

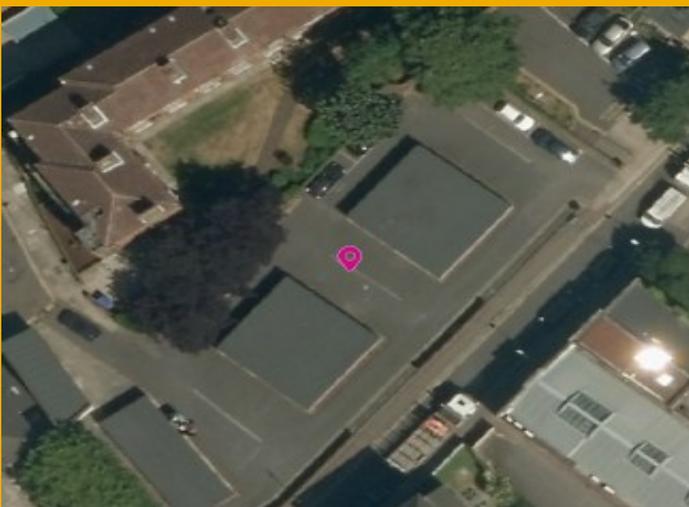
CREASY ESTATE

COMMUNITY BRIEF

Creasy Estate

Southwark Council are proposing to redevelop the garages which are situated within the Creasy Estate. The new development will provide new social rented homes for local people in housing need.

In line with our commitment to engage with residents a Creasy Estate New Homes Project Group (NHPG) was set up in June. The NHPG was made up of local residents who will work closely with the council officers, Ward Councillors and its consultants to develop the plans for new homes.



The first role of the Project Group was to develop a community brief which would detail what matters most to residents about the new homes and improving where they live.

We would like to thank all the Project Group members for participating in developing the community brief which our architects will respond to during their selection process and then through the design process once appointed.

The Creasy estate community brief highlighted the following six key issues that mattered the most.

1. Impacts of any new buildings on existing residents.
2. Reducing disruption from construction and related traffic
3. Storage for residents
4. Retaining and improving good-quality outside space
5. Safety and security
6. Height and character of new buildings.

COMMUNITY BRIEF

What you said

2. Reducing disruption from construction and related traffic

- Concerns that streets are too narrow and neighbourhood too dense to accommodate vehicles.
- Site access via Aberdour Street should be avoided: too much disruption.
- Noise and dust must be minimised.
- Vital to have proper Construction and Traffic Management Plans in place, developed with residents.

4. Retaining and improving good-quality outside space

- The garages site offers vital 'spill-out' and breathing space for residents of all ages, even more so during COVID-19.
- Any development should aim to increase the amount of green space on the estate, ideally creating a 'pocket park' type area for residents of the estate and wider neighbourhood to enjoy.
- Improved play space would also be an asset – the playground on Leroy Street is not great,

What you said

1. Impacts of new buildings on existing residents.

- Residents do not see this as an appropriate site: high impact for relatively few new homes.
- Any development must ensure minimal reduction in loss of light and privacy for existing residents.

3. Storage for residents

- Leroy Street garages may now be too small for many cars, but offer vital storage for items such as tradespeople's tools, helping the neighbourhood remain a 'mixed community'.
- This facility should ideally be retained but otherwise re-provided on the estate.

5. Safety and security

- Anti-social behaviour and drug-dealing, particularly in areas around stairwells and entrances, can be a problem on the estate.
- Design and management strategies to deal with this should be explored, in general and as part of any new development.
- Security doors and a door entry system are one suggestion, but not all residents are in favour, as in some circumstances these can make things worse.
- Routes and paths through the estate could be better lit and maintained.

6. Height and character of new buildings.

- Design should be 'harmonious' with the neighbourhood's existing buildings and spaces.
- Colourful or metal cladding should ideally be avoided, in favour of brick.
- Heights should be 'in keeping' with existing development.
- Development along the Leroy Street edge of the site, with shared green/open space behind, seems to make most sense in terms of addressing resident concerns and priorities.

A copy of this flyer is on the consultation hub should you wish to view it online. Please visit the link below;

www.southwark.gov.uk/leroystgarageproposedhomes

SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES