

1 Introduction

About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes by 2022.

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
- 50 per cent of the new council homes would be let to existing council tenants in housing need.

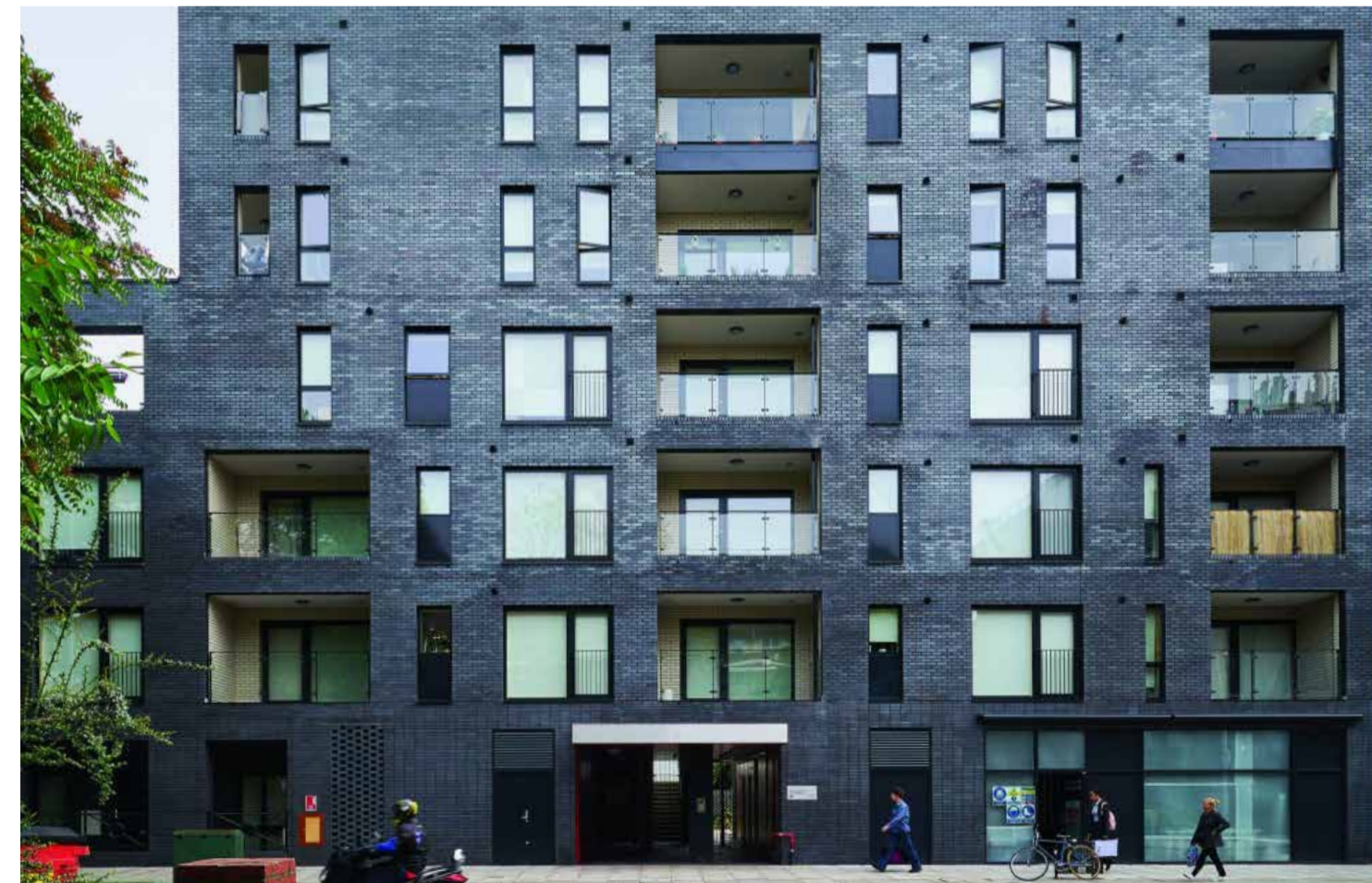
Examples of projects completed in 2016/17 are shown beneath.



Clifton Estate / Clayton Road,



Masterman House garages / Lomond Grove SE5



169 Long Lane / Long Lane, SE1

About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.



Pembury Circus / Hackney, FBM Architects



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

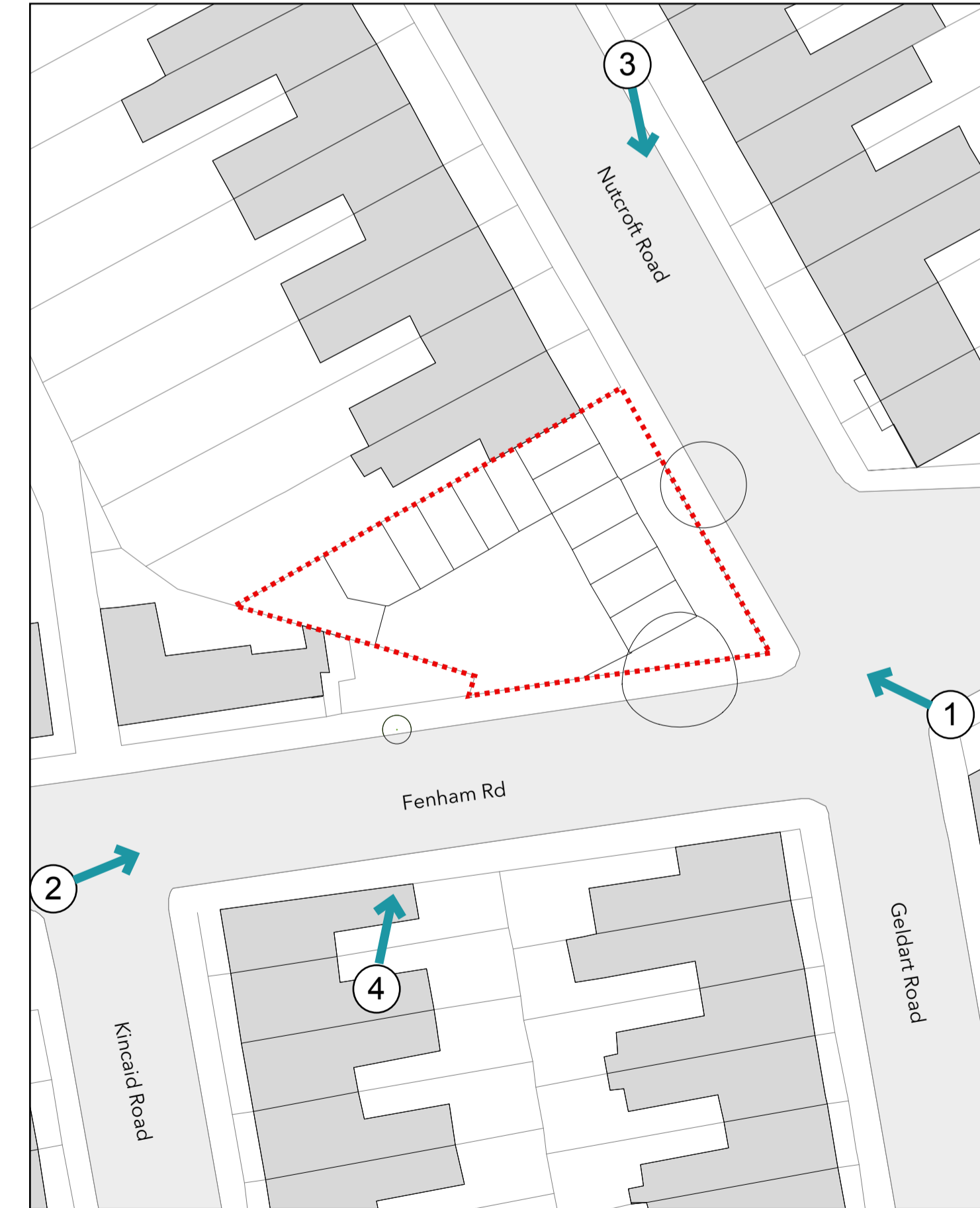
About The Site

The site is located on the north west corner of the junction between Fenham and Nutcroft Roads.

Historically the site contained at least three terraced houses facing Nutcroft Road, continuing the row of existing dwellings down to Fenham Road. At the corner, the property was of a different footprint, suggesting it was of a different use, potentially a shop or similar. The properties were demolished in the 1940's.

The site is currently occupied by 12 garages, tarmac surfacing and a small strip of grass but the site as a whole generally detract from the quality of the streetscene and an opportunity for anti-social behaviour. There are two trees just outside of the site in the pavement, one of which is of very poor quality.

The site measures 0.04 hectares in size. Most of the adjacent buildings are 2-storey Victorian housing with pitched roofs whilst there are some flat roof or buildings with parapets visible from the site in the locality.



