



# KINGSTON ESTATE NEW COUNCIL HOMES

PROPOSALS FOR ESTATE RESIDENT FEEDBACK  
RIBA STAGE 2 DESIGN

25 MAY 2021 UPDATE

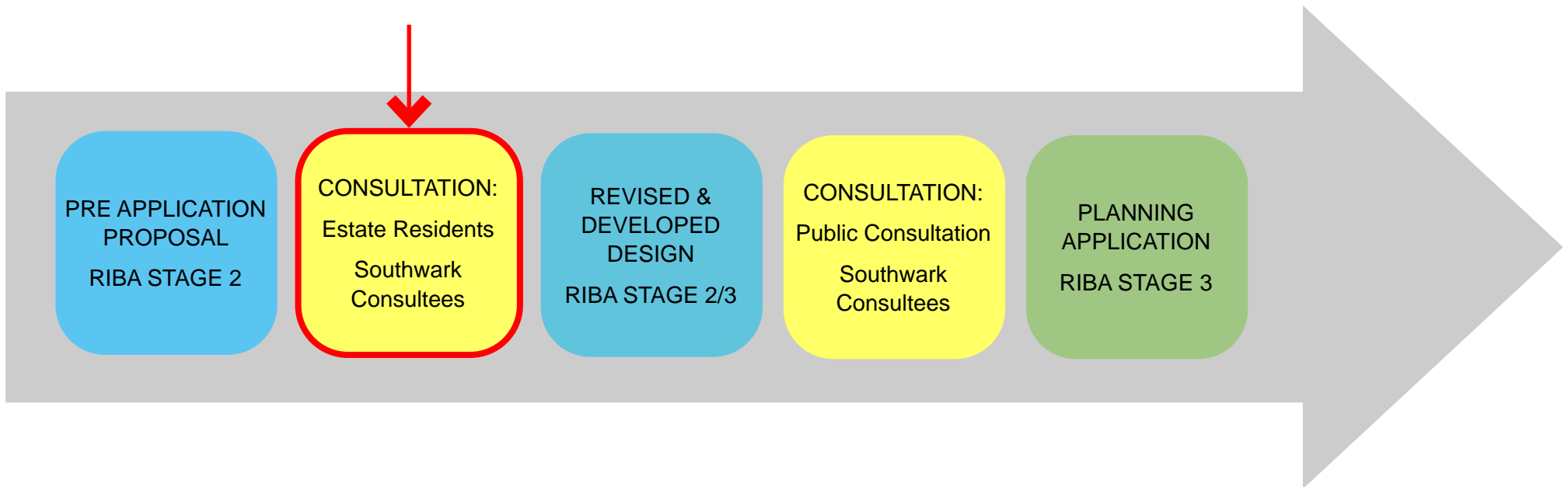
# Pre application consultation update

The consultation with residents is an important part of the 'pre-application' stage of design.

This stage also includes engagement with the consultees within Southwark that will inform the final planning decision.

The presentation tonight consists of two parts:

1. The original consultation proposal
2. Design update addressing feedback received from Southwark consultees in recent weeks

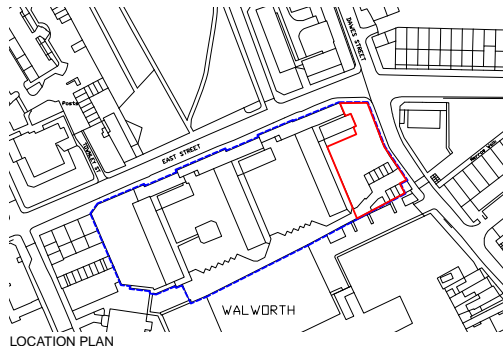


# 1. CONSULTATION PROPOSAL

# 1. EXISTING ESTATE AND SITE

The proposed site is an open space at the eastern entrance to Kingston Estate along Dawes Street. The middle and north parts of this space is a green open space with resident planting beds and several trees of varying size. The south area of the site contains lockup garages, a substation and also provides vehicle access to the estate car park.

The brief for the project is to provide eight new homes for social rent with access to a shared new landscape as well as wider estate landscape improvements.



The drawing on the left shows the proposed new footprint on top of the existing site features.

The substation and vehicle access road need to be maintained both during and after completion of the project. Several utilities cross the site below ground and will need to be diverted and/or built over.

The planting beds will need to be relocated during the build and incorporated into the new landscape.

The lock up garages will be demolished.

The access road will be shifted a little closer to the south boundary.

All existing trees will be retained, subject to detail impact assessment.

- Black** - existing buildings
- Green** - existing trees
- Blue** - approximate root protection zones
- Orange** - below ground utilities
- Red** - proposed new building footprint



# 2. PROPOSED APPROACH TO DEVELOPMENT



- KEY**
- Gated green space
  - Open green space
  - Pedestrian route
  - Vehicle route

Placing homes on the site requires careful consideration of the setting of Everett House, impact on privacy and daylight, and the location of existing trees and their root protection zones.

