



Bells Gardens update

NOVEMBER 2020

This newsletter is to update you on the latest proposals for providing new homes on Bells Gardens and Lindley Estate. The council have committed to developing 11,000 new council homes across the borough by 2043 which is a big goal, but crucial if we're going to tackle the housing crisis and ensure that our residents have good quality homes which they can be proud of, now and in the future.

To meet this objective we are proposing to build 97 new homes, a new community centre and an improved amenity space in the Bells Gardens estate.

You can find further information about the Bells Gardens development on our website:

www.southwark.gov.uk/bells-gardens

Proposed development

The development would be a mixed tenure development of social rent and private sale.

The key features of this proposal are as follows:

- Three separate 9, 7 and 5 storey blocks accessible from Buller Close
- 65 flats for council rent – 15 x 1 bedroom, 30 x 2 bedroom, 12 x 3 bedroom, 8 x 4 bedroom, including 5 wheelchair accessible disabled flats
- 32 flats for private sale – 8 x 1 bedroom and 24 x 2 bedroom

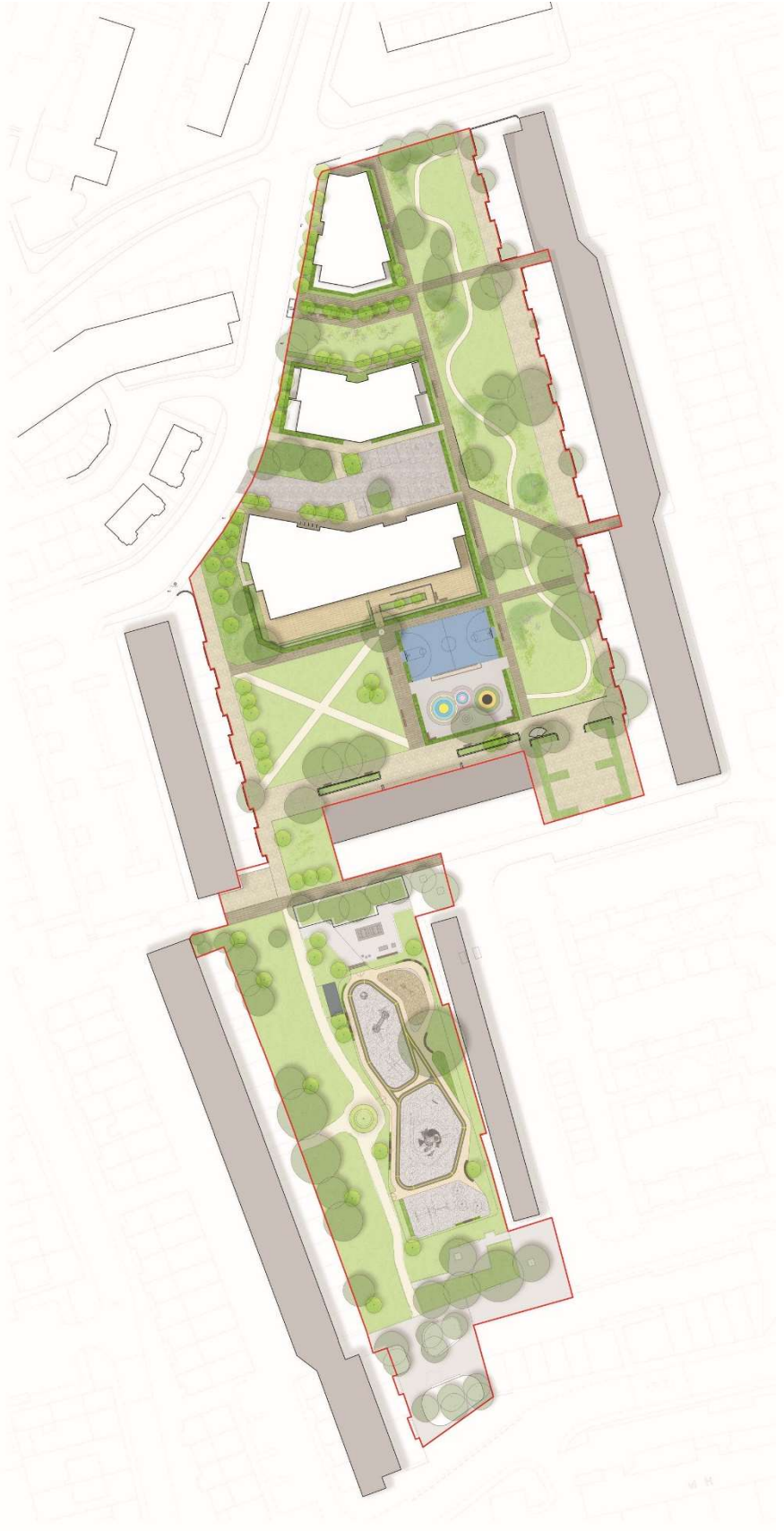
A linear park between the new blocks, retention of the existing trees and new planting