1. View from the junction of Nutcroft Road and Fenham Road



2. View from Kincaid Road



3. View Nutcroft Road



4. Aerial view to the site

2 Background

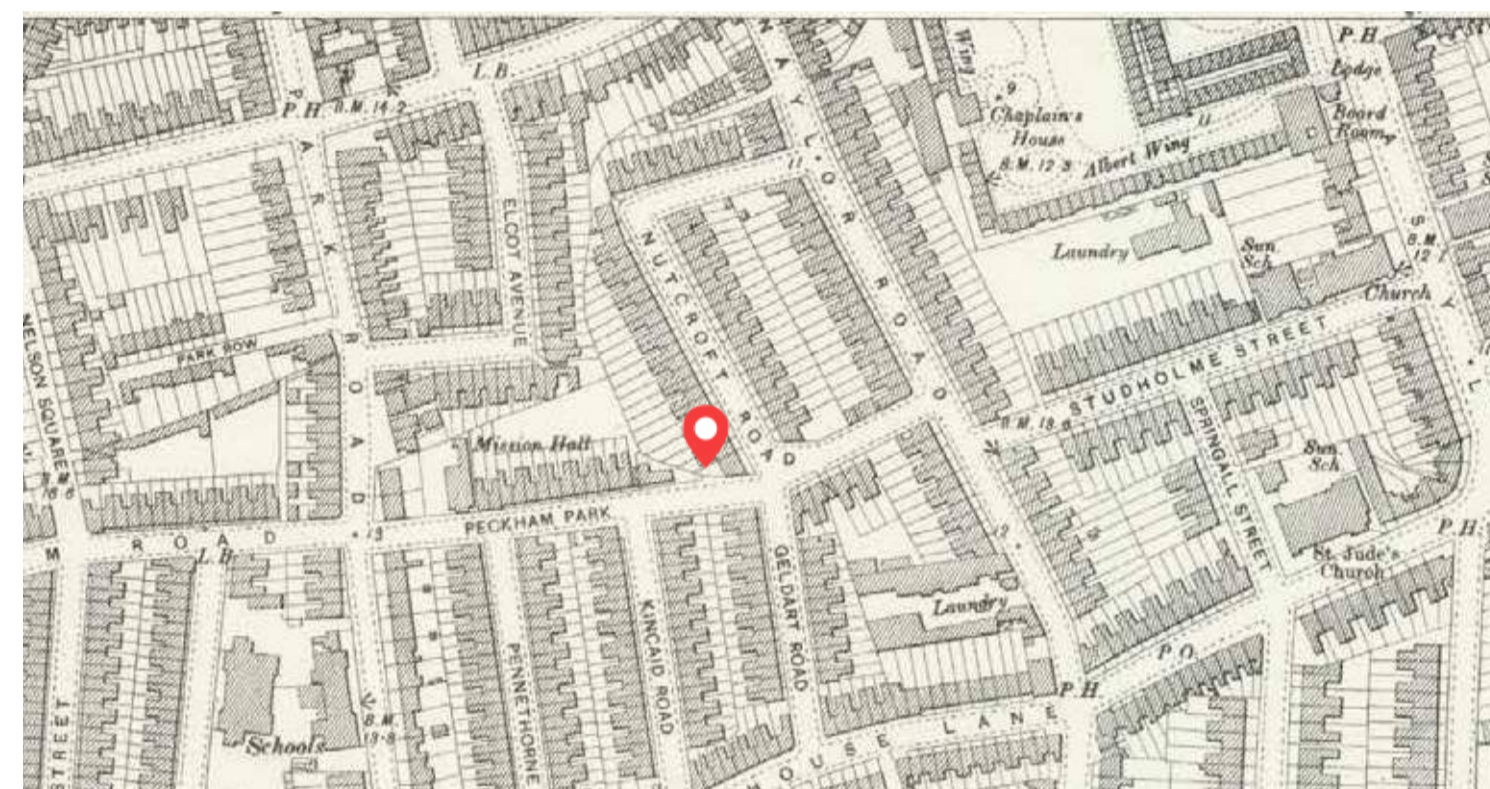
Area History

The original character of the area prior to the Second World War is shown on the maps below.

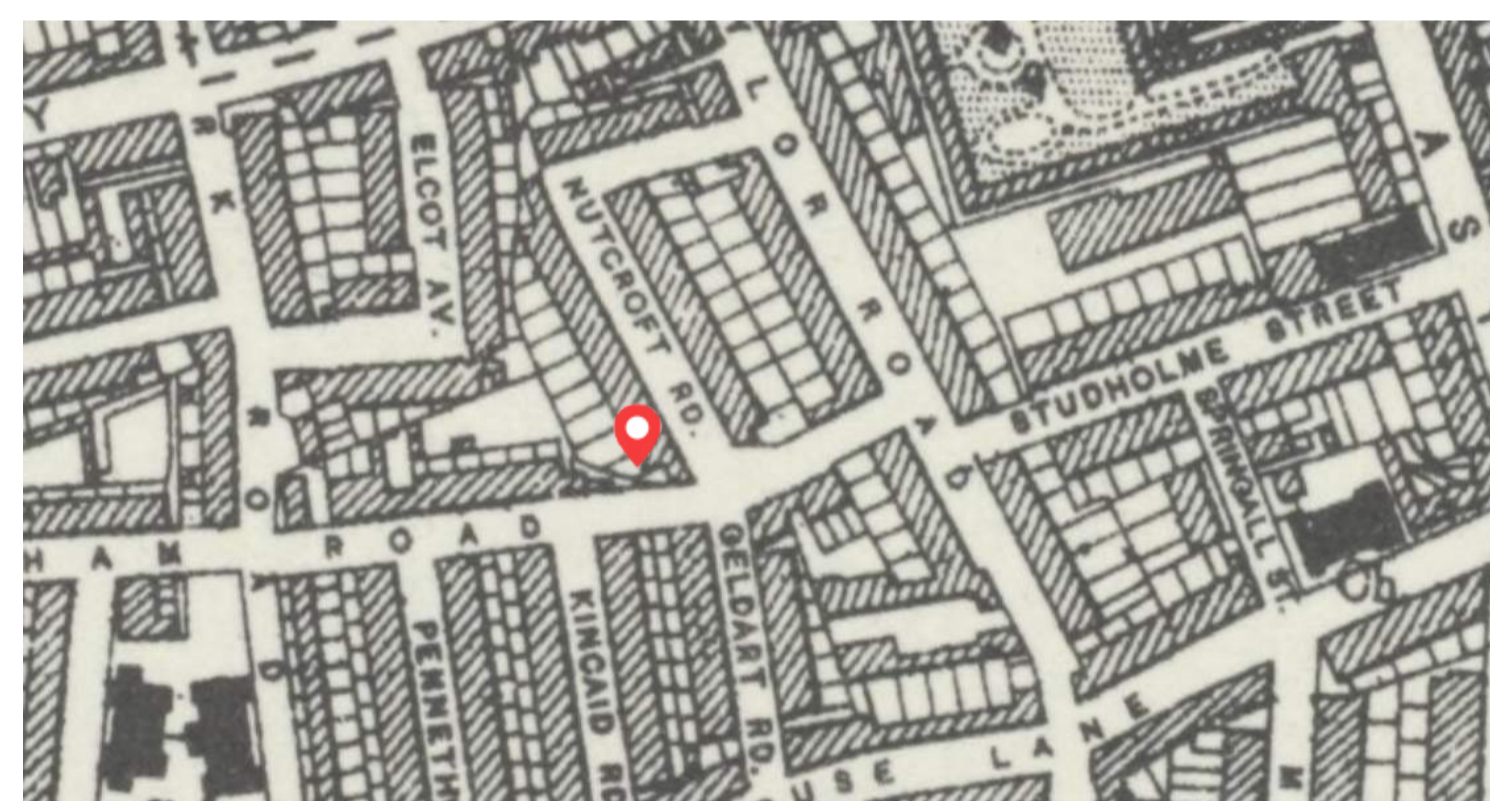
The area was developed significantly in the Victorian era. Today, the street appearance is very similar to that originally built but new buildings can be seen in between the period properties, especially on sites that were damaged or clear following WW2.

The character of the area mainly consists of two-storey terraced houses with some post-war accommodation as well as larger housing developments located slightly further ahead from the site.