The estate diagram above shows how the new building is located to

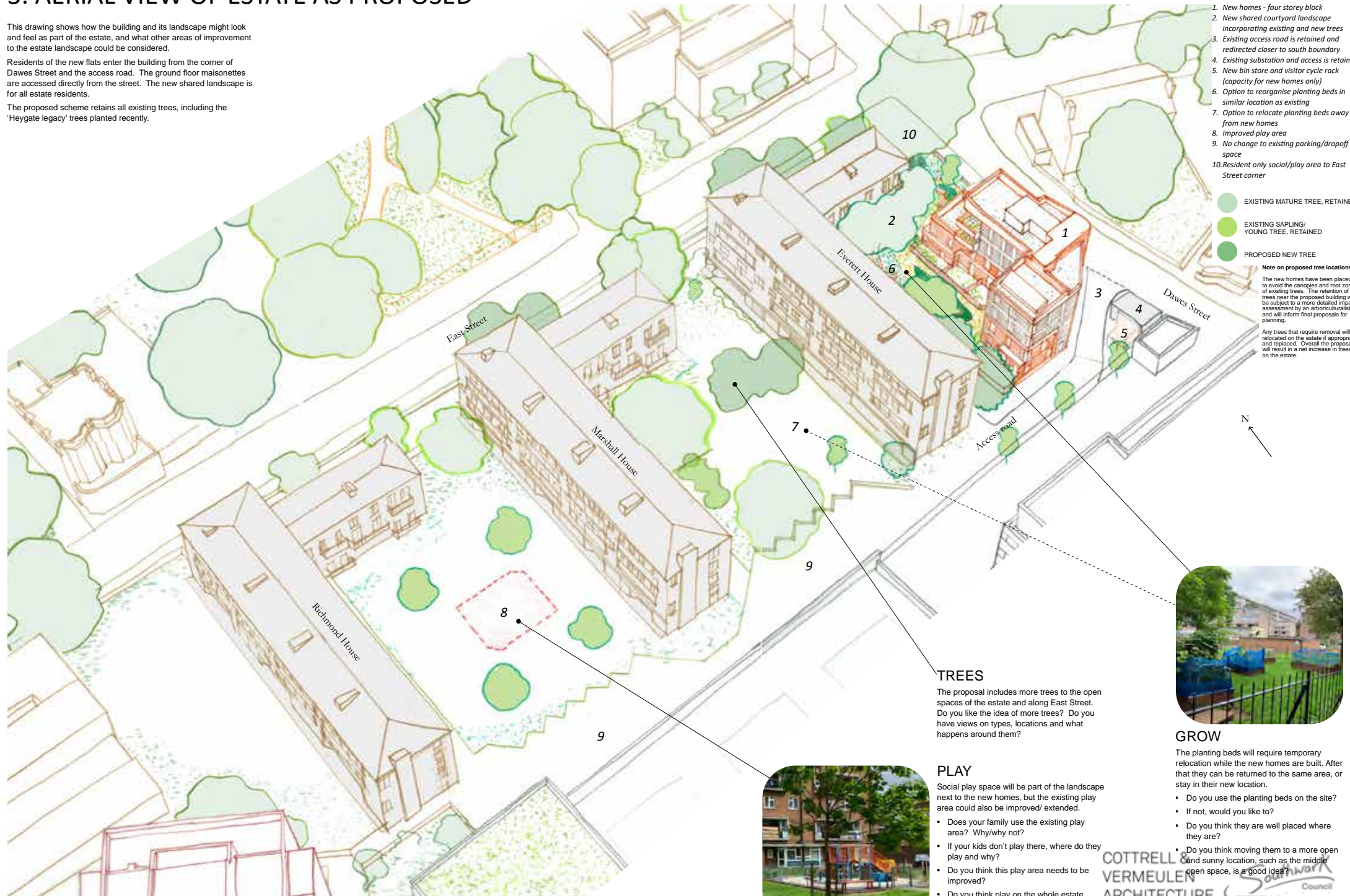
- Retain and add trees rather than remove them
- Make a generous new shared landscape that is contained, inclusive, safe and sociable
- Maintain existing access on foot and by car
- Create a strong street presence and mark the entrance to the estate

# 3. AERIAL VIEW OF ESTATE AS PROPOSED

This drawing shows how the building and its landscape might look and feel as part of the estate, and what other areas of improvement to the estate landscape could be considered.

Residents of the new flats enter the building from the corner of Dawes Street and the access road. The ground floor maisonettes are accessed directly from the street. The new shared landscape is for all estate residents.

The proposed scheme retains all existing trees, including the 'Heygate legacy' trees planted recently.



- KEY
1. New homes - four storey block
  2. New shared courtyard landscape incorporating existing and new trees
  3. Existing access road is retained and redirected closer to south boundary
  4. Existing substation and access is retained
  5. New bin store and visitor cycle rack (capacity for new homes only)
  6. Option to reorganise planting beds in similar location as existing
  7. Option to relocate planting beds away from new homes
  8. Improved play area
  9. No change to existing parking/dropoff space
  10. Resident only social/play area to East Street corner
- EXISTING MATURE TREE, RETAINED
  - EXISTING SAPLING/ YOUNG TREE, RETAINED
  - PROPOSED NEW TREE

**Note on proposed tree locations:**  
The new homes have been placed to avoid the canopies and root zones of existing trees. The retention of trees near the proposed building will be subject to a more detailed impact assessment by an arboriculturalist and will inform final proposals for planning.  
Any trees that require removal will be relocated on the estate if appropriate and replaced. Overall the proposals will result in a net increase in trees on the estate.

## TREES

The proposal includes more trees to the open spaces of the estate and along East Street. Do you like the idea of more trees? Do you have views on types, locations and what happens around them?

## PLAY

Social play space will be part of the landscape next to the new homes, but the existing play area could also be improved/ extended.

- Does your family use the existing play area? Why/why not?
- If your kids don't play there, where do they play and why?
- Do you think this play area needs to be improved?
- Do you think play on the whole estate could be improved?



## GROW

The planting beds will require temporary relocation while the new homes are built. After that they can be returned to the same area, or stay in their new location.

- Do you use the planting beds on the site?
- If not, would you like to?
- Do you think they are well placed where they are?
- Do you think moving them to a more open and sunny location, such as the middle open space, is a good idea?



# WIDER ESTATE IMPROVEMENTS



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# 4. PROPOSED LANDSCAPE PLAN AND VIEWS



PROPOSED ESTATE LANDSCAPE PLAN



1 - View from south - entrance to flats and one maisonette along access road. The courtyard is accessed from the existing footpath and receives sunlight through the gap.



2 - View from East Street resident access path. New trees complement the existing ones to screen and shade the new shared landscape.














3 - View of Everett House from new shared landscape.

# PROPOSED LANDSCAPE



## KEY

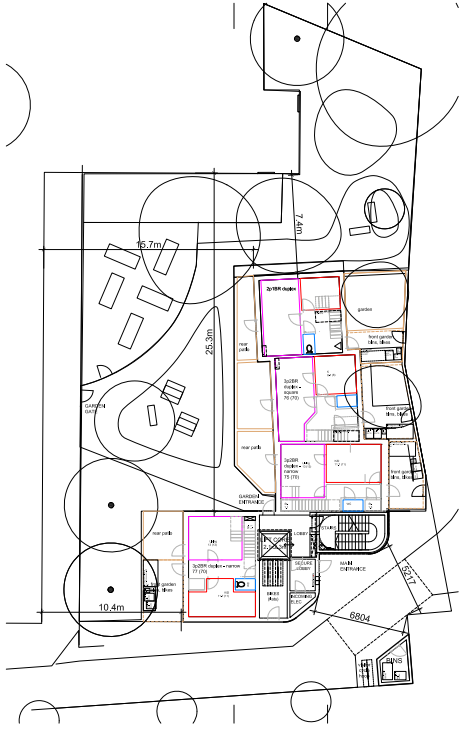
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8. Resident only social/play area to East Street corner

-  EXISTING BUILDING
-  PROPOSED BUILDING
-  ESTATE FOOTPATH
-  PRIVATE AMENITY - GARDEN
-  PRIVATE AMENITY - ACCESS, BINS, BIKES
-  PEDESTRIAN ACCESS - OPEN TO PUBLIC
-  PEDESTRIAN ACCESS - RESIDENTS ONLY
-  FENCE LINE
-  EXISTING MATURE TREE, RETAINED
-  EXISTING SAPLING/YOUNG TREE, RETAINED
-  PROPOSED NEW TREE

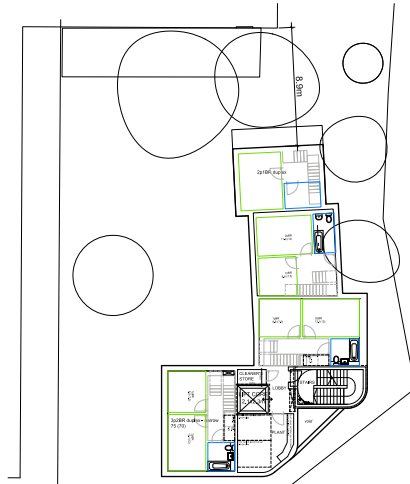
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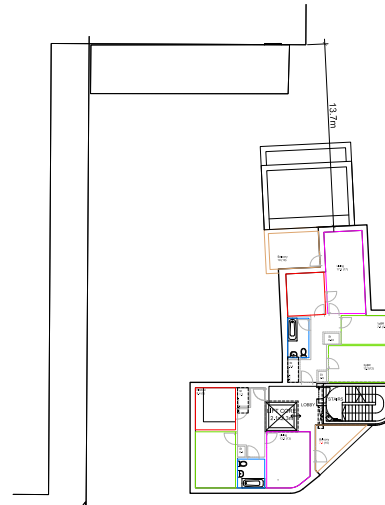
# 5. PROPOSED PLAN AND ELEVATIONS



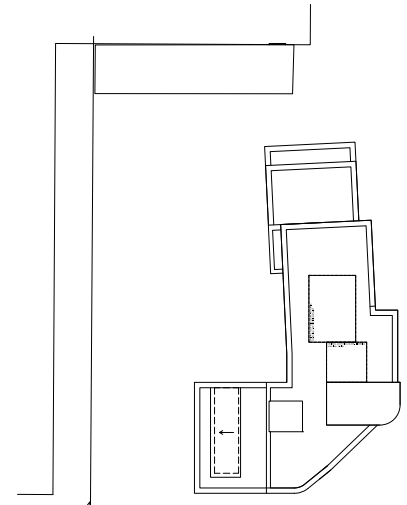
Ground Floor & Landscape Plan



First Floor Plan

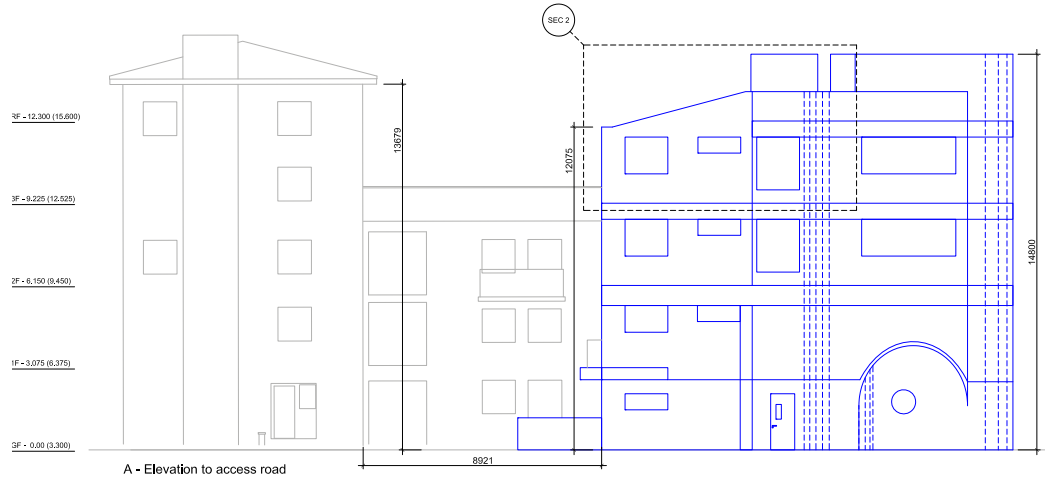


Second & Third Floor Plan

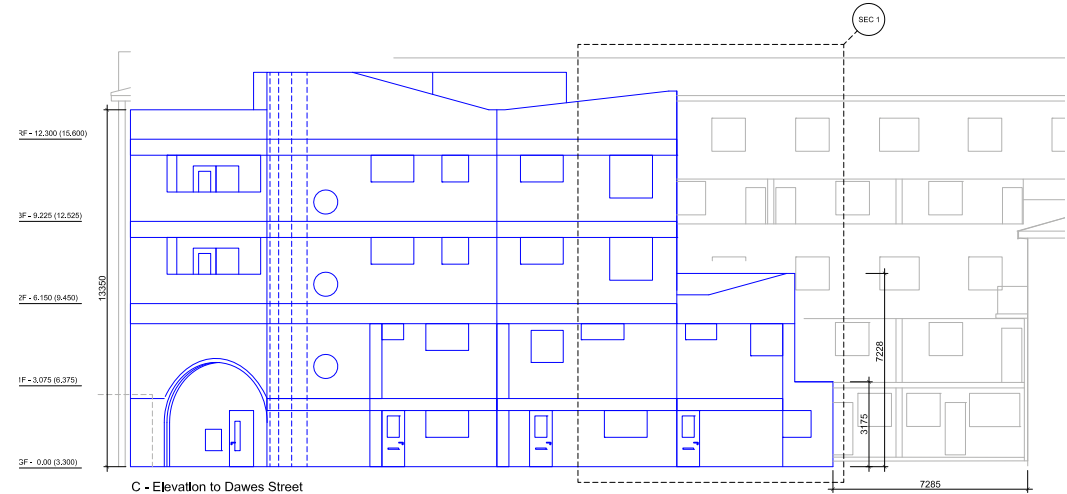


Roof Plan

CIRCULATION  
 BATHROOM/WC  
 BEDROOM  
 KITCHEN (app)  
 LIVING and open plan  
 (kitchen if relevant)  
 APARTMENT  
 CORE/SHARED



A - Elevation to access road



C - Elevation to Dawes Street

On the ground are four two-storey maisonettes, entered from Dawes Street and the access road. The upper two floors are slightly smaller and contain four single level flats, these are accessed from the stair and lift on the corner to Dawes Street.

The new stair and lift core is secure to the new residents and has direct access to the new shared landscape.

Materials are still being developed but the building will most likely be faced in brickwork, using different colours and textures to animate the form and its functions.

The roof is a flat roof with services and plant installations.



