

# Fenham Road| Southwark

New Homes Proposal



# 1 Welcome

Welcome to our on-line consultation that describes the proposals for the redevelopment of the garages on the corner of Fenham Road and Nutcroft Road.

We presented our initial ideas for the site in early February. Since then, we have developed the design further, consulted with other stakeholders and have prepared the final design.

This presentation shows the final proposals for the site in the lead up to a formal planning submission. We hope to make the planning application in the next month.

When the application is made, local residents will be notified via letter and local adverts. You will have an opportunity to look at the formal documents and make comments on the application.

The first part of this document shows background information about the site - you would have seen this same information presented on the display boards at the February event.

The second part describes the proposals - the layout, the number and type of homes, the appearance and the timescales ahead.

We look forward to receiving your feedback.

Thank you



The site on Fenham and Nutcroft Road

## 2 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 shown on the right.



Clifton Estate / Clayton Road,



Masterman House garages / Lomond Grove SE5



169 Long Lane / Long Lane, SE1

## About **Fraser Brown MacKenna**

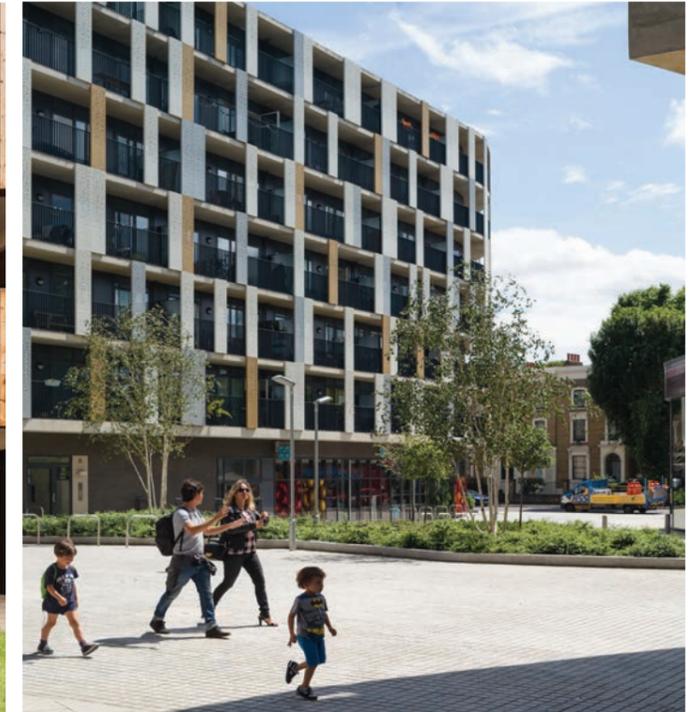
Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

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.

Examples of projects designed by FBM Architects shown on the right.



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

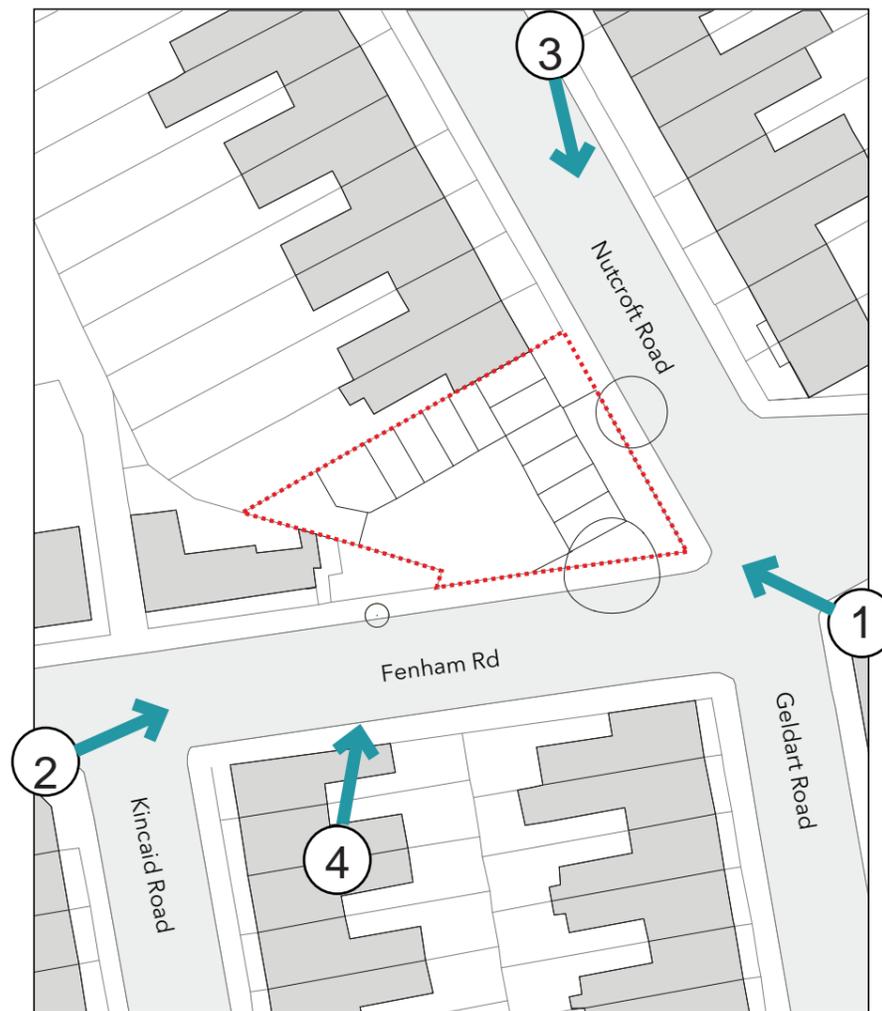
## About **The Site**

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

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 street scene and an opportunity for anti-social behaviour. There are three trees just outside of the site in the pavement, one that leans heavily over the pavement and is an obstruction to pedestrians.

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.

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.



2. View from Kincaid Road



3. View Nutcroft Road



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



4. Aerial view to the site

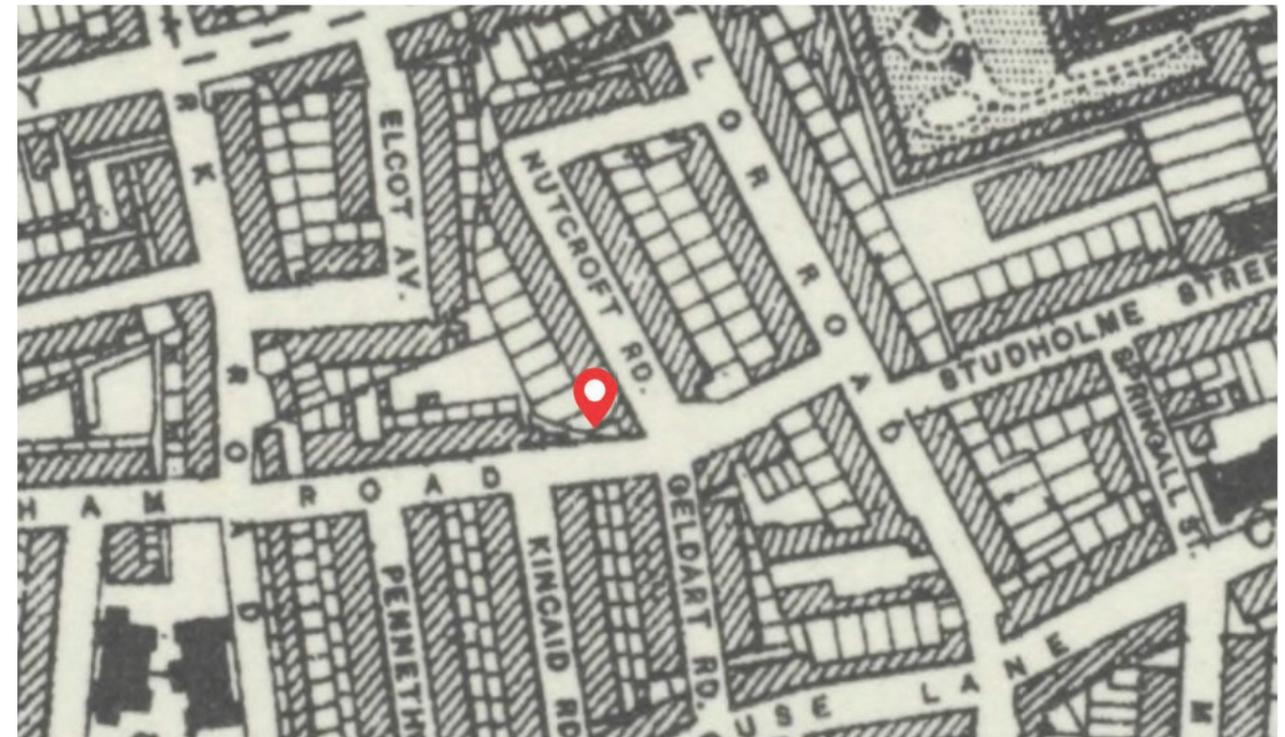
### 3 Background

#### Area **History**

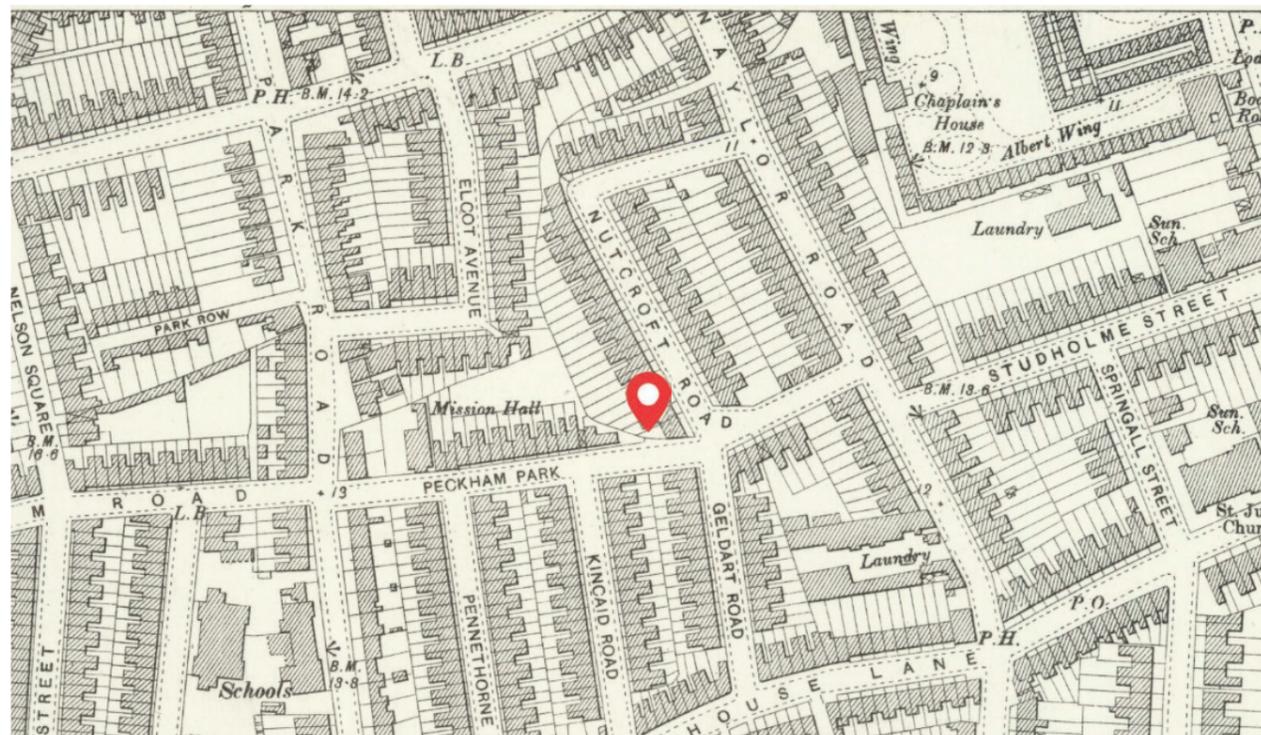
The original character of the area prior to the Second World War is shown on the maps below.

As shown below prior to WW2 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.

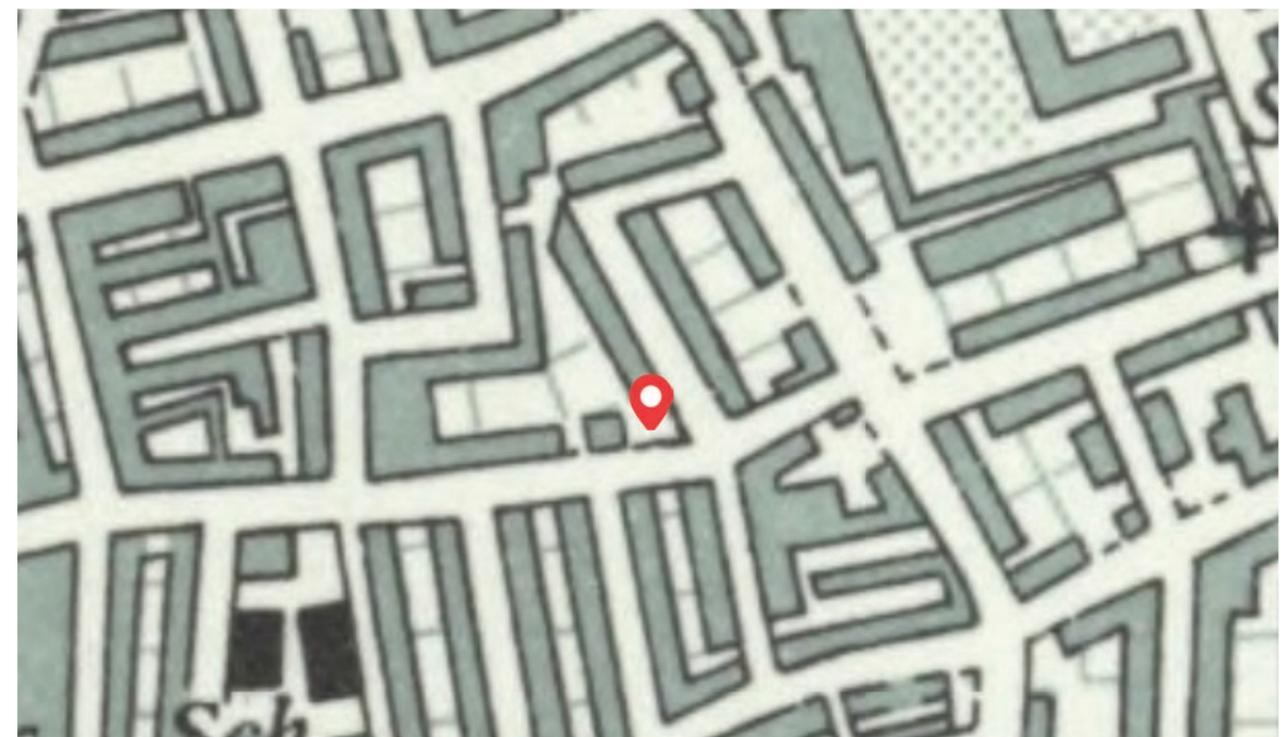
The area was developed significantly in the Victorian era. Today, the street appearance is very similar to that originally built but new buildings can be seen in between the period properties, especially on sites that were damaged or cleared following WW2.



Historical map 1946



Historical map 1897



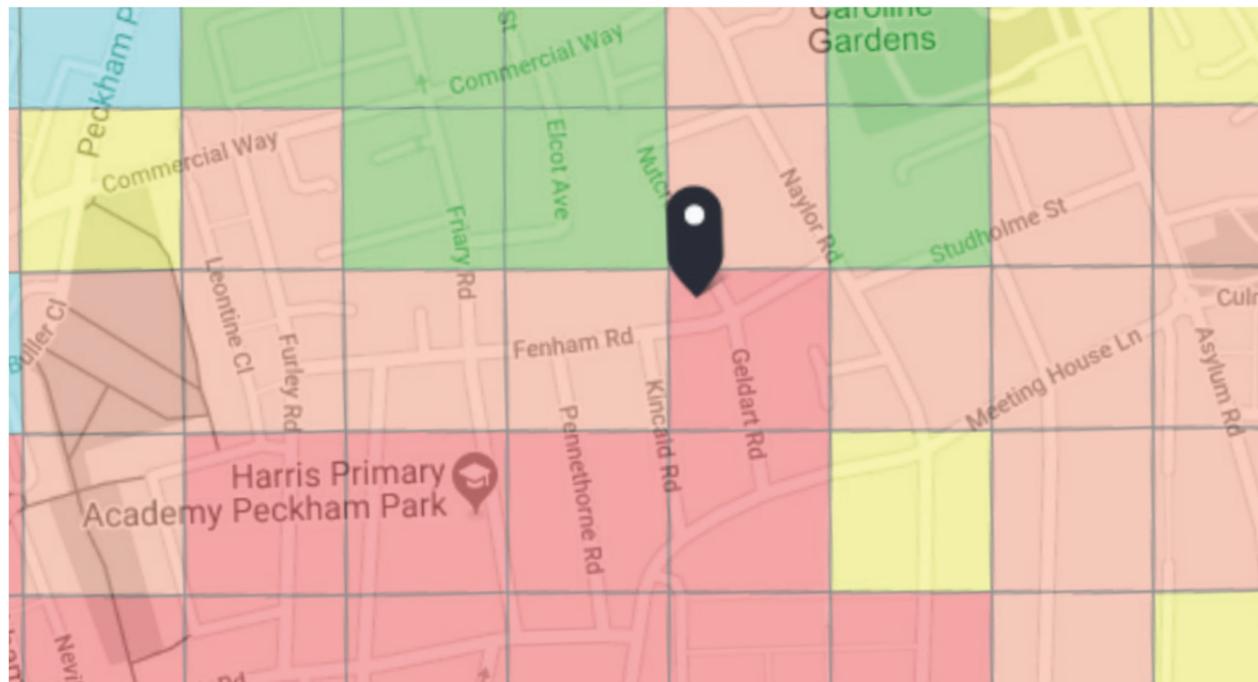
Historical map 1961

## Planning Context

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

The proposed development is located in Flood Zone 3. There is a low risk of flooding from river and water courses and medium risk of flooding from surface water.