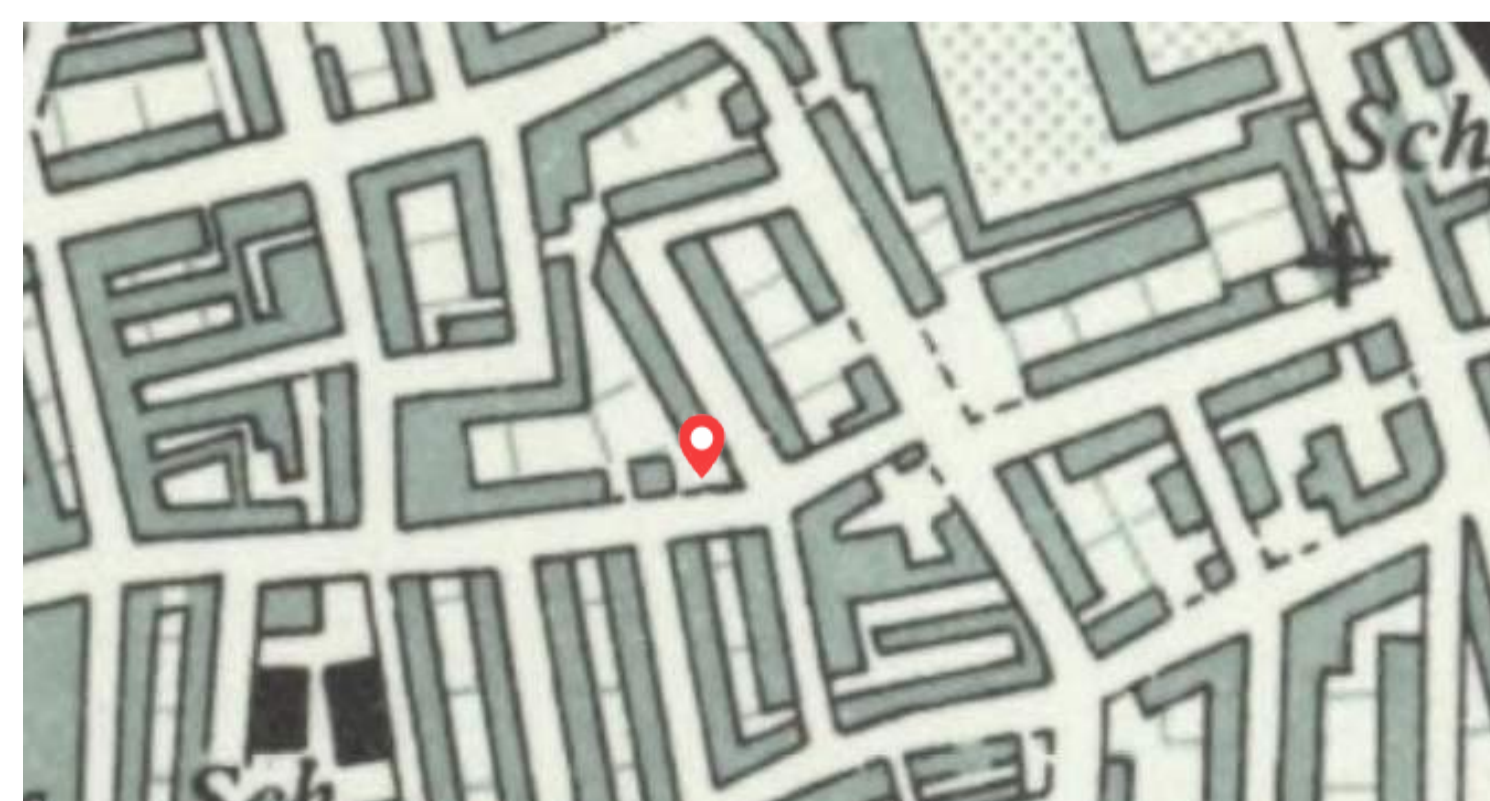
As shown below the site used to be occupied by terraced houses prior to WWII and shared a wall with 60 Nutcroft Road.



Historical map 1897



Historical map 1946



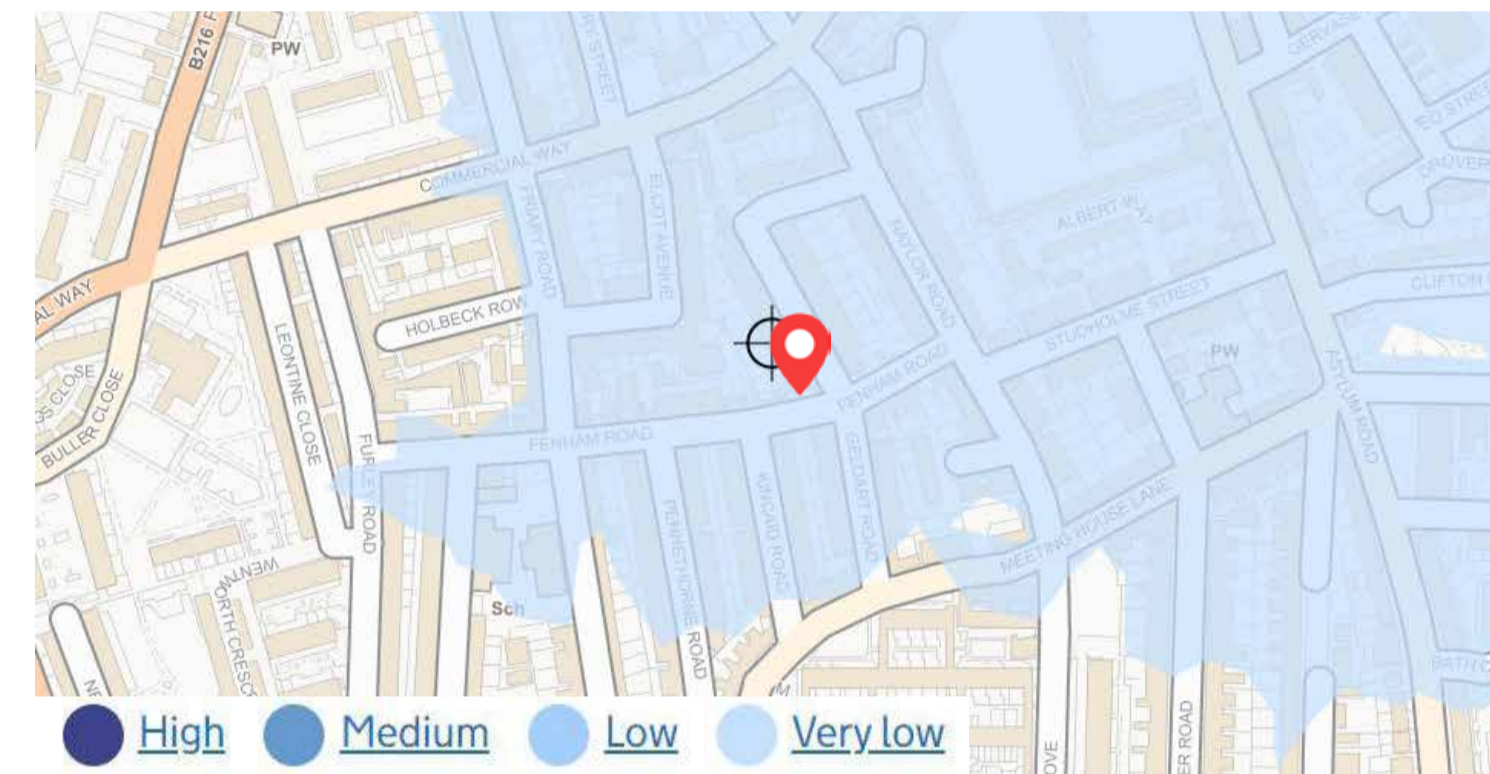
Historical map 1961

Planning Context

The site is not part of any conservation area nor does it have any listed buildings nearby.

There is a low risk of flooding from river and water courses and low risk of flooding from surface water.

