

# Pynfolds Estate New Council Homes

WE'RE BUILDING  
11,000 NEW  
COUNCIL HOMES  
ACROSS SOUTHWARK



Project Group Meeting 1 – 17<sup>th</sup> December 2020

# PYNFOLDS ESTATE REDEVELOPMENT, Bermondsey

New Homes Project Group Meeting 01

17th December 2020



# AGENDA FOR THIS EVENING

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

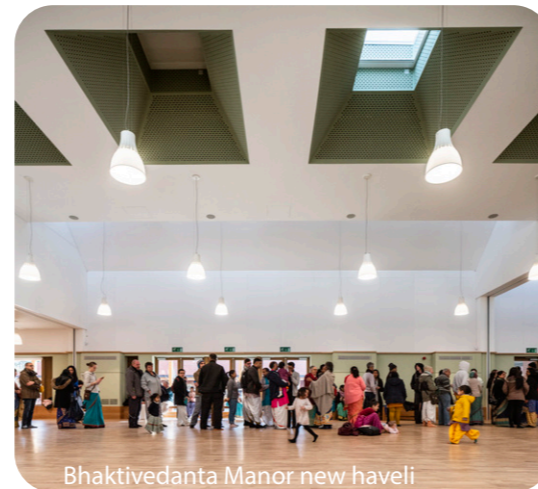
# COTTRELL AND VERMEULEN

We have been working in South and Greater London for 30 years, completing a number of school, community and housing projects, from