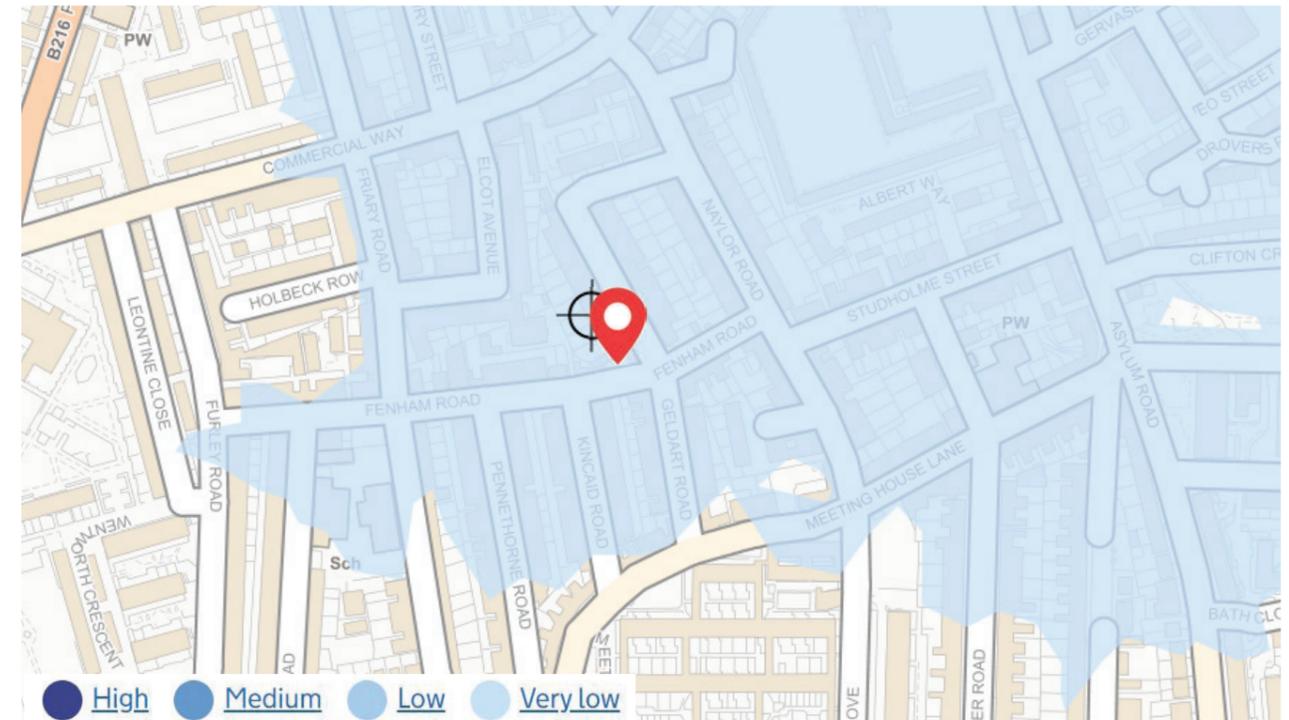
The site has a Public Transport Accessibility Level (PTAL) of 6a which indicates an excellent accessibility to public transport.



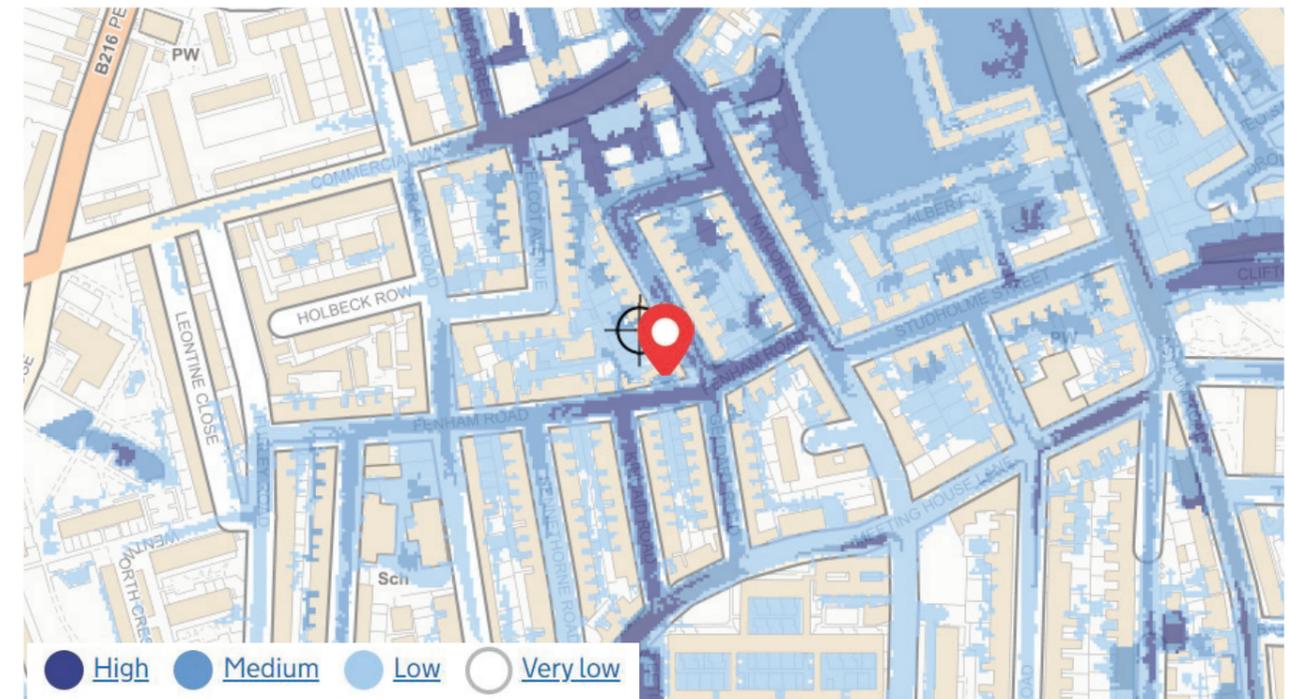
### Map key - PTAL



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



Flood risk from river



Flood risk from surface water

## 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.

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, Southwark.

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

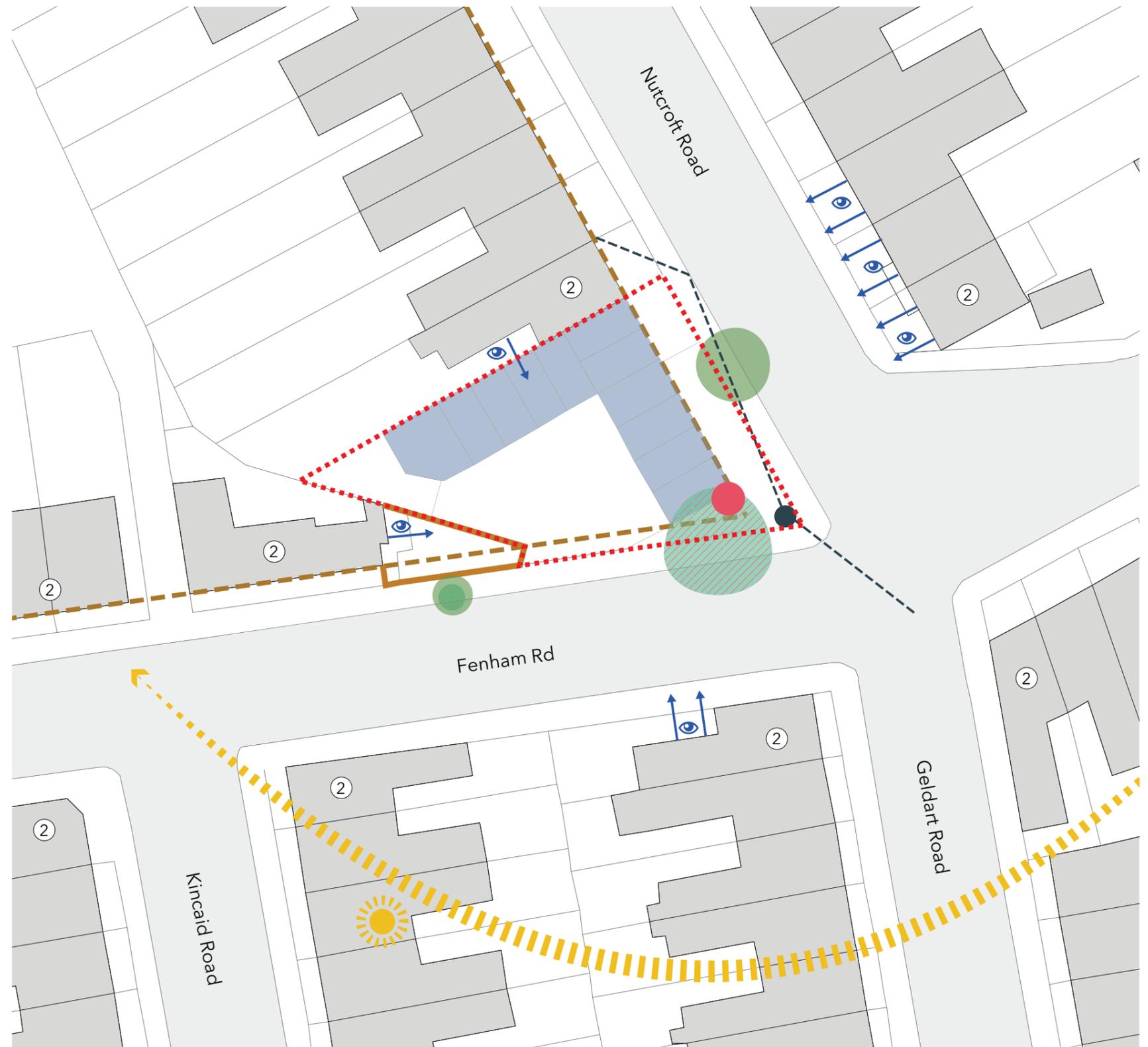
Burgess Park is within a 15 mins walk. There are also many local amenities like shops, cafe, restaurants around railways station and the Aylesham Centre.