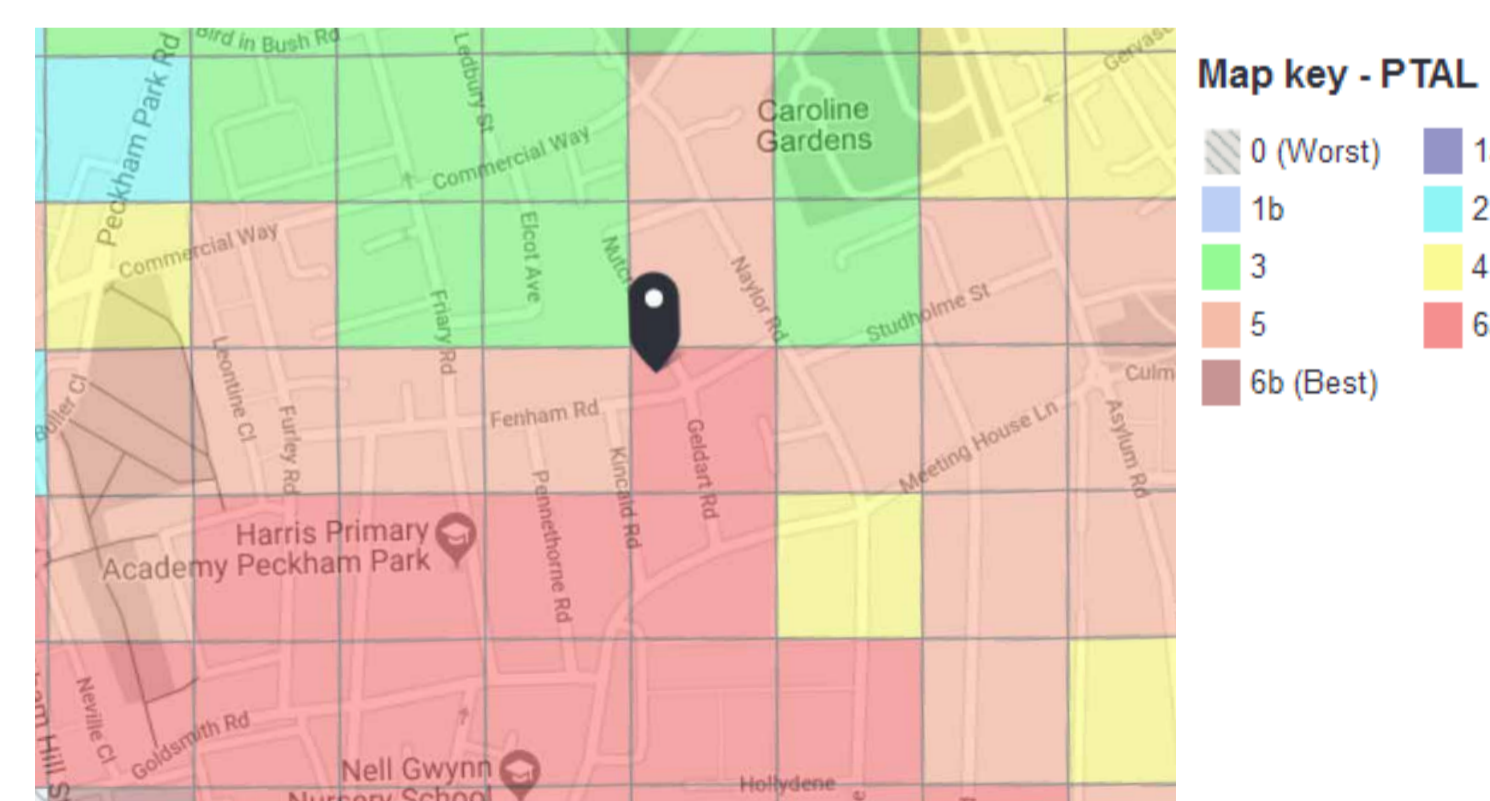
The site has a Public Transport Accessibility Level (PTAL) of 6a which indicates an excellent accessibility to public transport.



Flood risk from river



Flood risk from surface water



PTAL Rating of the area- graded as 6a (tfl.gov.uk - January 2020)

Wider Context and accessibility

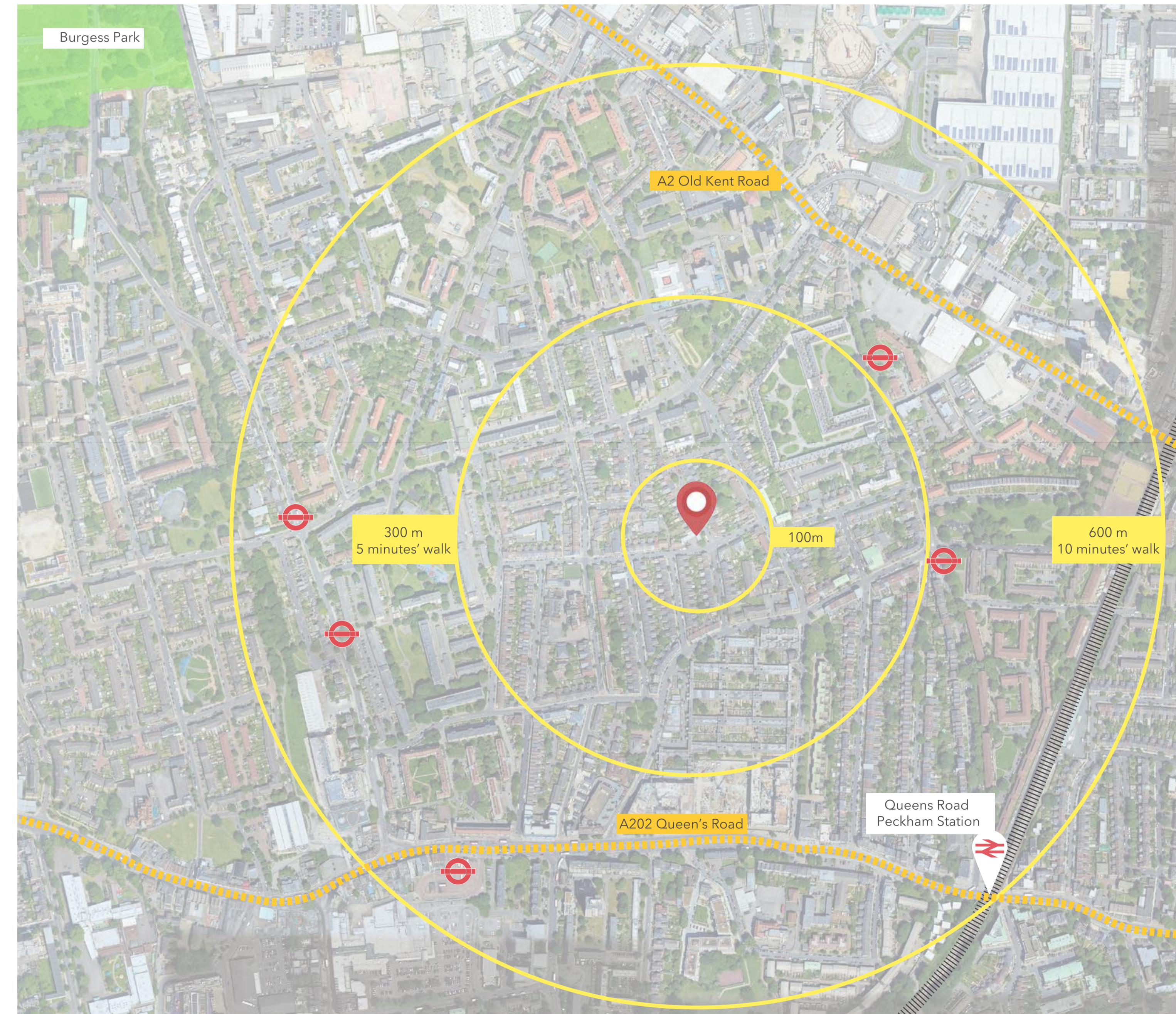
The site is located at the intersection of Fenham, Geldart and Nutcroft Roads in Peckham. It lies within the London Borough of Southwark.

The site is in very close proximity to transport links such as numerous bus routes and Queen's Road Peckham Mainline Rail and Overground station within a short walk.

There are a number of local schools in close proximity, including St. Francis Catholic Primary School, Harris Primary Academy, and John Donne Primary School.

Burgess Park is within a 15 mins walk. There are also many local amenities like shops, cafe, restaurants around railway station and the Aylesham Centre.

Queens Road Peckham is located within 10 minutes' walk and Peckham Bus Station (8 mins walk) provides a variety of bus routes towards Waterloo, Lambeth, Sothwark.



3 Analysis of the Site

Constraints



- Existing trees on site
- Trees in bad condition
- Existing 2m high brickwall
- Car Parks
- Height of neighbouring buildings
- Potential overlooking
- Sun path
- Existing electrical cabinet
- Existing telegraph post
- Telecommunications cables running through the site
- Main pedestrian routes

- Potential overlooking from 39, 60 Nutcroft Road, 125 Fenham Road and 32 Geldart Road.
- The existing site is bounded by two trees although one of them is in a poor condition.
- The site is overlooked from all sides.
- Loss of existing garages.
- Adjacent buildings are generally 2 storey high and overall appearance of the streets are 2-storey Victorian houses.
- The planting consists of grass and a shrub with no significant ecological and visual value.