## 2. DESIGN UPDATE

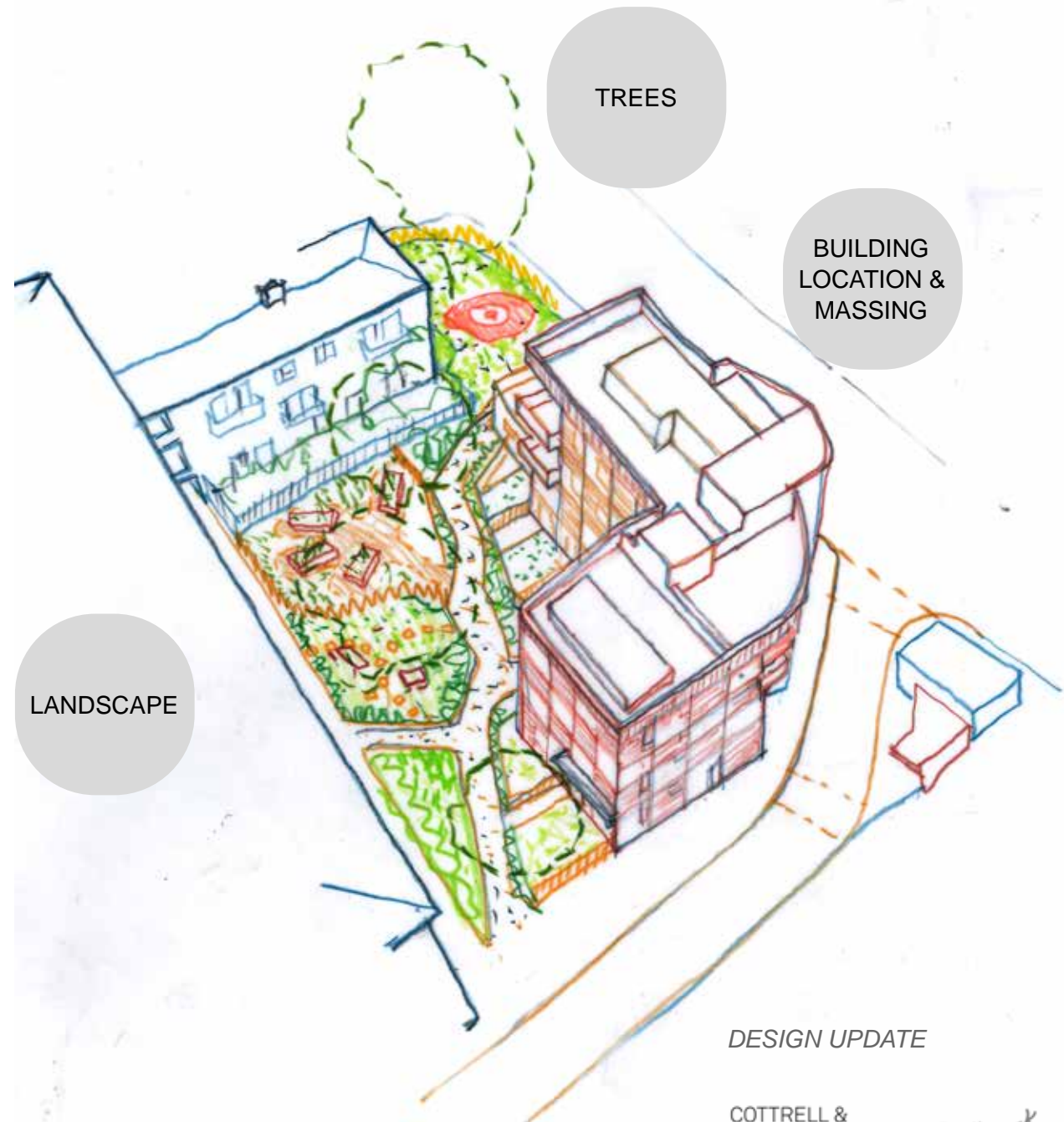


CONSULTATION PROPOSAL

We have received some key comments from

- Southwark’s planning team (massing, layout, appearance, daylight/sunlight)
- Southwark’s arboricultural officer (trees)
- Southwark’s Highways officer (access into and around the site for vehicles and pedestrians)

Their feedback is being incorporated into an updated Stage 2 design proposal. We would like to share the main points of this process with you so that you can also comment on how other stakeholders are shaping the New Homes proposal.



DESIGN UPDATE

# ARBORICULTURE



## CONSULTATION PROPOSAL

Retain all trees by locating the building as close as possible to Dawes Street without disturbing root zones.

## TREE OFFICER RESPONSE

Trees T3 and T4 will require significantly more space as they mature and are not suitable front garden trees. Their young age and good condition make them suitable for relocation.

## PROPOSED REVISION TO PROPOSAL

Relocate T3 and T4 to one of the adjacent courtyards, with appropriate methods and seasonal timing informed by our arboricultural consultant.

# LAYOUT & MASSING



## CONSULTATION PROPOSAL

The building is located as far south and east as possible without compromising existing trees and vehicle access. A stepped plan layout and massing minimises the impact on daylight, sunlight and privacy to Everett House.

## RESPONSE FROM PLANNING TEAM

Daylight and sunlight: impact should be further reduced by moving the building away further (especially in view of the recommended tree relocation).

Privacy: windows should be located away from sensitive facades

## PROPOSED REVISION TO PROPOSAL

Move the building further east and as close to the access road as possible. Rotate the north wing. Remove all windows above ground level near Everett House West.

# ACCESS



## CONSULTATION PROPOSAL

The new landscape is for shared resident use and is accessed from the Everett House footpath.

## RESPONSE FROM HIGHWAYS

A new, ungated footpath should cross the courtyard to strengthen the connection to the estate across Dawes Street and increase permeability (a new park is also proposed for this corner as part of the Aylesbury master plan).

Vehicle access: ensure wide enough for fire engines

## PROPOSED REVISION TO PROPOSAL

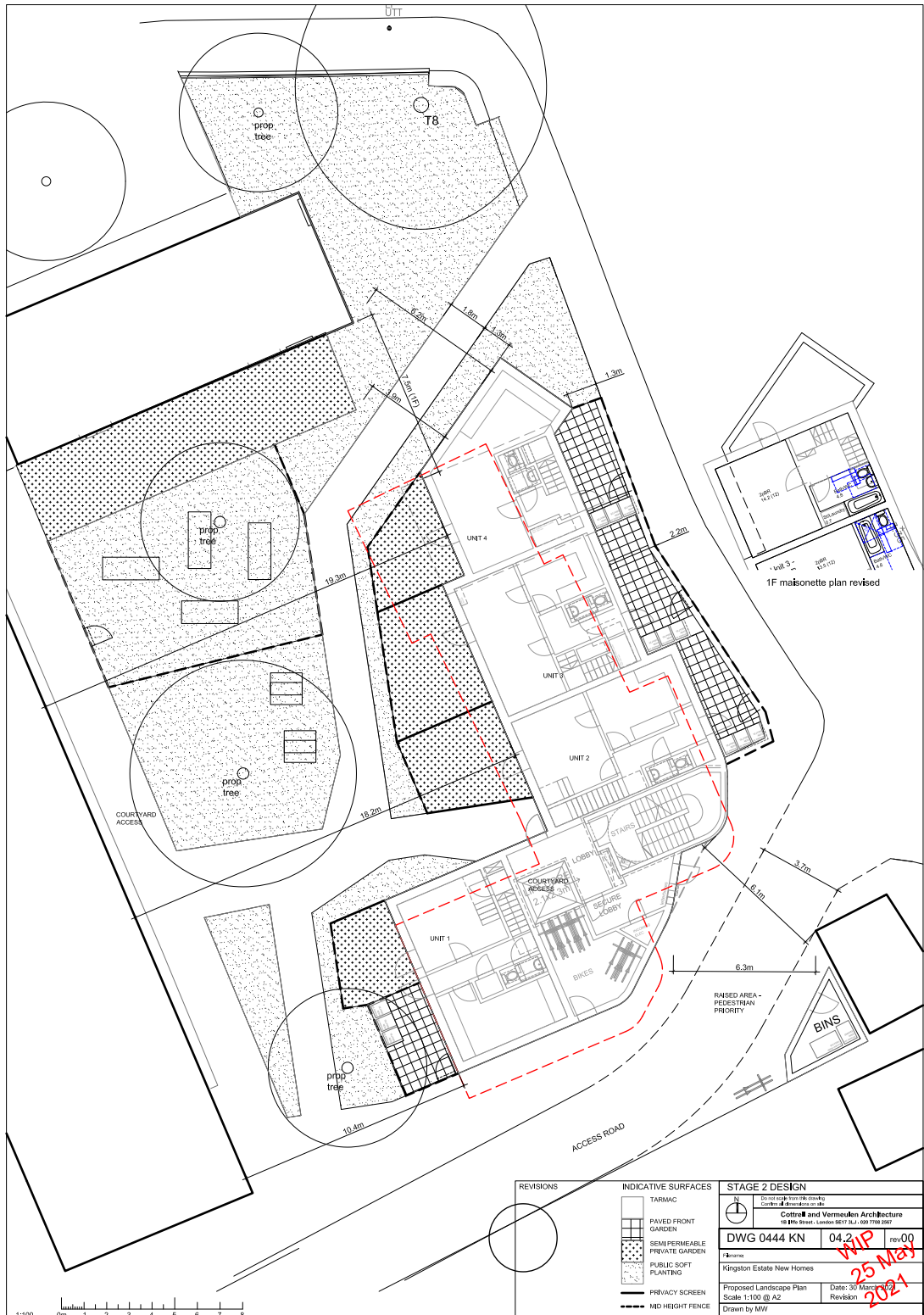
A new path divides the landscape broadly into gardens/ access to the east and planting beds/new trees and planting to the west. Detail implications include

- Lighting to public realm standard to make this route well lit in hours of darkness
- Higher boundary treatment to new rear gardens

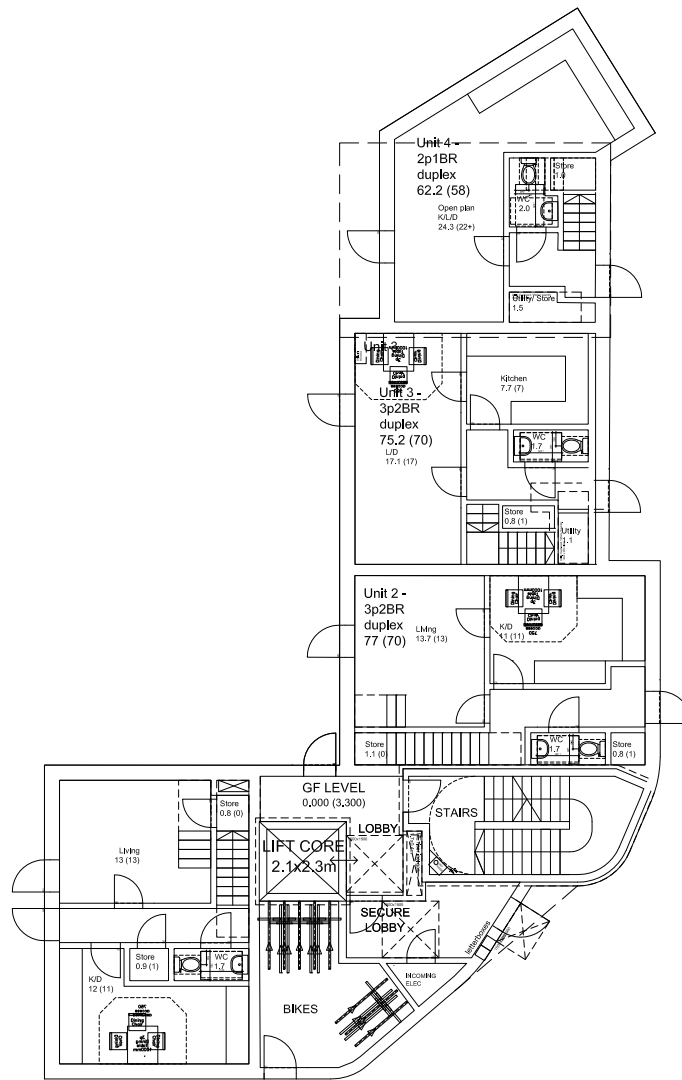
The building also moves slightly north.



