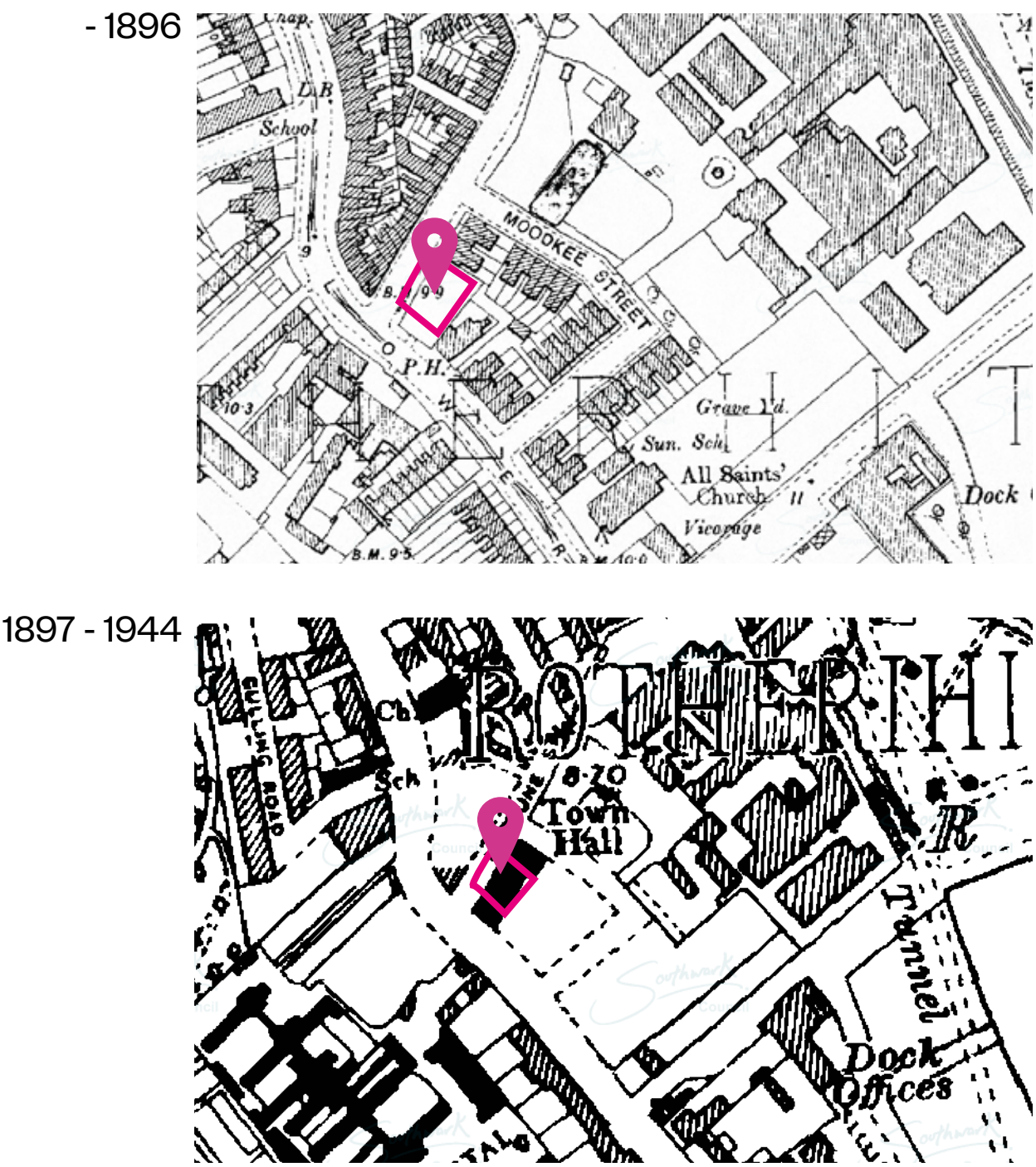


Site Context

Historical Context:



The existing T&RA Hall currently occupies the site of the old Rotherhithe Town Hall. The building was built on the site in 1897 but ceased to be a town hall in 1905 when the former Rotherhithe Council merged with the old Bermondsey Borough Council.