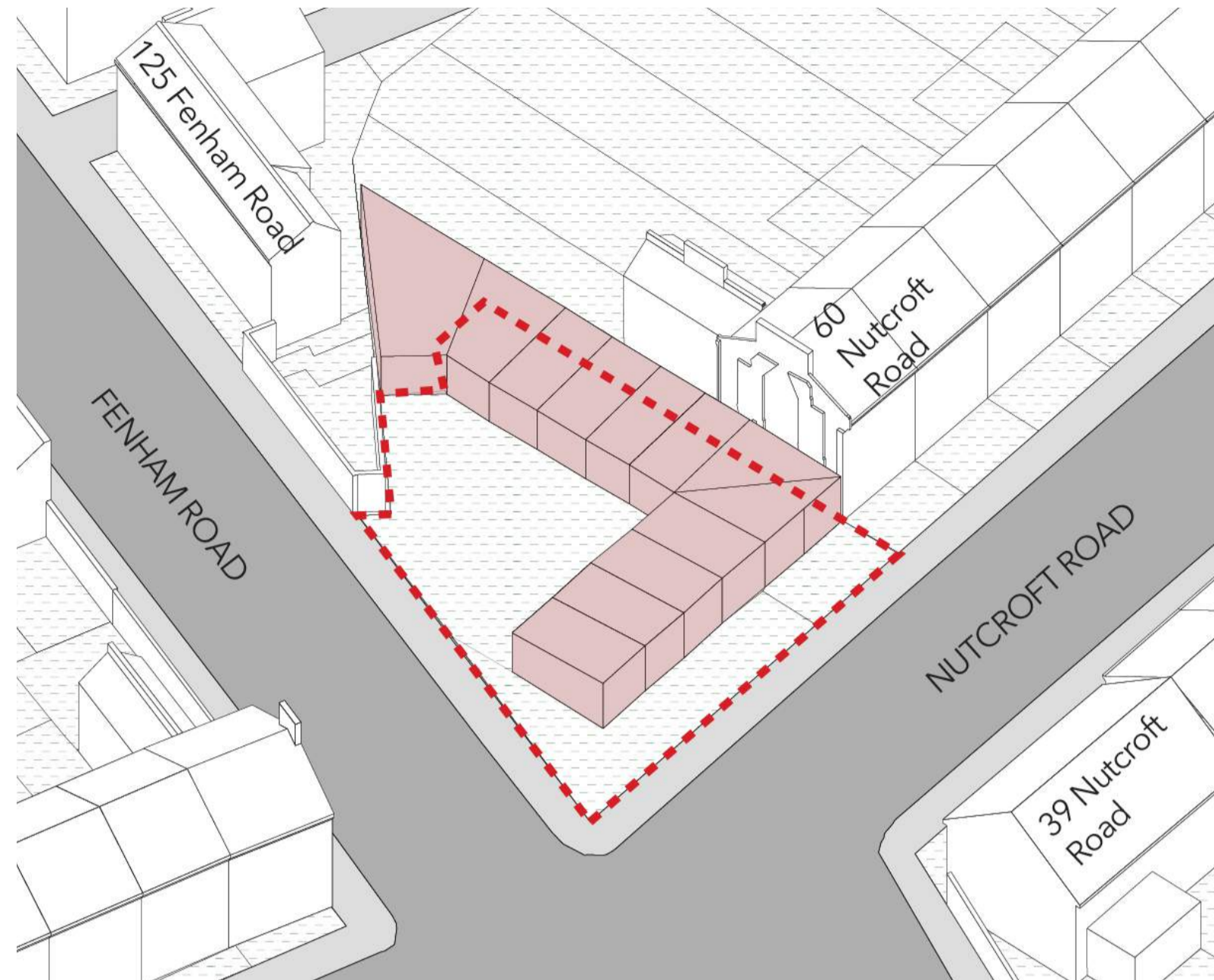
Opportunities



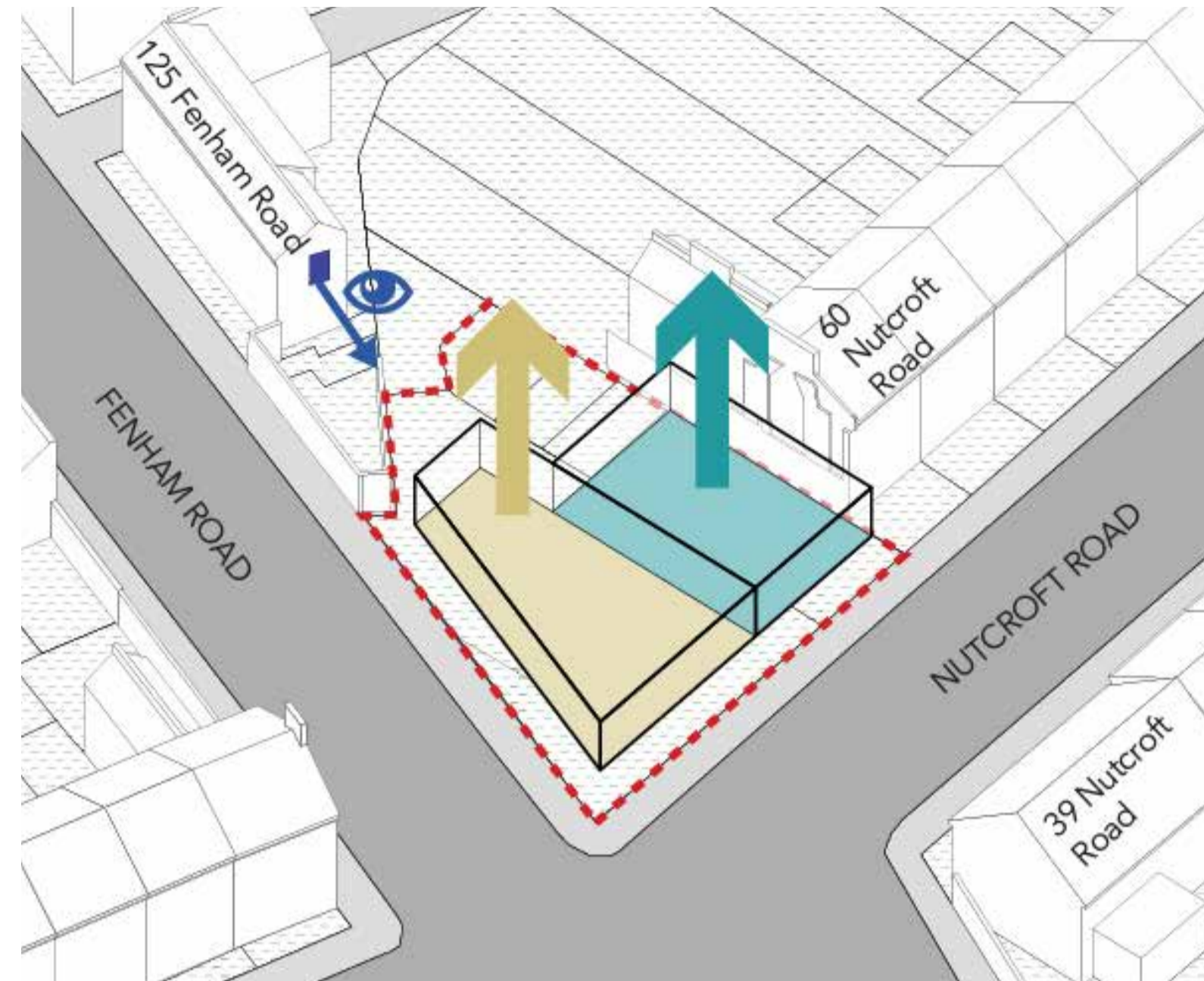
- Existing trees on site
- Trees in bad condition
- Potential for improved landscaping
- Blank wall
- Opportunity to improve buildings frontage line
- Sun path
- Main pedestrian routes
- Towards Peckham Bus Station, station (8 min walk 0.4 mi)
- Towards Queens Road Peckham station (10 min walk 0.5 mi)

- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Opportunity to enhance landscape and appearance of the corner building
- Opportunity to redefine the lost and historical street pattern as originally built.
- Blank walls in 60 Nutcroft Road and 32 Geldart Road
- Very good location and connection to local transport links
- New affordable homes for local people

