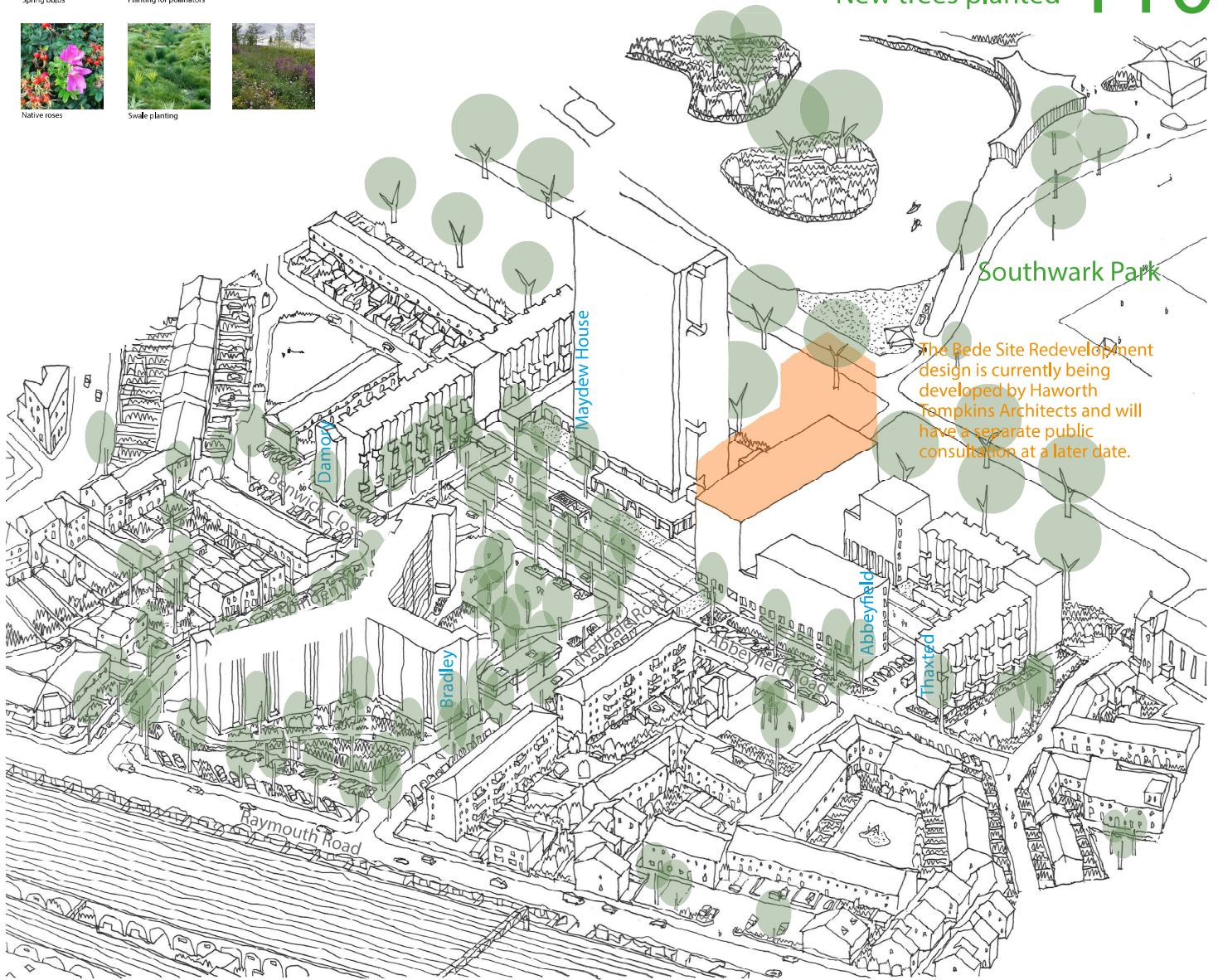
Swale planting



11 Existing trees removed

New trees planted

110



The Rede Site Redevelopment design is currently being developed by Haworth Tompkins Architects and will have a separate public consultation at a later date.

Abbeyfield Estate

Landscape, trees and ecology

Trees we need to remove and where we want to plant new trees

- Thaxted Court Plane tree will be removed to allow for new homes
- Nelldale Road Cherry trees will be replaced
- 110 more trees across the neighbourhood

What landscape do you want in the estate?

- Play space for small children?
- Quiet spaces with benches and planting?
- Community allotments and orchards?
- Play space for older children (ping pong tables, basketball hoops)?
- Open air street gym?



Plan showing proposed planting strategy



Plan showing proposed play space



Corylus avellana



Robinia pseudoacacia



Ailanthus altissima



Prunus avium 'Plena'



Pinus sylvestris

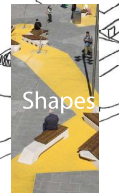


Quercus rubra

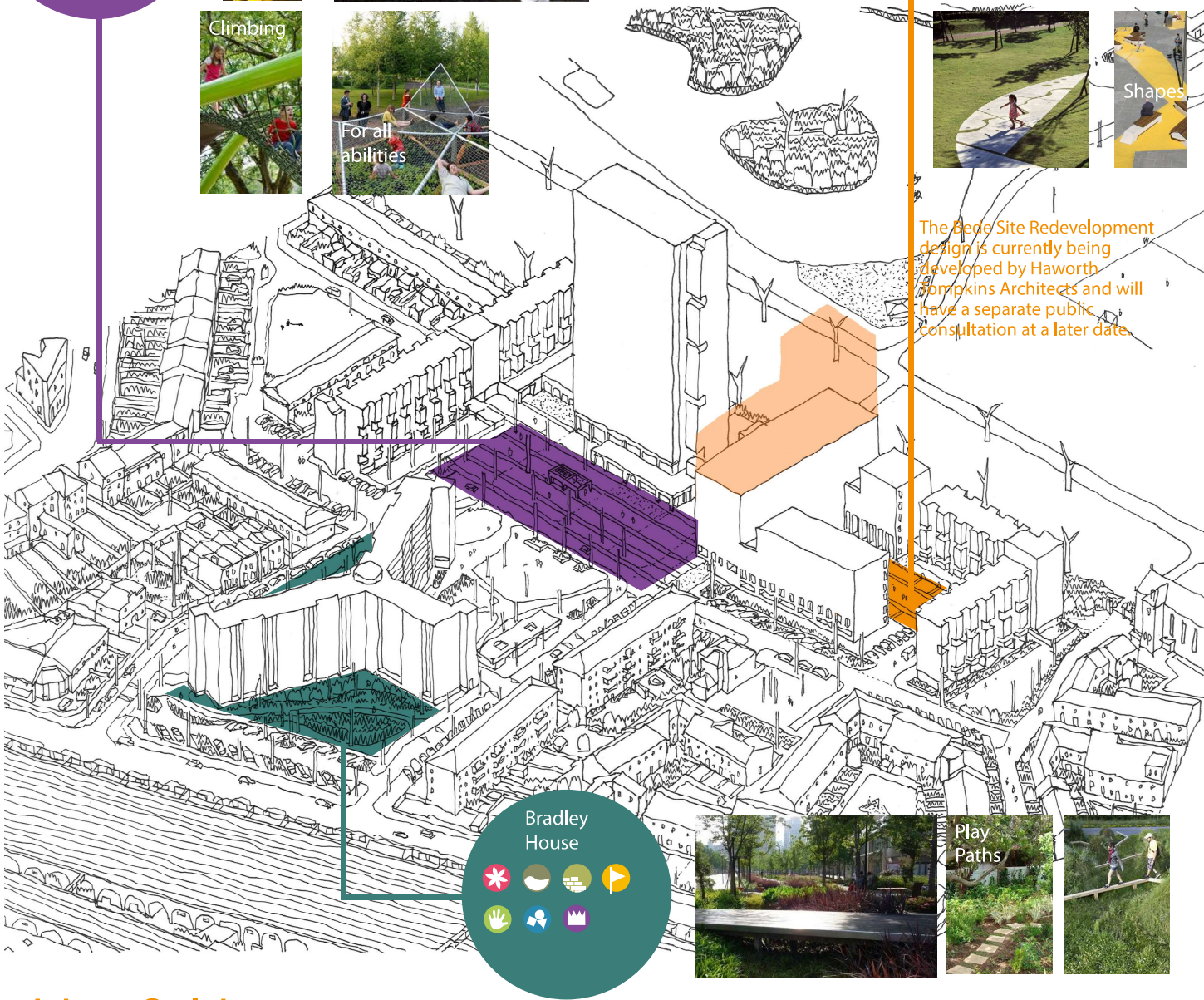
Maydeu House & Damory House



Bede Site Redevelopment & Thaxted Court



The Bede Site Redevelopment design is currently being developed by Haworth Tompkins Architects and will have a separate public consultation at a later date.