# 4 Analysis of the Site

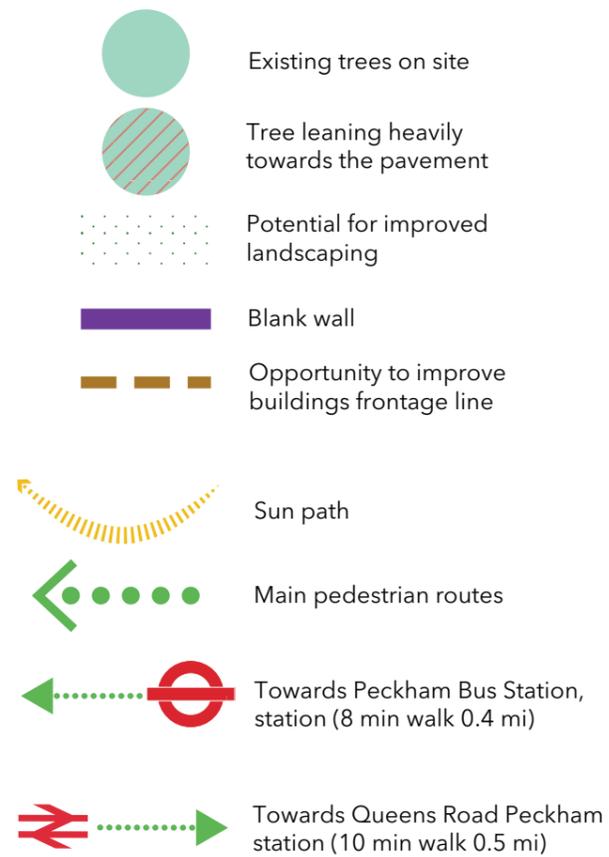
## Constraints

- 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 leans heavily towards the pavement and it is obstruction for pedestrians
- 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 along the pavement consists of grass with no significant ecological and visual value.