small-scale but impactful community projects to large masterplans or framework design consortia.

We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together, understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project.

We look forward to working with Pynfolds residents to integrate new homes into the existing estate in a sensitive, contextual and positive way.



RICHARD  
COTTRELL  
Project Director



LOUISE  
ARMOUR  
Lead Consultant / Architect



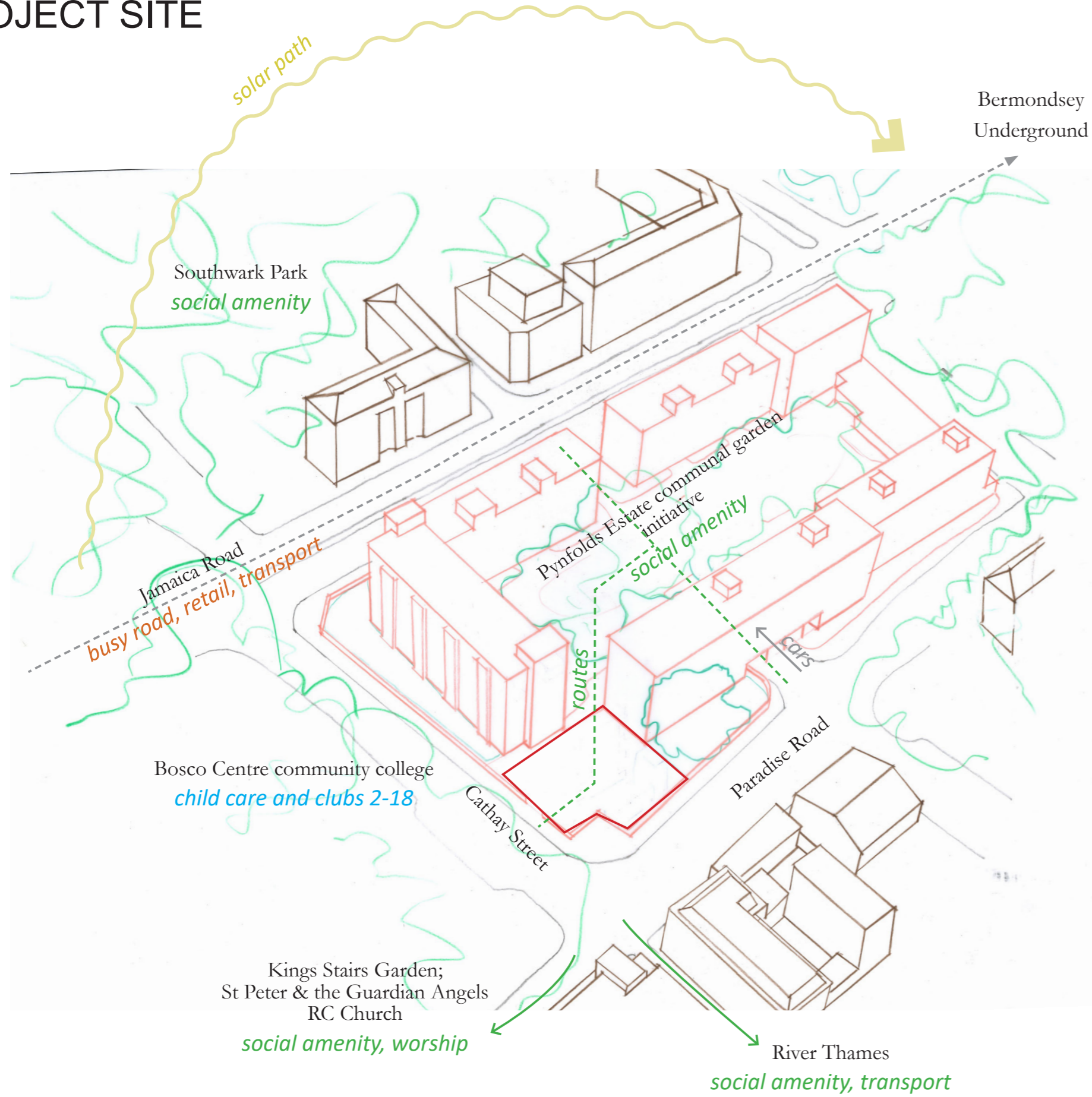
MARIA  
WESTERSTAAL  
Project Coordinator

# LOCATION

The site is located on the northeast corner of Pynfolds Estate, on the junction of Paradise Street and Cathay Street.



# PROJECT SITE

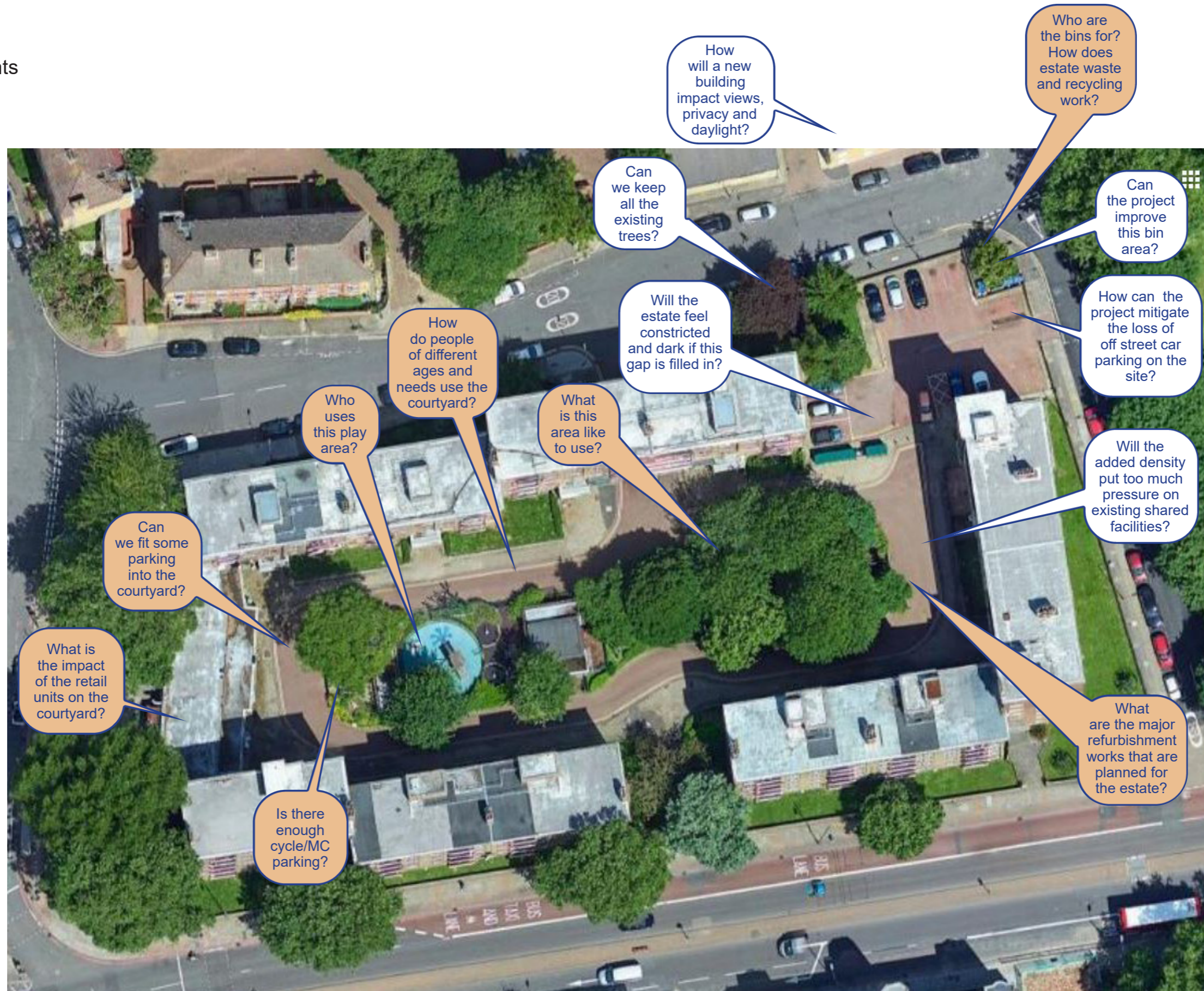


# NEW HOMES PROJECT GROUP & PROCESS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design		Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover
<b>Residents Drop In</b>	<b>New Homes Project Group Meeting 01</b>	<b>New Homes Project Group Meeting 02</b>	<b>New Homes Project Group Meeting 03</b>	<b>New Homes Project Group Meeting 04</b>	<b>Meet the Contractor</b>	<b>Meet the new New Homes</b>
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		
<b>Project team actions</b> Team appointment	<b>Project team actions</b> Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	<b>Project team actions</b> Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	<b>Project team actions</b> Conclude Stage 2 design Risk update Stage 2 costing  LBS signoff	<b>Project team actions</b>   LBS signoff	<b>Project team actions</b>	<b>Project team actions</b>

# QUESTIONS & CONCERNS

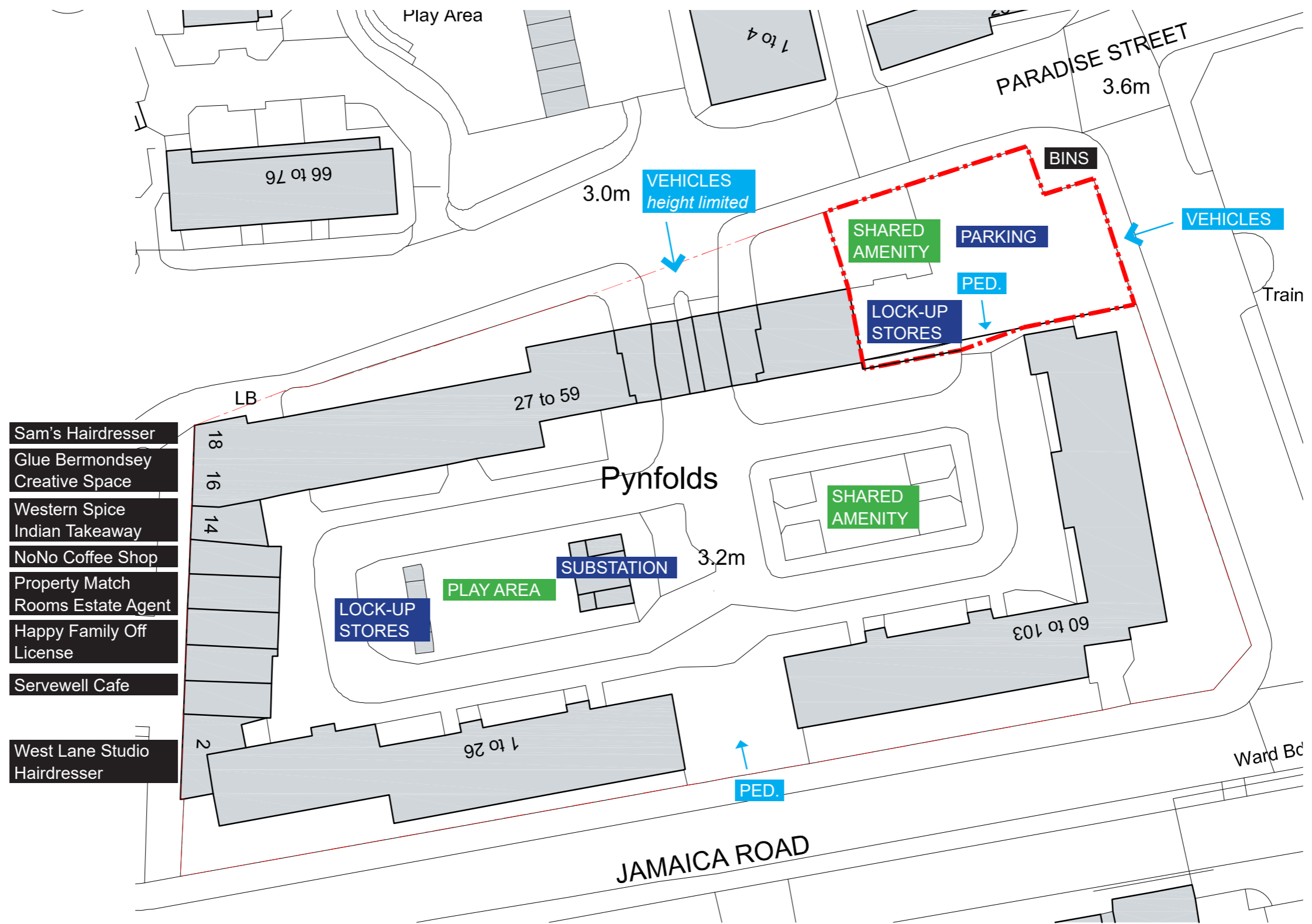
Project Group  
Whole Estate - residents  
Technical Team  
Public consultation



Residents  
Design team



# EXISTING ESTATE SITE PLAN



# EXISTING ESTATE & SITE LANDSCAPE

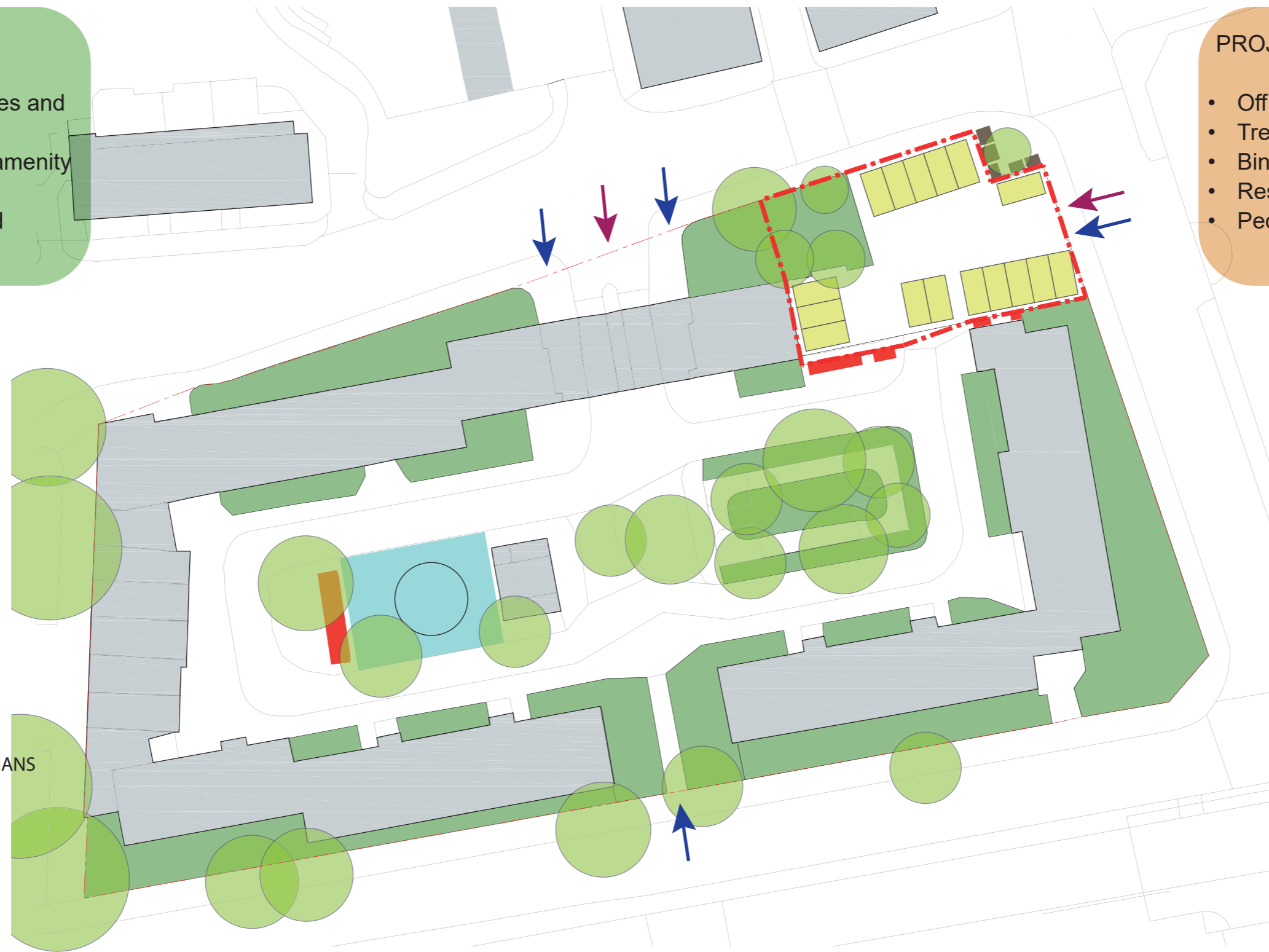
## ESTATE

- Central 'island' with trees and shared use
- Incidental and private amenity around edge
- No parking in courtyard
- Retail rear access

## PROJECT SITE

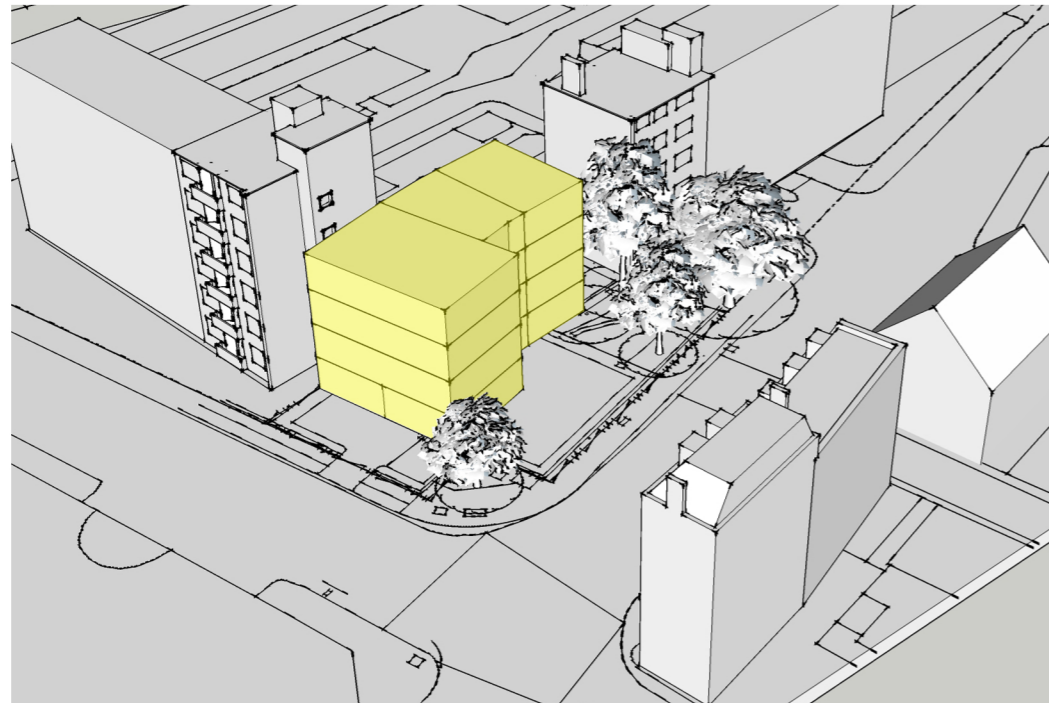
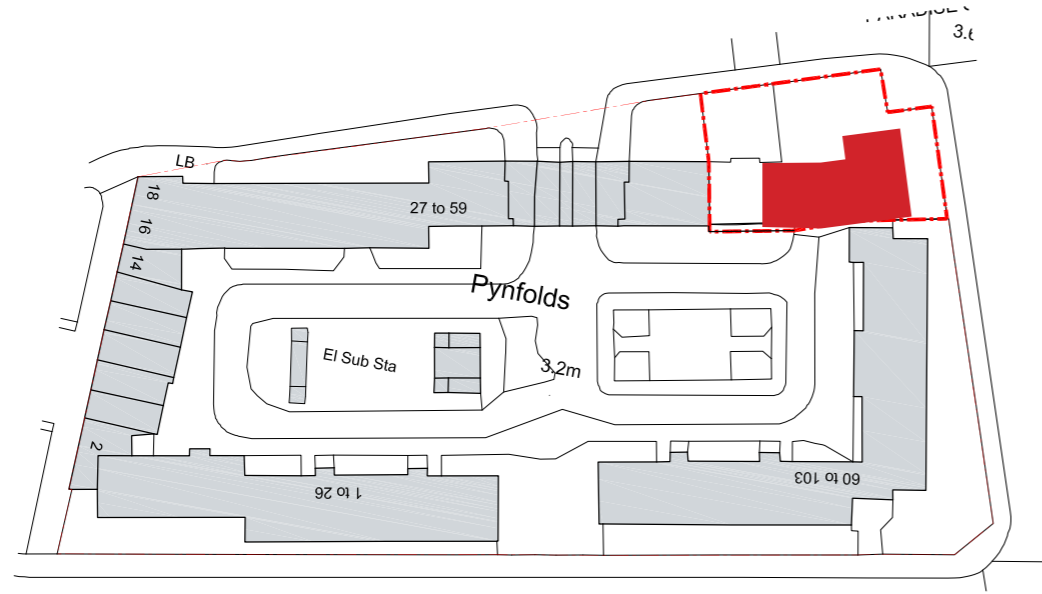
- Off street parking
- Trees
- Bins & telecom cupboards
- Resident storage units
- Pedestrian estate access