- A new community centre incorporated within Block C with a small outdoor terrace

Of the new council homes:

- 50% would be prioritised for existing local tenants who are in housing need, so they can continue to live near family, friends, and the services they currently use;
- 50% would be allocated to people on our wider housing waiting list.

Bells Gardens development - Landscape Plan



-  Existing Tree
-  Proposed Tree
-  Primary footway (Flag paving)
-  Secondary footway (Brick paving)
-  Community garden (Brick paving)
-  Car park and Access
-  Play trail
-  Hedge and buffer planting
-  Lawn
-  Ornamental planting

Wider estate improvements

Key features incorporated into the landscaping plan are as follows:

- Accessible and clear pedestrian routes and sightlines
- Re-provision of play spaces, accessible for all ages and abilities
- Good quality paving materials throughout, chosen to harmonise with the building materials
- Existing trees retained where possible
- New hedge/shrub planting to create private space and screening to residential ground floor flats
- Re-provision of the community centre space with improved facilities
- Re-provision of the multi-use games area



Community Centre model

Wider Estate improvements – we would like your views

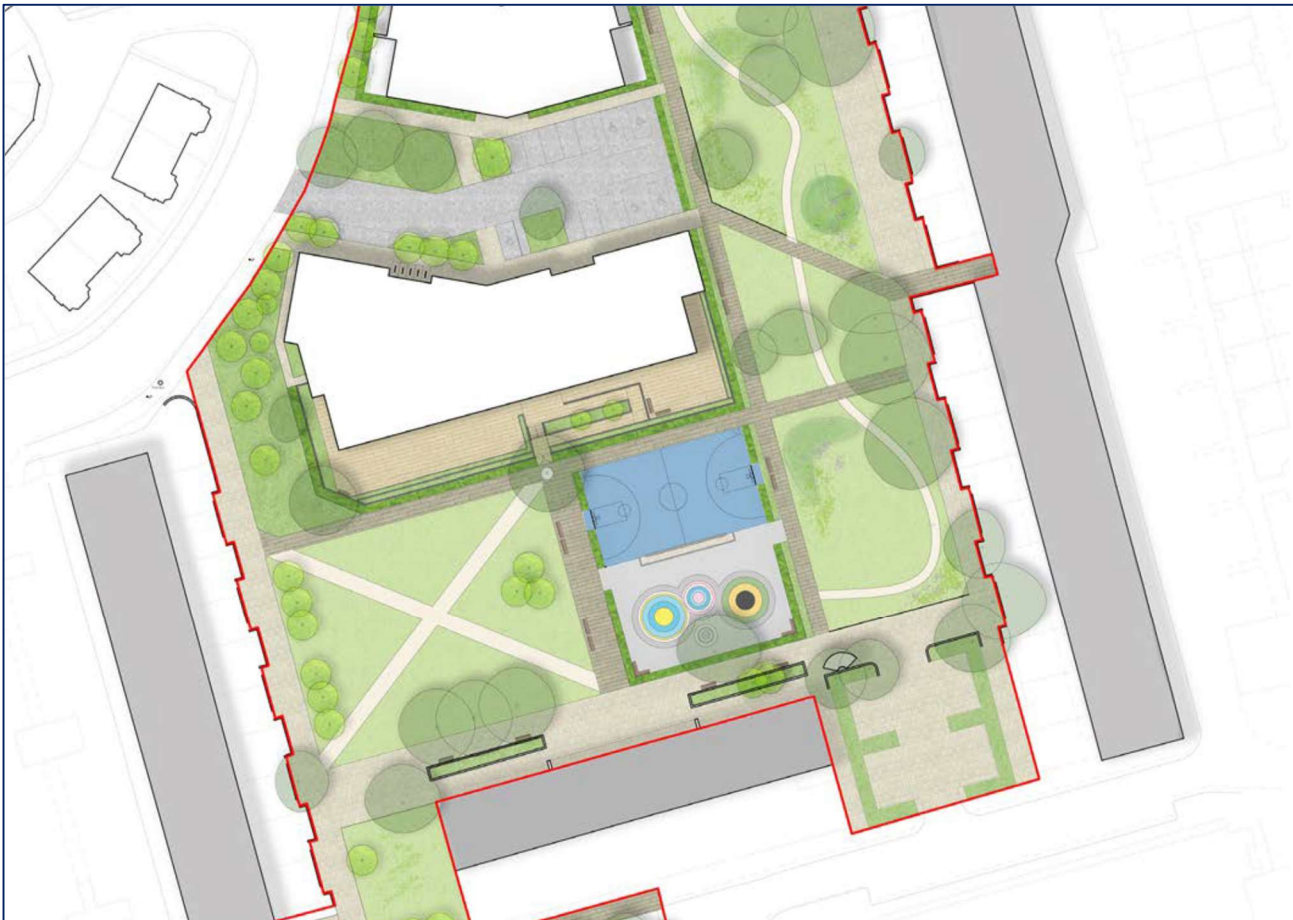
We are proposing to re-provide the multi-use games area (MUGA) as part of this development. We have consulted and carried out surveys with people who use the playground and games area which is frequented by residents of all ages.

We have discussed the proposal for the MUGA with the project group and we would now like to hear your views about two different play space options as shown in the images below. Please let us know if you would prefer us to provide a large five-a-side space (slightly smaller than the

current MUGA) or two separate spaces consisting of a ball games area and mini skate/scooter area for all ages.