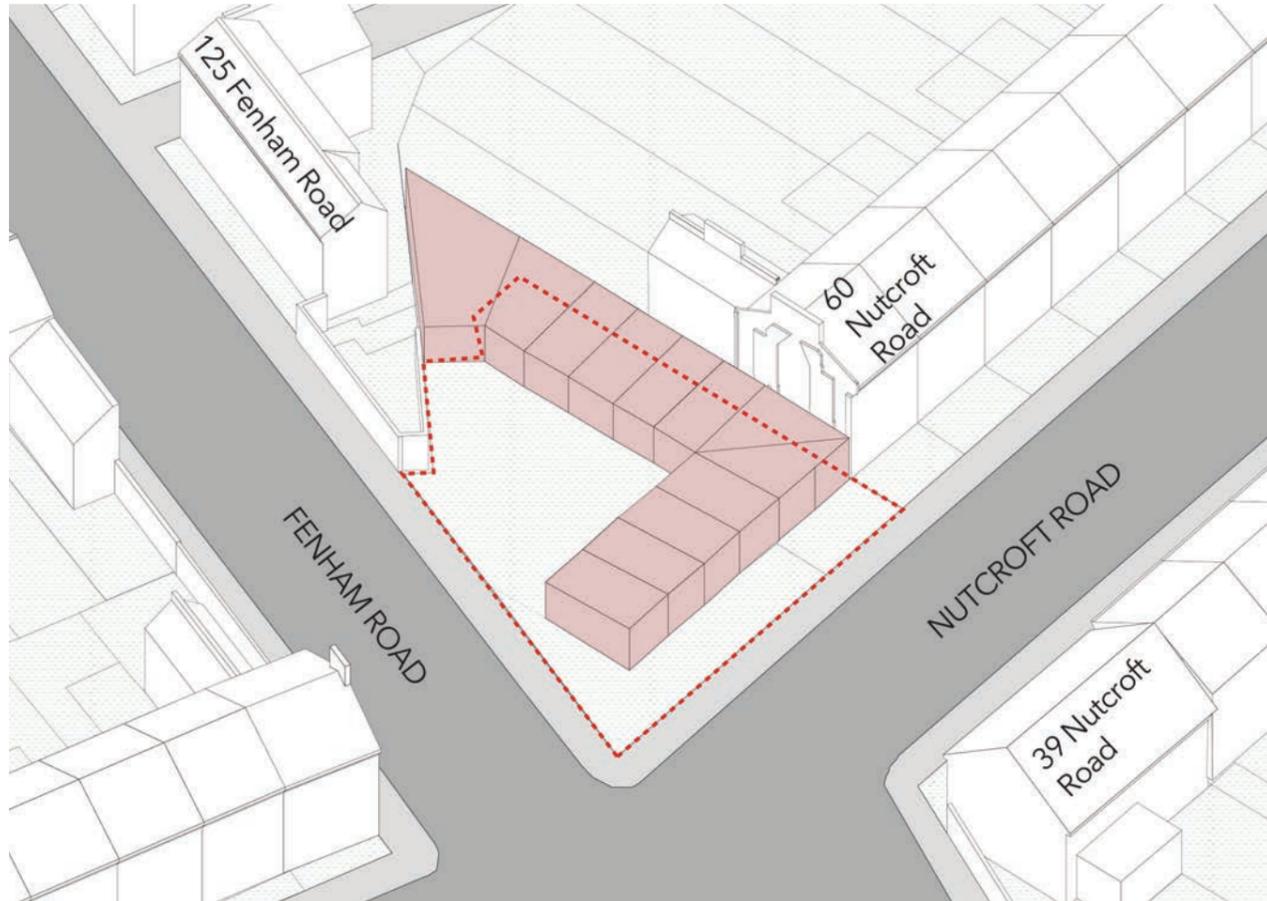
## Opportunities

- 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 residents

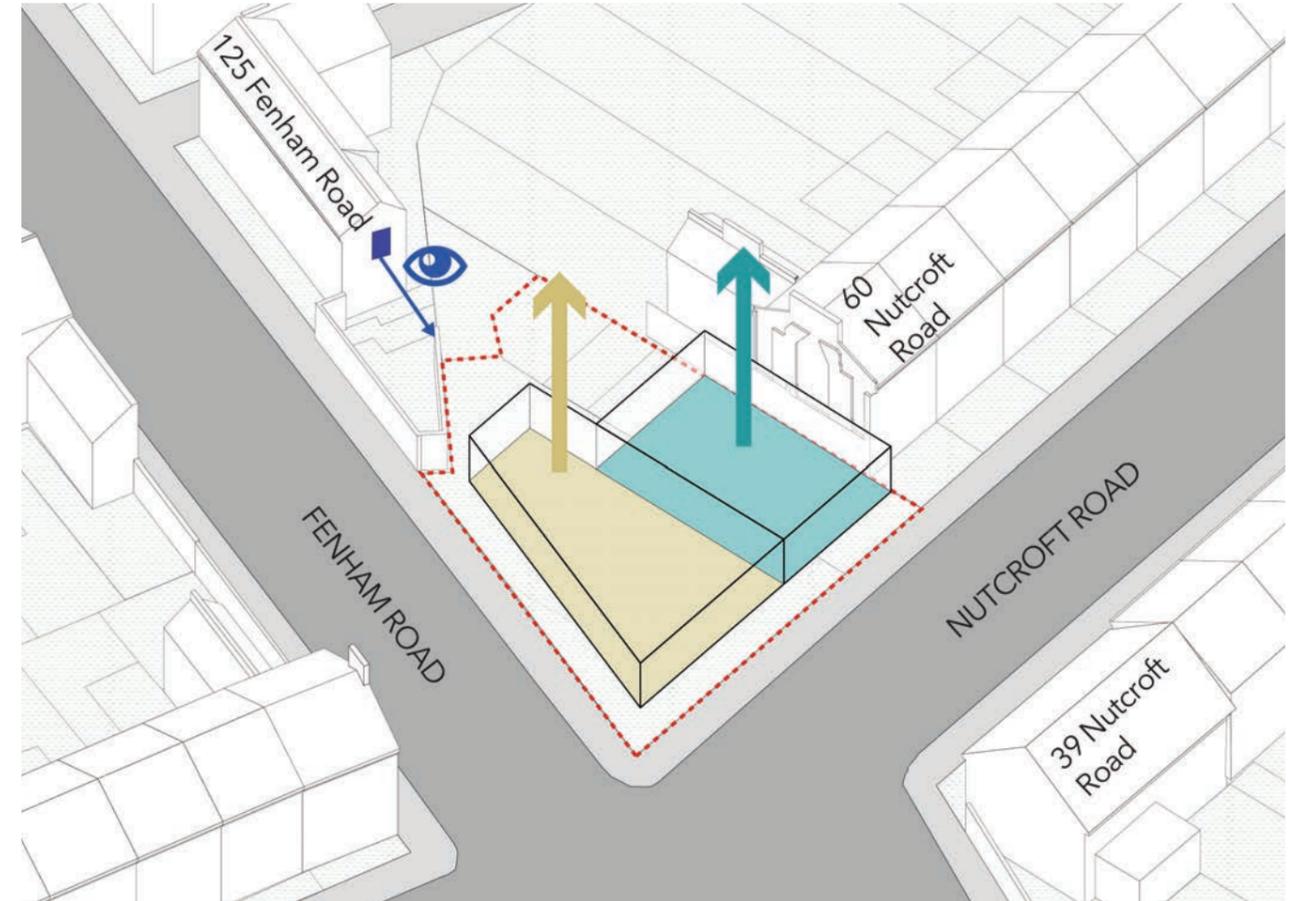


# 5 Proposed massing

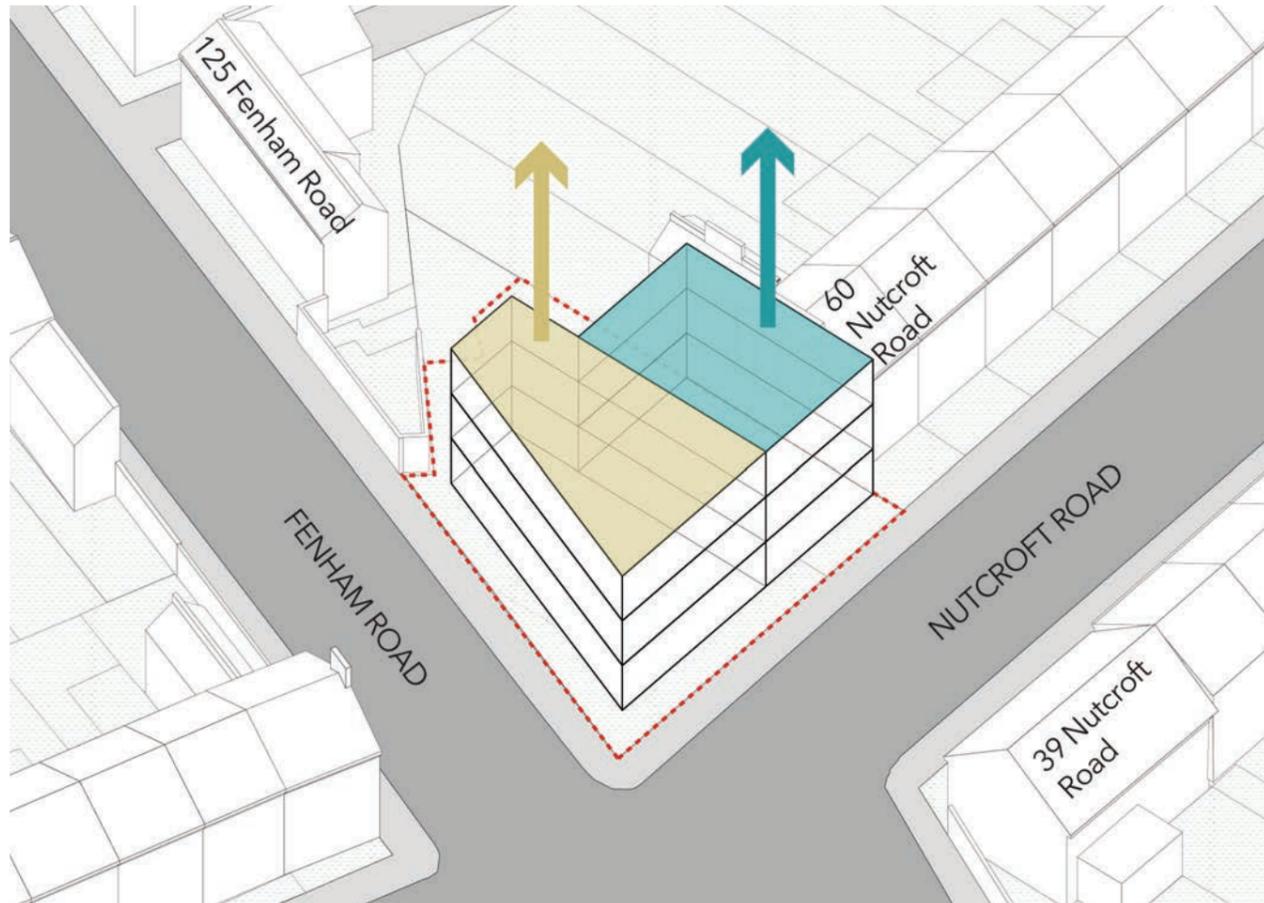
## 5.1 Design Evolution



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

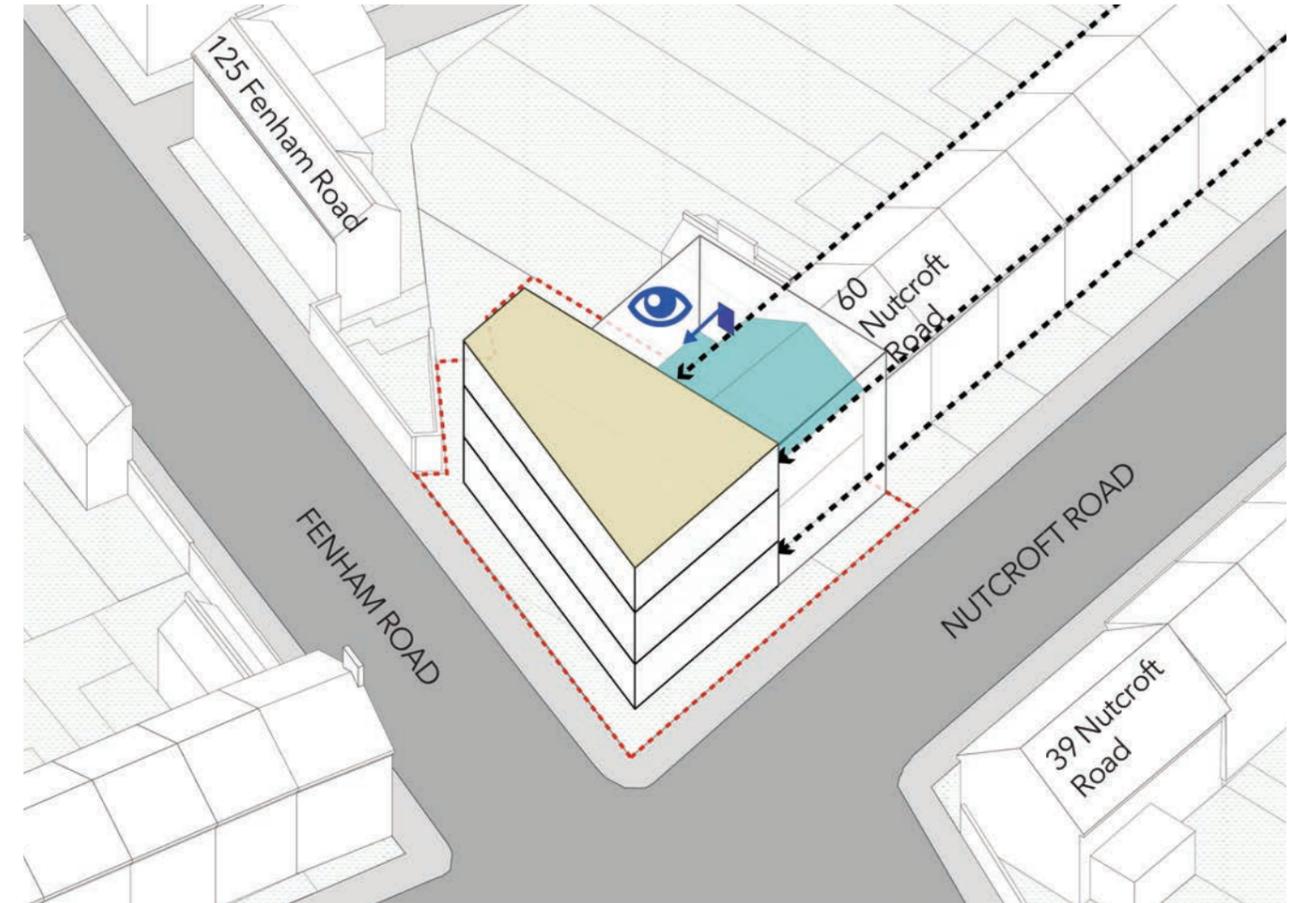


**2 Possible building footprint.**  
Potential footprint of the building. The main consideration is to minimise its overlooking impact to adjacent properties.



**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 neighbouring corners reflecting Victorian character of the area.

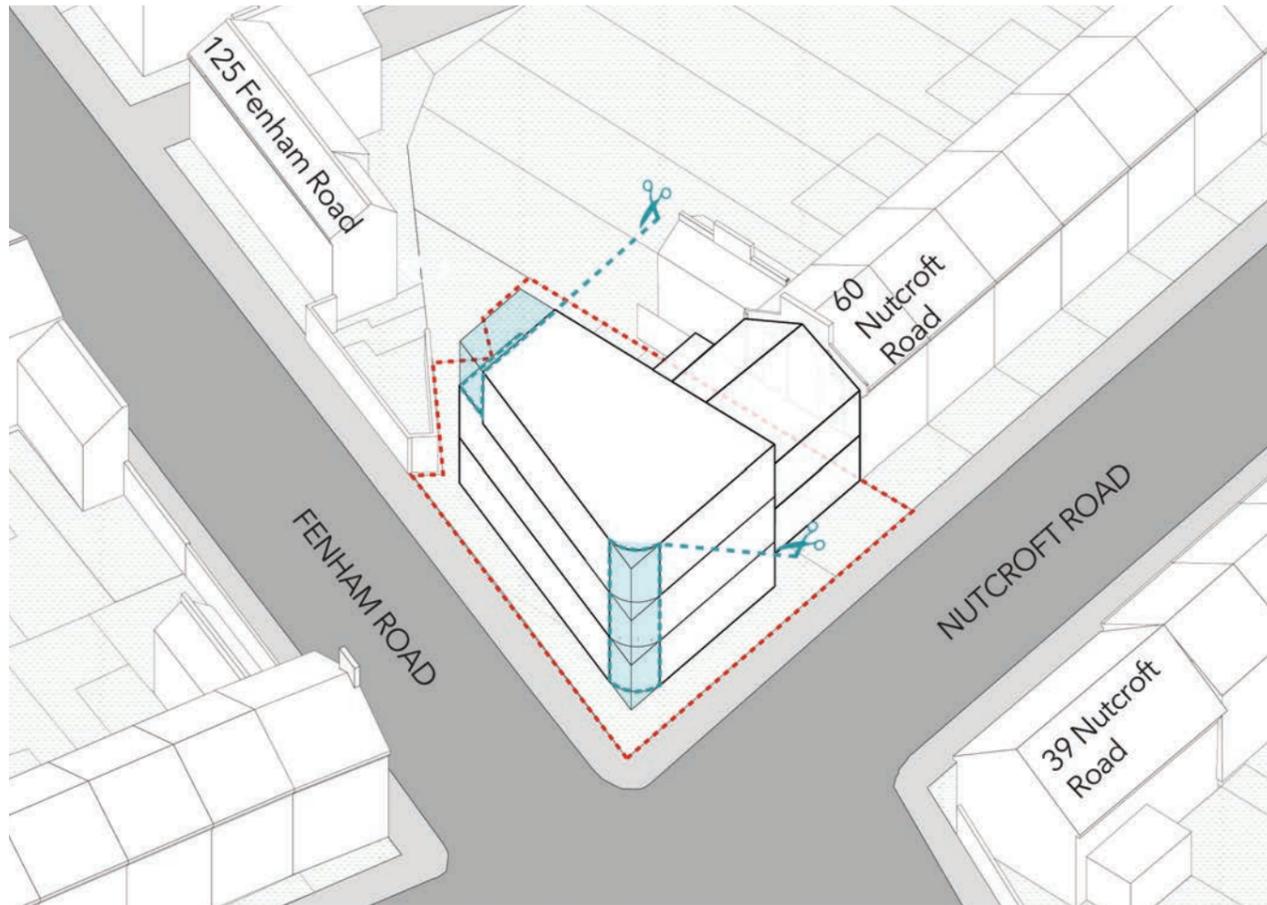


**4 Proposed layout.**

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.

