

Longfield Estate

New Council Homes

Project Group Meeting 02 - 29th March 2021

LONGFIELD ESTATE REDEVELOPMENT, Bermondsey

Project Group Meeting 02. 29th March 2021



AGENDA FOR THIS EVENING

- Existing estate and site
- New homes Project Group - purpose and process
- Residents Drop-in - key concerns
- Approaches to new homes design
- Your views
- Next steps
- Contact

LOCATION

The proposed site consists of a grassed area, hardstanding and a number of refuse and recycling bins on the edge of the Longfield Estate.

There are two large seven storey brick built blocks surrounding the site area. In front of one of these blocks and adjacent to the site is a ball court and play area.



PROJECT SITE AND SURROUNDING

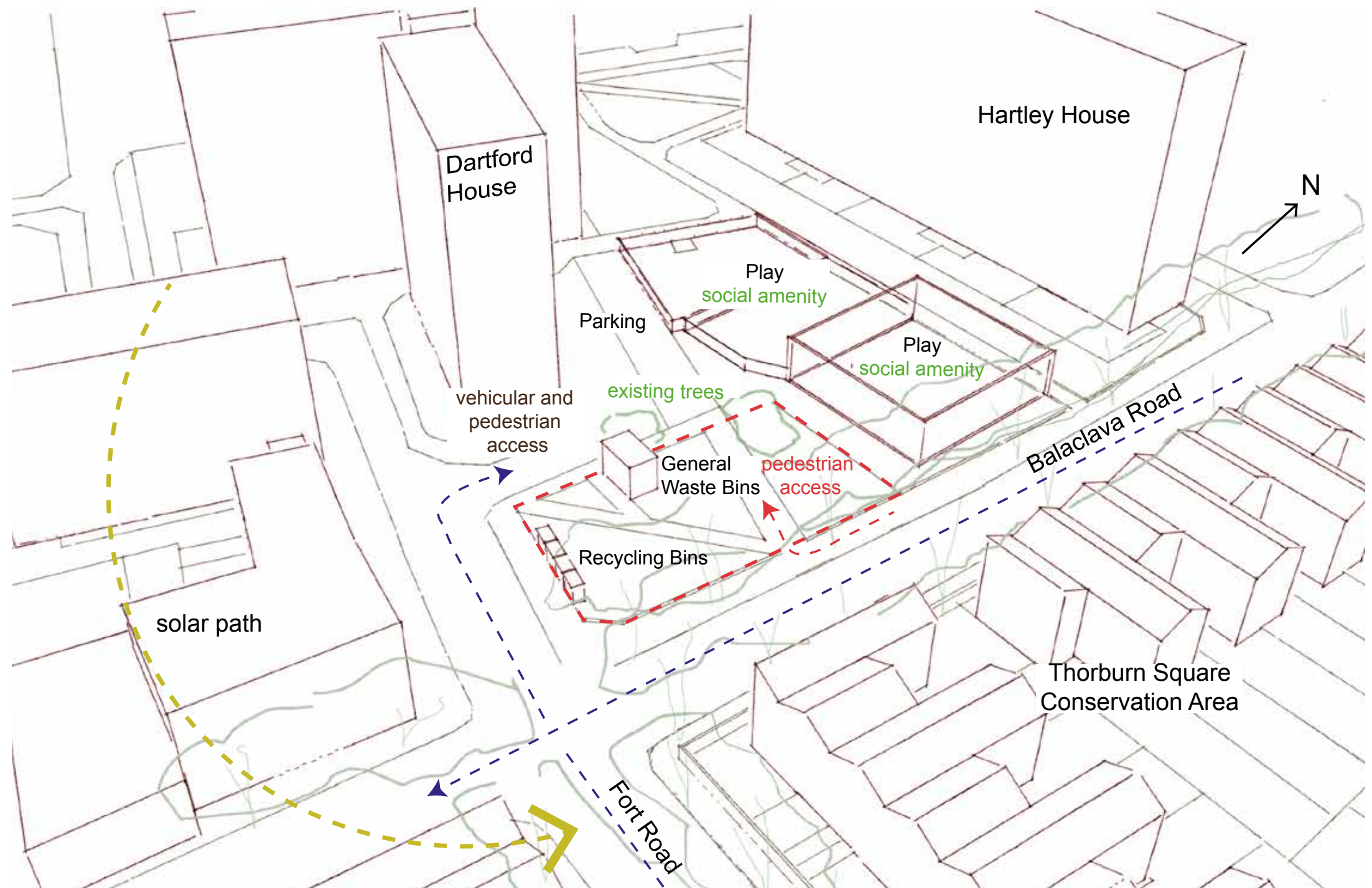
The proposed site area consists of a grassed area, hard-standing and a number of refuse and recycling bins on the edge of the Longfield Estate.

There are two large seven storey brick built blocks surrounding the site area. In front of these blocks and adjacent to the site there is a ball court and play area.

This site faces the tree lined Balaclava Road. The other side of this street is part of the Thorburn Square conservation area. On this side of the road there are two storey brick built period street properties.

On the opposite side of Fort Road there is a two storey Georgian style property that has been converted from public house into block of flats.

Adjacent to this building there is a new build three storey brick block, although the height of these two blocks is the same.



NEW HOMES PROJECT GROUP & PROCESS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design (2.0 Prior to Pre App)	(2.1 Post to Pre App)	Stage 3 Developed Design (Pre Planning Submission)	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

QUESTIONS AND CONCERNS

The primary engagement at this stage is with the existing estate residents, which commenced prior to CVA appointment in accordance with the Southwark Charter of Principles. This page gives an overview of headline issues raised through engagement both before and after CVA together with IPTA were appointed.

These concerns are expressed here as speculative questions, alongside questions from the design team that arise out of starting to test the brief on the site.

Resident engagement will be designed as an extended dialogue of speculation, proposal and feedback to communicate the process of designing a response to the brief and site.

Engagement

CVA and IPTA will work with Southwark and the resident Project Group to develop an engagement plan that will include

Community

- Existing residents/TRA
- Neighbours

Design/technical

- Southwark planning and conservation
- Southwark fire safety
- Waste management (within and adjacent to site)
- Utilities crossing the site

Project development

- Southwark Estates Development team (for concurrent refurbishment to the estate)
- Additional funding sources for wider landscape

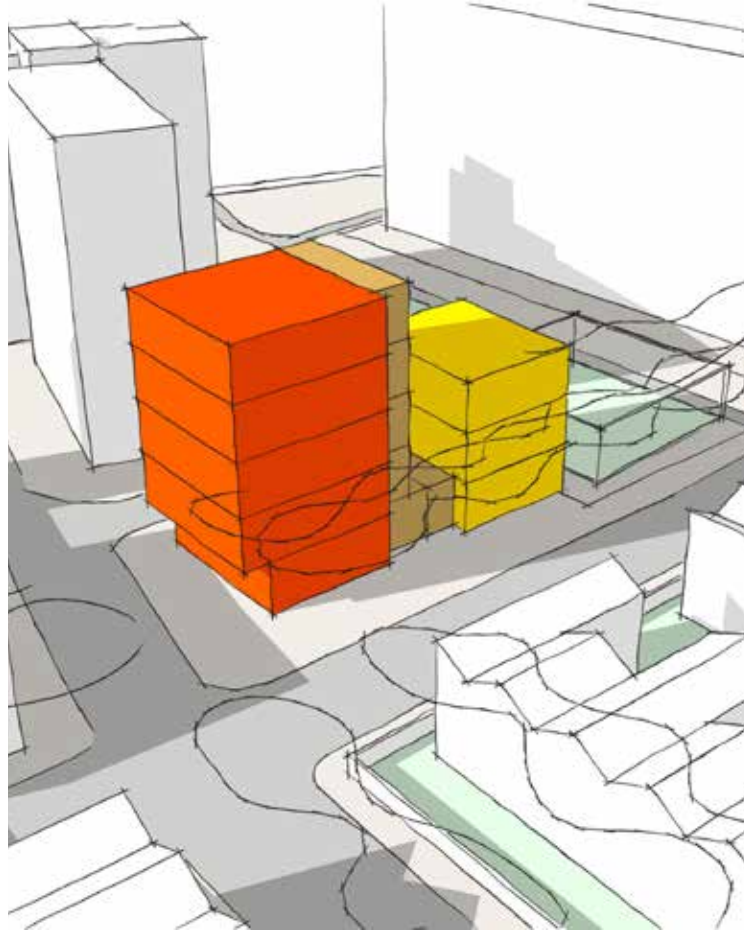
Residents
Comments

Context &
Background

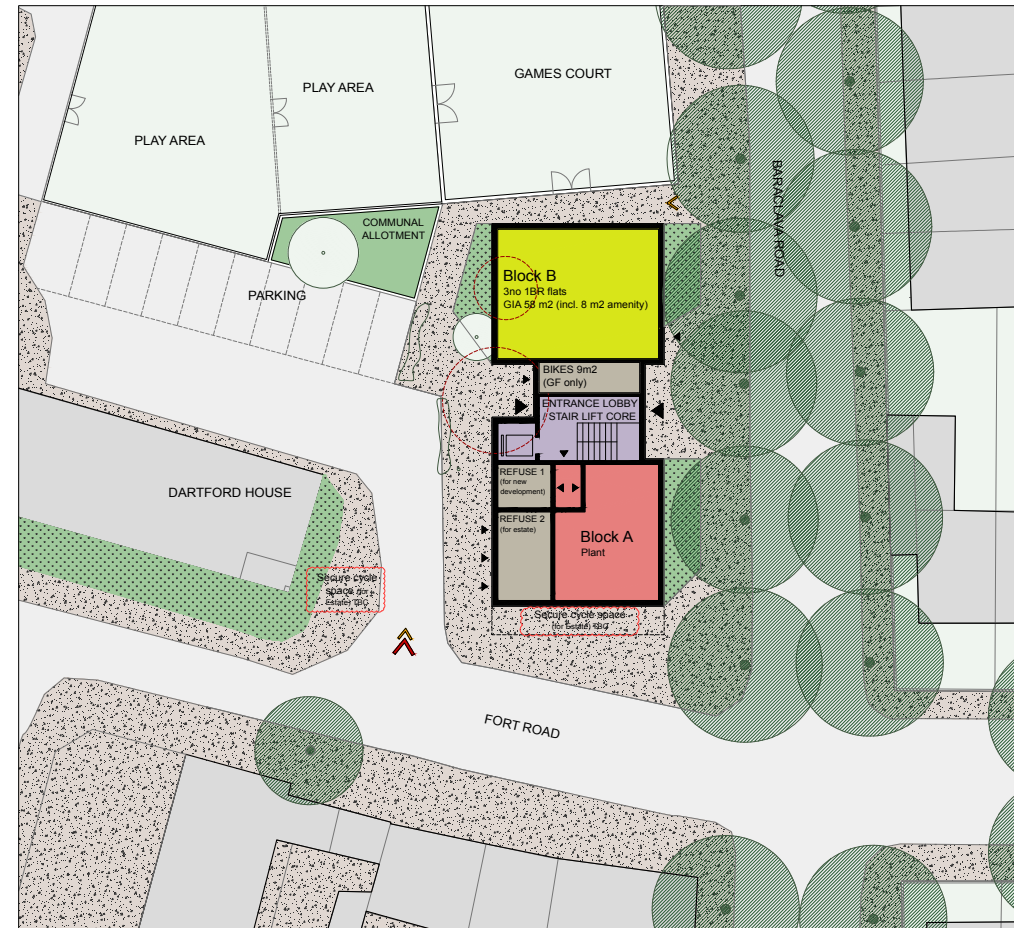
Hopes
&
Priorities



PREVIOUS PROPOSAL



Previous View



Previous Ground Floor Layout



Previous First Floor Layout

Creating an hybrid approach with a tower and a low level development further along Balaclava.

- Linear block is preferable to the block in the corner.
- Setting the buildings back and keeping to 2-3 storeys was suggested.
- Carefully consider how to re provide the play spaces.
- Block not higher than 5 storeys
- This design provides 7 homes due to local housing need.
- Hybrid approach whereby there is a tower and a separate low level development further along Balaclava.

KEY

 Block A	 bikes and refuse store	 tree to be removed and replanted
 Block B	 pedestrian access	 existing tree to be retained
 entrance lobby	 vehicular access	 new tree

CURRENT GROUND FLOOR LAYOUT

- Ground floor of taller corner building entrance to 4no 2 bed flats above, security lobby, bike store, bin store for units, plant room, and lift core.
- 3no 2 storey terraced houses arranged along Balaclava Road. Defensible space in the form of a front garden with boundary walls. Rear gardens provide amenity space for units.
- Set back from Balaclava Road due to mature trees.
- Aim to retain all existing trees.



PROPOSED LANDSCAPE

- Building set back from main tree protection area from large trees along Balaclava Road.
- Aim to retain existing trees to rear of building adjacent to existing park car area.
- Use area between car park and games court for new landscaped area together with some seats.
- Shared pedestrian and vehicle access.
- Improvement to play area / equipment.



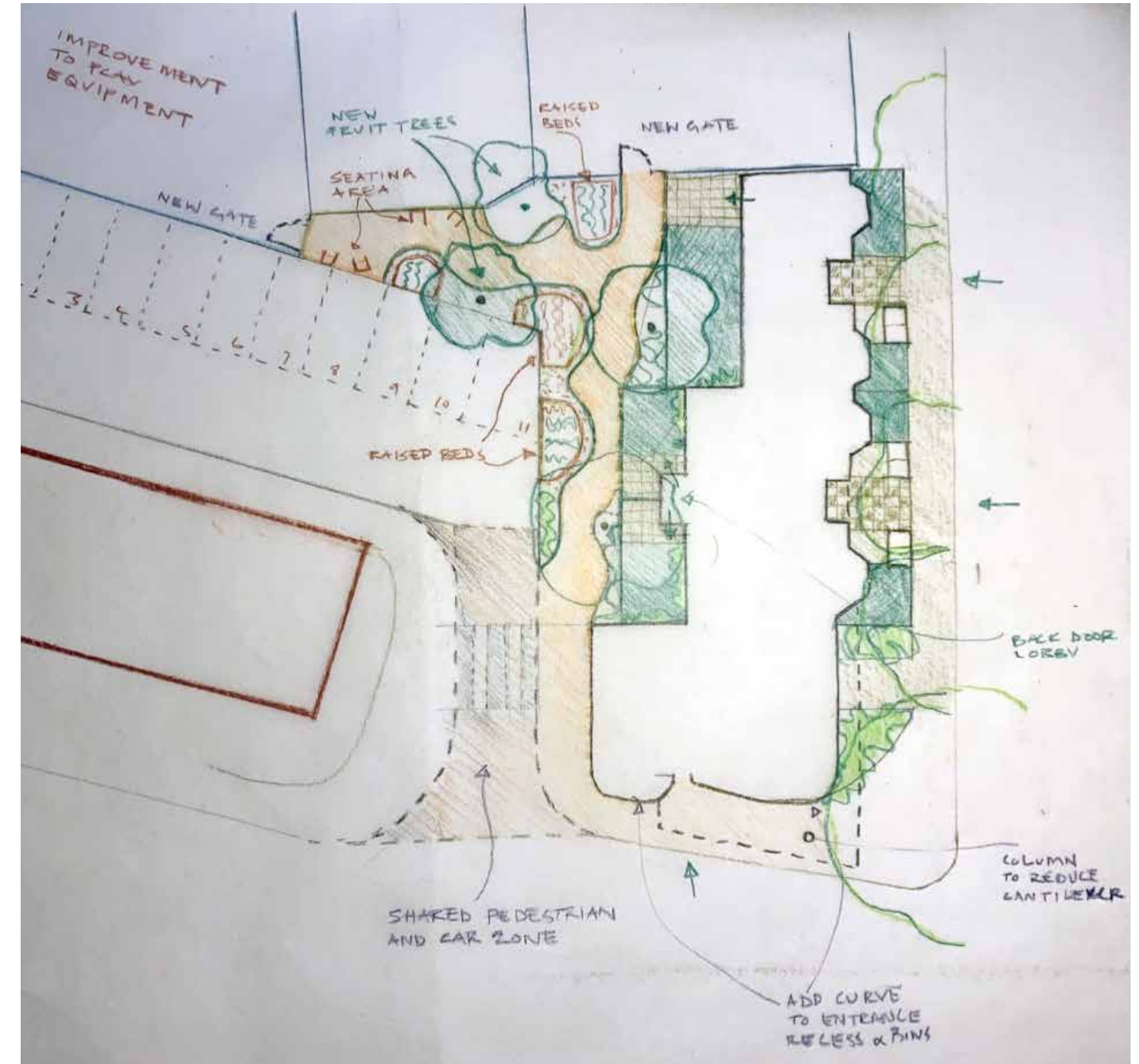
grove of trees with seating



fixed seating & shade



new trees & wildflower planting



WASTE MANAGEMENT STRATEGY



E2

E5

E4

01

E1

E1



E3



01

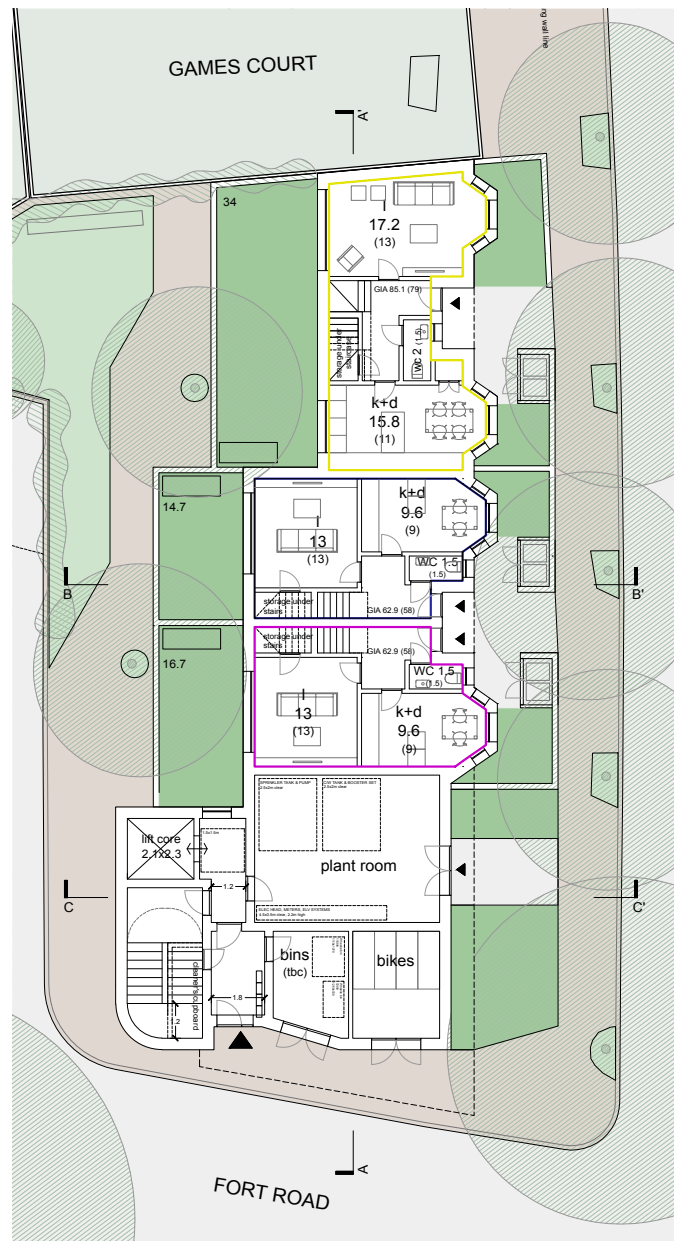


02



CURRENT FLOOR LAYOUTS

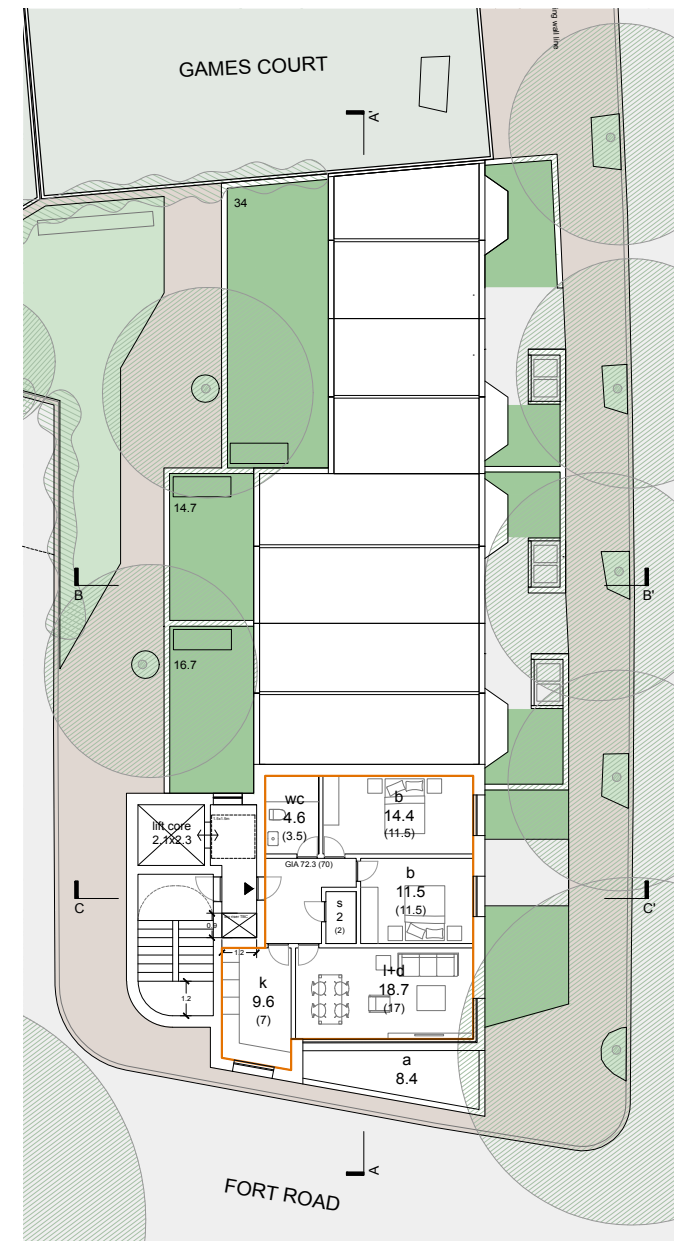
- 4no 2 bed flats at 1st, 2nd, 3rd and 4th floor to taller corner building.
- Bedrooms to terraced houses at 1st floor.



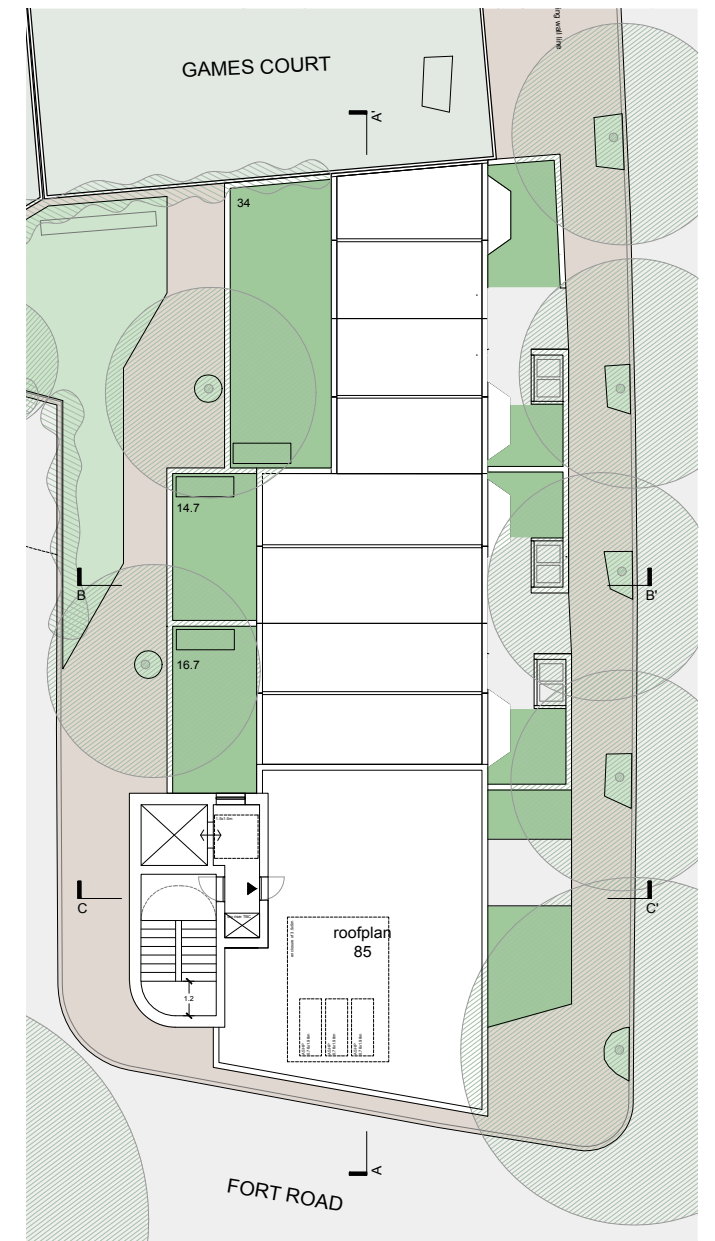
Ground Floor Layout



First Floor Layout



Second / Third / Fourth Floor Layout



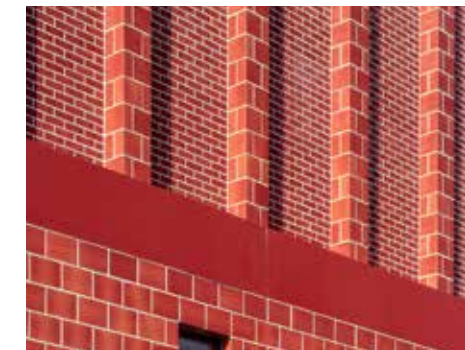
Roof Plan Layout

PROPOSED MASSING

- Taller at corner of Balaclava Road and Fort Road.
- 2 storey terrace along Balaclava Road with 1-2 bedroom terraced houses.
- Flats on first floor and upper levels in taller corner building with balconies to corner overlooking Fort Road and Balaclava Road.
- The scheme makes reference to the characterful V-shaped roofs of the terrace opposite and creates a focal corner feature in locations where a step-up in height can be accommodated.
- The proposed terrace houses maintain a more domestic and human-scale character to the north.



VIEWS OF PROPOSALS AND MATERIAL PALETTE



YOUR VIEWS

POSITIVE FEEDBACK

Tell us what you think

CONCERNS

Tell us what you think

SUGGESTIONS

Tell us what you think

INFORMATION

*Tell us how you use and
experience the estate landscape*

- Access and safety
- Quality and use of spaces - good & bad
- Social activities and interactions

- Waste and recycling - locations, capacity
- Dropoffs and deliveries
- Lock up garages
- Green areas
- Play area
- Planting beds

NEXT STEPS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design (2.0 Prior to Pre App)	(2.1 Post to Pre App)	Stage 3 Developed Design (Pre Planning Submission)	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

CONTACT

How to get in touch

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address NHDTPhase5Consultation@southwark.gov.uk or you can give us a call on 07395 854 757.

Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meeting will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members.

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.