

You said...	We did...
We want more council homes	<p>Southwark Council is the largest local authority landlord in London, but like all local authorities we have an acute lack of much-needed housing. We've lost a significant number of our council homes through Right to Buy and have more than 10,000 households on our housing waiting list. One of the primary drivers of homelessness is a lack of genuinely affordable homes. We know housing is a top concern for our residents, and that they want and need us to build more homes.</p> <p>We launched a new, long-term approach to building new council homes in January 2013, with the most ambitious plans in the country to build new council homes. We've committed to building 11,000 new council homes by 2043 – 2,500 of these by 2022 – and this target only includes council rent homes.</p> <p>It's crucial we set ambitious targets for building new council homes if we're to tackle the housing crisis locally and ensure our residents have high quality homes they can be proud of.</p>
Do not build a big building in this area	<p>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 with rounder corner steps forward towards the pavement like the building on the opposite site in Geldart Road and reflects Victorian character of the area by emphasizing the corner.</p>
We want the trees to be kept or replaced	<p>The tree on Fenham Road will be removed as it leans heavily over the pavement and it is an obstruction to pedestrians. Southwark Council will look for appropriate space to replace the lost tree. All other trees in the site will be retained.</p>
Keep the exterior of the building in line with existing buildings	<p>We have carefully studied the materials used in the local area and brick is the main material used to surrounding buildings. The proposed brickwork is a light buff colour which fits in well with the different colours and shades found in the area. The 3-storey block appears lighter than 2 storey block due to use of lighter mortar which is more appropriate for the taller building. A lighter colour helps to visually reduce its scale. A darker mortar used in 2 storey block is to differentiate two different parts of the building.</p> <p>The proportion of the proposed windows and details in elevations has been inspired by the buildings in the area. Juliette style windows and their position on the façade have been carefully considered in conjunction with existing houses in Nutcroft Road.</p> <p>Projecting window bays with arched windows are a key architectural feature of the houses in Nutcroft Road. The proposed main entrance with its arched form reflects this bay window design in a contemporary way by its angled form and two arches provides a canopy to the entrance. It provides architectural and visual value to the proposal.</p>



<p>Stop the new homes overlooking existing properties</p>	<p>The design was carefully revised to minimize potential overlooking into neighbouring properties. As 2 bedroom units require 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. All other windows have been placed with consideration to neighbouring properties. Windows on the west elevation that face towards adjacent properties will have obscured glazing – letting light into the new dwellings but not views out.</p>
<p>We're concerned about overshadowing</p>	<p>The shape and position of the building has been carefully design to minimize overshadowing into adjacent properties. An overshadowing study will be included in the formal planning submission documents.</p>
<p>Refuse and fly tipping is a current issue on the site</p>	<p>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. The proposed bin store is located at the front of the building just next to the main entrance, avoiding refuse collection from the rear of the site. The door will be secure and well ventilated.</p>
<p><b>Avoid antisocial behaviour</b></p>	<p>Building has been designed with secure by design principles. The semi-enclosed canopy is wide enough to open the door and it has two doors behind (entry door and bin store door) removing potential for anti-social behaviour whilst providing weather protection to the front door.</p> <p>Defensible planting provides privacy and guarding for the two ground floor units. The planting is located behind 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.</p>
<p><b>Provide amenity space for residents' enjoyment</b></p>	<p>A communal garden is proposed for residents at the back of the building with cycle stores. Flats on the ground floor will have terraces at the back and 2 bedroom units will have balconies.</p>
<p>What about the garage users</p>	<p>Southwark like many London boroughs is an area of high housing demand and limited supply. The councils new homes programme is supported by GLA funding to ensure a once in a generation increase in genuinely affordable council homes at council rent can be undertaken. We can only develop homes at such rent levels by building on existing land</p> <p>We have been working closely with the council's garages team to support residents with finding alternate garages and to prioritise those that live adjacent to Fenham Road. We will be in contact with occupiers at Fenham road in due course to discuss arrangements and provide support.</p>

