



Bede Site Redevelopment

Presentation for Public Consultation
June 2021

HaworthTompkins

**FARRER
HUXLEY**

The Team

HaworthTompkins



Silchester Housing, Westminster: A Peabody development by Haworth Tompkins with a large percentage of family homes and affordable homes.



Chobham Manor, Stratford: Housing with views over Queen Elizabeth Park.



Iroko Housing, South Bank: Housing co-operative with communal courtyards.

Haworth Tompkins is an award-winning, London-based architectural studio built on a commitment to the art of making beautiful sustainable buildings. Founded in 1991 by Graham Haworth and Steve Tompkins, the studio has specialist expertise in a wide range of sectors, including residential, educational, cultural and commercial. Our people-focused approach to design has won our projects over 150 major design awards, including the RIBA Stirling Prize in 2014 for the Everyman Theatre in Liverpool, and led to our work being published and exhibited internationally. We have carried out a range of residential projects for both private developers and social landlords; we have won multiple awards for our completed housing projects, which include the Fish Island Village in Hackney Wick, Silchester Housing in North Kensington, the Iroko Housing project on the South Bank, and Chobham Manor at the Queen Elizabeth Olympic Park.

www.haworthtompkins.com



Bouygues UK focus on sectors where we are particularly well-positioned to add value through our technical expertise, skills and experience, drawing on the talents of the wider global Bouygues Group where relevant. We are an innovative business with a diverse workforce which underpins how we approach our extensive project portfolio. We believe in knowledge sharing, adopting best practices and embracing new ideas to ensure we consistently deliver the highest quality projects to our clients.

By drawing on the heritage and support of the Bouygues Group, which operates in over 90 countries, our own local expertise, and a focus on intelligent, competitive delivery gives Bouygues UK the edge, delivering work with passion, flair and innovation. Bouygues UK designs and builds sustainable developments that enhance and transform communities for the better. Combining innovative design, expertise in construction and operational excellence, we offer a fully-integrated service.

www.bouygues-uk.com

FARRER HUXLEY



St John's Hill, Clapham: A Peabody development with landscape design by Farrer Huxley.



Priory Green, Islington: Regeneration of a landscape within an existing 1960s housing estate.



St John's Hill, Clapham: A complete landscape regeneration around a new housing estate.

Farrer Huxley is a practice of landscape and urban design experts established in 1995. The practice is unrivalled in its approach to consultancy, offering critical appraisals far beyond the scope of landscape. This wide-angle thinking will challenge and confound assumptions and ultimately unlock abstract and difficult challenges from funding to technical and design constraints. As such, the award-winning practice has a number of nationally recognised, exemplar schemes in urban public realm, housing and education. Our core business function is creating great landscapes that form the very fabric of society. Our work is founded upon the belief that landscape makes an essential contribution to the generation of sociable and sustainable communities. Our aim is to re-ignite people's relationship with nature through high quality creative solutions. Farrer Huxley is convinced that engaging communities with nature through intelligent and well balanced design is the single most sustainable contribution that can be made to our neighbourhoods, towns and cities today.

www.fha.co.uk



calfordseaden are well known across the borough as one of the framework providers for technical consultancy over the last three years and into the future. Working on many of the estates, including Abbeyfield, ensures an understanding of the local area and its residents.

calfordseaden are a multi-disciplinary consultancy service. With a strong focus on housing, our integrated services also extend across the commercial, community, education, health, housing and retail sectors. Our core vision has remained the same since our inception: to be the trusted provider of a high quality and professional service. This vision focuses on excellence, ethics, sustainability, innovation, respect and investment. Everyone across the practice plays an integral role in the successful delivery of a consistently high quality service. Ultimately it is our people that make the difference and is why our clients choose to work with us. calfordseaden is committed to and support the principles of enhanced equality & diversity, health & safety, protection of the environment and quality management. We have comprehensive & robust policies in place, with our policies statements in these key areas available on our website. As a practice, calfordseaden is accredited under ISO 9001, ISO 14001 and has procedures in place that conform to the principles of ISO 18001.

www.calfordseaden.co.uk

Stakeholder Consultations

Abbeyfield Estate Residents



Bede
Believing in community.



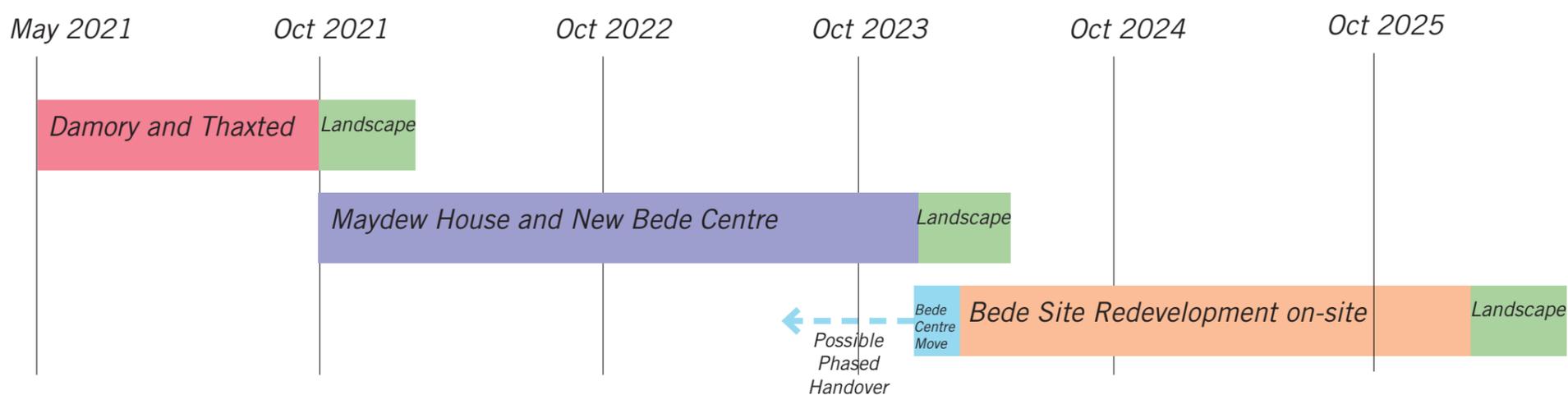
Consultation Events

- | | | |
|---------------------------------|---|---|
| 21 st September 2016 | - | FOSP Annual General Meeting |
| 22 nd September 2016 | - | BEDE Board of Trustees |
| 13 th October 2016 | - | Maydew House Returning Residents |
| 19 th October 2016 | - | FOSP Monthly Meeting |
| 1 st March 2017 | - | Bradley House Residents (Substation) |
| 16 th March 2017 | - | Abbeyfield Estate Residents (Bede Site) |
| 25 th May 2017 | - | BEDE Board of Trustees |
| 21 st June 2017 | - | FOSP Monthly Meeting |
| 22 nd June 2017 | - | Bradley House Residents (Substation/Parking) |
| 4 December 2017 | - | Meet with Director of the BEDE |
| 1 February 2018 | - | Councillor Briefing |
| 27 February 2018 | - | Damory & Thaxted Residents update letter |
| 12 April 2018 | - | Damory & Thaxted Residents Drop-in |
| 5 July 2018 | - | Damory & Thaxted leaseholders meeting |
| 24 July 2018 | - | Damory & Thaxted Residents Drop-in |
| 1 August 2018 | - | Bradley House Residents (Substation) |
| 12 October 2018 | - | Meet with Director of the BEDE |
| 7 November 2018 | - | Damory & Thaxted Residents update letter |
| 20 December 2018 | - | Bradley House Residents (Substation) |
| 23 Feb 2019 | - | Damory & Thaxted and Maydew returnees Zoom meeting |
| 6 March 2019 | - | Meet with Nick Dunne from BEDE |
| 13 March 2019 | - | Damory & Thaxted Residents update letter |
| 22 May 2019 | - | Damory & Thaxted and Maydew returnees Drop-in |
| 19 July 2019 | - | Meet Director of the BEDE |
| 25 September 2019 | - | First Resident Project Group(RPG) with Open Communities |
| 15 November 2019 | - | update to RPG from Open Communities |
| 16 March 2020 | - | Meet with Director of the BEDE |
| 22nd February-19th March 2021 | - | BEDE board of trustees review latest proposals |
| 20th April-14th May 2021 | - | Abbeyfield Estate Residents (Maydew House Consultation) |

Proposed Timeline of Works



Indicative programme



- The proposals for the wider Abbeyfield Estate, including those for Maydew House, were presented for public consultation in April 2021. The content of this presentation sets out the proposals for the **Bede Site Redevelopment**, which was not covered in detail in the public consultation of April 2021.
- An overview of plans and strategies for the Abbeyfield Estate is given over the next few pages for context.