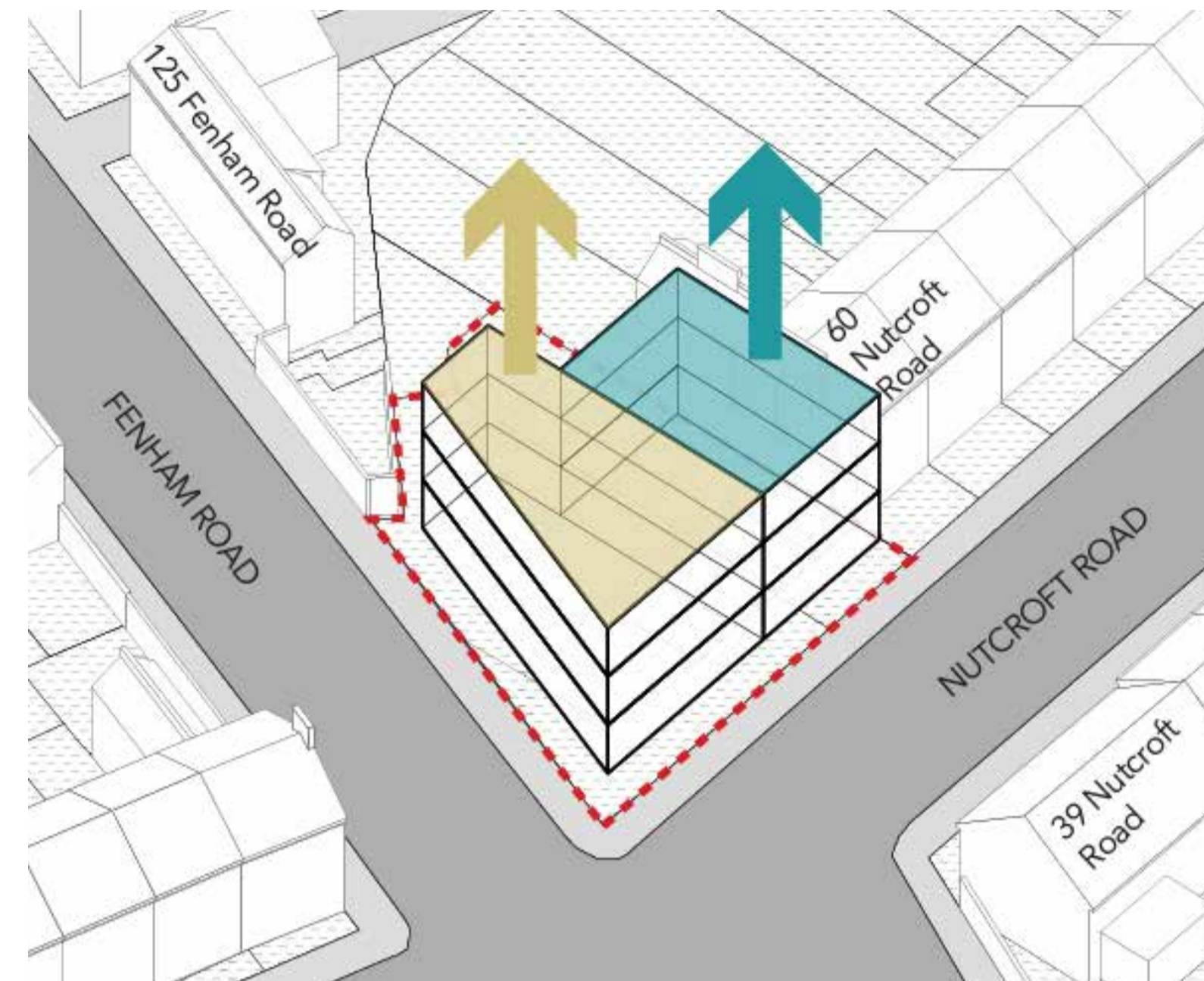
4 Design Rationale



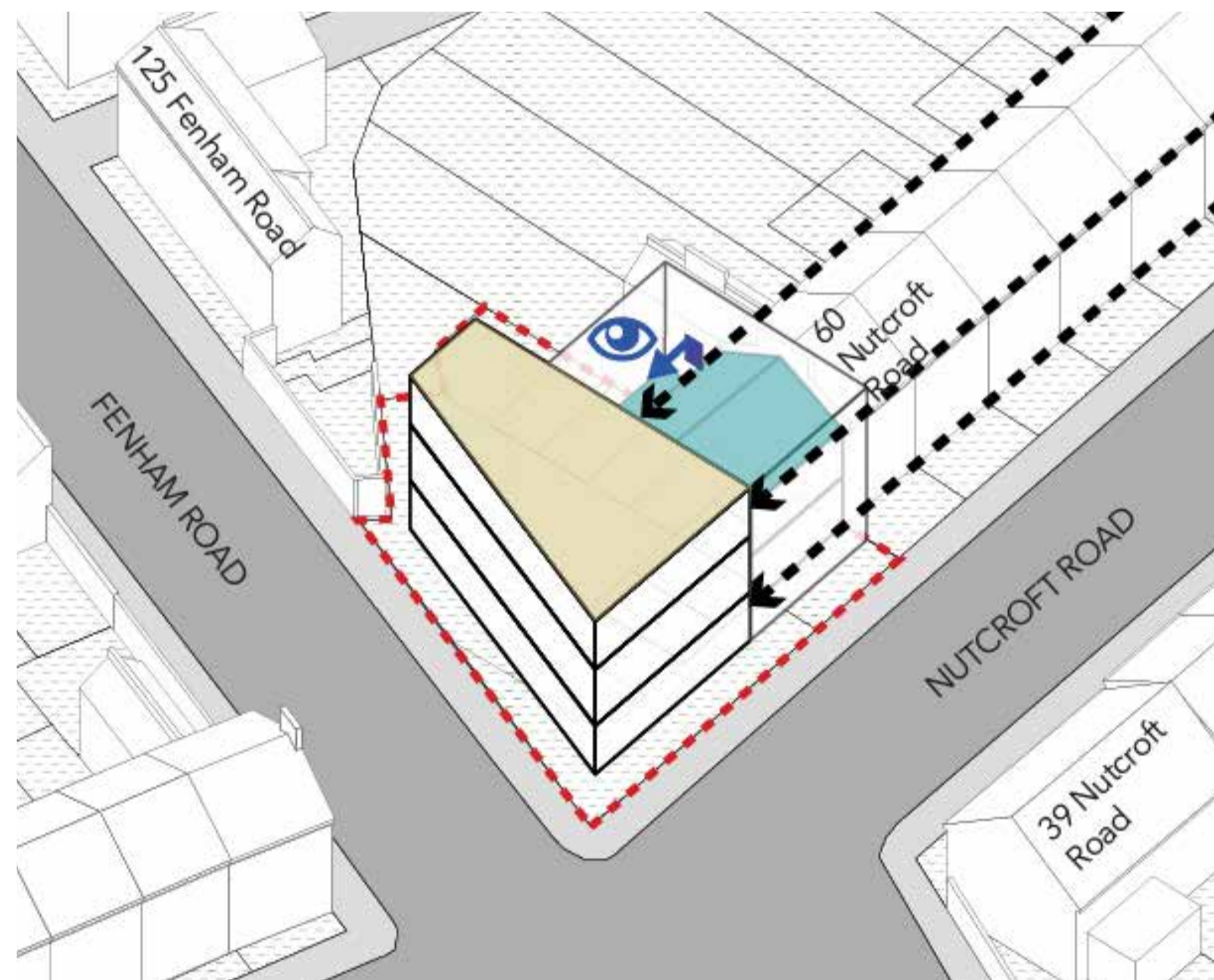
① **Existing site boundary and garages.**
Existing garages to be removed due to poor condition and uninteresting appearance.



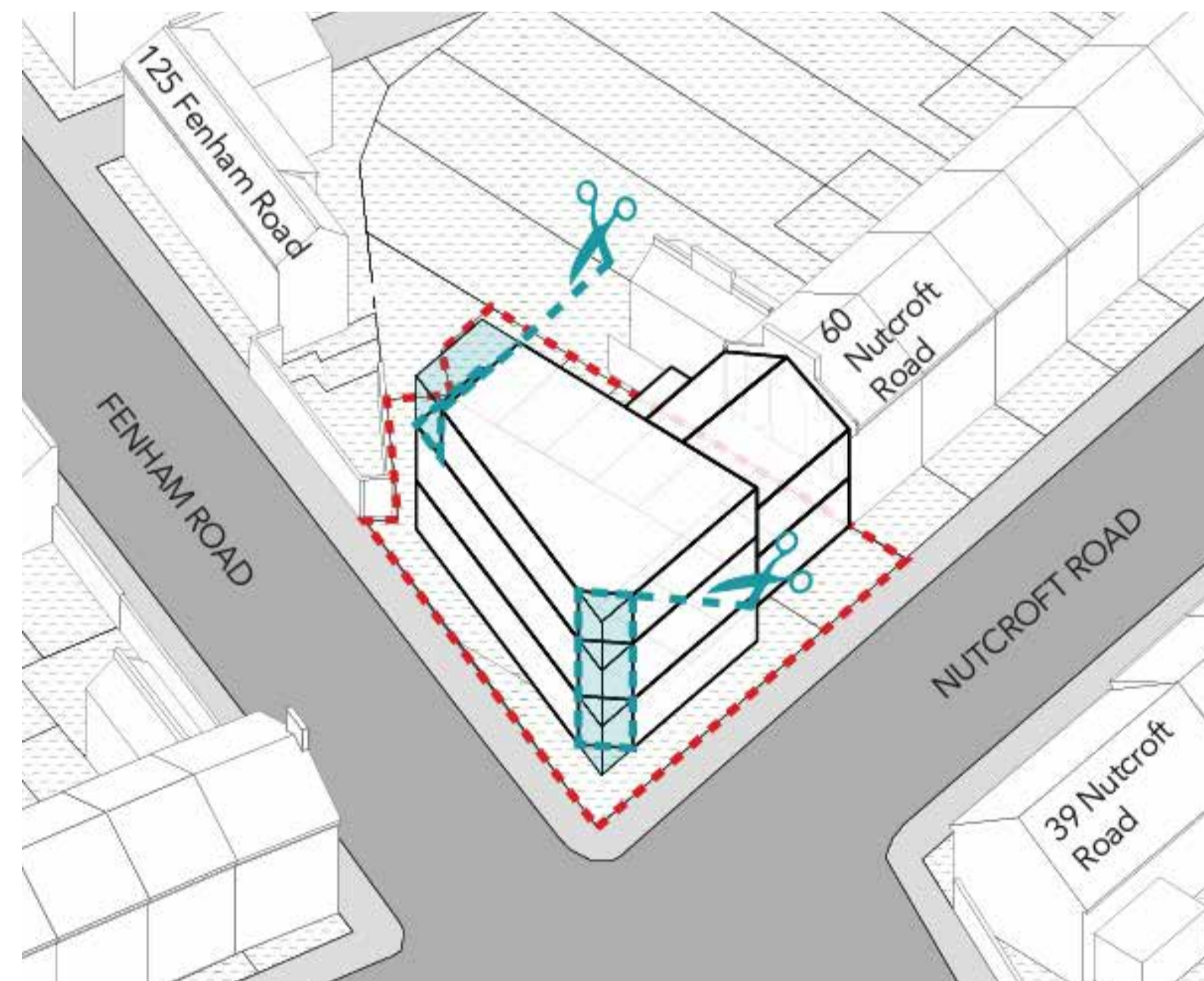
② **Possible building footprint.**
Potential footprint of the building. The main consideration is to minimise its overlooking impact to adjacent properties.



