



Heaton House update

December 2019

Your update about the development of new homes at Heaton House.

What you need to know:

We're creating new homes at Heaton House as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

We're building 8 new homes at Heaton House as a way to improve the estate for all residents as well as provide new homes.

Of these:

- 50% will be prioritised for existing residents of Heaton House who are in housing need, so they can continue to live near family, friends, and services they currently use.
- 50% will be allocated to people on our wider housing waiting list.

Latest updates

We're in the process of finalising the design of new homes at Heaton House before submitting for planning permission.

Do you have anything to add here?

Estimated timeline

August 2018	First Open drop in event
July 2019	Pre Planning drop in event
Early 2020	Planning Submission
Late 2020	Construction work starts on site
Early 2022	Work finishes on site

Working with you

It's really important to us that we work with residents when we create new homes in Southwark.

We have carried out several door knocking exercise on the estate inviting and asking residents for there views and supporting them to complete a quick questionnaire.

We have held two open events where local residents and stakeholders were invited to come along and view the proposed design of the new homes and speak with the project architect and project manager of this scheme.

The scheme has now progressed and will be submitted for planning permission soon . We hope to get an update in early 2020 and we will inform all residents of this outcome.

Your views

Potential overlooking of nearby homes and loss of Daylight and sunlight

There will be a daylight and sunlight survey to assess the impact of the new development with regards to existing properties. New developments are subject to planning policies and regulations, and the local planning authority will also assess any possible overlooking issues of new buildings and therefore, we need to make sure that any potential negative effects are addressed accordingly.

The current proposed massing and shape of the new building has been carefully considered to minimise any overshadowing and impact on privacy, the building's elevations had been angled to avoid direct overlooking of windows and gardens.

Loss of parking bays in the estate.

A survey will be carried out by an independent company, to carry out a car parking survey to determine parking needs and parking availability in the area. Surveyors will also complete a transport assessment to evaluate public transport links and any possible issues related to the proposed development; the proposed development would be considered car-free, except for the wheelchair units which have a disabled parking bay nearby.

Size and height of new building:

Please note the new building will be 3 storeys in height in line with the surrounding properties, the architects have been working in the plans and drawings on what it is considered to be the best approach for the new building based on the existing homes, surrounding area and the outcome of various surveys we are carrying out.

We aim to develop a scheme that meets planning policies and provides high quality homes

Your contacts

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