Bradley House

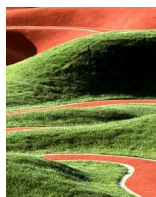


Abbeyfield Estate

Play provision



Sculptural



Topology



Challenge



Incidental



Fantasy



Fixed Equipment



Construction



Sensory



Seating



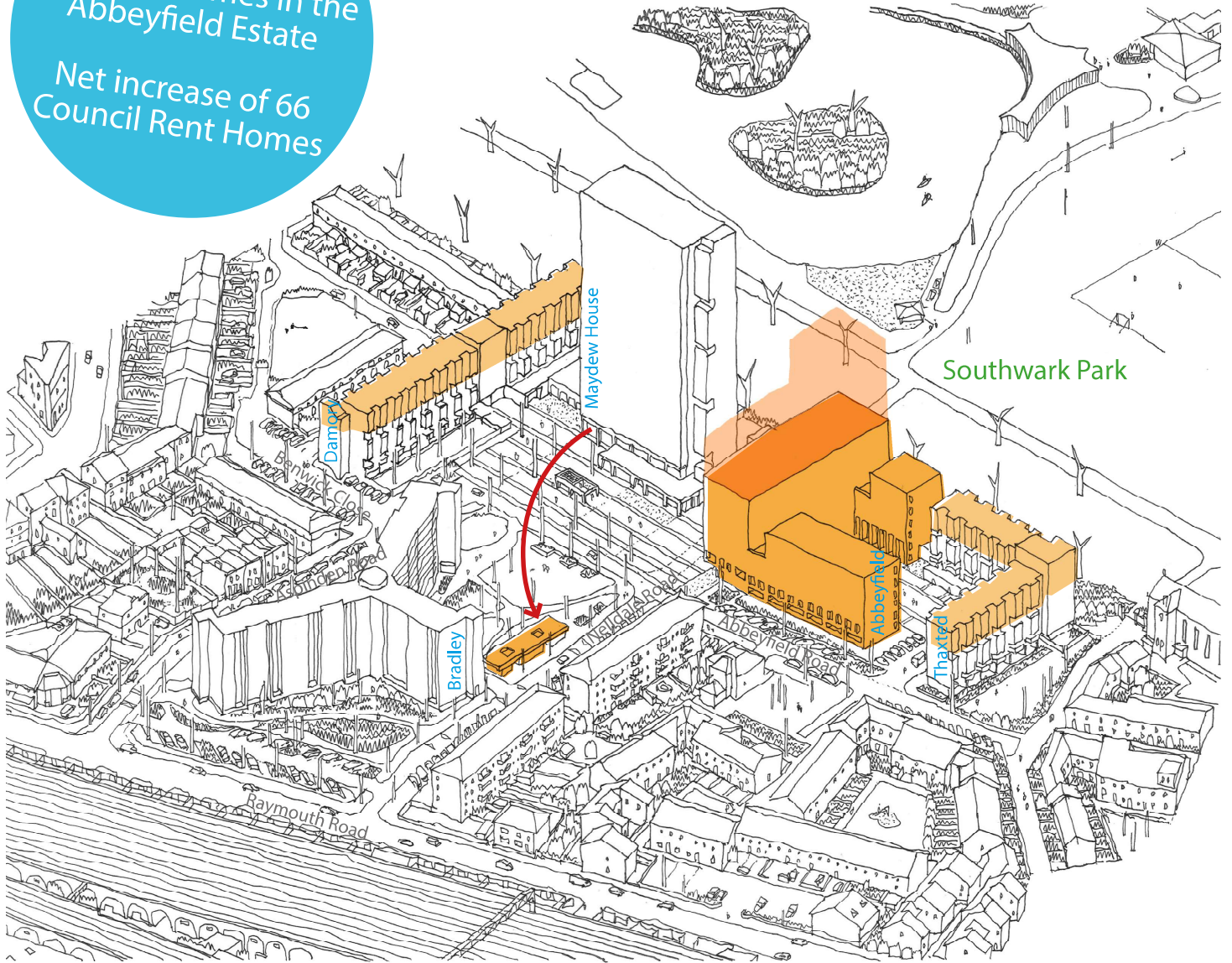
Planting

- Proposed new playspaces for under 5's on the estate
 - Play opportunities for new and existing residents
- A mix of fixed equipment, sculptural, sensory and incidental play
- Wildflower meadows and planted areas to discover and explore

Key Facts:

132 New Homes in the Abbeyfield Estate

Net increase of 66 Council Rent Homes



Abbeyfield Estate

New homes

New facilities

Where we want to build new homes

- 144 refurbished flats in Maydew house
- 80 new built flats and family maisonettes on 'Bede' site
- 26 new built flats on top of Damory House and Thaxted Court
- 2 new flats on Ground floor of Thaxted Court

Who are these buildings for

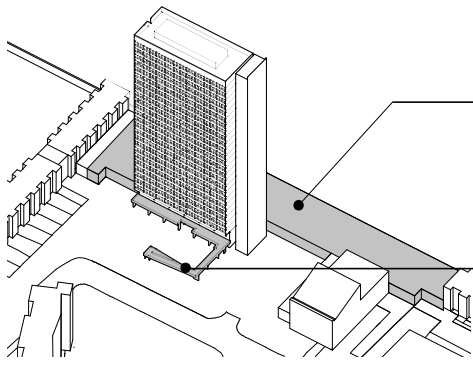
- All 144 flats in Maydew House will be council housing
- 100% affordable housing on 'Bede' site
- All new homes in Damory House and Thaxted Court are new Council housing for social rent



Artist impression of new residential entrance for Maydew House



Artist impression of new substation on Nelldale Road, which allows Maydew House to be refurbished



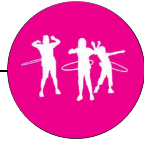
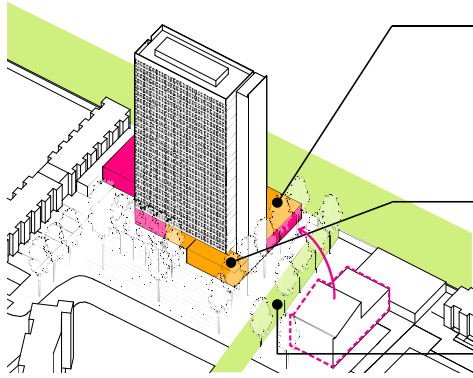
Demolition:

Remove the existing podium and garages to the rear of Mayde house



Demolition:

Remove the existing concrete ramp, stairs and walkways, which currently dominate the front of Mayde House



New Bede Centre:

Create a well designed residential lobby to improve the arrival experience and improve security.



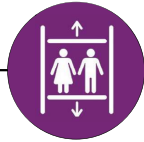
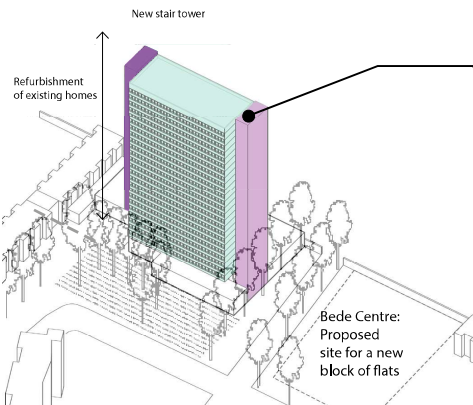
New Residential Lobby:

Create a well designed residential lobby to improve the arrival experience and improve security. A new residents hall and residents garden will be provided at first floor, with views over Southwark Park.



New Pedestrian Route into Southwark Park:

The design team are consulting with friends of Southwark Park about the possibility of a new pedestrian route into the park. A new landscaped area will be designed in front of Mayde House.



Cores:

The existing lift and stair core will be refurbished with a new lift and a new additional stair core will be added to the opposite end to improve fire escape strategy.



High Quality Refurbishment of Existing Homes:

All homes in Mayde House will be refurbished, including a new high performance facade with double glazing.

Abbeyfield Estate

Works to Mayde House

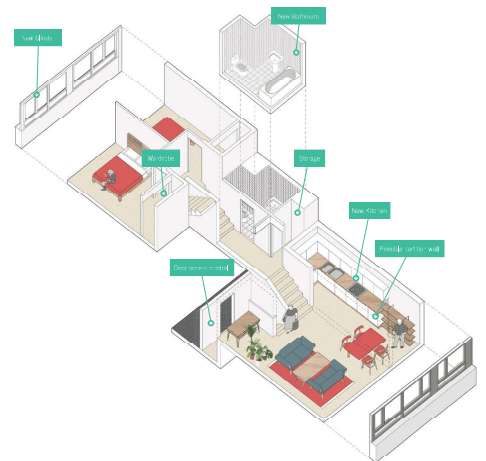
Planning Application was submitted last month

New facilities for the Bede Centre

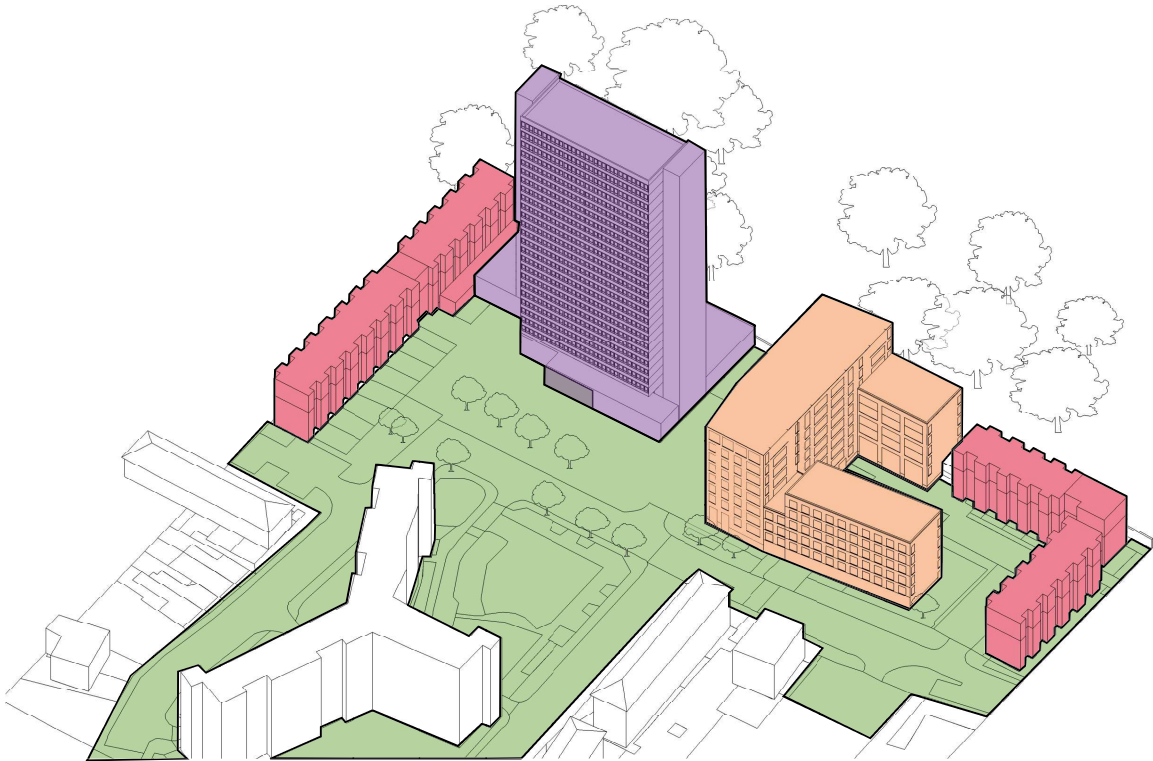
- New purpose build Community and Youth Centre provides activity at the base of Mayde house
- More space and better facilities for the Bede overlooking the park
- Big hall open to wider community

Homes for old and new residents

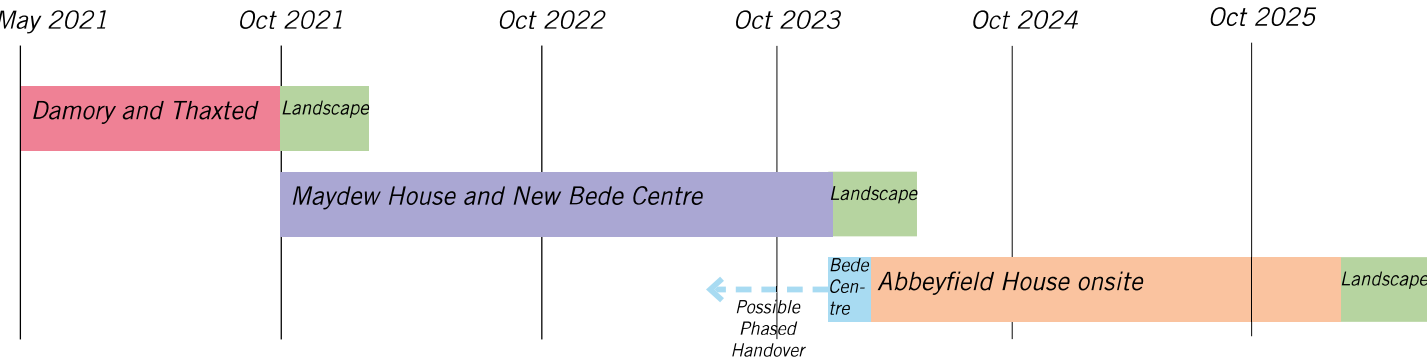
- High quality new windows and insulated cladding save energy and reduce utility bills
- New finishes, kitchens, bathrooms and services
- New entrance lobby and lifts for all residents to share
- New shared amenity space for the residents overlooking the park



Proposed programme of works



Indicative programme



Proposed Landscape Phasing



Stakeholder Consultation

Abbeyfield Estate Residents



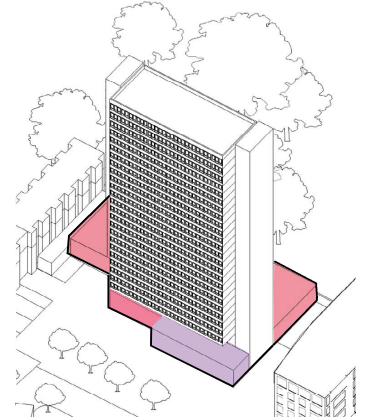
Bede
Believing in community.





Consultation Events

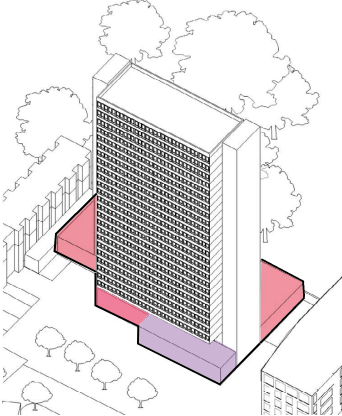
21 st September 2016	-	FOSP Annual General Meeting
22 nd September 2016	-	BEDE Board of Trustees
13 th October 2016	-	Maydew House Returning Residents
19 th October 2016	-	FOSP Monthly Meeting
1 st March 2017	-	Bradley House Residents (Substation)
16 th March 2017	-	Abbeyfield Estate Residents (Bede Site)
25 th May 2017	-	BEDE Board of Trustees
21 st June 2017	-	FOSP Monthly Meeting
22 nd June 2017	-	Bradley House Residents (Substation/Parking)
4 December 2017	-	Meet with Director of the BEDE
1 February 2018	-	Councillor Briefing
27 February 2018	-	Damory & Thaxted Residents update letter
12 April 2018	-	Damory & Thaxted Residents Drop-in
5 July 2018	-	Damory & Thaxted leaseholders meeting
24 July 2018	-	Damory & Thaxted Residents Drop-in
1 August 2018	-	Bradley House Residents (Substation)
12 October 2018	-	Meet with Director of the BEDE
7 November 2018	-	Damory & Thaxted Residents update letter
20 December 2018	-	Bradley House Residents (Substation)
23 Feb 2019	-	Damory&Thaxted and Maydew returnees Zoom meeting
6 March 2019	-	Meet with Nick Dunne from BEDE
13 March 2019	-	Damory & Thaxted Residents update letter
22 May 2019	-	Damory&Thaxted and Maydew returnees Drop-in
19 July 2019	-	Meet Director of the BEDE
25 September 2019	-	First Resident Project Group(RPG) with Open Communities
15 November 2019	-	update to RPG from Open Communities
16 March 2020	-	Meet with Director of the BEDE
22nd February- 19th March 2021	-	BEDE board of trustees review latest proposals



Ground Floor Plan



-  Bede Community Centre
-  Residential

First Floor Plan



-  Bede Community Centre
-  Residential

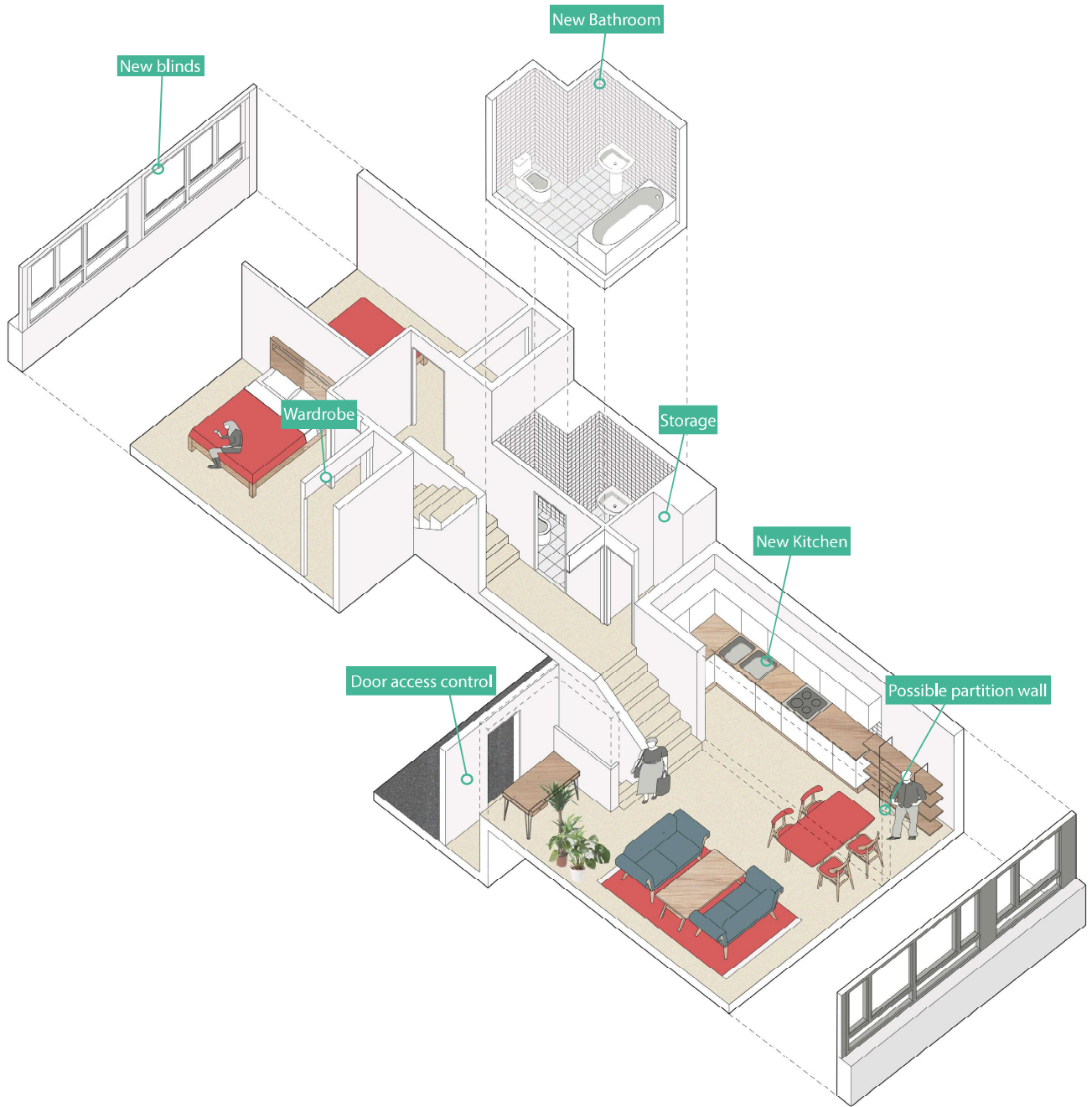
3D Axo of ground floor
Showing residential entrance and community centre



Precedent images showing good podium level landscaping



Maydew House Refurbished flats



Maydew House - Fire Strategy



New Fire Alarms

A new fire alarm system will be installed in all flats, with a central fire panel monitored by a concierge and located for easy access of the fire brigade.



New Sprinklers

All flats within the refurbished Maydew House will be provided with sprinklers. There are currently no sprinklers in Maydew House.



New Lifts

New lifts will be installed, designed to have additional protection, with controls that enable it to be used under the direct control of the fire brigade when fighting a fire.



New Fire compartments

All walls between flats and corridors will be checked and upgraded where necessary to stop the spread of flames and smoke between floors and walls, this work will be independently guaranteed.



New Doors

All internal flat doors, front entrance doors and communal doors will be upgraded or replaced, ensuring a minimum of 30 minutes fire rating.



New Services

Entirely new electrical services will be installed, significantly reducing the risk of any electrical fires. New fire stopping will be installed in the vertical riser ducts to prevent any fire spreading between flats. A riser runs vertically through the building and contains mains electrical cables and pipes.



New Heating Systems

All internal heating systems will be upgraded, flues will be aligned and enclosed and boilers will be replaced, significantly reducing the risk of fires from old equipment.

