



Lindley Estate Update

NOVEMBER 2020

Welcome to the first newsletter updating you on the latest proposals for providing new homes on Lindley Estate and Bells Gardens which are on Commercial Way and Peckham Park Road.

We are proposing to create new homes on Lindley Estate and Bells Gardens as part of Southwark Council's commitment to provide more quality council homes across the borough. Southwark council has made a historic commitment to deliver 11,000 new homes in Southwark by 2043, with 2,500 delivered by 2022.

We have identified a site on the Lindley Estate which includes 11 bedsits and a grassed area which could be improved through careful development. Pitman Tozer Architects were appointed to design new homes for the site and they are proposing 44 council homes, a new communal garden

and wider estate improvements to the West Lindley Estate, which will ensure existing residents benefit from this development.

Of these:

- 50% will be prioritised for existing residents of the Lindley Estate 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

Further information about the Lindley Estate development can be found here:

www.southwark.gov.uk/newhomeslindley

Proposed development

The key feature of our proposal is as follows:

- A five storey L- shaped block with frontage to Peckham Park Road and Commercial Way
- This development would provide 44 new homes for Council Rent (10 maisonettes and 34 apartments) 17 x one bed, 16 x two beds, 9 x three beds and 2 x four beds
- Five of which will be wheelchair accessible, plus parking provisions for the wheelchair units.
- Cycle parking will be provided
- A large communal garden at the heart of the development accessible for all residents.

Landscape image depicting the new communal garden



Wider Estate improvements

As part of this development we are also proposing planting improvements for the wider estate (west of Lindley Estate).

A door knocking exercise was carried out to find out from residents how we could improve the area, and residents were in favour of the following which will be incorporated into the proposals:

- Shrub planting and mown grass lawns to the front of the buildings along the footpath
- Planting to the back of the blocks
- Planting new trees in locations to avoid over shadowing into the living rooms
- Existing bollards inside the estate will be straightened and repainted



Ornamental planting and mown grass lawns to the front of the buildings along the footpath

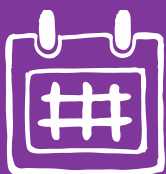


Block wild flower planting to the back of the blocks.

The agreed landscaping will be incorporated into the following locations.



Site map of Lindley Estate West



Timeline

Online public consultation event	October 2020
Planning submission	Winter 2020
Planning Decision	Spring 2020
Procurement Process	Summer 2020
Meet the contractor event (online)	Summer 2021
Work to start on site	Autumn 2021
Completion of scheme	Spring 2023

Latest updates



Pre-planning drop-in event

At this stage in our process, we would usually invite you to attend a drop in event to view the proposals and meet the Design Team involved in working on the designs for this development. As we are unable to hold such events we will instead be publishing the presentation boards for you to review at home together with a “You said we did” summary of the consultation undertaken so far.

Once the application has been submitted to the Planning Authority the planning application will be validated which is the start of the planning process.

The Planning Authority will consult residents who may be affected by the development and residents will have an opportunity to provide comments.

Lindley Estate online pre-planning event

The pre-planning online event for Lindley Estate will open from the **16th November 2020**, for two weeks.

You can access the boards by:

1. Online- please follow this link to view the scheme on the councils consultation hub:
www.southwark.gov.uk/lindleyestatepreplanning

The boards will be online from **16th November 2020 until 30th November 2020**

2. If you do not have internet access and wish to be provided with a printed copy, please telephone or email me on the following details Rahala Khalida –
Rahala.Khalida@southwark.gov.uk / 0207 525 0866, by Thursday 20th November 2020 and I will send you a copy by post.
3. Should you require any further support I am available on the phone from 10am- 2pm Monday to Friday. Please call me on 0207 525 0866.

Whilst acknowledging the difficulties caused by COVID-19, the Council continues to be committed to its target of delivering 11,000 new homes by 2043, to provide much needed council homes for those in housing need. Therefore, where possible, the New Homes Team continues to operate on a business as usual basis to ensure that new homes continue to be developed.

Bells Gardens Update

As you are aware the council is also proposing to redevelop Bells Gardens, which is across the road from the Lindley Estate. The proposed Bells Gardens development would be a mixed tenure development. We would build 97 new homes, 32 for private sale to fund the development, and 65 new council homes including five wheelchair units. We would also construct a brand new community centre, recreational facilities and landscaped areas for all residents to enjoy.