A connection to the adjacent buildings in Nutcroft road is established by 2-storey building that is designed to be the same scale as existing houses in terms of height, pitched roof design and window height. The 3- storey part of the building steps forward towards the pavement like the building on the opposite site in Geldart Road.

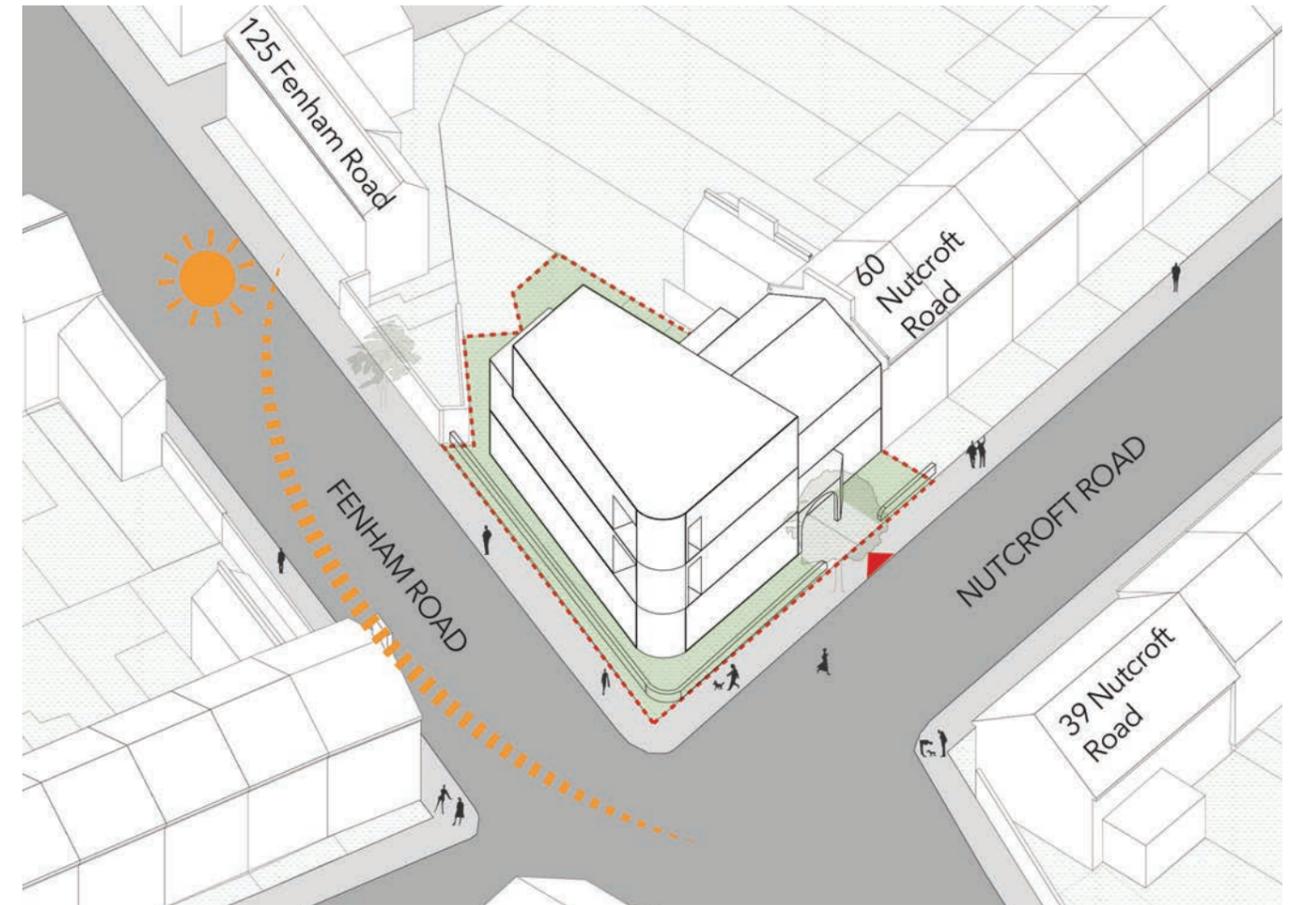
The design was carefully revised to minimize potential overlooking into neighbouring properties



**5 Proposed massing cuts.**

The corner of the proposed building is rounded to follow the pattern found at similar corner locations and emphasise the Victorian character of the area. The rounded corner helps as well to reduce its scale and mass, stepping down along Fenham Road.

The shape and position of the building has been carefully design to minimize overshadowing and visual impact into adjacent properties.

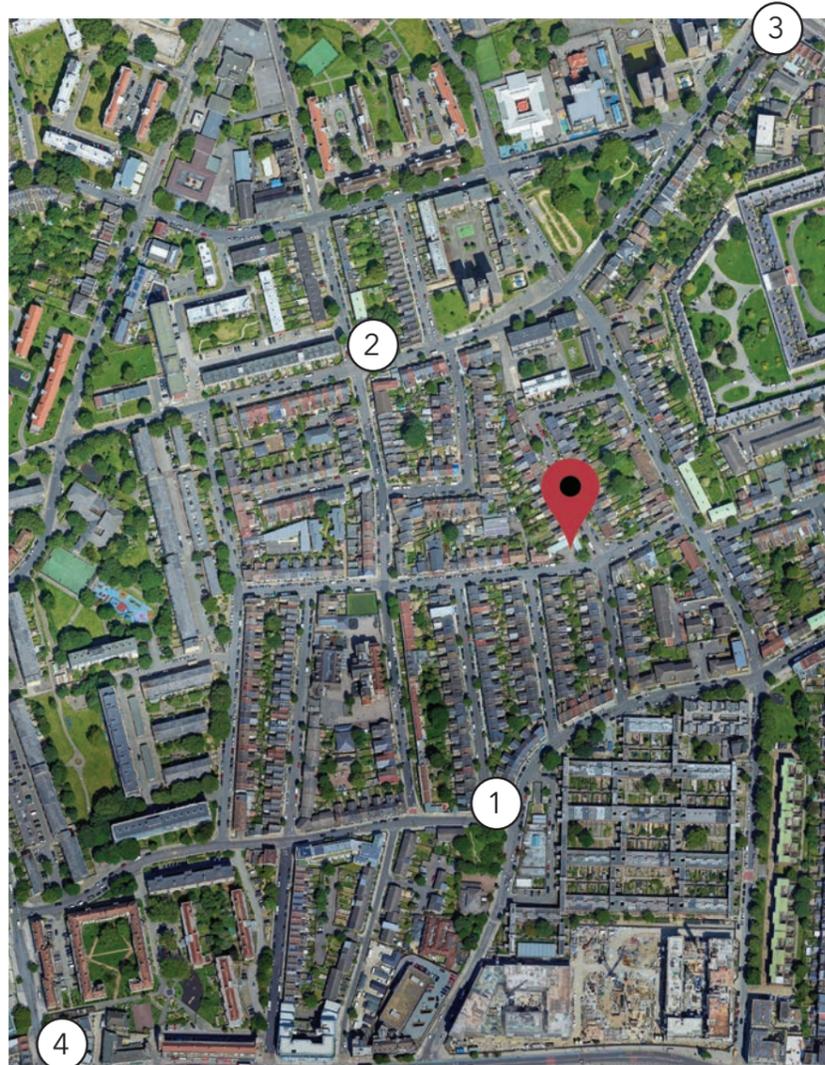


**6 Proposed massing and landscape**

Proposed landscape enriches the existing area. A communal garden is proposed for residents at the back of the building.

As 2 bedroom homes requires balconies, they are positioned on the corner facing the open street and not towards adjacent windows. In addition, the balcony is semi-enclosed and recessed reducing potential overlooking further.

## 5.2 Corner building features



Aerial view

The three storey part of the proposed building has a rounder corner to reflect and emphasise the Victorian character of the area. Victorian corner buildings were very often expressed by different material finishes or colour, height, corner treatment and type of use (shops or pubs). The corner of the proposed building is rounded to follow the pattern found at similar corner locations and to reduce its scale and mass. Examples of corner buildings located nearby displayed on the right.