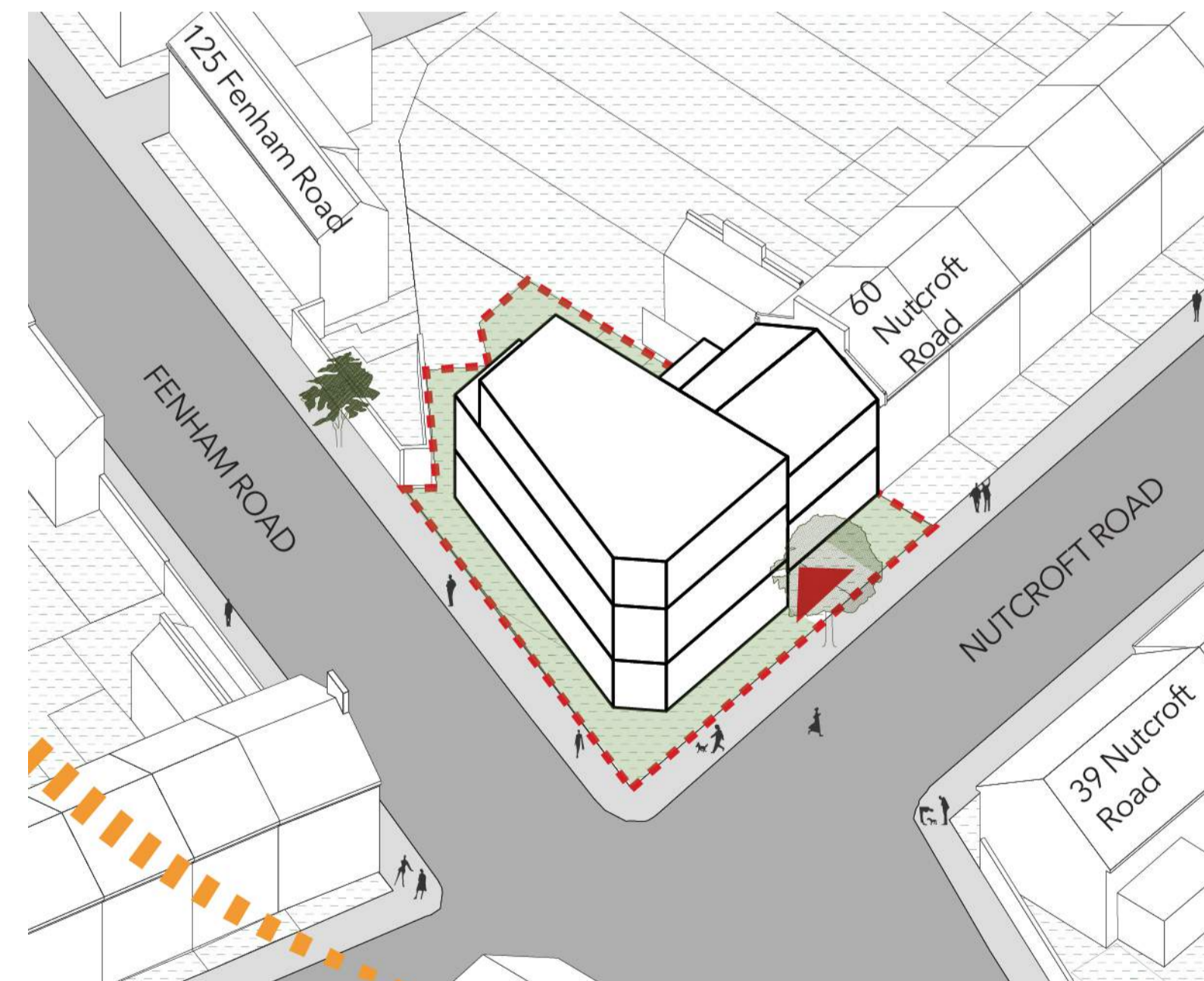
③ **Possible massing of the building.**
Three storey massing to emphasise prominent corner in the junction of Nutcroft and Fenham Road - similar to many other corners in the area.



④ **Proposed layout.**
Proposal relates to the adjacent buildings and seeks to restore the historical urban grain of terraced houses in Nutcroft Road as well as emphasise the corner and provide definition to the street.



⑤ **Proposed massing cuts.**
The corner of the proposed building is chamfered to follow the pattern found at similar corner locations and to reduce its scale and mass, stepping down along Fenham Road.



⑥ **Proposed massing and landscape**
Proposed landscape enriches the existing area. Retention of the tree that is in good condition.