The old Rotherhithe Town Hall was converted to use as a library and museum, until it was razed to the ground by repeated bomb hits and near misses in 1944, during the Second World War.

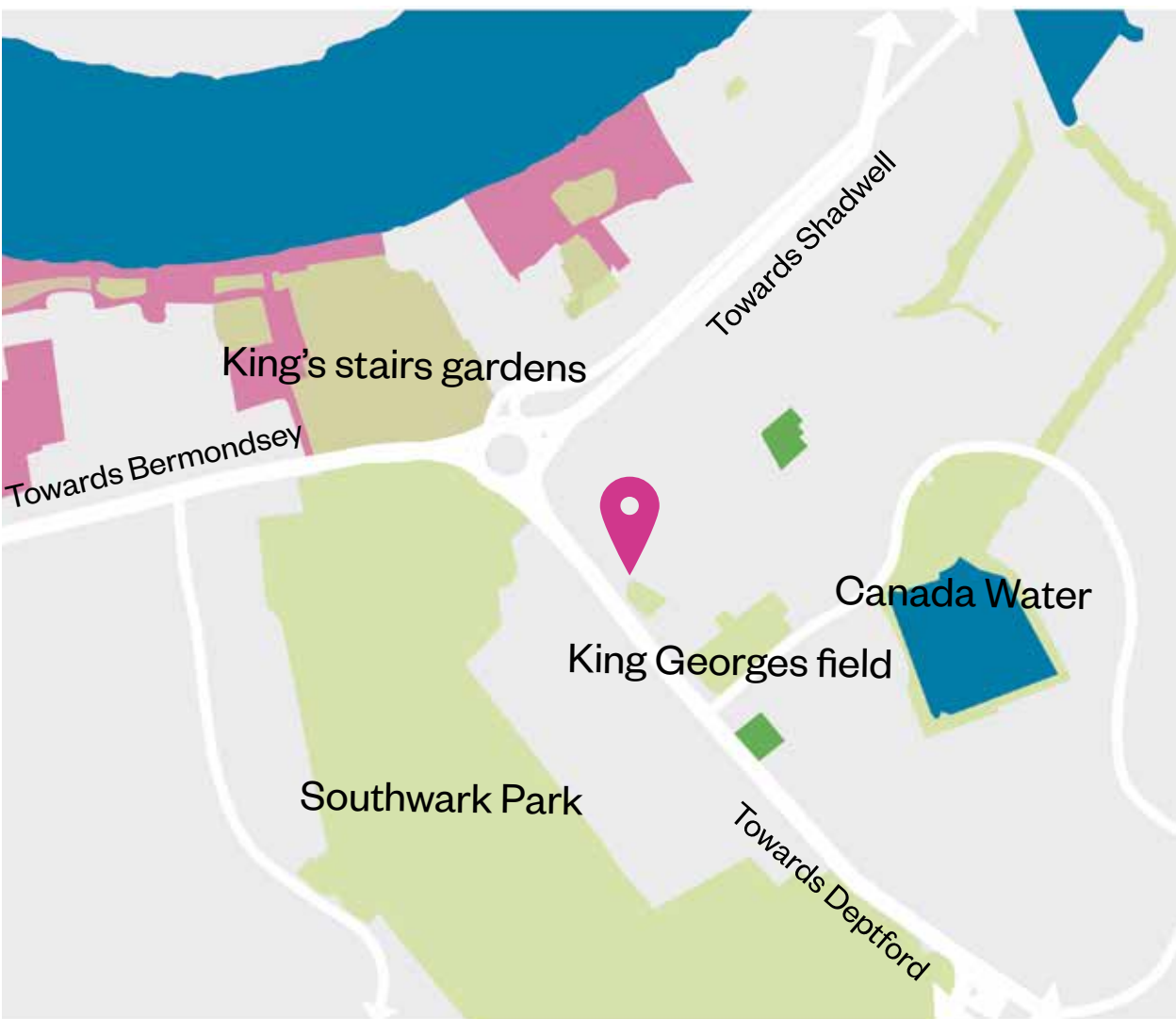
The existing Assembly Hall was constructed sometime in the 1950's or 1960s.