### 5.3 Corner buildings precedents

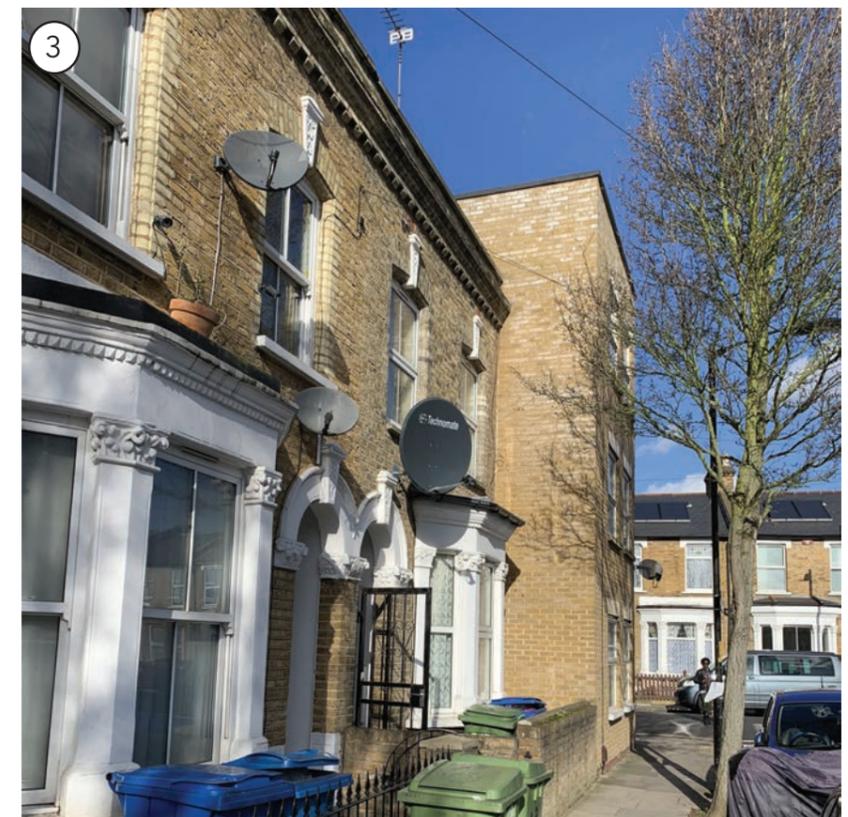


Aerial view

The proposed building is designed to correspond to the scale and overall character of the area which is two to three storey residential buildings.

The three storey part of proposed building steps forward slightly as found in many corner buildings in the area - one example can be found just opposite the site in Geldart Road (picture number 1). It steps forward at the corner, much like a book-end to the street.

Other examples are shown on the right.



## 6 Proposed scheme

### Scheme Benefits

- Meeting local housing need
- Accessible and inclusive homes.
- Contributing to the local landscape.
- High quality design
- Remove an area of potential anti-social behaviour and fly tipping.
- Improve the appearance of the corner and overall streetscene.
- Restores the lost historical street pattern as originally built, including a typical 'corner building' principle.
- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Architecture that gives more identity to a place, to encourage a stronger sense of community and to reduce inequality.
- The scheme encourages environmentally friendly living by providing 10 cycle store secure spaces in the common area.

### Scheme Summary

- 5 flats over three floors.
- Two 1-bedroom flats.
- Three 2-bedroom flats.
- Car free development.
- 100% council rent housing.
- Compliant with Southwark design standards and building regulations.
- 2 homes are dual aspect and 3 homes are triple aspect or more.
- Common amenity spaces for residents with cycle stores at the back.
- Private amenity space to 4 out of 5 flats.

## 6.1 Schedule of Accommodation

The proposal comprises of 5 dwellings across the 0.04 ha site application area with a corresponding density of 124 dwellings/ha (321 habitable rooms/ha).

The tenure of this site is 100% Council Social Rented. A breakdown of unit types, ranging from 1-bedroom to 2-bedroom flats, is provided in the accompanied accommodation schedule to the right.

The scheme provides 60% of dwellings suitable for three or more occupants.

The shape of the building helps to avoid single aspect flats being all the dwellings at least dual aspect and 60% are triple aspect or more.

Due to its great location, all habitable rooms achieve very good levels of daylight and sunlight.

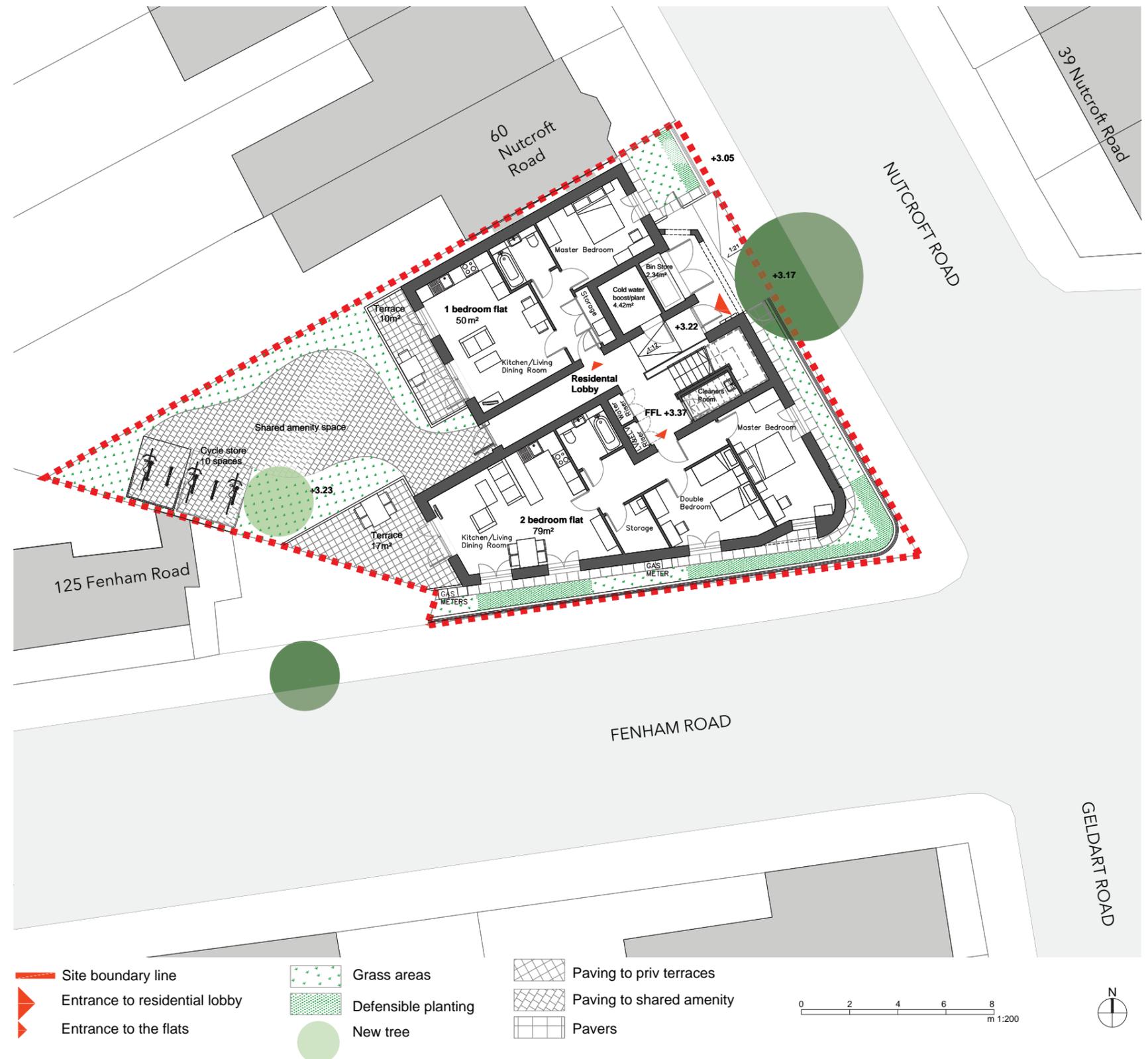
The development is car-free and provides 10 secure cycle store spaces.

Four out of five flats have their own generous amenity space that exceeds GLA size requirements.



## 6.2 Proposed Ground Floor Plan

- The location and shape of the building creates a new landscaped area for the residents at the back of the building with secured cycle storage.
- The building provides a new entrance from Nutcroft Road with arched canopy.
- The semi-enclosed canopy designed in a way to remove potential for anti-social behaviour whilst providing weather protection to the front door.
- The proposed bin store located at the front of the building is close to the main entrance. The door will be secure and well ventilated.
- Building line redefines the lost and historical street pattern as originally built. Frontage line and street view is improved.
- Building is setback to allow for defensible space in-between the paving and windows to the ground floor flats.
- Defensible planting provides privacy and guarding for the two ground floor homes. The planting is located behind a low brick wall which include metal railings that ensures it stops people from sitting down on it but also reflects local design features found to adjacent properties.
- The proposed building will secure the site and avoids hidden corners where antisocial behaviour could take place.
- Boundary walls will ensure only residents can access the rear communal garden.



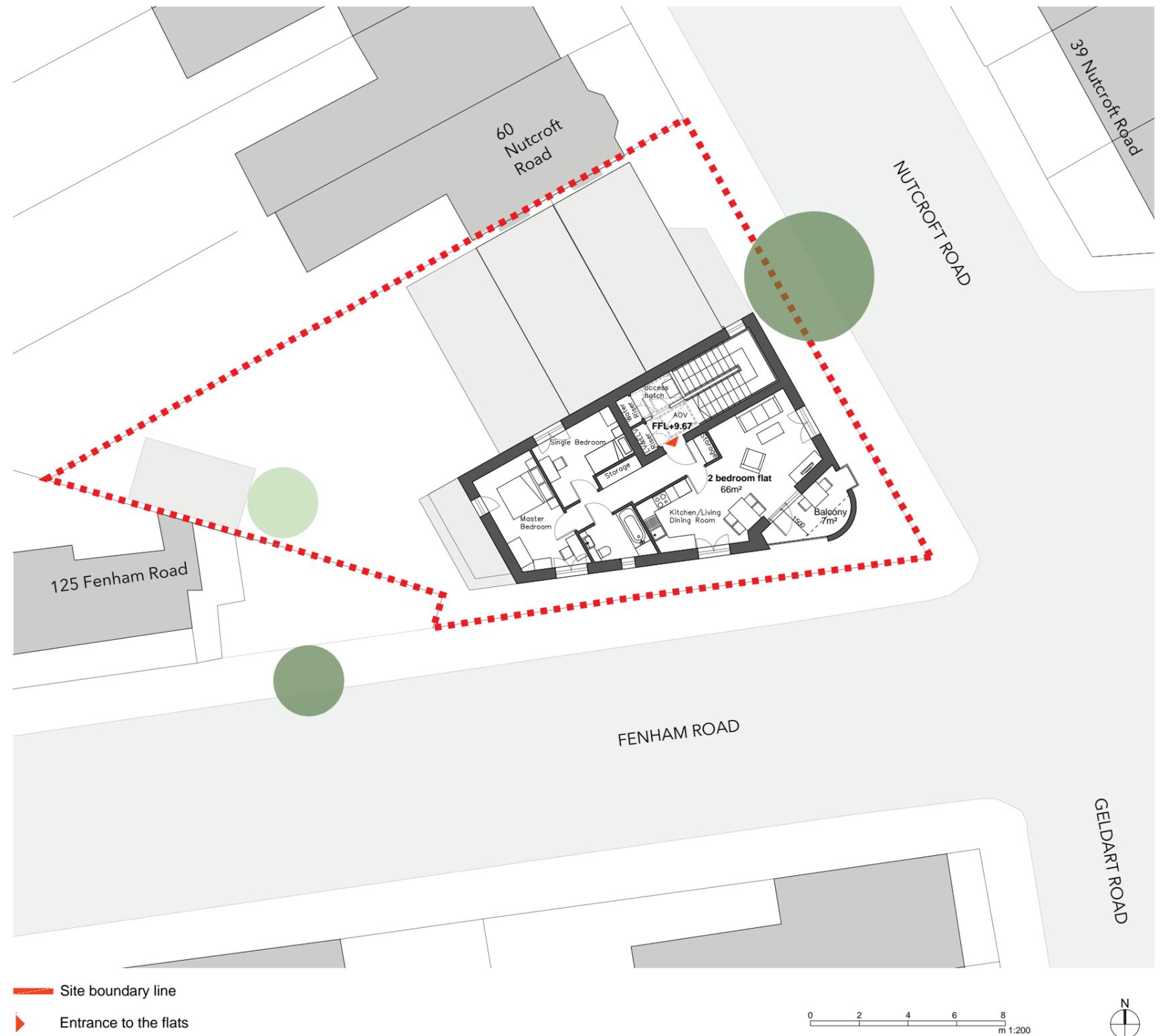
### 6.3 Proposed First Floor Plan

- Two flats, 1-bedroom and 2-bedroom located on the first floor.
- Balcony to 2 bedroom flat is positioned on the corner facing the open street and not towards adjacent windows. In addition, the balcony is semi-enclosed and recessed further reducing potential overlooking.
- The design of windows was carefully considered to minimize potential overlooking into neighbouring properties.
- The window on the west elevation will have obscured glazing up to 1.7 m high- letting light into the new dwellings but not views out.



## 6.4 Proposed Second Floor Plan

- One 2 bedroom flat located on the second floor.
- Balcony to 2 bedroom flat is positioned on the corner facing the open street and not towards adjacent windows. Same as balcony on the first floor is semi-enclosed and recessed reducing potential overlooking further.
- The design of windows was carefully revised to minimize potential overlooking into neighbouring properties.
- The window on the west elevation will have obscured glazing- letting light into the new dwellings but not views out.



# 7 Proposed appearance

## 7.1 Precedents of buildings of historical value from the area



Friary Road precedents



Areal view



Furley Road precedents

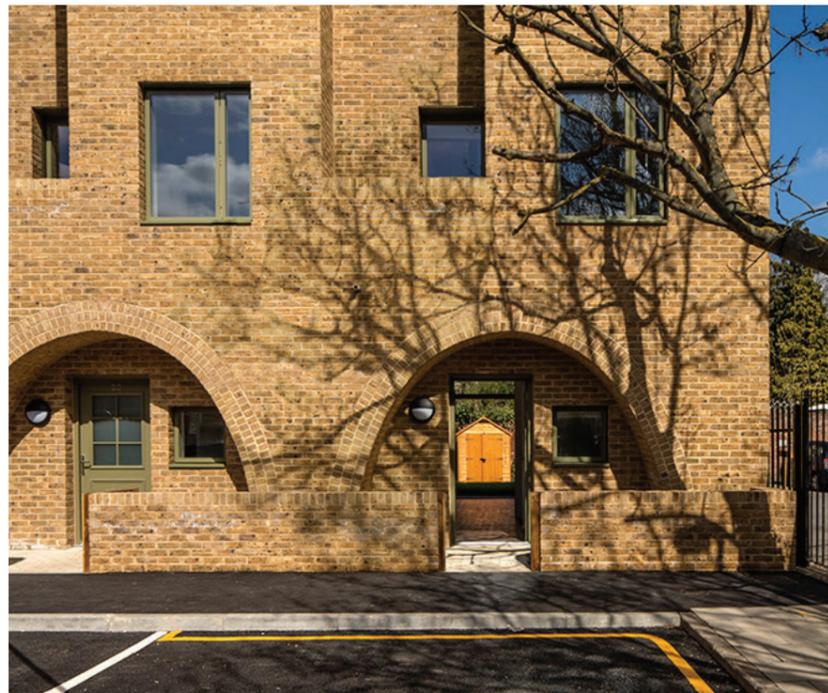


Areal view

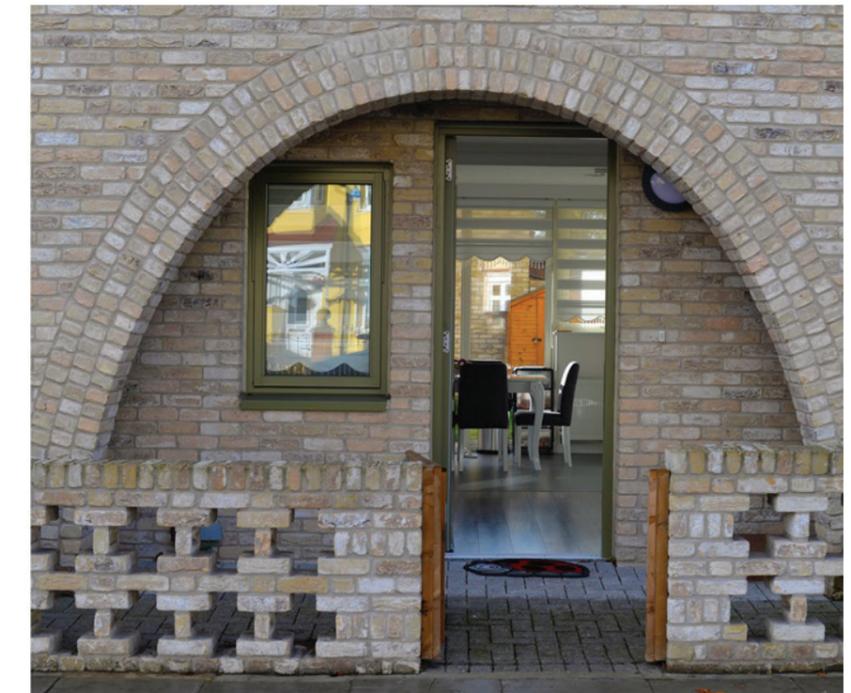
7.2 Precedents of modern buildings in Victorian setting



Corner House, Talfourd Place, Peckham, London, 31/44 Architects



Ordnance Road in Enfield, Peter Barber Architects



### 7.3 Architectural context of the immediate area



## 7.4 Proposed View from Geldart Road



## 7.5 Proposed elevation

There are two main elements to the design - the two storey, pitched roof part that continues the design style and height of the adjacent terrace and the three storey element with its curved corner.

The proposed building uses brickwork as its main material across both elements of the proposed design but with different mortar colours to help give a slight variation as found to period buildings. We have selected a brick colour that is found in the surrounding buildings, as seen on the previous pages.

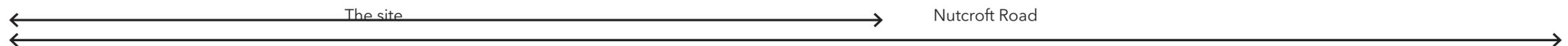
The main entrance has a featured archway design that echoes the bay windows and entrance doorways to the adjacent period terraced houses, but done so in a more contemporary way.

This feature continues as a horizontal band across the building to help provide balance the proportions of the building. We have also added a horizontal band ('stringer course') to the top of the building. Both of these replicate detailing of period buildings and help to reduce the visual height of the building.

Window proportions have been created that reflect the size and dimensions of the surrounding buildings, with feature window cills to the bottom of each of the modern aluminium window frames.

The pitched roof will be tiled or have artificial slate whilst the flat roof will have solar panels to generate on-site renewable energy.

To the front, brickwork walls and railings will be built to continue the design that is found to adjacent properties.



Proposed Nutcroft Road elevation

## 7.6 Proposed details of elevation



Proposed brickwork and concrete texture

Metal railing guarding safety of the roof area

Concrete band around the building

Dark brickwork on the corner to indicate its prominent character and add architectural pattern

Stretcher bond brickwork pattern, light buff colour with dark mortar

Juliette style windows

Concrete sills to the windows

Concrete band around the building

Concrete canopy with arches reflecting bay window pattern in Nutcroft Road

Flemish bond brickwork pattern, colour light buff

Vertical running bond brickwork pattern, colour light buff

Brick wall with defensible planting behind



Details of the elevation

7.7 Proposed View from Fenham Road



## 7.8 Proposed View from Nutcroft Road



## 8 Expected project timeline

