

# Mason House & Townsend House

## New Homes Redevelopment Options

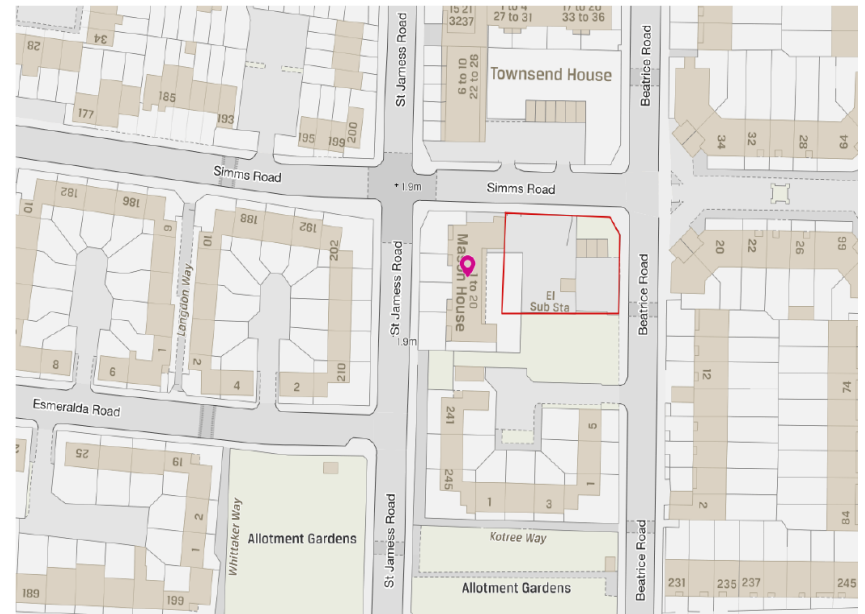
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# Introduction

- The proposed site A is within the grounds of the 5 storey block 1-20 Mason House on Simms Road. The proposal is to redevelop the paved forecourt, amenity space and 3 freestanding garages at Mason House.
- Access to the garages in on Beatrice Road.
- The ground floor flats at Mason House have back gardens which back onto the forecourt area.
- The site also provides access to a sub station. The sub station may need to be relocated.
- The proposed site B is 1-26 Townsend House is opposite Mason House also on Simms Road. The proposal is to redevelop the garages at Townsend House. Surrounding both sites are bungalows on Beatrice Road.

# Aerial View & Southwark Map Site A Mason House

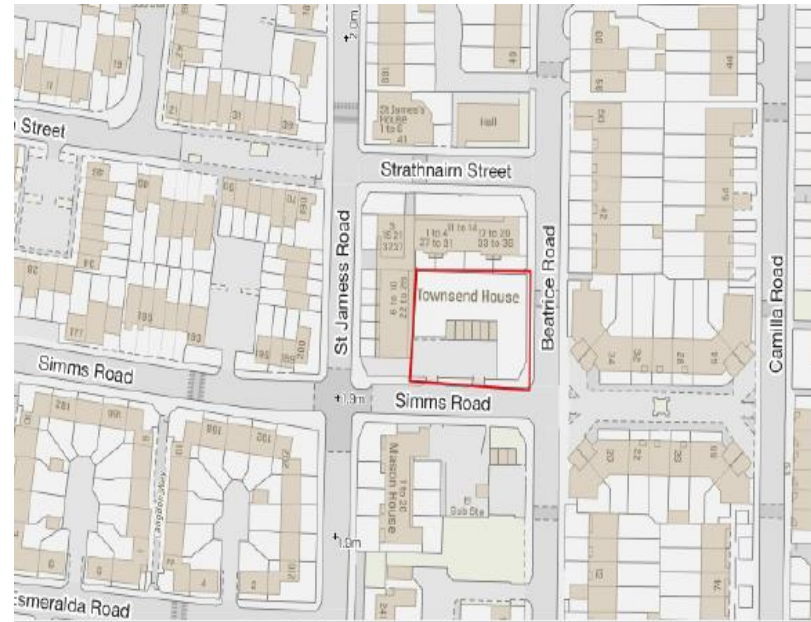


# Site Plan Site A & Site B



# Aerial View & Southwark Map Site B

## Townsend House



# Current Progress

- A letter was sent to all residents on 20 March 2020.
- The hub went live on 25 March 2020 and closed on 20 April 2020.
- The purpose of the consultation was to obtain the residents views on where we could provide new homes and estate improvement works on Mason House and Townsend House .
- Site B Townsend House has been added to the 2<sup>nd</sup> Online Consultation Hub.

# Feedback

- Two responses were received via the online survey.
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**Feedback from the survey hub outlined the following issues that the scheme will have to address:**

## Areas suggested for new homes

- Additional floors to Mason house (not losing any space on the estate)
- The bricked area next to Mason House (maybe too close to existing).
- Car park area, garages and small green area on the corner or by Beatrice Road & Simms Road (however where would resident's then park).

## Other comments

- Do not want to loose open green areas.
- Claustrophobic on the estate.



# Feedback continued

**We asked whether there were any issues on the estate, residents highlighted the following;**

- The estate upkeep is generally good, but there is a pest infestation.
- The upkeep for the fences and railings along St James's Road/Kotree Way is poor and have not been maintained since it was installed.
- The bin near the bus stop was set alight, but never replaced resulting in rubbish piling up on the footpath.
- Parking to be looked into for Kotree Way, Beatrice Road, Simms Road etc as there is no allocated parking. It is currently an extension of street parking with no restrictions, there has been many discussions with no resolutions. Concerns about new parking zone.
- Concerns raised about building without service and infrastructure improvements ie GP surgeries are overwhelmed; high waiting lists for nursery and paid childcare, tubes and buses are overwhelmed at peak times.

# Feedback Continued

**We asked how the estate could be improved in terms of wider estate improvements, some residents would like to see:**

- Landscaping to be better maintained.
- Landscape our gardens
- The park in the middle could be improved with more trees and plants and a screen of trees could be planted to break the view between Kotree Way and Townsend House. Recently the tree in the middle of the park was removed by the council, but it looks like nothing has been replanted in its place.

# Next Steps

- Re-open survey hub with both site details.
- Issue feedback letters & presentation to residents.