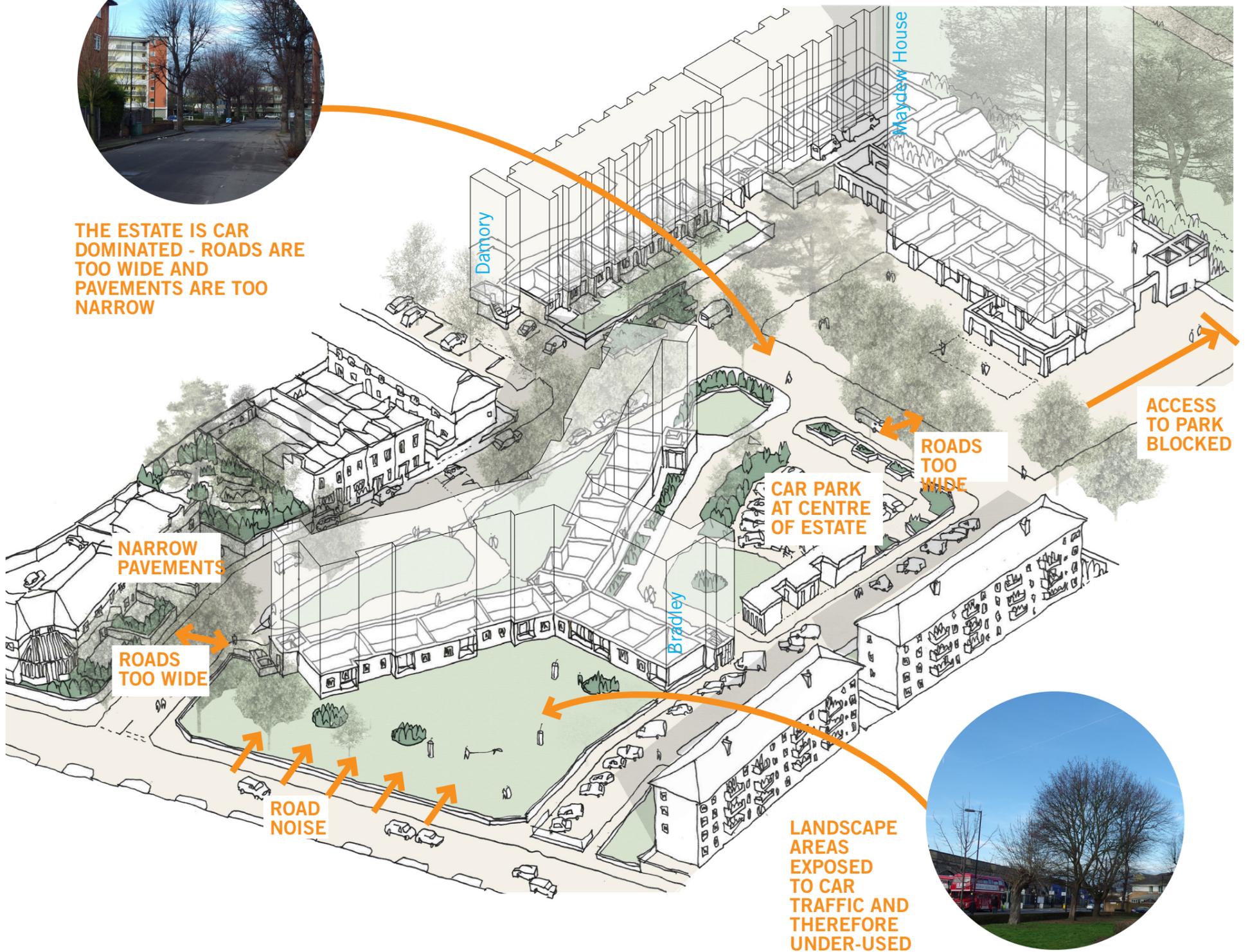
Proposed Landscape Phasing



Focus of this presentation



THE ESTATE IS CAR DOMINATED - ROADS ARE TOO WIDE AND PAVEMENTS ARE TOO NARROW



LANDSCAPE AREAS EXPOSED TO CAR TRAFFIC AND THEREFORE UNDER-USED

Abbeyfield Estate

Neighbourhood study

What already makes it a good place to live here?

- Right next to Southwark Park
- Good connections to public transport
- Quiet roads, not too much car traffic
- Lots of open space and mature trees

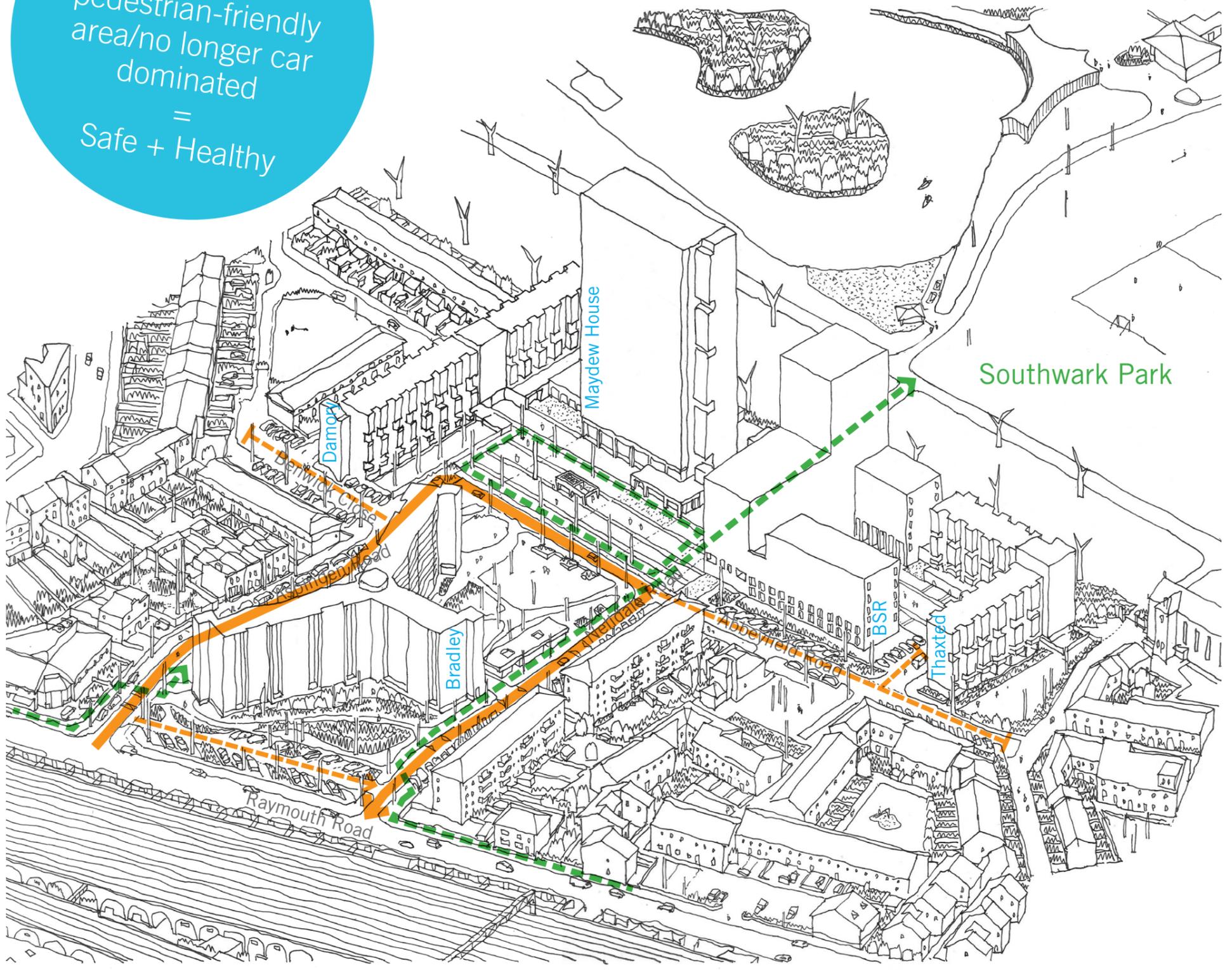
What we want to improve:

- Pedestrian access into Southwark Park through new gate
- Reducing the width of the roads and changing to one-way system
- Better pedestrian routes by providing wider pavements
- Improved areas of landscape by planting new trees and new areas for play
- New parking layouts and new bicycle stores



Neighbourhood becomes a pedestrian-friendly area/no longer car dominated = Safe + Healthy

Key:
 Cars
 Pedestrian
 Shared Surface



Abbeyfield Estate

Traffic Strategy

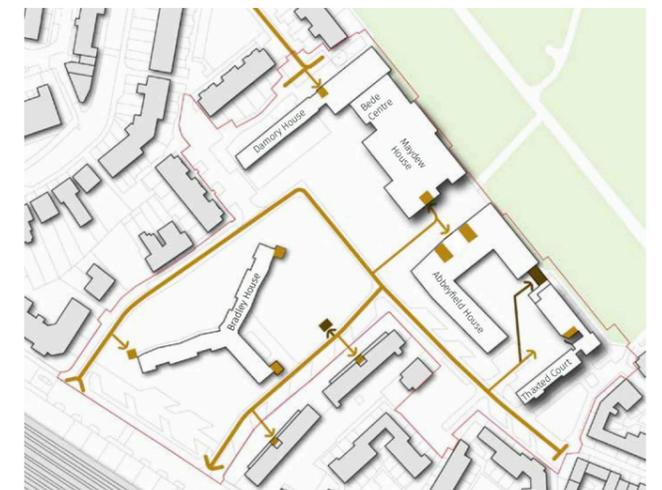
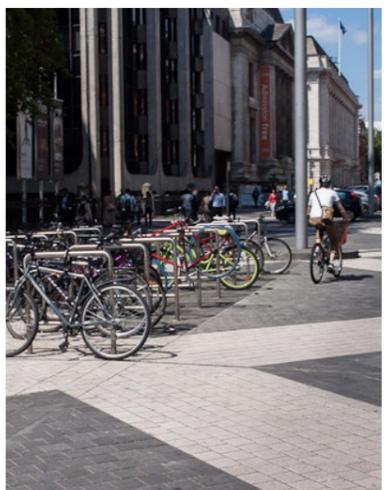
Your way through the neighbourhood by foot:

- Better connections to train stations through new park gate
- Wider pavements along Aspinden and Nelldale Road
- Pedestrian priority for Benwick Close and Abbeyfield Road
- New footpaths across the green areas around Bradley House
- New car free landscaped space at the heart of the neighbourhood

Roads for cars and service vehicles:

- Open up Nelldale Road to Raymouth Road
- Switch to one-way system
- Enter into Aspinden Road, exit through Nelldale Road
- Vehicle access to new central space limited to bin lorries, delivery vans and for taxi drop off

-  Bin Stores
-  Circulation & Access
-  Electrical substation & plant room



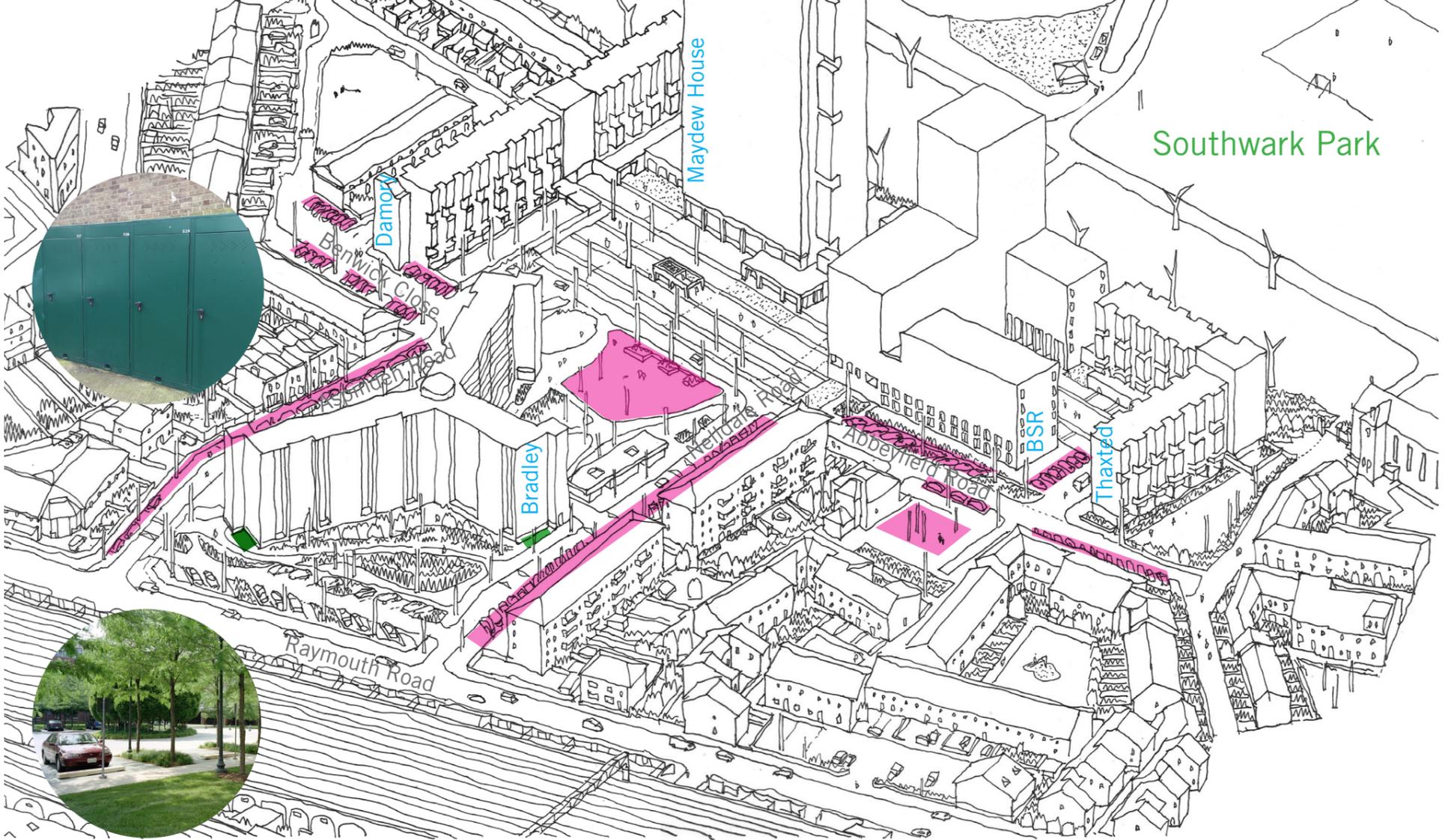
Precedent images showing successful streetscape design

Plan showing vehicular access

Reducing the number of cars in London will reduce pollution and improve the air quality



102 Existing Car Parking Spaces
71 Proposed Car Parking Spaces



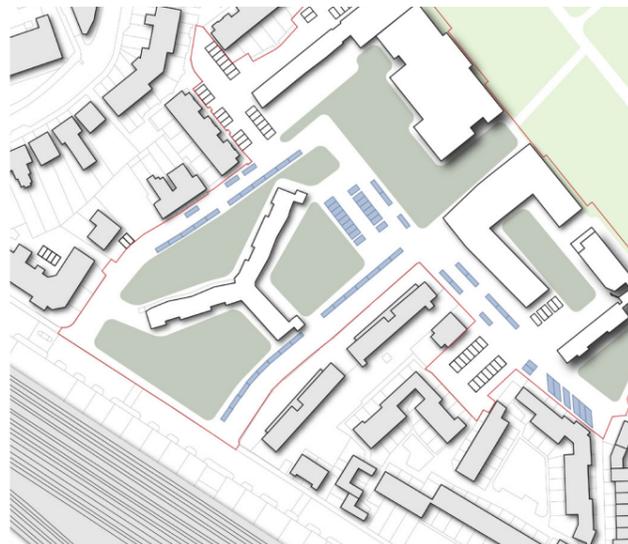
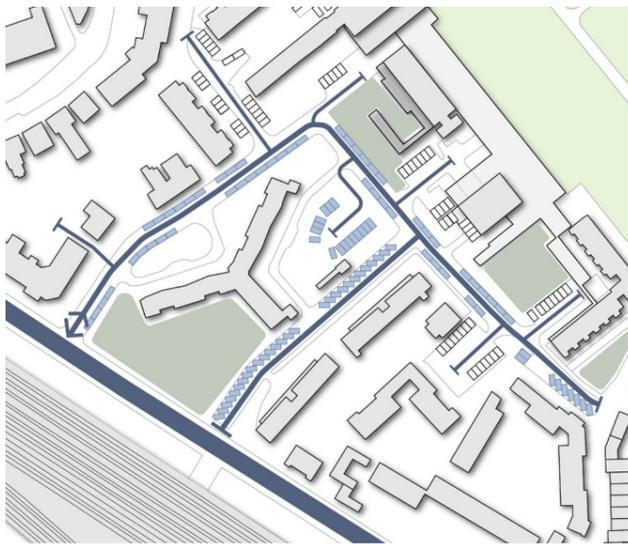
Abbeyfield Estate Parking Strategy

Where you can park your car:

- On street car parking along Aspinden and Nelldale Road
- Parking bays in Benwick Close and rear of Abbeyfield Road
- Re-providing Bradley House car parking in more efficient layout along Raymouth Road

Offers for people without a car:

- Better and safer cycle routes through the neighbourhood
- New bicycle storage lockers for Bradley House residents
- Secure cycle stores in Maydew and Damory House, Thaxted Court and new built Abbeyfield House
- Car club spaces and free 3 year membership for eligible residents



Plan showing existing parking strategy

Plan showing new proposed parking strategy

Artist's impression of shared surface access within the Abbeyfield Estate



Spring bulbs



Planting for pollinators



Native roses

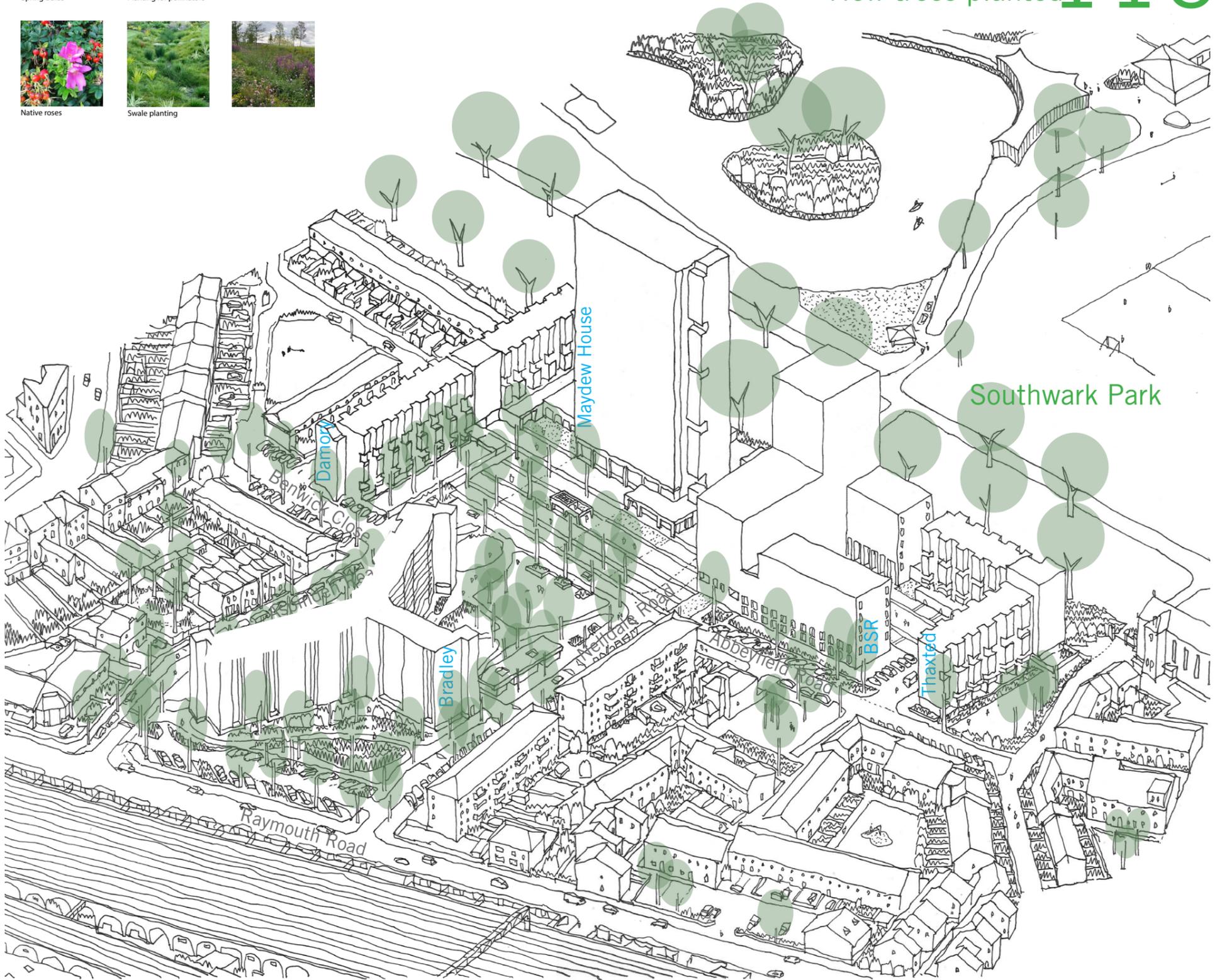


Swale planting



11 Existing trees removed

New trees planted 110



Abbeyfield Estate

Landscape, trees and ecology

Trees we need to remove and where we want to plant new trees:

- Thaxted Court Plane tree will be removed to allow for new homes
- Nelldale Road Cherry trees will be replaced
- 110 more trees across the neighbourhood

What landscape do you want in the estate?

- Play space for small children?
- Quiet spaces with benches and planting?
- Community allotments and orchards?
- Play space for older children (ping pong tables, basketball hoops)?
- Open air street gym?



Plan showing proposed planting strategy



Plan showing proposed play space



Corylus avellana



Robinia pseudoacacia



Ailanthus altissima



Prunus avium 'Plena'



Pinus sylvestris



Quercus rubra

Maydew House & Damory House



Bede Site Redevelopment & Thaxted Court



Bradley House



Abbeyfield Estate

Play provision



Sculptural



Topology



Challenge



Incidental



Fantasy



Fixed Equipment



Construction



Sensory



Seating



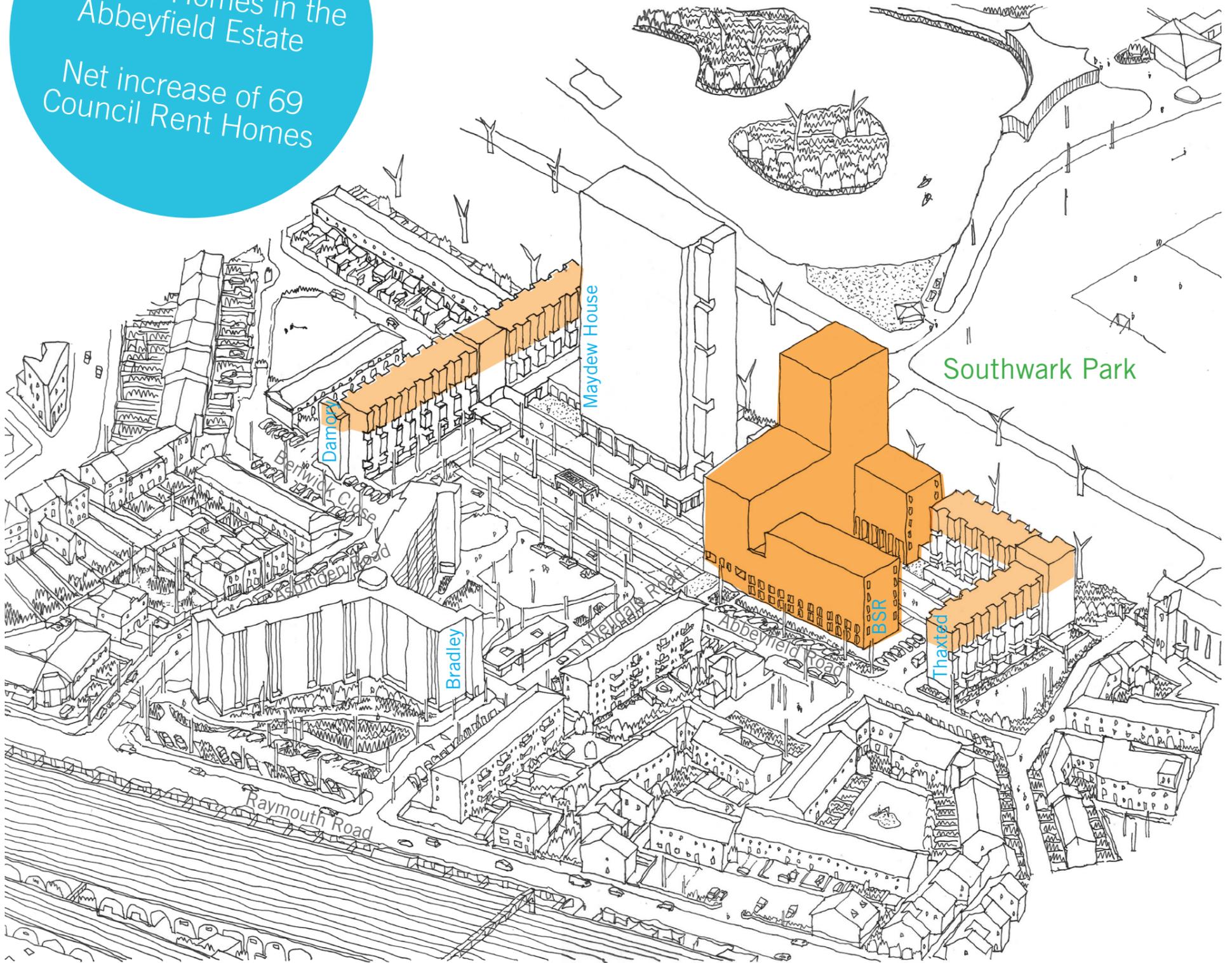
Planting

- Proposed new play spaces for under 5s on the estate
- Play opportunities for new and existing residents
- A mix of fixed equipment, sculptural, sensory and incidental play
- Wildflower meadows and planted areas to discover and explore

Key Facts:

140 New Homes in the Abbeyfield Estate

Net increase of 69 Council Rent Homes



Abbeyfield Estate

New homes

Where we want to build new homes:

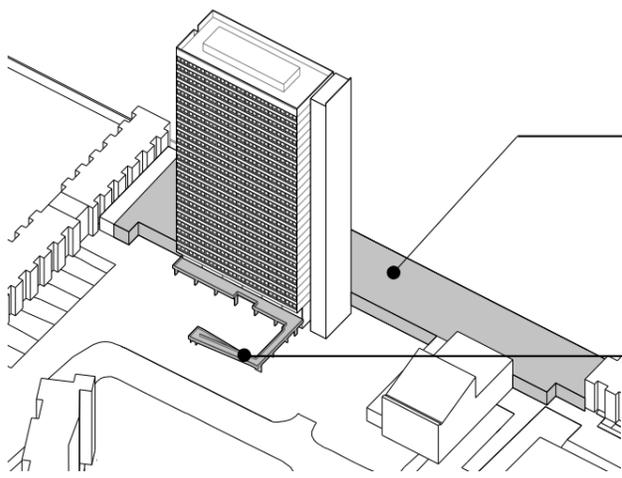
- 144 refurbished flats in Maydew house
- 112 new built flats and family maisonettes on former 'Bede' site
- 26 new built flats on top of Damory House and Thaxted Court
- 2 new flats on Ground floor of Thaxted Court

Who are these buildings for?

- All 144 flats in Maydew House will be council housing
- 51% affordable housing on 'Bede' site
- All new homes in Damory House and Thaxted Court are new Council housing for social rent



Artist's impressions of new proposed Bede Site Redevelopment building on the former Bede Site, from Abbeyfield Road and Southwark Park.



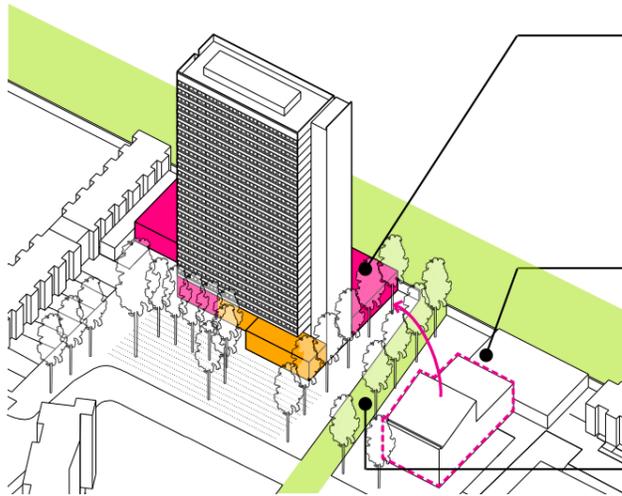
Demolition:

Remove the existing podium and garages to the rear of Maydew house.



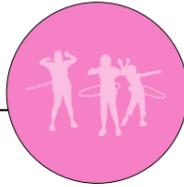
Demolition:

Remove the existing concrete ramp, stairs and walkways, which currently dominate the front of Maydew House.



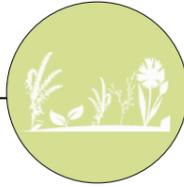
New Bede Centre:

Removing the overbearing structure from the base of Maydew House opens up space to build better and more generous facilities for the Bede Centre.



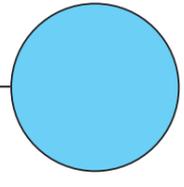
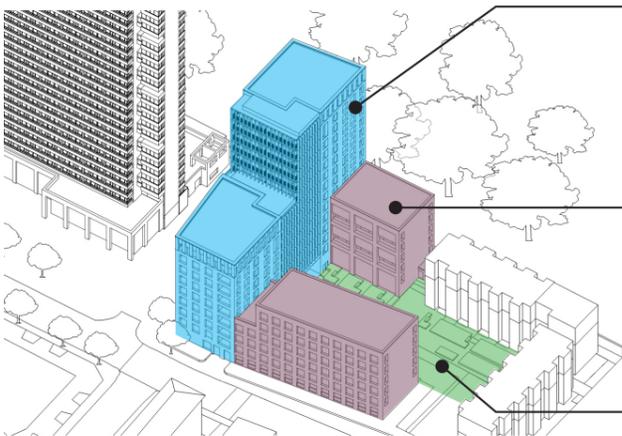
Demolition:

Removal of old Bede Centre to make way for the new Bede Site Redevelopment and associated landscaping.



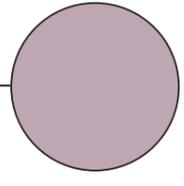
New Pedestrian Route into Southwark Park:

The design team are consulting with friends of Southwark Park about the possibility of a new pedestrian route into the park. A new landscaped area will be designed in front of Maydew House.



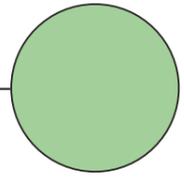
Main block:

Rising to 9 and 15 storeys and containing 1- and 2-bed dwellings.



Side wings:

6 storeys high and containing 3- and 4-bed maisonettes.



New courtyard:

The C-shape of BSR complements the L-shape of Thaxted Court to provide a new secluded courtyard and play space for local children.

Abbeyfield Estate

Bede Site Redevelopment

New facilities for the Bede Centre:

- New purpose build Community and Youth Centre provides activity at the base of Maydew house
- More space and better facilities for the Bede overlooking the park
- Big hall open to wider community

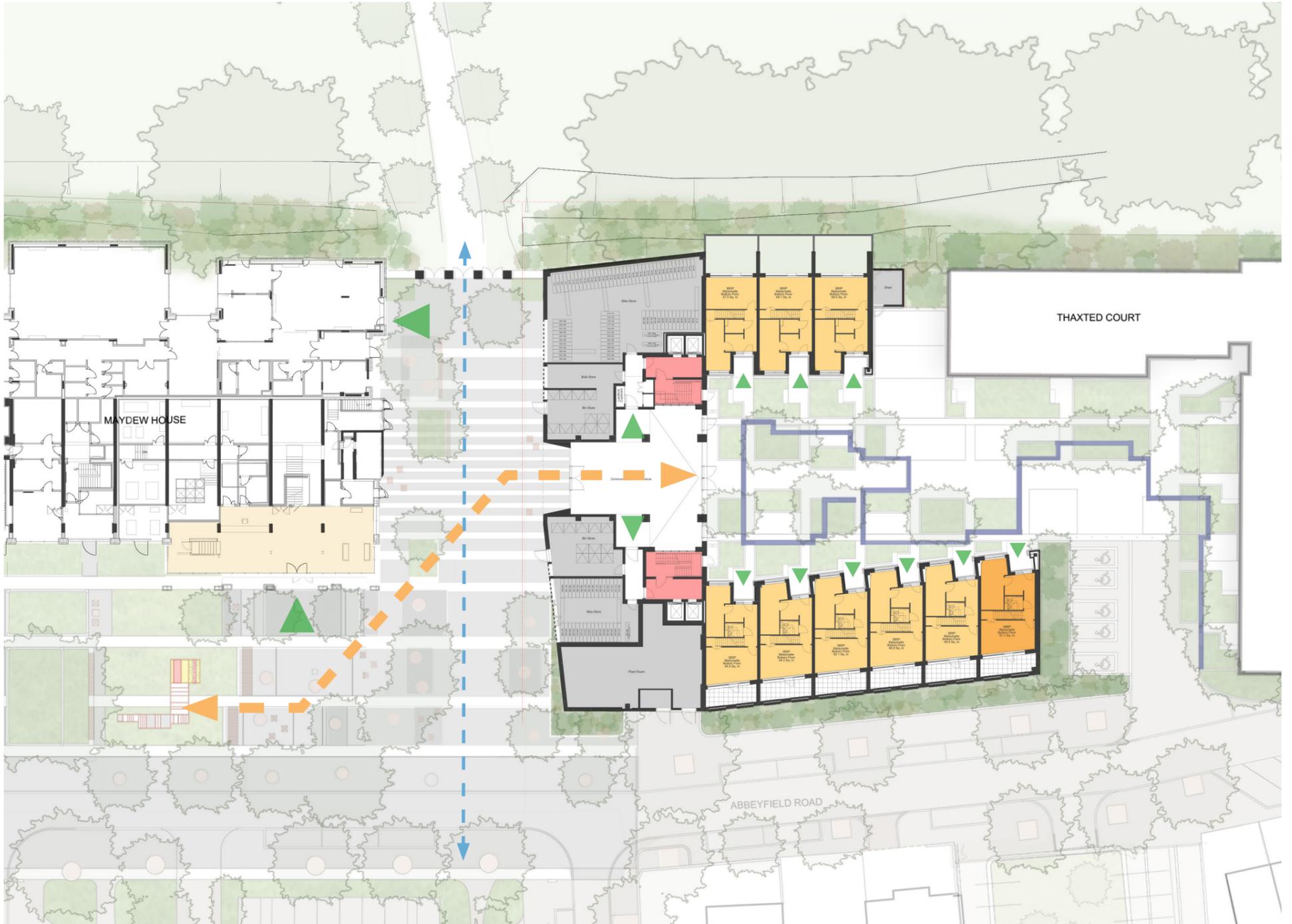
New homes on old Bede site:

- 112 new-build dwellings, with 51% affordable
- New courtyard, shared with Thaxted Court and providing seclusion and ample play space for residents
- Exemplary design by RIBA Stirling Prize-winning Architects



Site Strategy

-  Connection across public plaza
-  New access into park from estate
-  Entrances

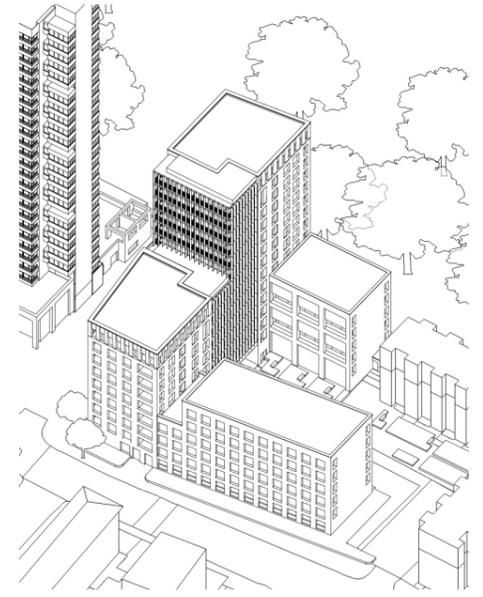


Site Plan



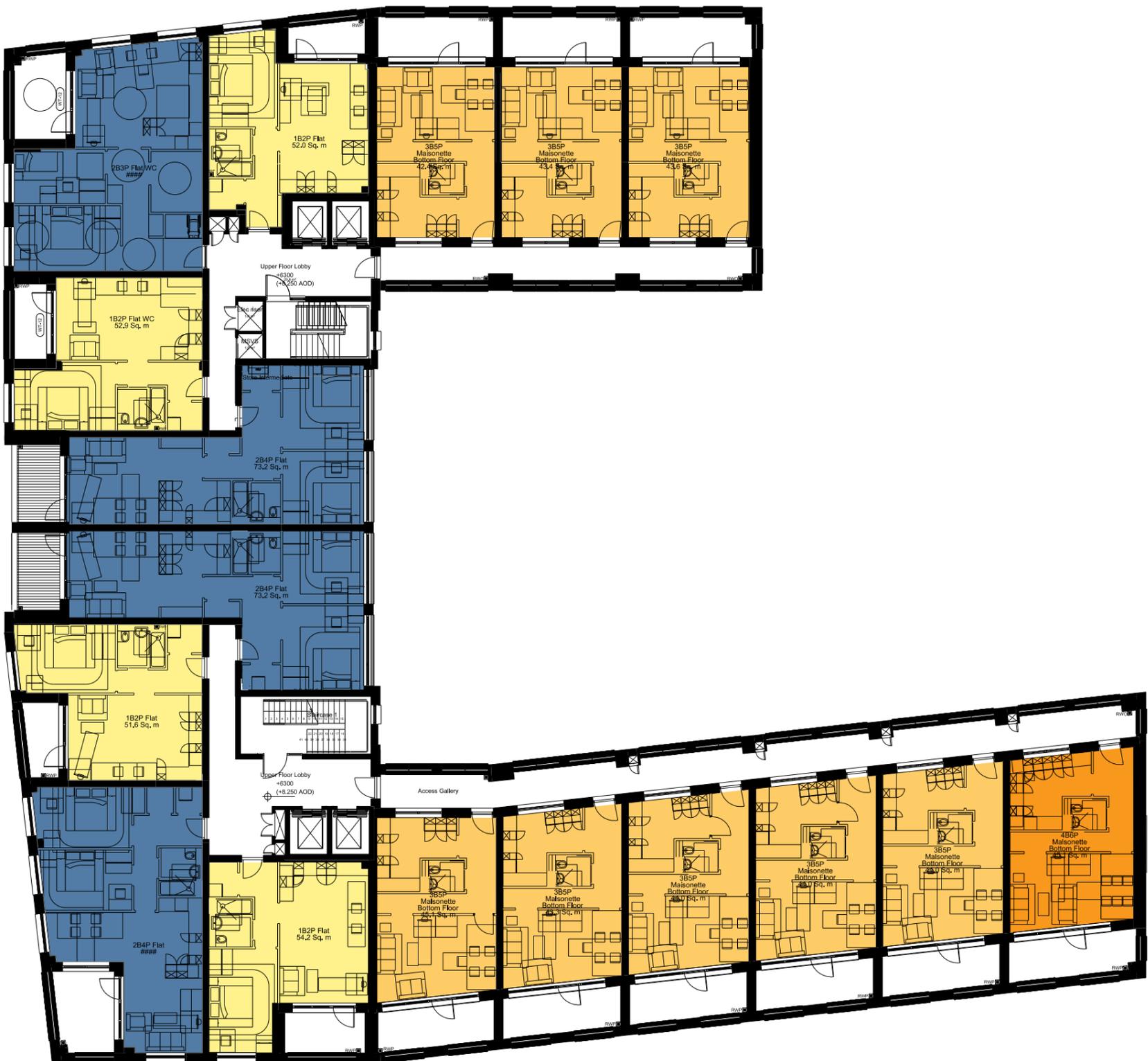
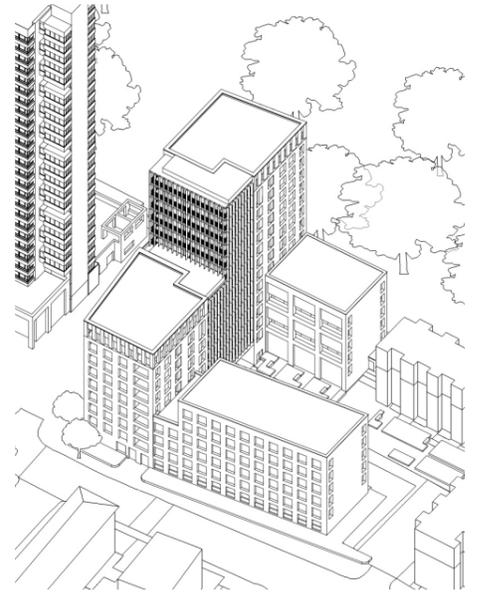
Artist's impression of new building and gardens onto Southwark park

Ground Floor Plan



- Access Cores
- Family Homes (Maisonettes)
- Servicing / Cycle Storage / Refuse Stores

Typical Floor Plan

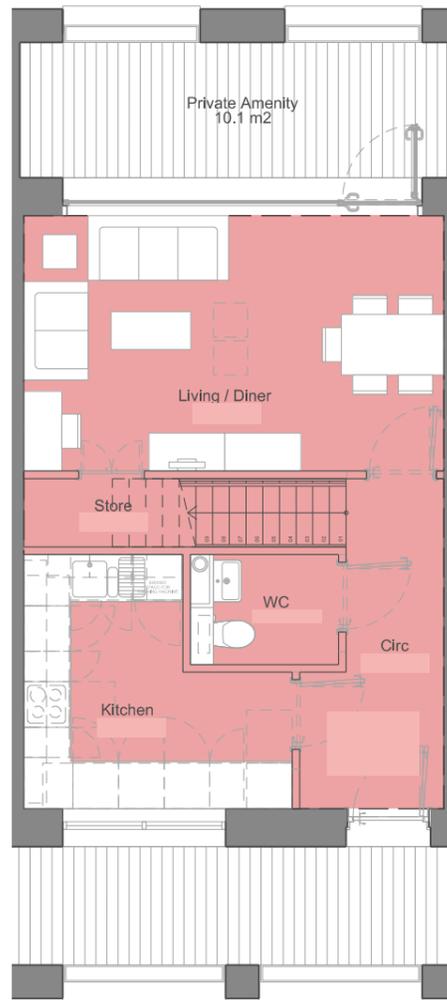
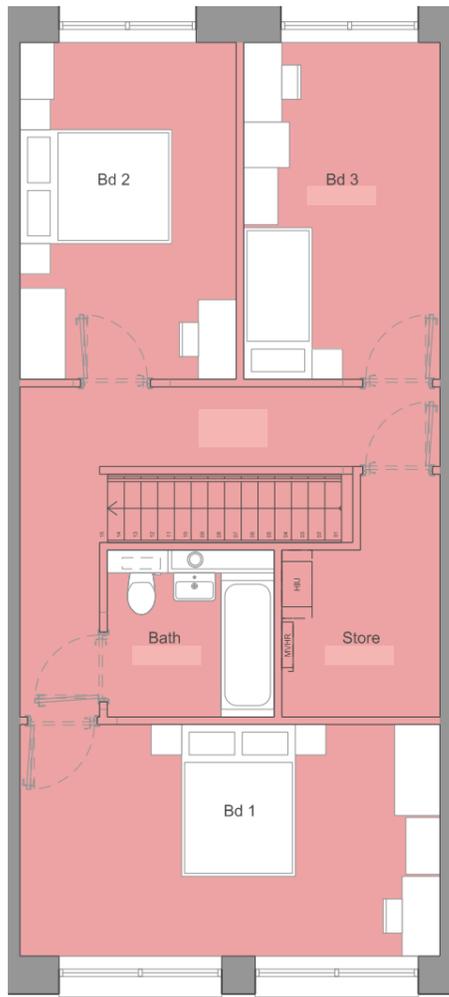


Flats



Family Homes (Maisonettes)

Typical New Home Layouts



Typical 3 Bed Maisonette
GIA 109.9 m²

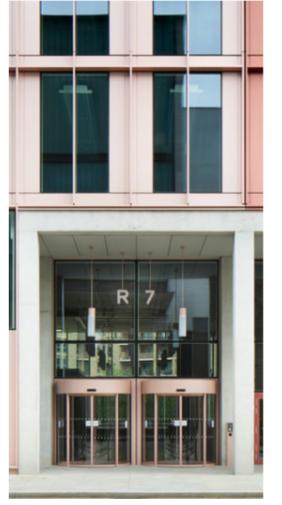
1 Bed Flat
GIA 51.0 m²



Typical Flats

2 Bed Flat
GIA 72.1 m²

Communal Entrance



Precedent Images



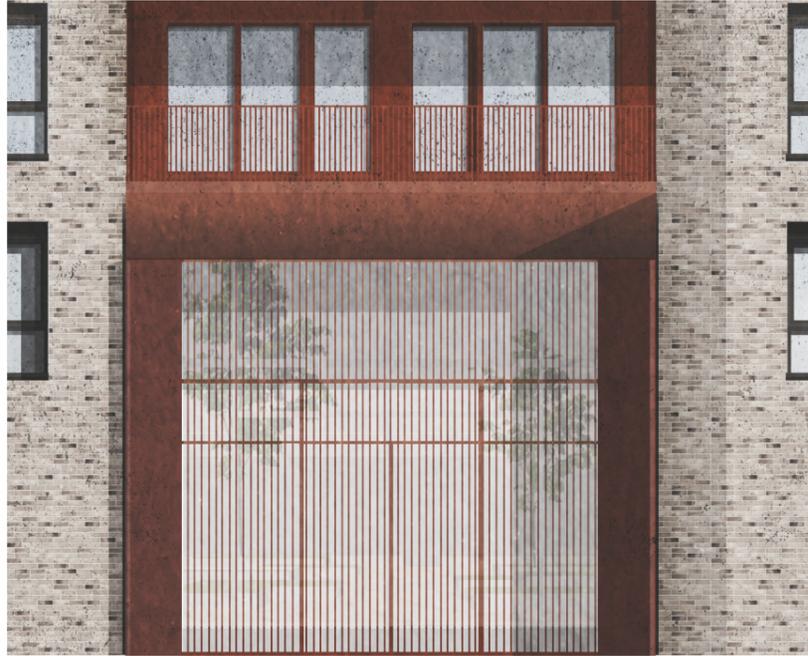
Section through ground floor communal entrance



