

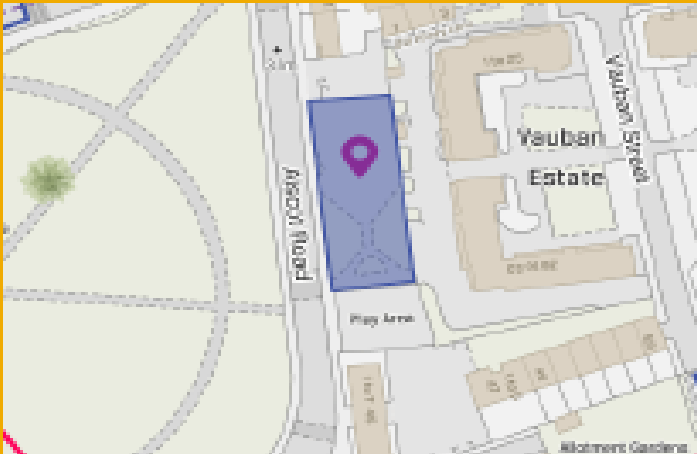
VAUBAN ESTATE

COMMUNITY BRIEF

Vauban Estate

Southwark Council are looking at every possible opportunity available to build new homes and there are about 80 sites across the borough that have the potential for us to develop new homes as part of our commitment to build 11,000 homes by 2043.

As you know, the Vauban Estate Parking Court has been approved as a site for redevelopment into new council homes as shown in the map below.



In line with our commitment to engage with residents a New Homes Project Group (NHPG) for Vauban Estate was set up in June made up of residents who will work closely with the council officers, Ward Councillors and its consultants to develop the plans for new homes.

The first role of the Project Group was to develop a community brief which would detail what matters most to residents about the new homes and improving where they live.

We would like to thank all the Project Group members for participating in developing the community brief which our architects will respond to during their selection progress and then through the design process once appointed.

The Vauban community brief highlighted the following ten key issues that mattered the most.

1. Impacts of new buildings on existing residents
2. Impacts of construction on residents.
3. Estate's overall state of repair.
4. Improving shared outside spaces.
5. Local infrastructure and services
6. Rubbish and recycling.
7. Anti-social behaviour, inc. fly-tipping.
8. Safe, affordable bike storage
9. Parking
10. Architectural character.

COMMUNITY BRIEF

What you said

2. Impacts of construction on residents.

- Concerns regarding health and wellbeing due to dust, noise and disturbance,

3. Estate's overall state of repair.

- Improve speed of response to requests for repairs
- Improve entrances and stairwells: fix tiles and intercoms, deep clean, paint doors.
- Estate requires a deep clean and overall uplift as it has been neglected.
- Addressing these issues would help show that the Council is listening.

5. Local infrastructure and services.

- Confirm adequate school and GP places available.

6. Rubbish and recycling.

- To be better designed, located and managed, with good signage.
- Measures needed to tackle fly-tipping.

7. Anti-social behaviour, Inc. fly-tipping.

- Measures needed to tackle this e.g. better security doors, CCTV.
- A better-maintained estate would discourage anti-social behaviour.
- New development should not make this worse, and ideally should discourage it.
- Issues need to be addressed as soon as possible to help build trust in Council

What you said

1. Impacts of new buildings on existing residents.

- Is this really an appropriate site: high impact for relatively few new homes.
- Loss of park views – could new development maintain views/connections?
- Ensure minimal loss of light and privacy

4. Improving shared outside spaces

- Offer pleasant spaces for residents to informally come together.
- Improve landscaping, planting and biodiversity e.g. attractive smaller trees and wildflower garden area.
- Explore idea of seating – but don't encourage anti-social behaviour.
- Support connections between residents old and new.

8. Safe, affordable bike storage.

- There is none at present – bikes have to be kept in flats

9. Parking.

- Ensure replacement space is provided in safe, appropriate locations.
- Ensure development does not increase parking pressure or reduce safety of local streets.

10. Architectural character.

- Respect the layout and design of Vauban Estate – great 20th century social housing.
- Maintain the same quality (e.g. fine brick detailing) in any new buildings.
- Ensure the appearance of new buildings makes a positive contribution to the estate.

[SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://www.southwark.gov.uk/housing/new-council-homes)