Please email Helen Laker with the option which you think fits better in the neighbourhood, A or B to - helen.laker@southwark.gov.uk or telephone 0207 525 0848.

A. Current proposal - MUGA split into ball games and mini skate/scooter areas:



Benefits of design:

- Variety of play opportunities for all ages
- Does not require high fencing around entire boundary so routes and views are kept open
- Retains existing mature tree to the south
- Space for generous buffer planting to boundaries

Implications:

- Not suitable for five a side football

B. Alternative proposal – MUGA as larger single ball games area:



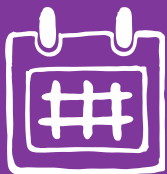
Benefits of design:

- Suitable for five a side football (if fenced)

Implications:

- Less variety of play/games opportunities
- High cage fencing around boundary required - visual and physical barrier
- Loss of mature tree

Please tell us which option you think fits better, A or B?



Timeline

Online public consultation	Autumn 2020
Planning submission	Autumn 2020
Planning decision	Winter 2021
Procurement	Spring 2021
Start on site	Spring 2022
Phase 1 complete (estimated)	Summer 2023
Phase 2 complete (estimated)	Summer 2024

Latest updates

Pre-planning consultation and drop-in event

The design phase of the new homes and community centre is now complete. The full set of designs are available to view on the consultation website for this scheme:

www.southwark.gov.uk/bells-gardens

At this stage in our process, we would usually invite you to attend a drop-in event to see the completed designs before a planning application is submitted. As we are unable to hold such events we are instead publishing this newsletter for you to review at home together with a “You said, we did” summary of the consultation undertaken thus far. You can find this in the section below.

Bells Gardens online pre-planning consultation

The pre-planning online consultation for Bells Gardens will open for two weeks from **29 November 2020**.

You can access the information boards in several ways:

1. Online – please follow this link to view the scheme on the Council’s consultation hub:

[Bells Gardens estate preplanning](#)

2. If you do not have internet access and wish to be provided with a printed copy, or for further support, please telephone or email Helen.Laker@southwark.gov.uk

Whilst acknowledging the difficulties caused by COVID-19, the Council continues to be committed to its target of delivering 11,000 new council homes by 2043, for those in housing need. Therefore, as far as possible, the New Homes Team continues to operate on a business as usual basis to ensure that new homes continue to be developed.

How we consulted with you

It is really important to us that we work with residents when we create new homes in Southwark. As part of creating new homes on Bells Gardens Estate, we worked alongside a project group made up of local representatives from Bells Gardens and Oliver Goldsmith Estates, the committee of the Southwark Group of Tenants Associations and community groups who use the premises at 19 Buller Close, as well as councillors representing your local area.

We thank the project group members for working alongside the New Homes team to progress with this scheme. Over the last few months they have helped the architects to shape the designs for the new council homes and the community space in Bells Gardens.

The consultation with residents began in 2018, with public events, questionnaire surveys, and seven resident project group meetings that were facilitated by an independent resident advisor from Open Communities, who are an independent training and advisory agency specialising in developing resident involvement with their local housing and redevelopment proposals.

Next Steps

Once the public consultation ends on 29 November 2020, we will submit a planning application, and the statutory consultation process will commence for the development. The council's Planning department will notify all residents living close to the site of the submitted planning application and you will have the opportunity to make comments about the application.

We will then notify you of the outcome of the planning submission. If it is successful we will procure and appoint building contractors for the works to commence on site.

Prior to works commencing on site we will be holding a 'meet the contractor' event. This event will be held virtually to comply with the social distancing guidelines to reduce the spread of COVID-19. We will organise face-to-face meetings when it is safe to do so. This will be an opportunity for the

T&RA, the local residents and other stakeholders to ask any questions or raise any concerns about the construction of this development.

We will arrange for the appointed contractor to meet residents via Zoom/ MS Teams or face-to-face so that we can explain the contractors' working hours, site access, times of deliveries and how they will minimise disruption. The contractors will be happy to answer any questions you have about the construction.

Procurement of the contractor

The contractor appointed will be required to produce a Construction Environmental Management Plan. This plan will provide detailed information about how the contractor will ensure that the development is compliant with environmental legislation, how materials will be delivered to site, how noise, dust and other disturbances will be monitored.

All contractors working for the council are registered with the Considerate Contractors Scheme which is an independent organisation that ensures construction sites operate to a high standard.

YOU SAID:	WE DID:
<p>The green space and as many trees as possible should be retained.</p>	<p>The site layout maximises the green space and retention of trees, and places buildings within the estate to minimise the impact on green space.</p>
<p>The development should provide improvements to the wider estate, e.g. improving the play space, areas outside Angelina House, Edwin House and Neville Close.</p>	<p>The development boundary (red line) has been extended to include areas recommended by the project group and offer amenity improvement to the wider estate.</p>
<p>Private courtyards/private communal gardens for the new blocks should be avoided. All green spaces should be open and accessible to the whole community.</p>	<p>The spaces between blocks will be accessible to the whole community, and no private courtyards are proposed.</p>
<p>Blocks should be varied in height and avoid overshadowing.</p>	<p>Heights of blocks range from five to nine storeys with the five-storey block located to the south.</p>
<p>The community centre should be located at the entrance to the estate and also be accessible for the residents.</p>	<p>The community centre is located in Block C and has an entrance from Buller Close, and from the rest of the estate.</p>
<p>Phasing should be considered to minimise the disruption to the estate.</p>	<p>Block C can be built first to deliver the new community centre before demolishing the existing one. Block A and B will be delivered in Phase 2.</p>

Lindley Estate

The Council are also proposing to develop a site at Lindley Estate, on the corner of Commercial Way and Peckham Park Road. The Lindley scheme would provide 44 new council homes in a 5 storey L-shaped block, with a communal garden, to be provided for existing local residents in housing need, and on the wider housing waiting list.

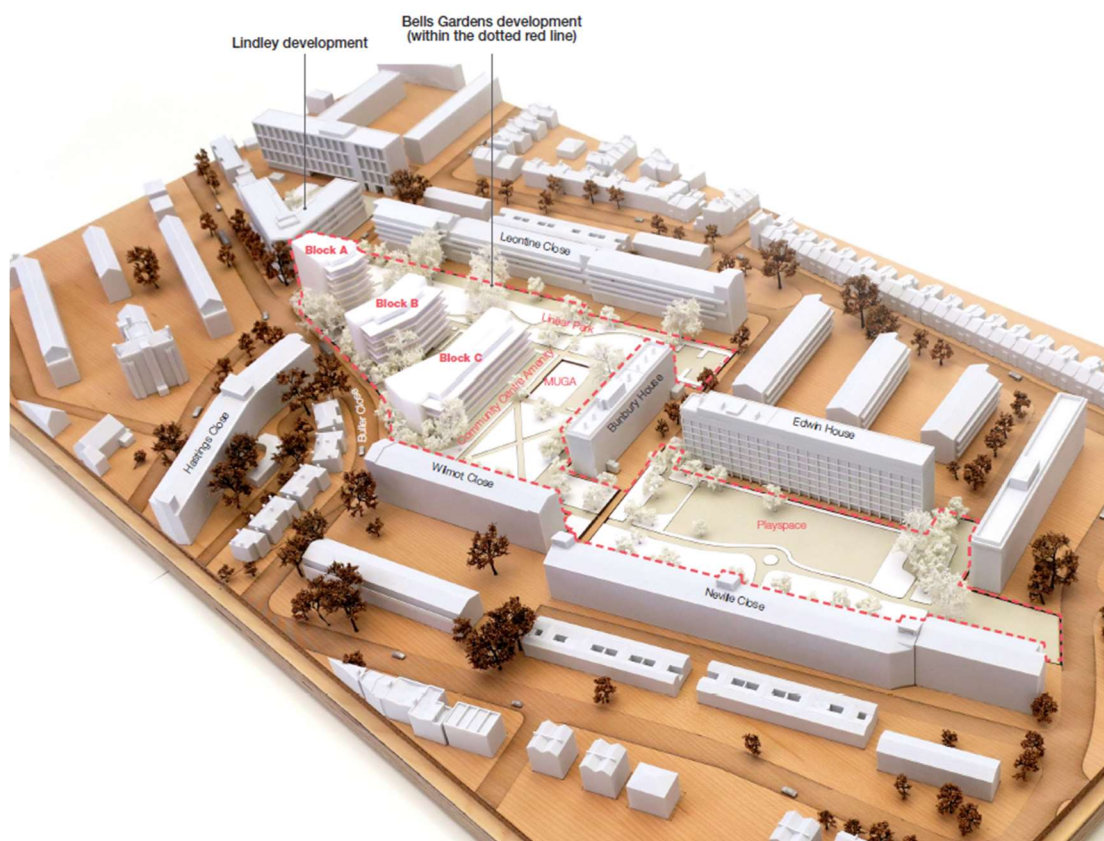


Further information about the Lindley Estate development can be found here:

www.southwark.gov.uk/newhomeslindley

Bells Gardens – overview together with Lindley estate development

The following model shows the location of Bells Gardens and Lindley Estate's new build proposals in relation to existing blocks.



Contacts

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For a printed copy of the consultation boards, or for further support, please telephone or email Helen.Laker@southwark.gov.uk

The New Homes programme

Frequently asked questions about our New Homes Programme can be viewed on the website: <https://www.southwark.gov.uk/housing/new-council-homes/new-council-homes-faqs>