Welcome to the Sedgmoor Place Pre-Planning Public Exhibition

Southwark Council is responding to the immediate affordable housing crisis with the biggest programme of council house building in London for over a generation. The New Homes Programme aims to deliver 11,000 new council homes by 2043.

The Council welcomes your views on the proposals presented here today for the Sedgmoor Place site, which aims to provide 13 new homes for Council rent.

**Our Vision:**
- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost;
- Create high quality and well integrated homes where people want to live;
- Build more housing and meet the needs of our diverse population;
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

**Our Aims:**
- To address shortage of council housing for the borough’s residents;
- To meet the needs of future generations;
- To develop a scheme that will be 100 per cent council housing at council rents;
- For 50 per cent of the new council homes to be let to local residents.

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Sedgmoor Place
Pre-Planning Exhibition 28th August 2018
What is currently on the site?

Parks:

Transport:

Schools / Amenities:

Parking:

Physical Context:

1. Looking at site from Sedgmoor Place
2. View towards the North site boundary
3. Mature trees on North edge of site
4. Aerial Site Plan
5. Existing building set back from Sedgmoor Place
6. Looking west at site from Melbury Drive
7. Side of play
8. Site
9. DLR
10. School

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A closer look at the site...

3d sketch view of the site:

Key
- Site boundary
- Pedestrian site access
- Existing Hostel
- Grade II Listed Neighbouring building
- On Site Mature Trees

Constraints:

Opportunities:

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How has the design been developed?

1. Extrusion & Alignment
   The site plan is extruded by 4-storeys & pulled back to align with the facades of the existing adjacent buildings.

2. Courtyard
   An internal courtyard is created to prevent overlooking and improve privacy for the adjacent existing buildings.

3. Reduction to volume
   The volume is reduced by two storeys on two facades, responding to the existing heights of buildings along Melbury Drive & the adjacent Grade II listed building at 194 Southampton Way.

4. Step Back
   A step back is created away from the grade II listed building at 194 Southampton Way.
What will the new building contain?

Ground Floor Plan

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What will the homes be like?

Typical 1 bedroom, 2 person flat

Fourth Floor General Layout.

Typical 2 bedroom, 4 person flat

Second Floor General Layout.

Typical 3 bedroom, 5person Maisonette

First Floor General Layout.

Sedgmoor Place

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What will the new building look like?

Massing articulation

Two-storey base, two-storey top:
This approach integrates the lower storeys of the proposal with the Grade II listed terrace housing, while the higher element sits separately. This approach was not chosen because it appears too dominant next to the houses.

Vertical Articulation & Openings

Two articulated vertical volumes, stepping from storey one to two:
This approach was chosen because it broke the volume into smaller pieces and reflected the scale and rhythm of the adjacent terraced housing. This is reinforced by the placement of symmetrical openings, with simple repeated shapes.

Visual alignments

Lines are pulled through from the adjacent terraced housing, such as canopies, banding, window sills, eaves etc. As heights can't be matched due to current housing standards, datum lines are picked up whenever possible to draw the eye towards the houses when viewed from the street.

Proportion of openings to solid

Similar proportions of openings to solid wall are carried through.

Facade rhythms

The two-storey block continues the wide/narrow pattern of the existing row of houses.

Proposed Facade

1. Light buff brick colour with a natural mortar.
2. Tripled stacked vertical brick banding.
3. All metal work, drainpipes, railings and aluminium window frames in pearl gold (RAL 1036) colour throughout.
4. Subtle changes in brick color created by replacing natural mortar for dark grey mortar to emphasize vertical facade articulation.
5. White Concrete Lintels & Balcony Facia Panels.
6. Southampton Way Facade

Southampton Way Facade

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Our proposal:

Estimated project timeline:

- **2016**
  - Project Process Moving Forward

- **2017**
  - 15th June 2017: Public drop-in event took place, where we connected with residents and selected a group to assist in developing the proposal.
  - 8th August 2017: Project group meeting took place to discuss with a group of residents and councillors the best design for the new homes.
  - 8th August 2018: Public exhibition to present the design proposals for the proposed new homes.
  - October 2018: Planning application to be submitted.
  - Autumn 2018: Drop-in session to meet the contractor who will build the development.

- **2019**

Where we are now:

- Project group meeting took place to discuss with a group of residents and councillors the best design for the new homes.
- 15th June 2017: Public drop-in event took place, where we connected with residents and selected a group to assist in developing the proposal.
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Thank you for coming...

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*Sedgmoor Place*

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Artists' impression of the proposed development as seen from Sedgmoor Place, looking north towards Southampton Way.