Ground Floor Axonometric Drawing

Materials

Ground floor treatment studies



Material precedents



Textured brickwork



Terracotta fins



Pre-cast concrete



Metal cladding



Perforated brickwork



West (Maydew) Elevation

Street and Park Elevations



Park (North) Elevation



Street (South) Elevation

Perspective Views

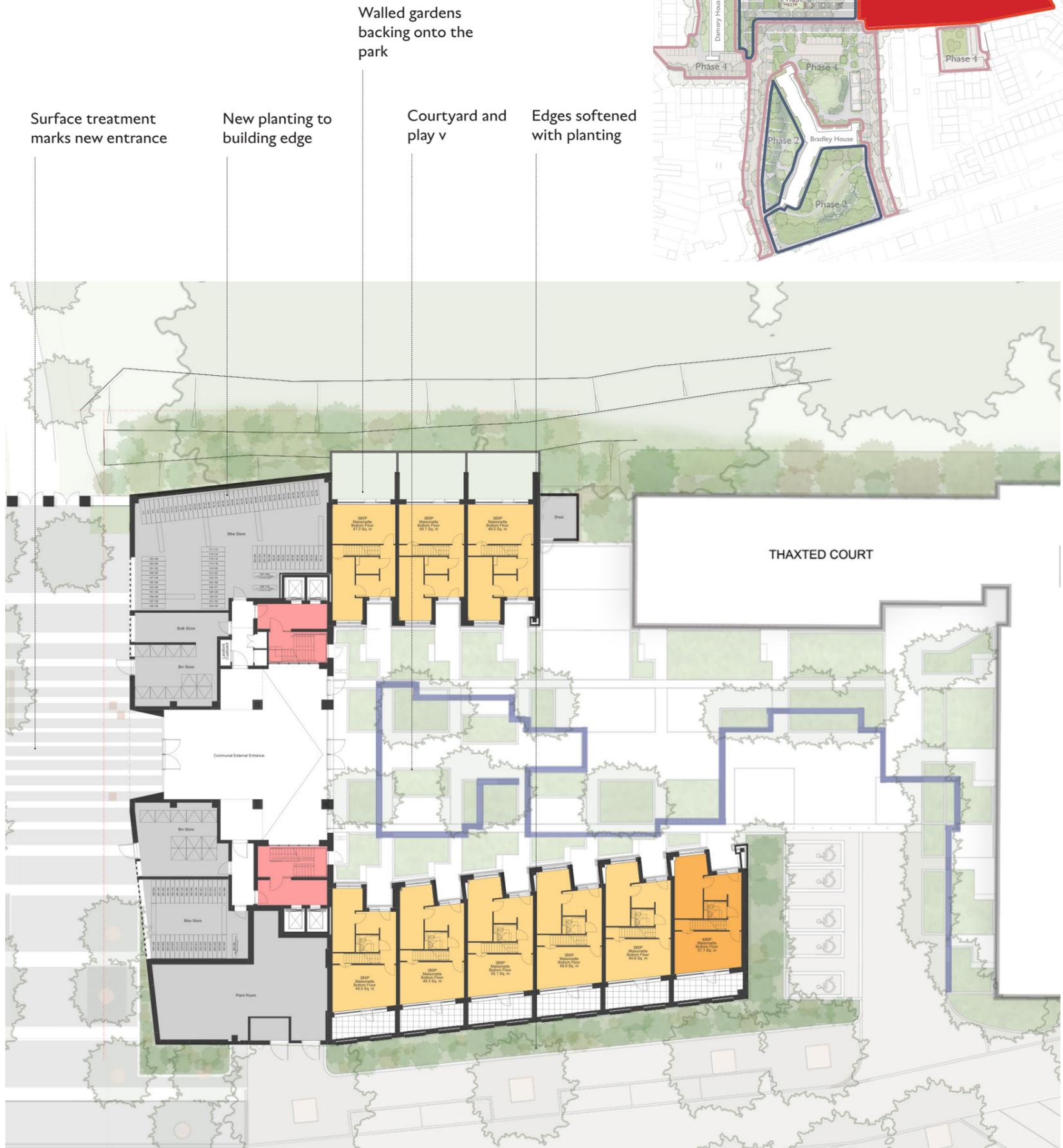


View from Abbeyfield Road



View from Southwark Park

BSR Landscape Design



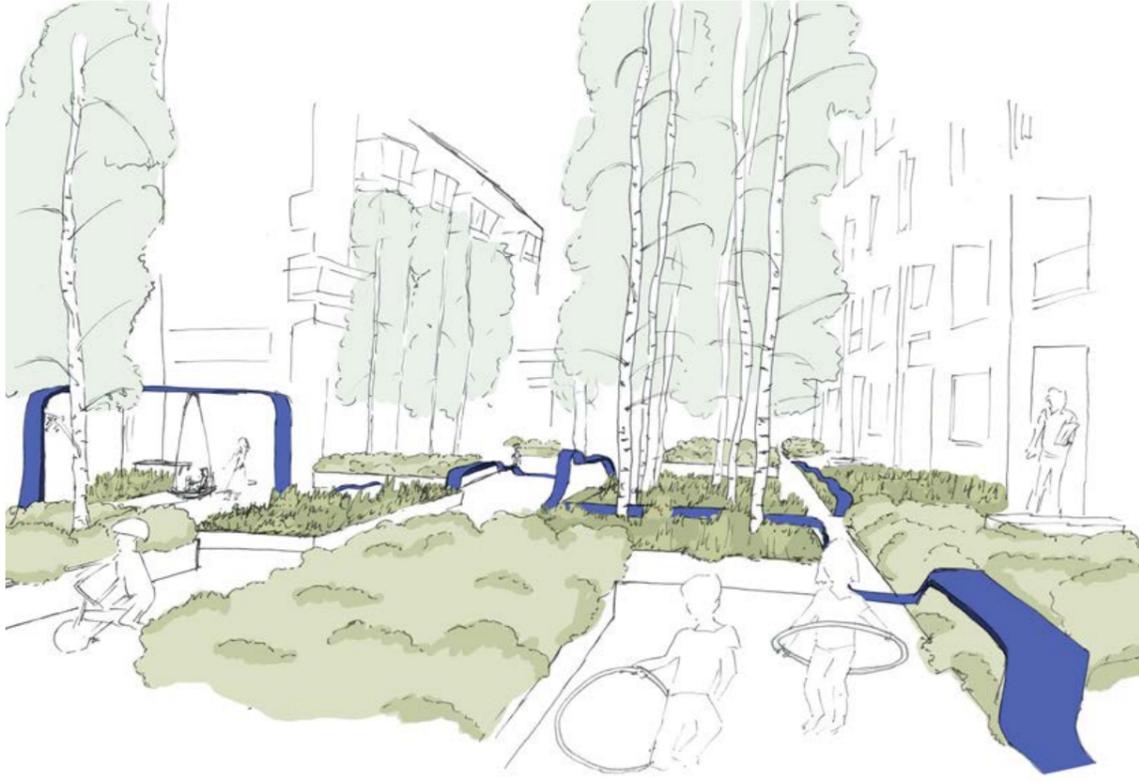
Section from Cycle store to Public Plaza



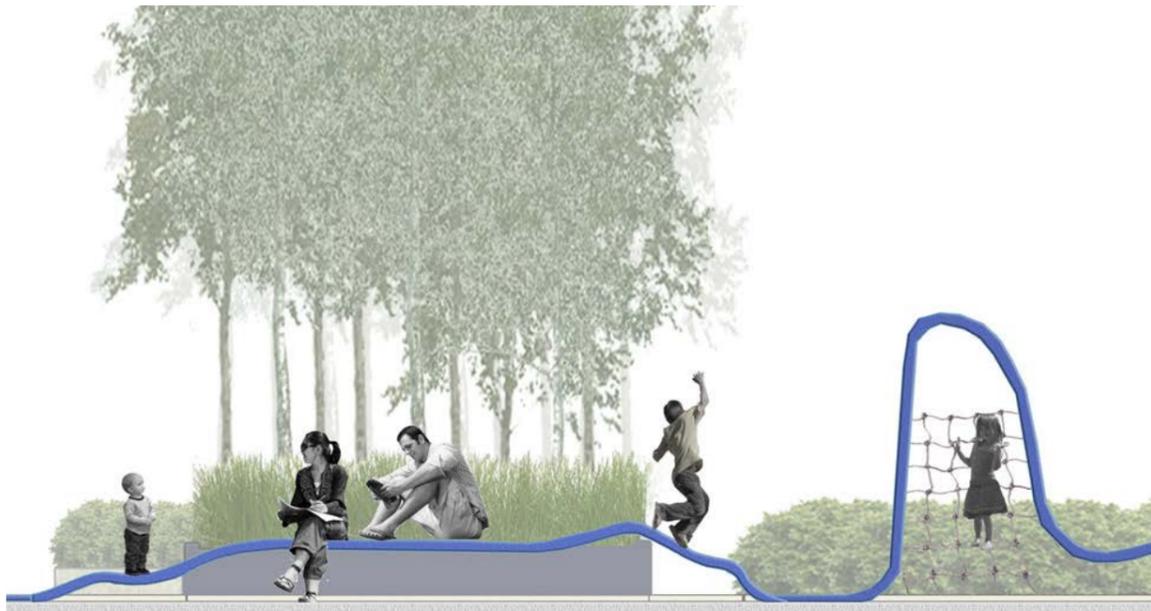
Section from Maisonette to Street

Internal courtyard play space

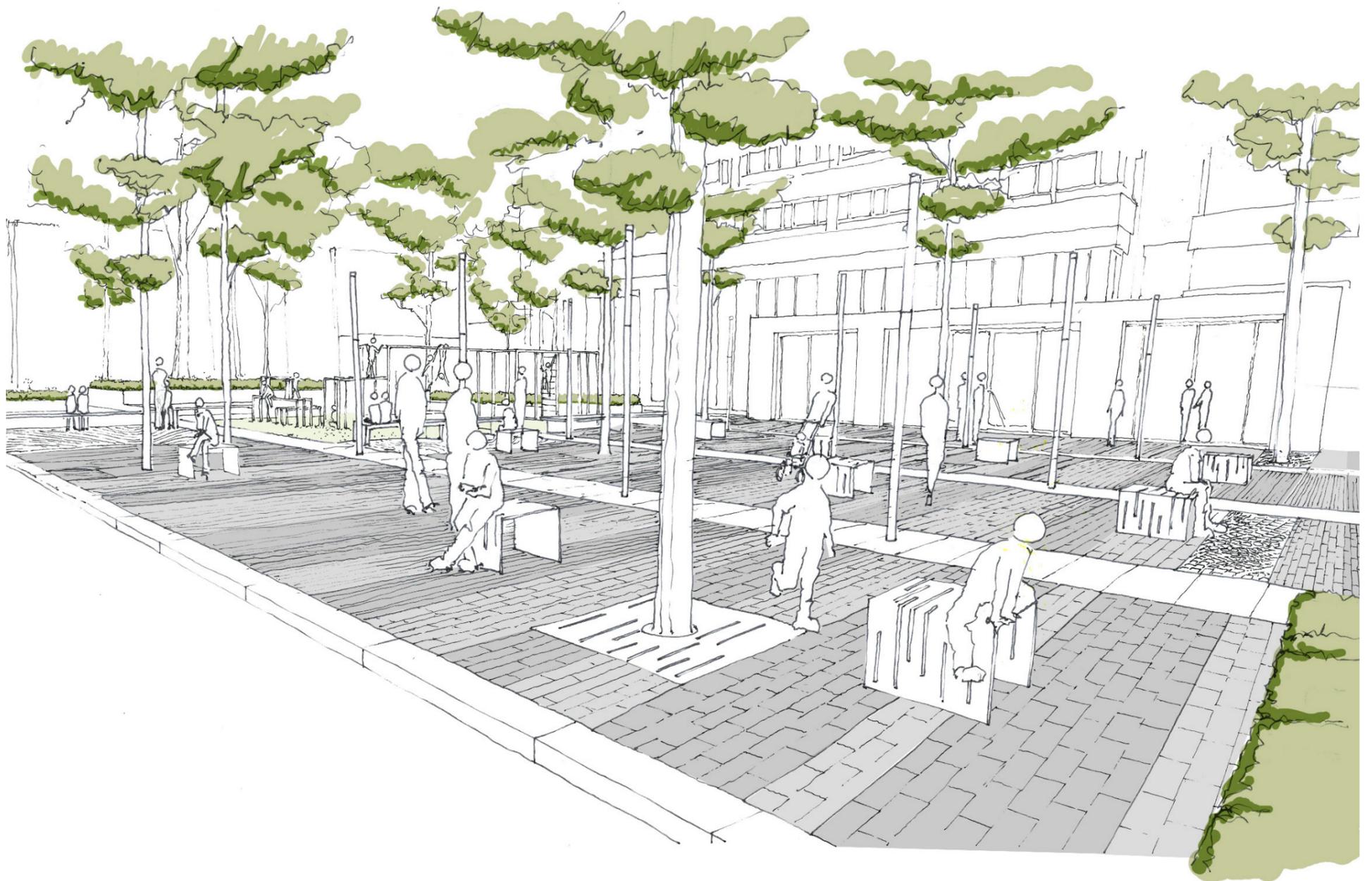
Play Eastern View



Play Western View



Public Plaza



New route to park entrance