The Wider Urban Context:



Parks and Green Open Spaces:



Schools / Amenities:



Transport links:



Site Parks Tree Preservation Orders Conservation areas Surrey Quays shopping centre T&RA hall Church Cinema Schools Bus stop



Mayflower TR&A Hall Site

November 2016

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Council
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The Site: An Opportunity



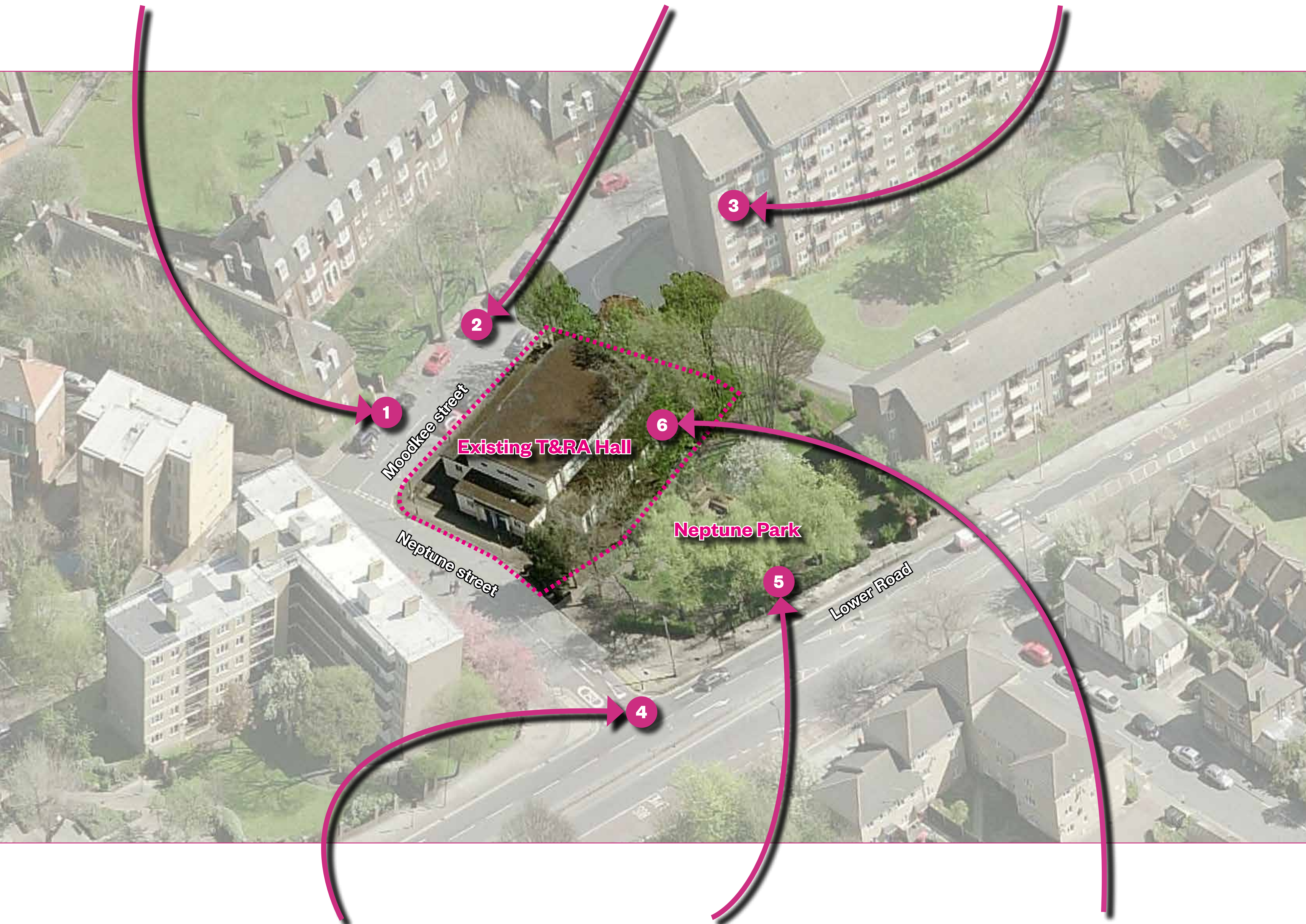
View of the existing T&RA Hall from the Moodkee Street junction with Lower Road



View looking down Moodkee street towards Neptune street.