EXAMPLES OF CHAMFERED BUILDINGS IN THE AREA ACROSS JUNCTIONS WITH FENHAM ROAD



Building in the junction of Fenham Road and Kincaid Road



Building in the junction of Fenham Road and Naylor Road



Building in the junction of Fenham Road and Marmont Road

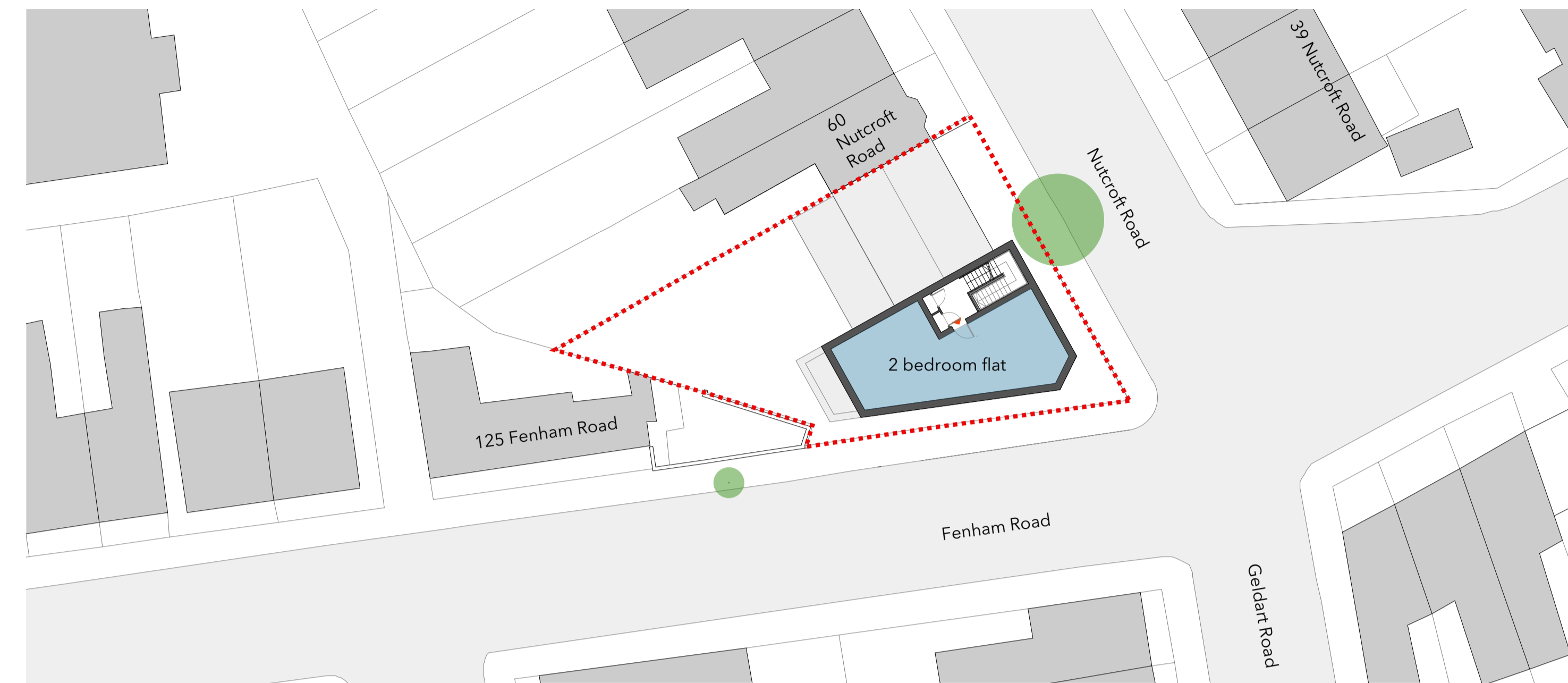
5 Potential floor plans

SCHEME BENEFITS

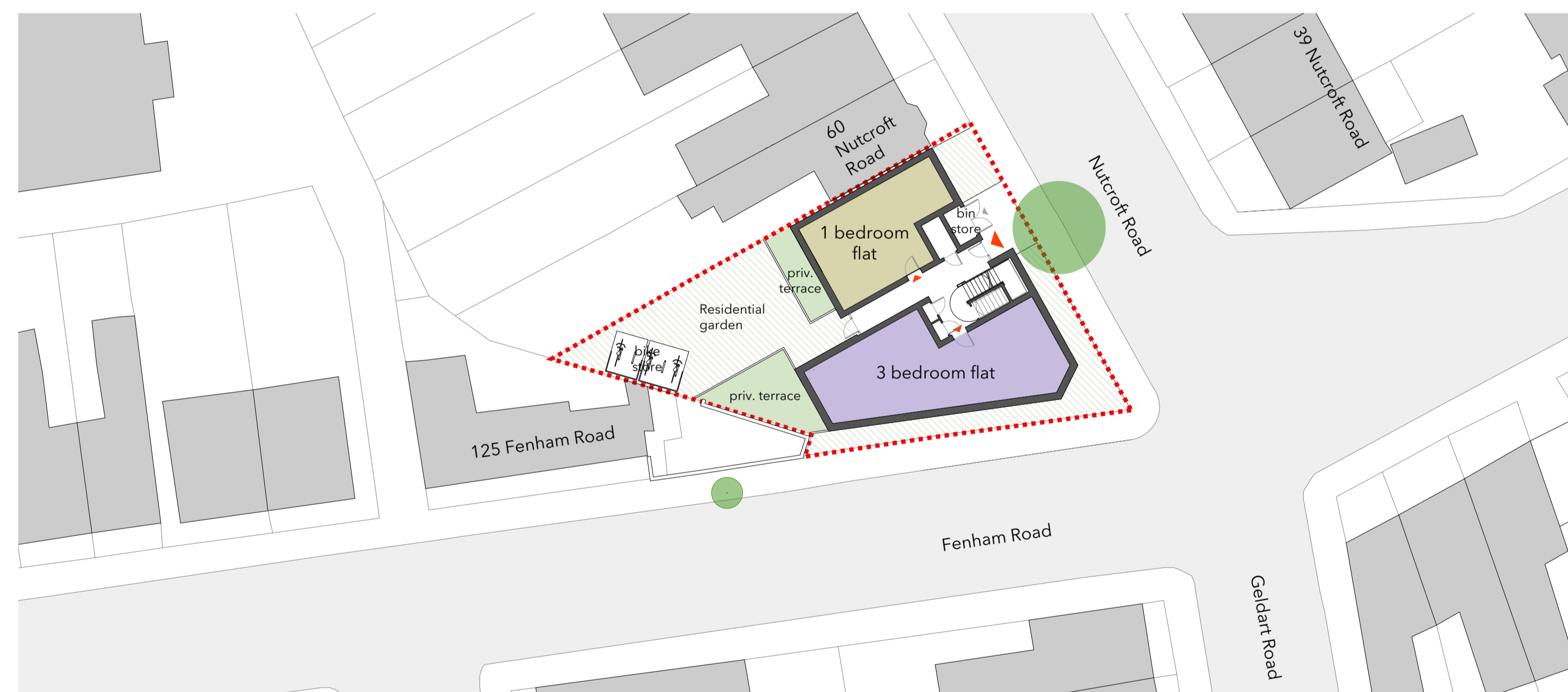
- Meeting local housing need
- Accessible and inclusive homes
- Contributing to the local landscape
- High quality design
- Improve buildings frontage line and street view

SCHEME SUMMARY

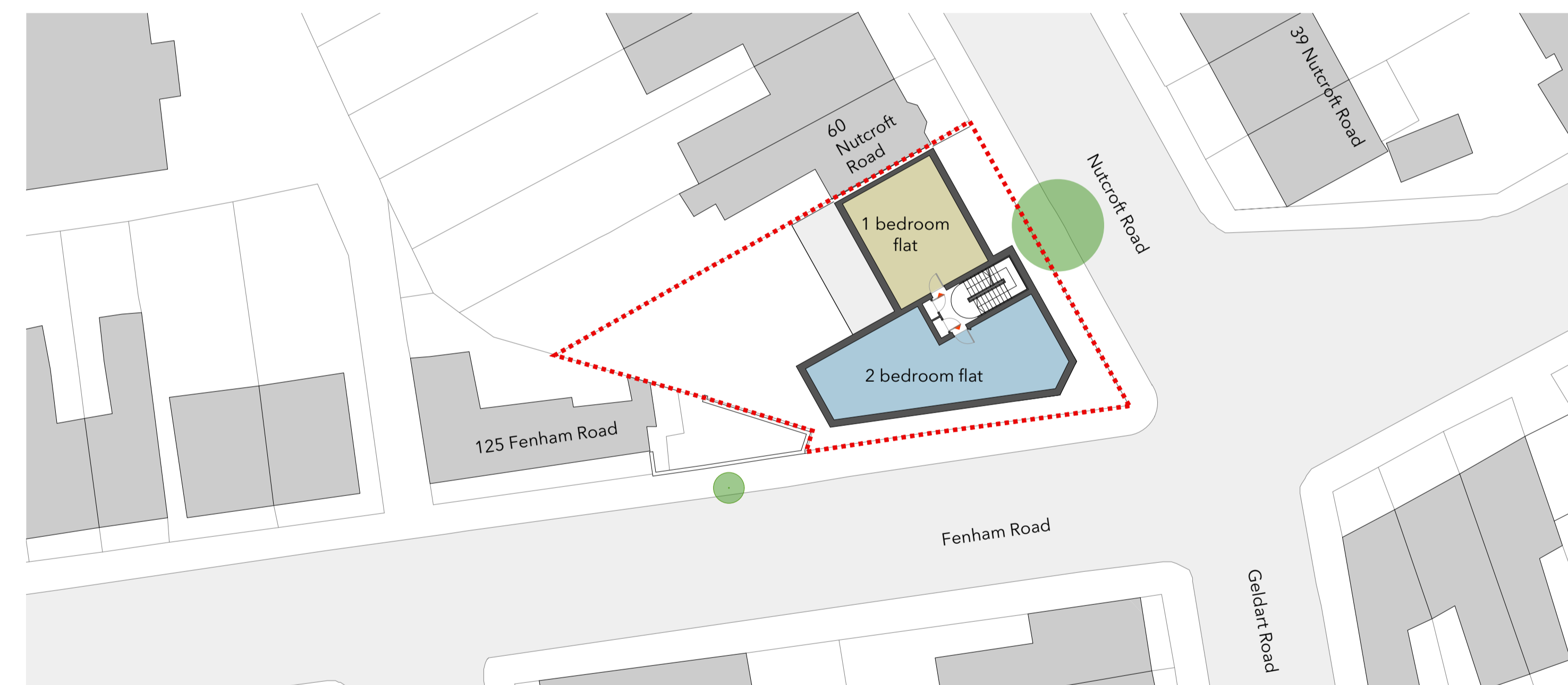
- Range of 1, 2,3-bedroom accommodation
- Anticipated number of units: 5 flats
- Car free development
- 100% council rent housing
- Compliant with Southwark design standards and building regulations



Potential second floor plan

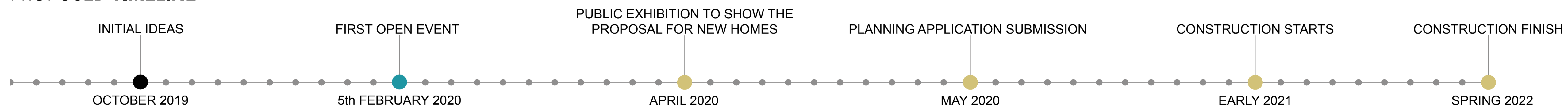


Potential ground floor plan



Potential first floor plan

PROPOSED TIMELINE



6 Have your say & get involved...

We want to hear what you think about the idea of building new homes in your area, and have a say in what is being built in your neighbourhood.

Please write your comments here:

Thank you!

Fenham Road Southwark

FBMArchitects

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Southwark
Council
southwark.gov.uk