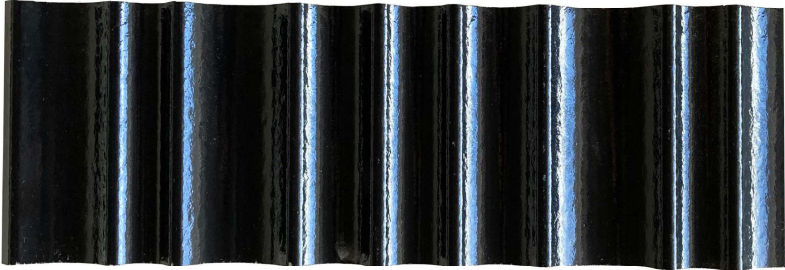
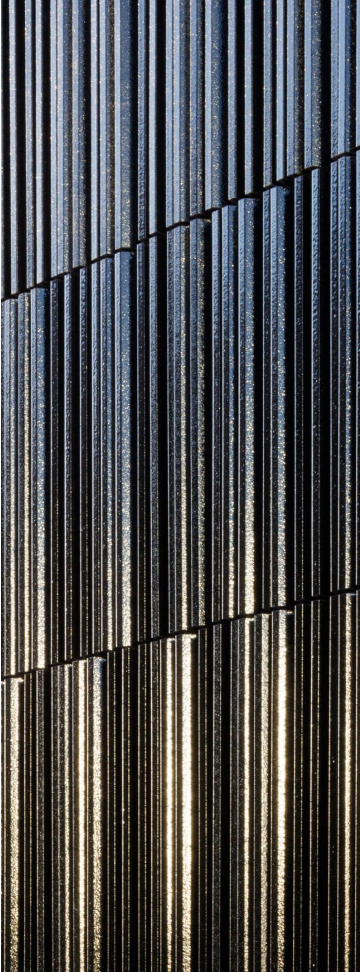
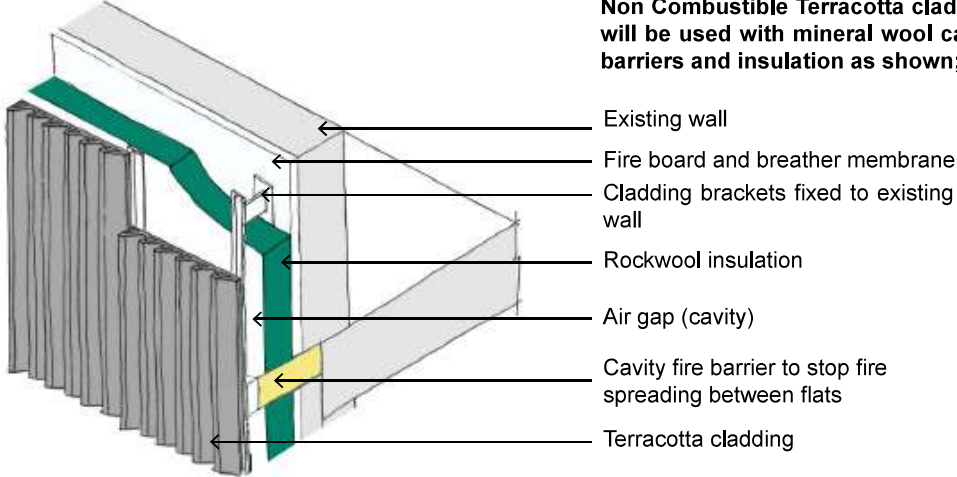
Maydew House - New Residential Entrance



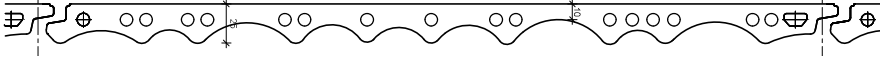
Maydew House - Cladding Strategy

Proposed cladding

Non Combustible Terracotta cladding will be used with mineral wool cavity barriers and insulation as shown;



Sample photo of terracotta cladding



Detail section showing fluted profile

Fire safety measures for Maydew House:

1. All cladding materials will be non-flammable and non-combustible.
2. There will be additional quality checks on site to ensure the correct product is installed in the correct way.
3. All of the existing flats have an additional fire escape door providing an alternative escape route into another corridor.
4. Fire engines have clear and unrestricted access to the front of the building.
5. All units will be sprinklered, with a 24h concierge monitoring the fire alarm panel.
6. A new stair core has been added to the opposite side to improve fire escape.

Southwark Park New Gate





Paradise Gate



Christchurch Gate

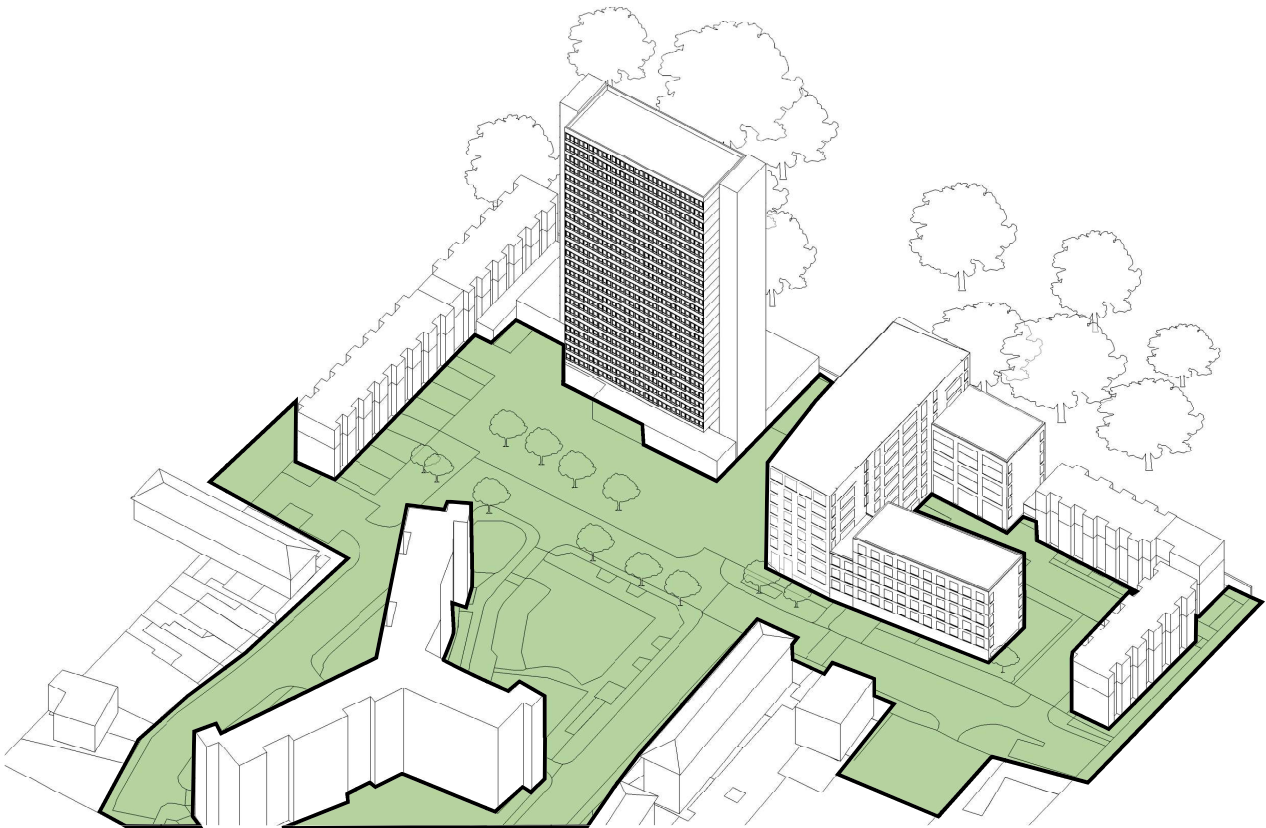


China Hall Gate



Proposed Abbeyfield Gate

Abbeyfield Estate Landscape Proposals



HaworthTompkins

**FARRER
HUXLEY**

 calfordseaden



Key facts



110 New semi-mature trees to be planted throughout the estate

Swales will manage rain water drainage in a sustainable way

Pollinator friendly native and ornamental shrubs

Mixture of evergreen and deciduous trees



Car parking provided for existing residents only

Car club spaces to be introduced

External, secure cycle shelters for existing residents is proposed

Existing numbers of parked cars during night time is 92 (car parking survey Nov 2016)