Six storey residential block, Ritchie house on adjacent Howland Estate



View along Lower Road towards the junction with Neptune Street.



Neptune Park, a protected open green space adjacent to the T&RA hall.



Mature trees situated in Neptune Park, along the south west site boundary..



Mayflower TR&A Hall Site

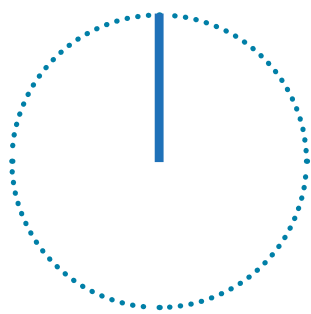
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Site Analysis:

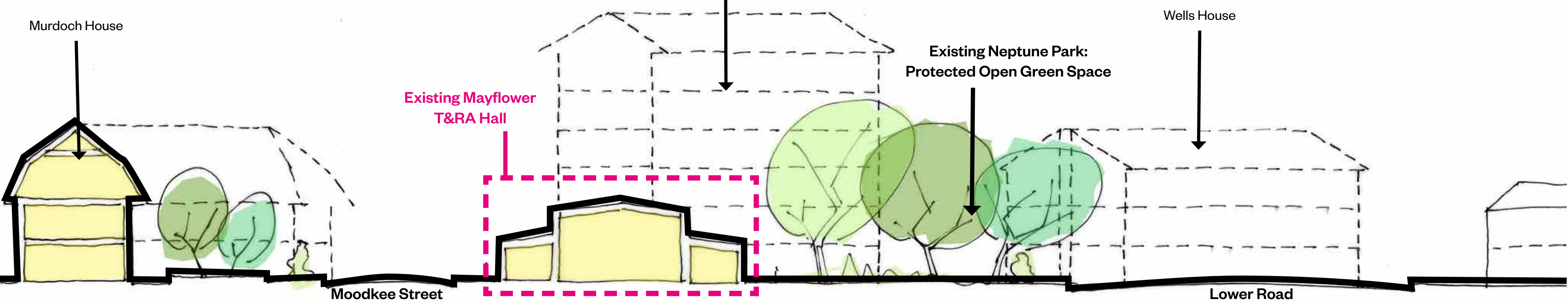
Opportunities Diagram:



- Key
- Existing Mayflower T&RA Hall
 - Area for potential intervention
 - Neptune Park: Protected Open Green Space
 - Potential Access to community centre
 - Potential to engage with green space
 - Potential overlooking issues
 - Blank end wall
 - Bus stop
 - Potential traffic noise from Lower Road
 - Mature trees act as an acoustic buffer to the road



Longitudinal Section XX Through the Site:



The Existing Mayflower T&RA Hall:



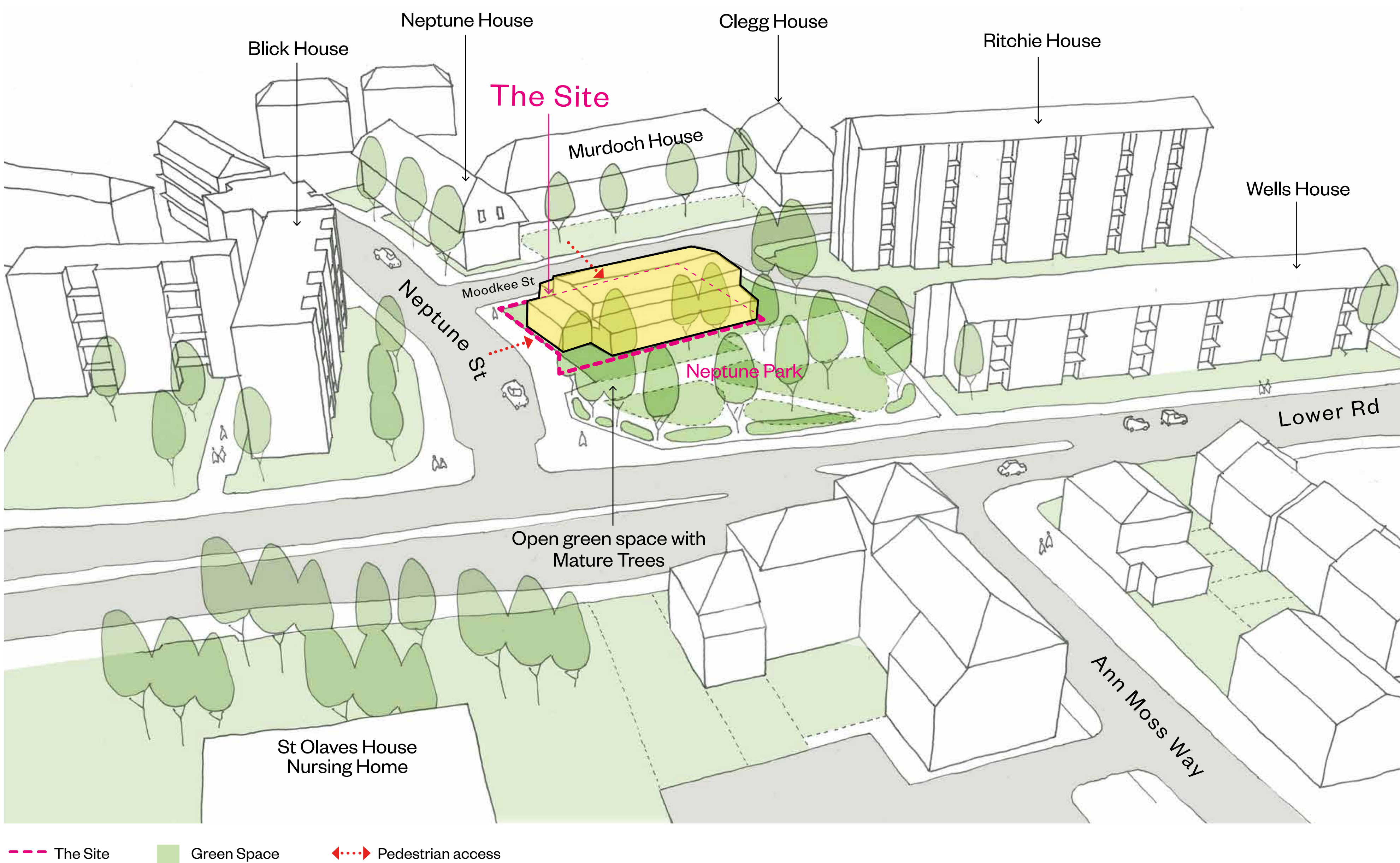
The total area of the existing Mayflower T&RA Hall is approximately 457m2*.

* The existing area shall be confirmed with a topographical survey at a later date. Any future re-provision of the T&RA Hall shall be equivalent or greater to this existing area.



A closer look at the site:

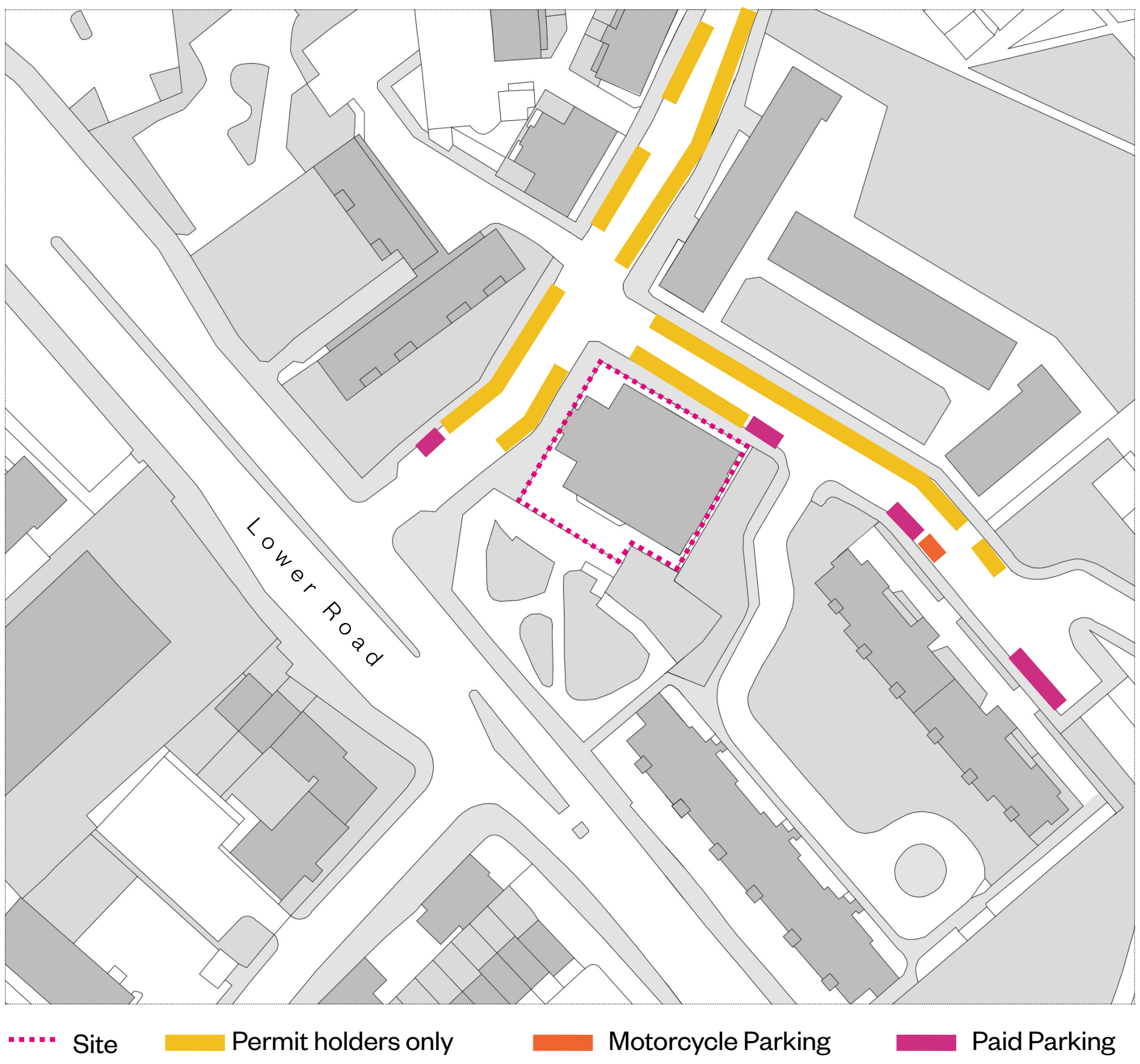
3D Perspective of the Existing Estate:



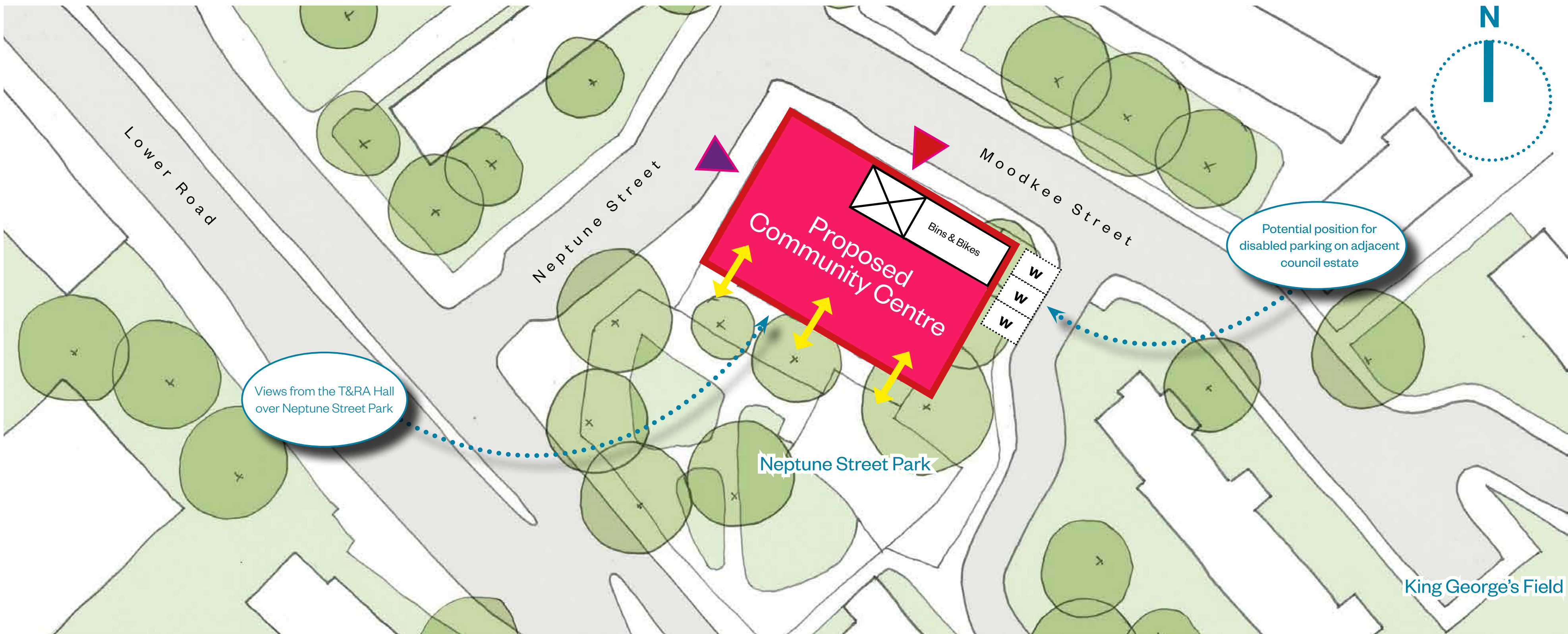
Existing Building Heights:



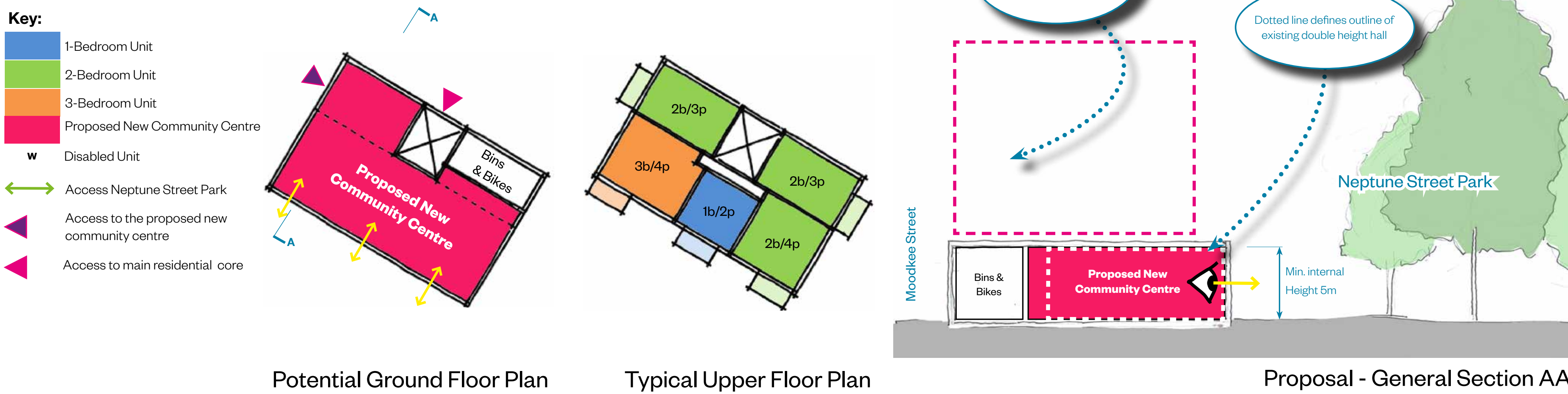
Controlled Parking Zones: (PTAL = 6a)



Our Proposal...



Proposal: NTS



Principal advantages of the proposal:

- The re-provision of a new community centre will have the same or greater area as the existing assembly hall.
- The new hall is to be designed in collaboration with residents, to modern standards and to take advantage of an orientation towards Neptune Park.
- 100% of all proposed housing is to be council rented homes.
- 10% of all new homes are to be wheelchair units.
- 50% of the new council homes will be available to local residents in housing need.
- All new homes shall be high-quality, secure and sustainable with low maintenance costs.



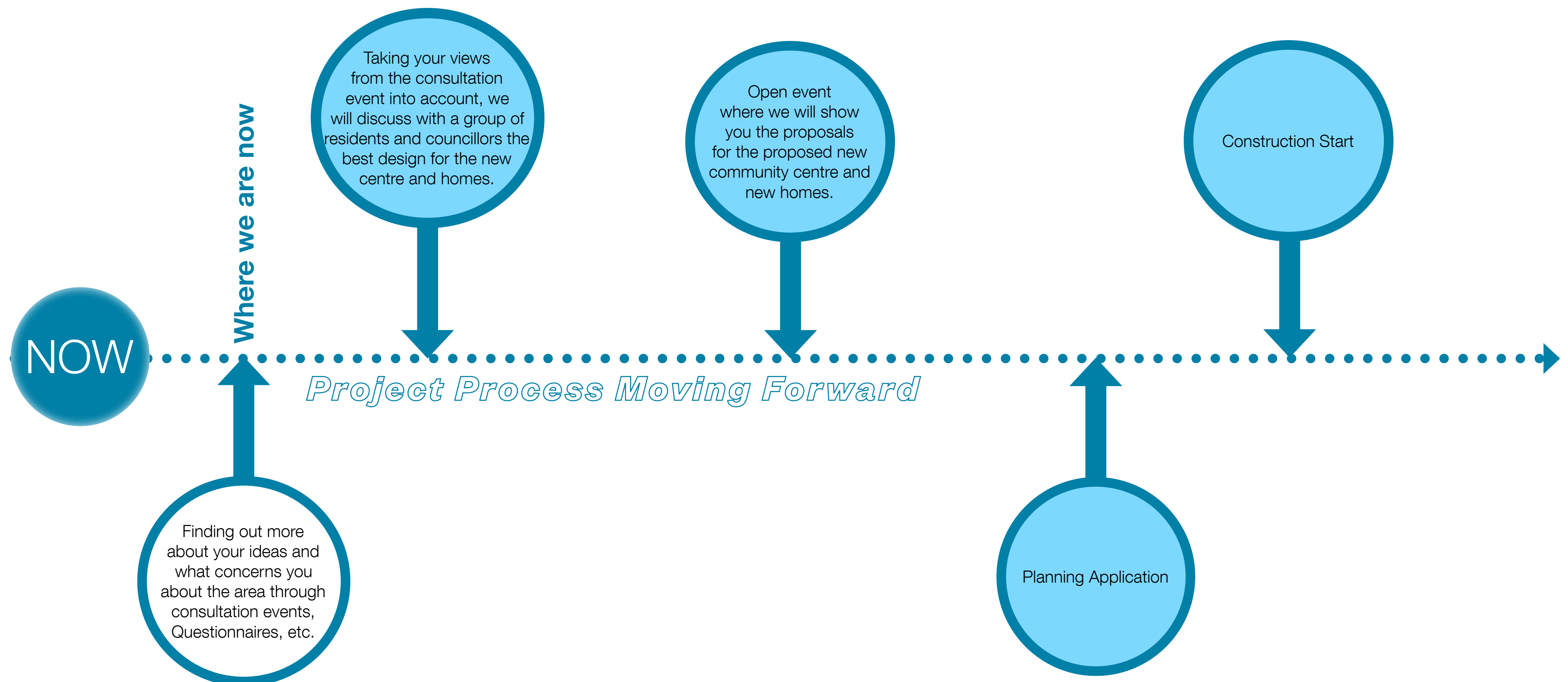
3D Interior View
How the proposed new Mayflower community centre could look... ..opening to the sunlight & the green spaces of Neptune Street Park.



Examples of community centre interiors

Example of new homes project process:

Proposed timeline, if project proceeds...



Have your say & get involved...

How to get involved?

Tell us what you like

- Throughout the project the council will be consulting with local residents and other groups who may be affected by any changes.
- If you would like to be part of the new homes project group or want to be kept informed of progress with this proposal please contact: 0207 525 3329 / janeth.aguilera@southwark.gov.uk
- Please give us your feedback about the proposal by filling in the questionnaire handed out by the project team.

The team...



In collaboration with:

Levitt Bernstein
People.Design

Tell us what you don't like

Mayflower TR&A Hall Site

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