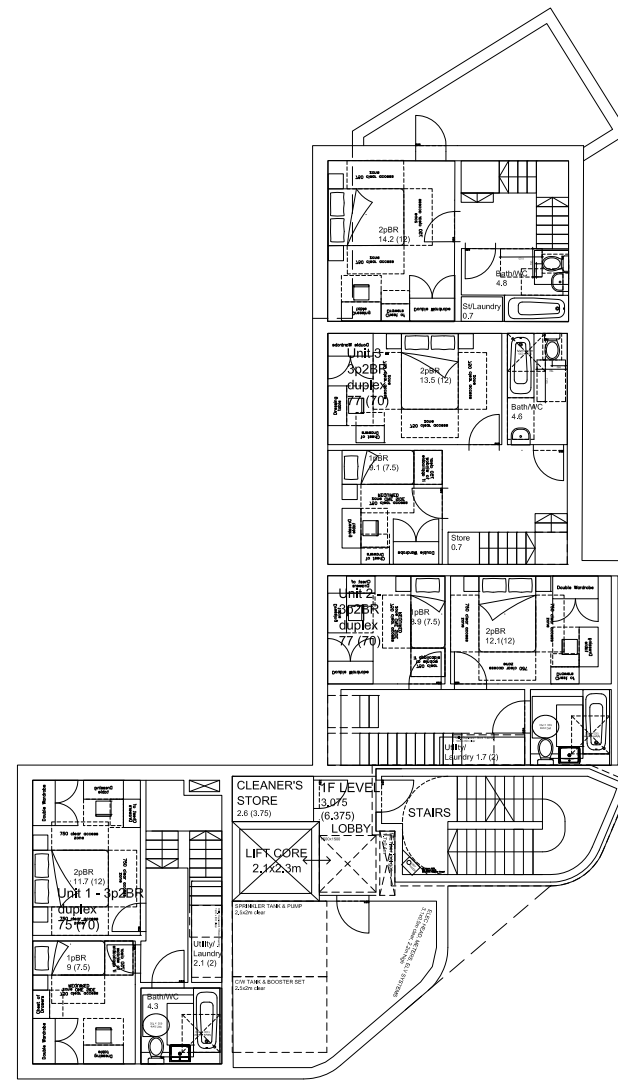




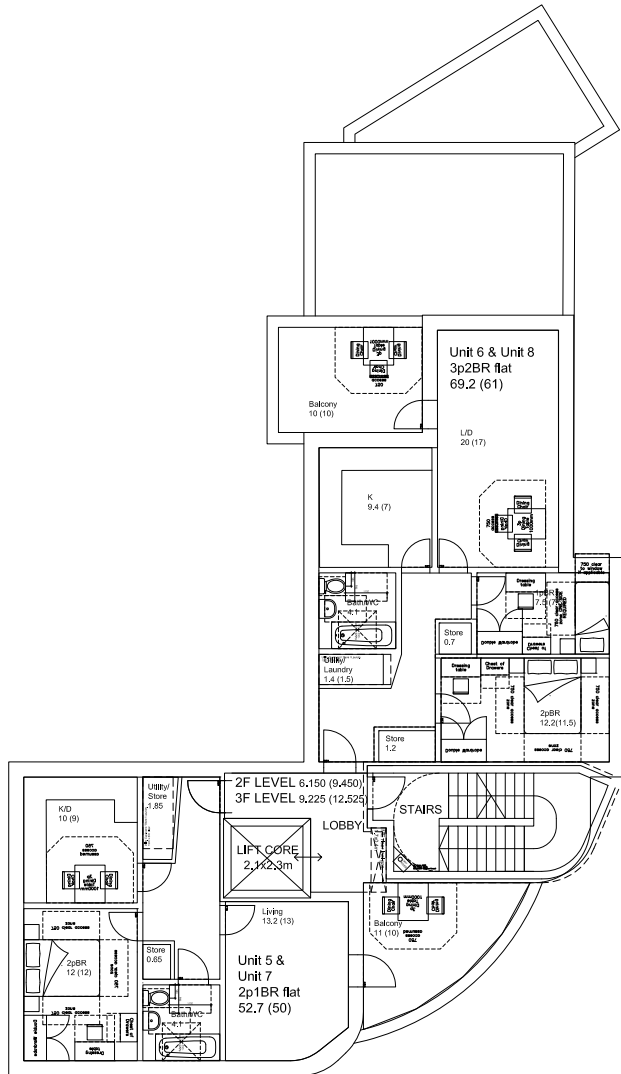
REVISIONS	INDICATIVE SURFACES	STAGE 2 DESIGN
	TARMAC	1:100 scale (not to scale) Cottrell and Vermeulen Architecture 16 The Square, London SE1 1LJ, 020 7769 5567
	PAVED FRONT GARDEN	DWG 0444 KN 04.2 rev 00
	SEMIPERMEABLE PRIVATE GARDEN	Project: Kingston Estate New Homes
	PUBLIC SOFT PLANTING	Proposed Landscape Plan Date: 30 March 2021
	PRIVACY SCREEN	Scale 1:100 @ A2 Revision: 2021
	MID HEIGHT FENCE	Drawn by MW



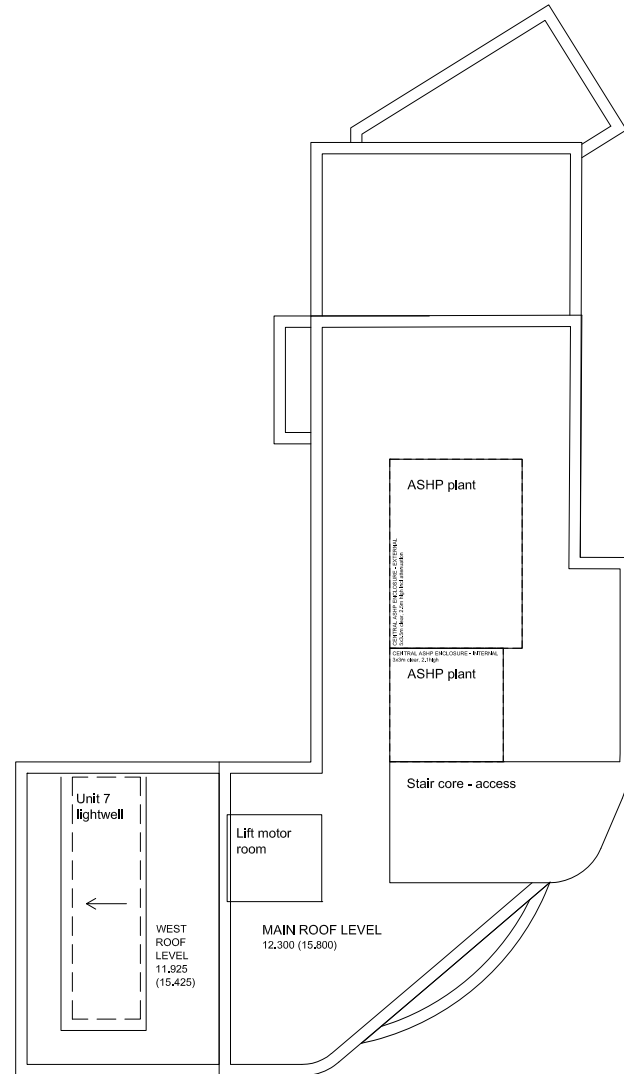
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN



ROOF PLAN