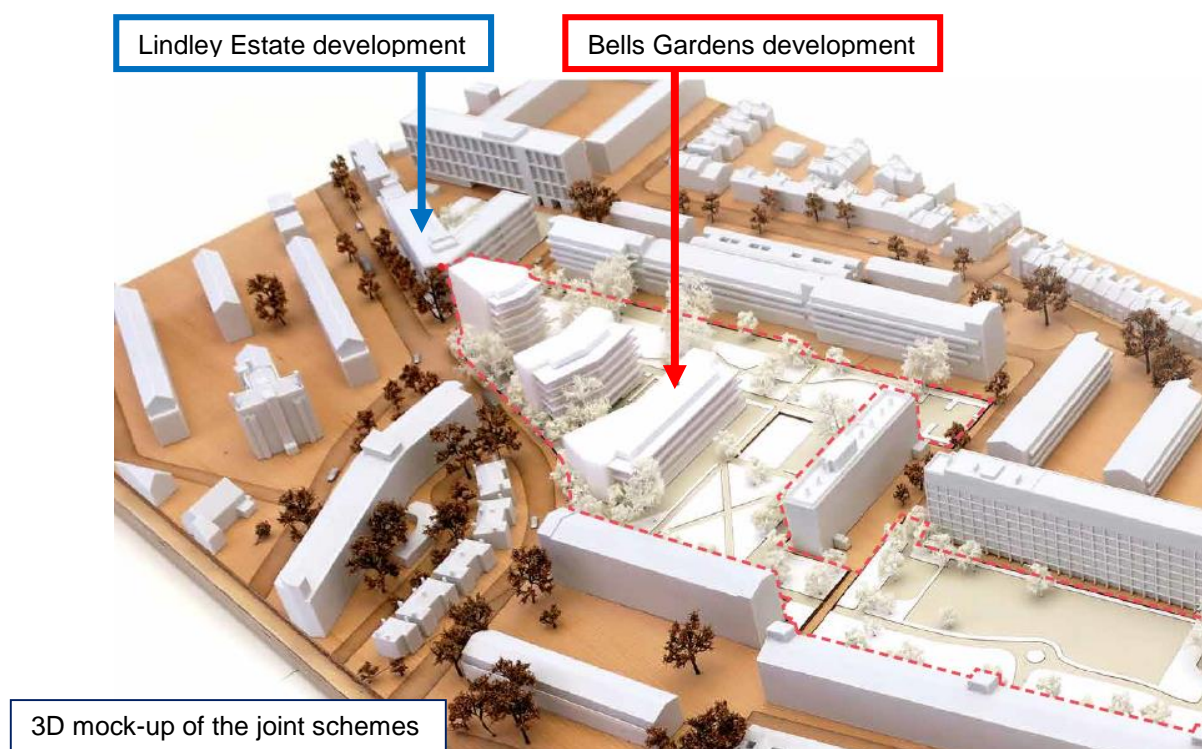
Of the proposed new council homes:

- 50% will be prioritised for existing local tenants who are in housing need, so they can continue to live near family, friends, and the services they currently use

- 50% will be allocated to people on our wider housing waiting list

As Bells Gardens is so close to the Lindley Estate, we think residents would like to be informed about both proposals and developments, so we will send you updates on both projects.

Carrying out works at both projects at similar times will mean less disruption for local residents when the construction works start on site. This has been a great concern for many residents and we will be doing our best to keep disruption and noise to a minimum.



Further information about the Bells Gardens development can be found here

www.southwark.gov.uk/bells-gardens

Working with you

It's really important to us that we work with residents when we create new homes in Southwark. As part of creating new homes on Lindley Estate, we worked alongside a project group made up of local representatives and Lindley Tenants & Residents Association (T&RA).

The group met regularly with others involved in the new homes project, such as architects and project managers, to help us decide how we're going to deliver new homes in a way that benefits everyone. This consultation with residents started in 2018. We have held three public events and

six resident project group meetings that were facilitated by an independent resident advisor from Open Communities.

We are thankful to the project group members for working alongside the new homes team to progress with this scheme.

Next Steps

Once the public consultation ends on the 30th November 2020, we will submit a planning application. The councils planning department will notify all residents living close to the site of the submitted planning application and resident will have the opportunity to feedback should they wish to.

We will notify you of the outcome of the planning submission and if successful procure for contractors for the works to commence on site.

Subject to the scheme proposals being granted planning permission the next step is to select a contractor to deliver the new homes at Lindley Estate

Prior to works commencing on site we will be holding a **'meet the contractor'** event. This event will be held virtually to comply with social distancing guidelines to reduce the spread of COVID-19. We will organise face-to-face meetings when it is safe to do so.

This will be an opportunity for the T&RA, local residents and stakeholders to meet the contractor and ask any questions or raise any concerns you may have about the construction of this scheme.

The contractor selected will be required to issue the council a Construction Environmental Management Plan which will provide detailed information about how the contractor will ensure that the development is compliant with environmental legislation, how materials will be delivered to site, how they will monitor noise, dust and vibration and many more things.

We will arrange for the selected contractor to meet residents via Zoom/ MS Teams if restrictions are still in place or face to face so that we can explain the contractors working hours, site access, times of deliveries, how we will monitor noise, dust, vibration and answer any questions you have.

All contractors working in Southwark Council are registered with Considerate Contractors which is an independent organisation that ensures construction sites operate to a high standard.

YOUR VIEWS

Residents raised concerns about the height of the proposed block which was 11 storeys on the corner of the site and 5 storeys along Peckham Park Rd and Commercial Way.

The design team reduced the height of the whole block to 5 storey along Peckham Park Rd and Commercial Way.

The project group raised concerns that the project group did not include a resident living in Sidmouth House as the residents would be impacted by the proposed development.

The engagement team carried out a door knocking exercise to Sidmouth House and two residents expressed and agreed to being part of the project group.

The project group queried whether the design team could include a pathway between 125 Peckham Park Road to create connection to Sidmouth House and the wider estate.

The design team have incorporated a pathway between, 125 Peckham Park Road into the communal grounds of the new block flowing into Sidmouth House.

The project group requested Open Communities to chair future group meetings.

The council agreed and Open Communities have been chairing the project group meetings.

YOUR CONTACTS

If you'd like to know more about this project: Please contact
Rahala Khalida – Rahala.Khalida@southwark.gov.uk / 0207 525 0866

southwark.gov.uk/11000homes