Proposed new playspaces for under 5's

Play opportunities for new and existing residents

A mix of fixed equipment, sculptural, sensory and incidental play

Wildflower meadows and planted areas to discover and explore

11 Removed Trees

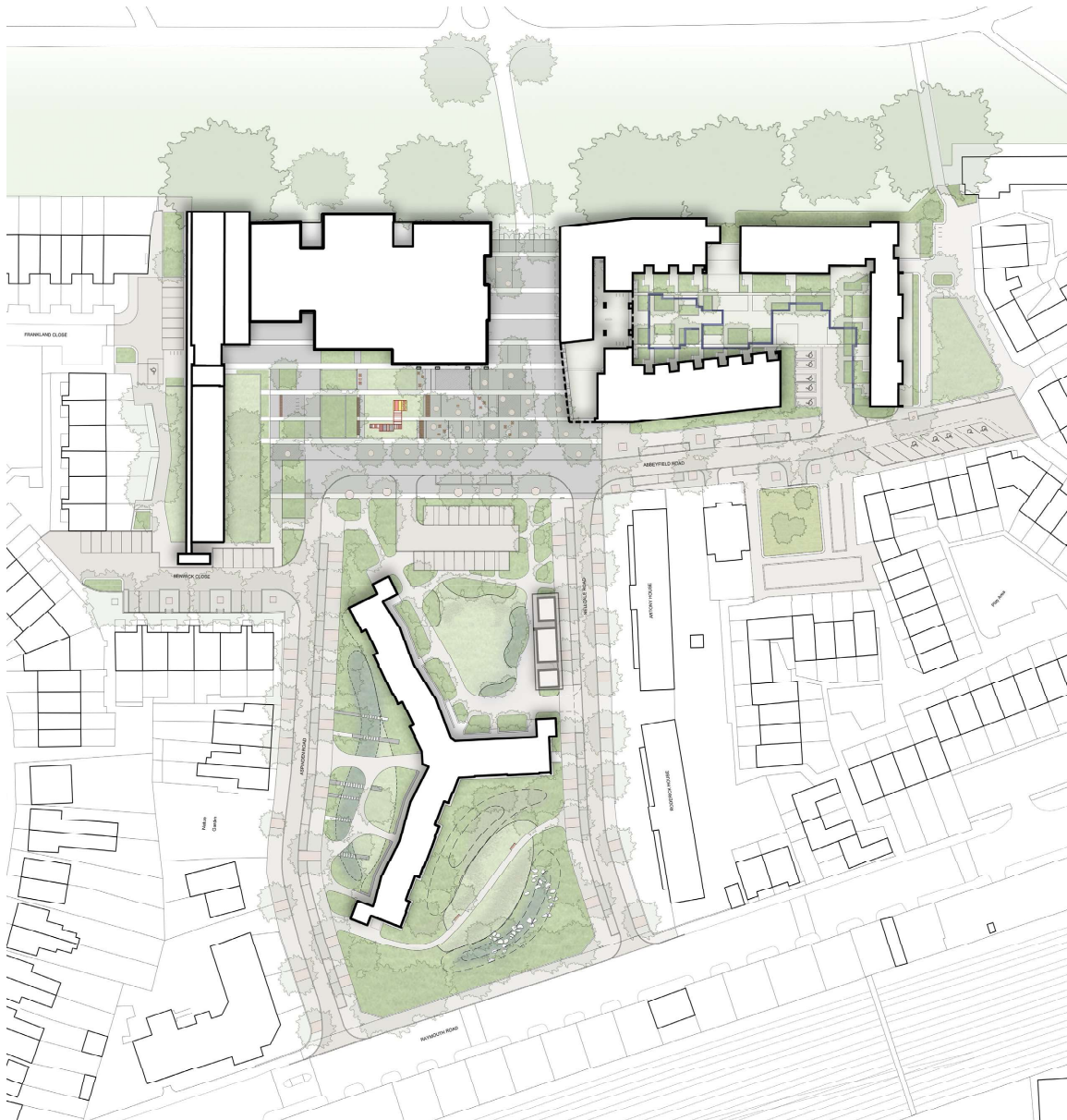
102 Existing Car Parking Spaces

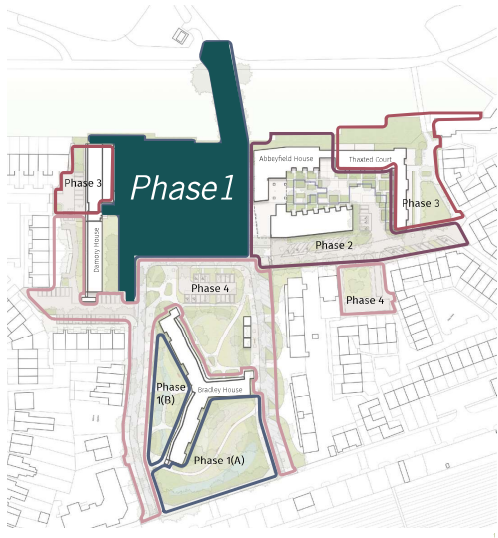
16,100 m² of roads and hardstanding landscaped

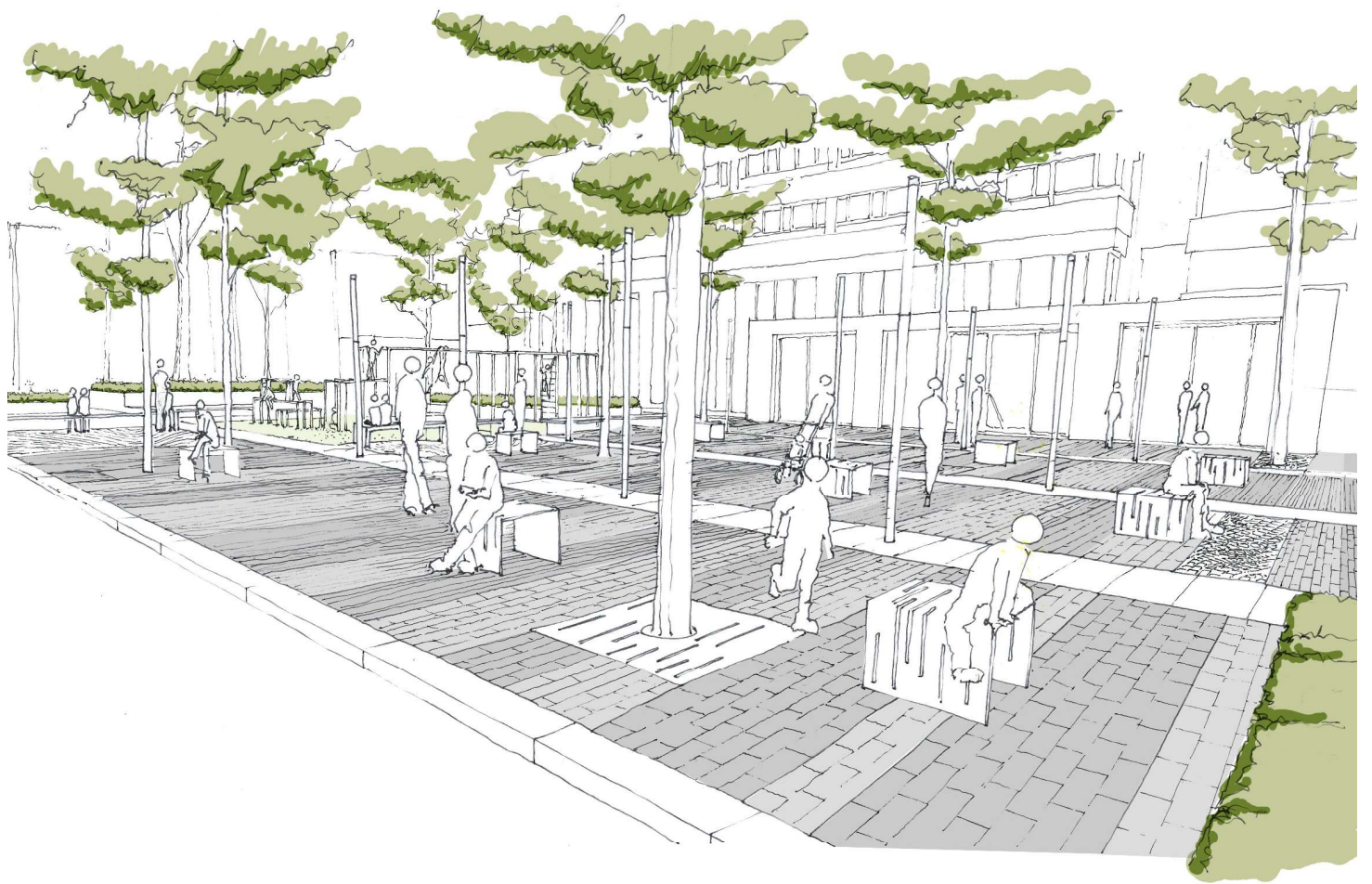
New Trees **110**

Proposed Car Parking Spaces **71**

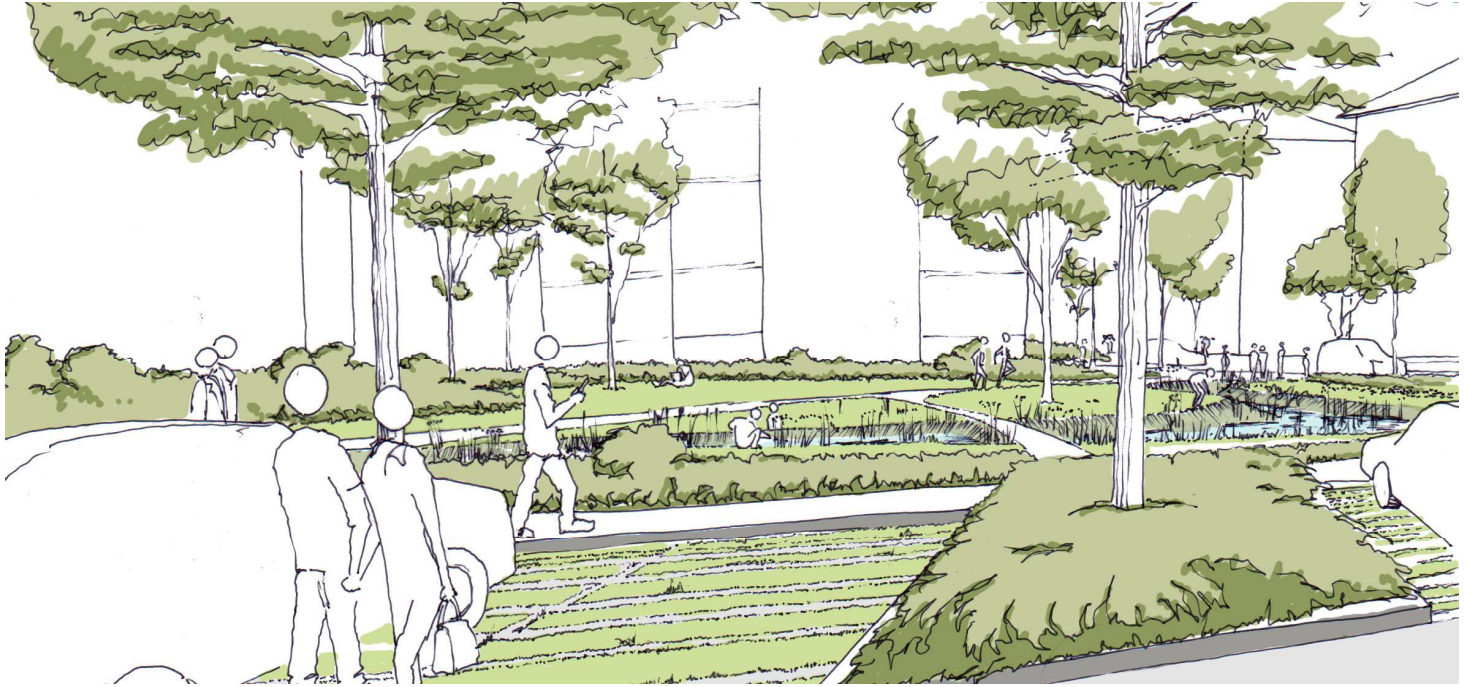
m² of new playable landscape **5,218**



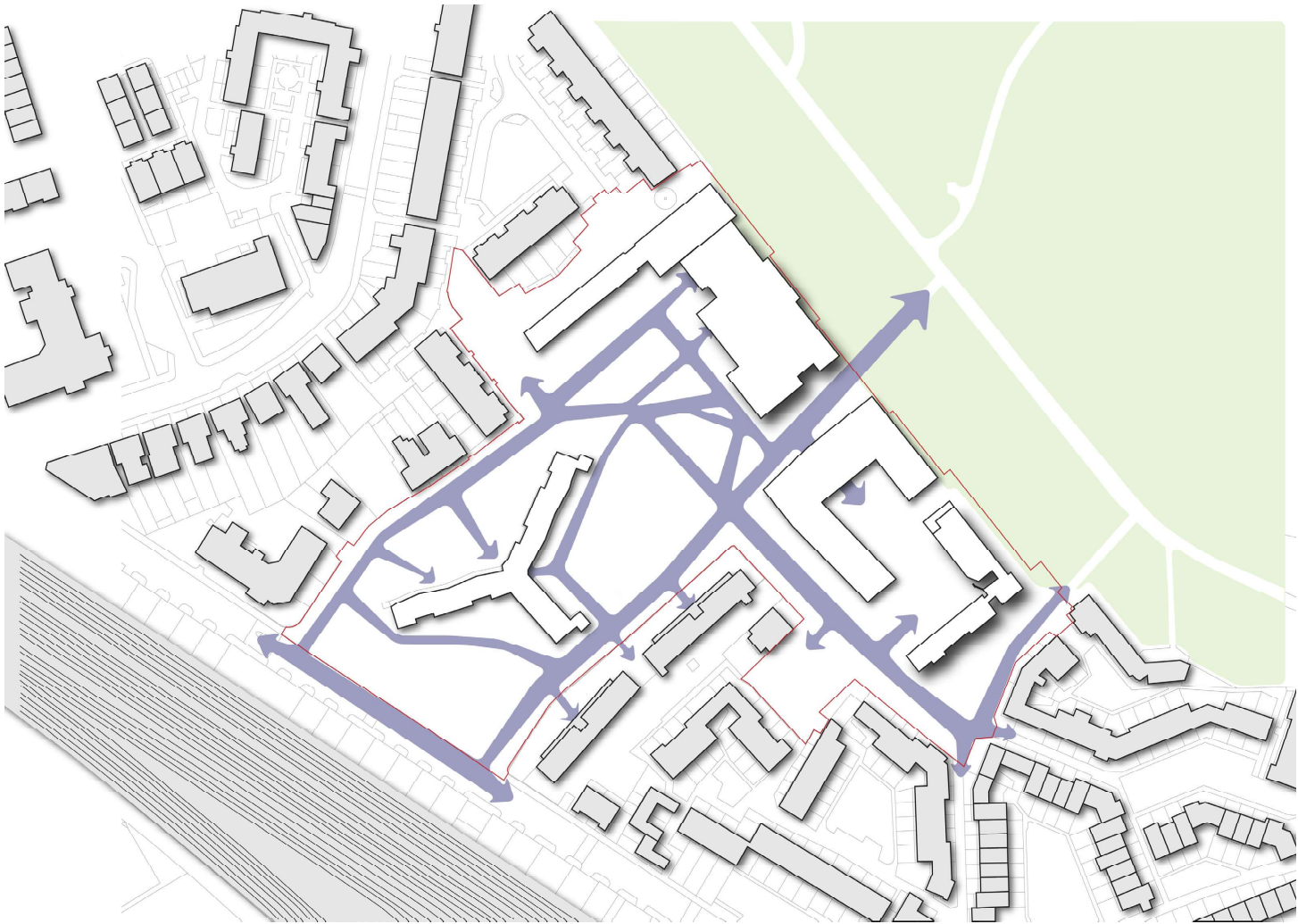








Pedestrian Movement



Planting Strategy



Planting Strategy



Tilia platyphyllos



Paulownia tomentosa



Quercus palustris



Robinia pseudoacacia



Pinus sylvestris



Betula utilis



Prunus padus



Pyrus calleryana

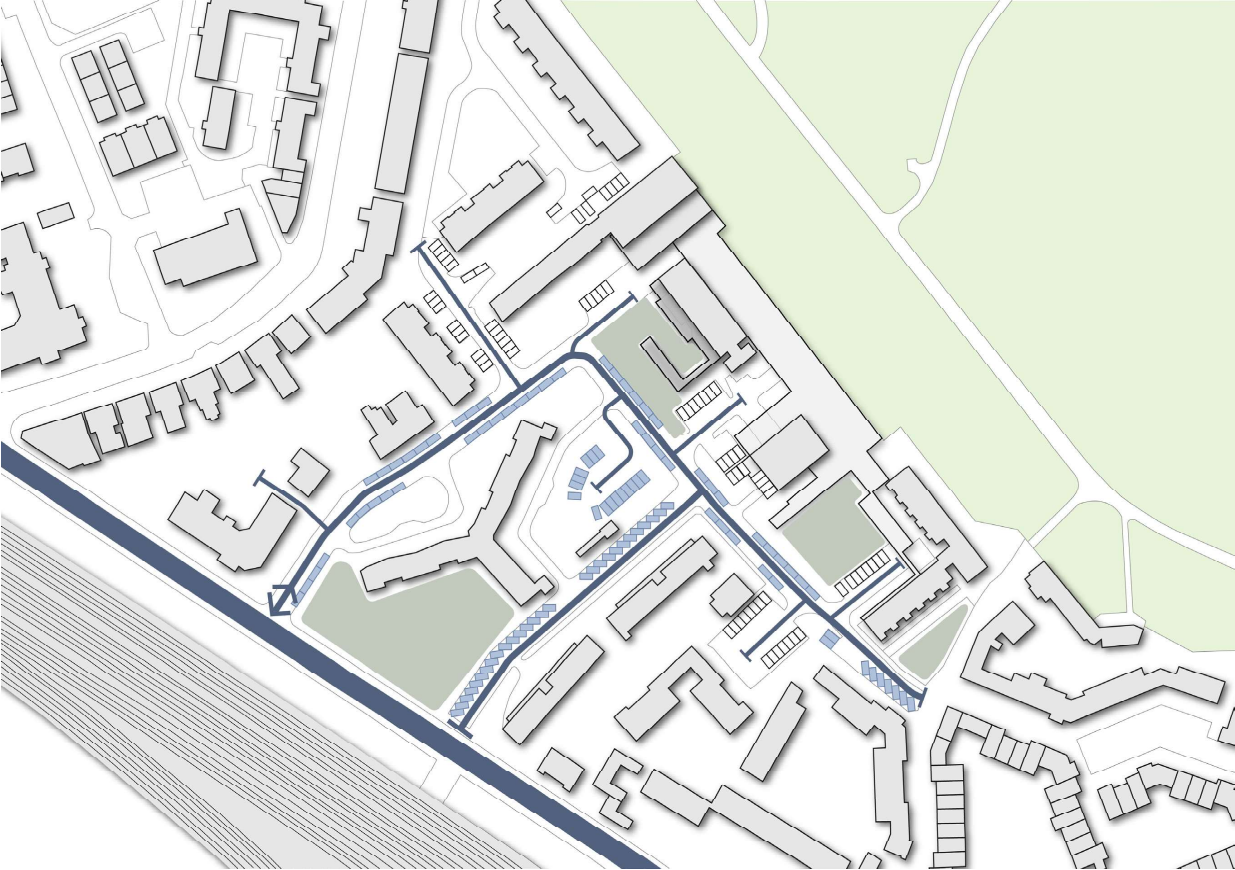


Liquidambar styraciflua

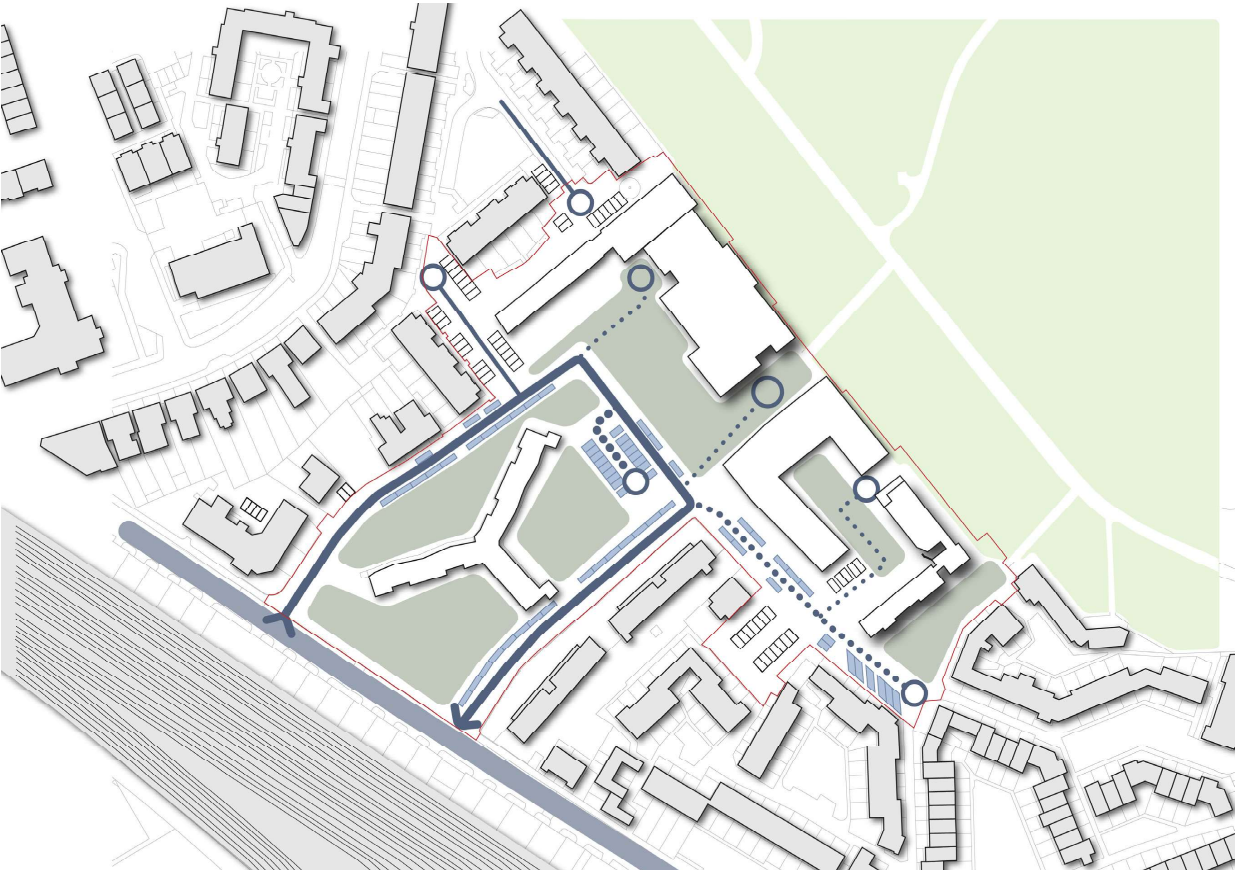


Quercus rubra

Vehicular Movement & Parking



Existing



Proposed

102 Existing Car Parking Spaces
Proposed Car Parking Spaces 71