-  BIKE STORE
-  PARKING
-  BINS
-  PLAY AREA
-  VEHICLES & PEDESTRIANS
-  PEDESTRIANS ONLY



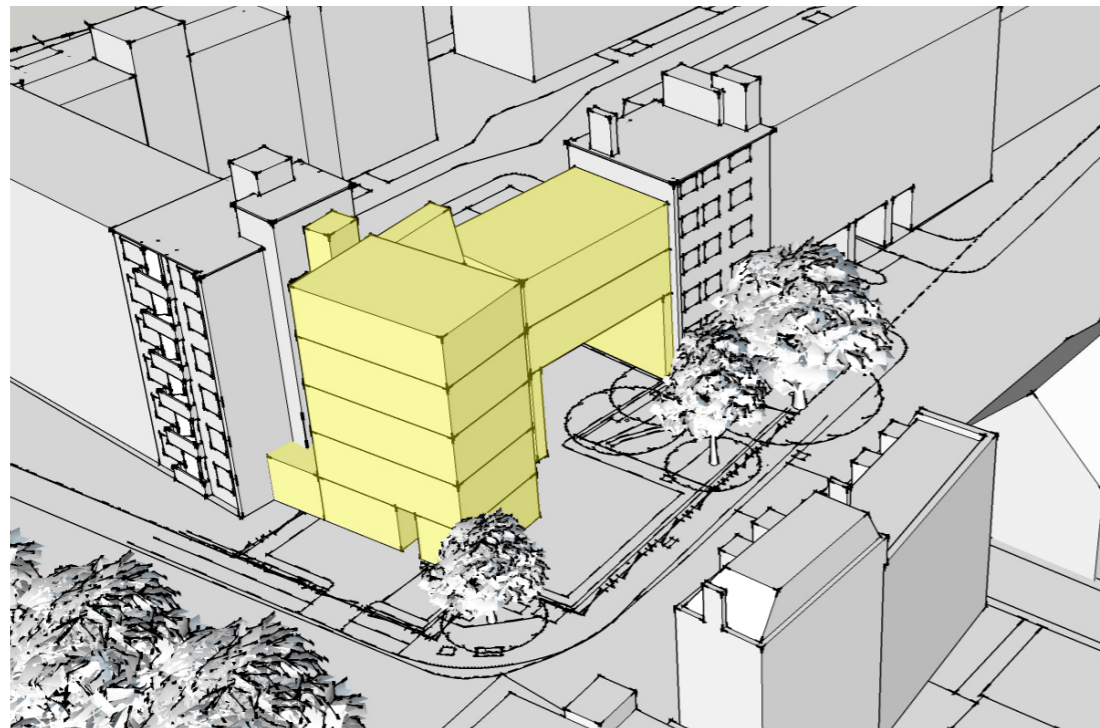
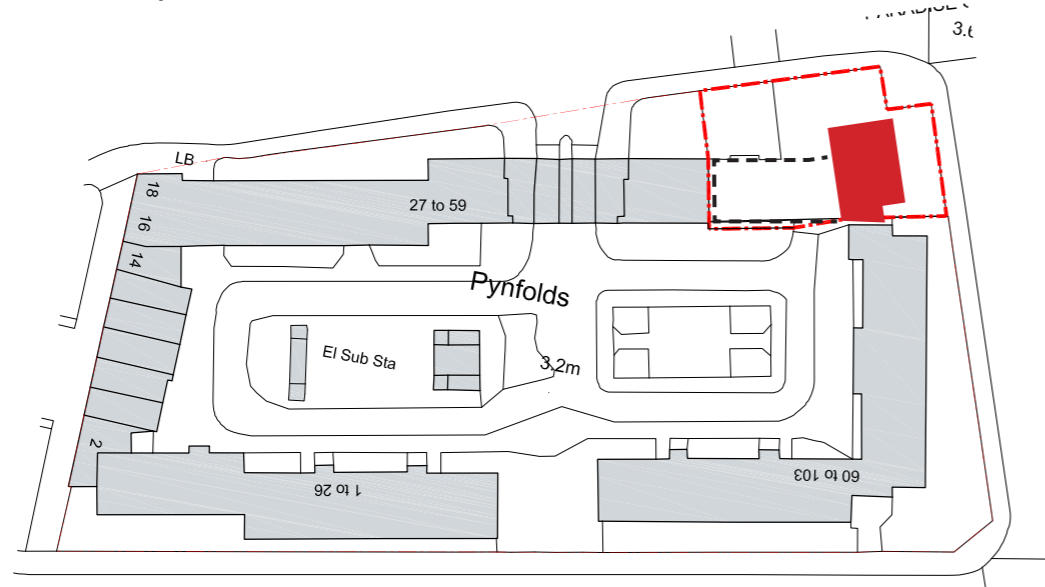
# APPROACH TO DESIGN: L-SHAPE OPTION

- Maisonettes along Cathay Street with front gardens
- Flats accessed via estate and Paradise Street
- Minimal tree removal
- Green and safe estate access
- A couple of parking spaces can be provided

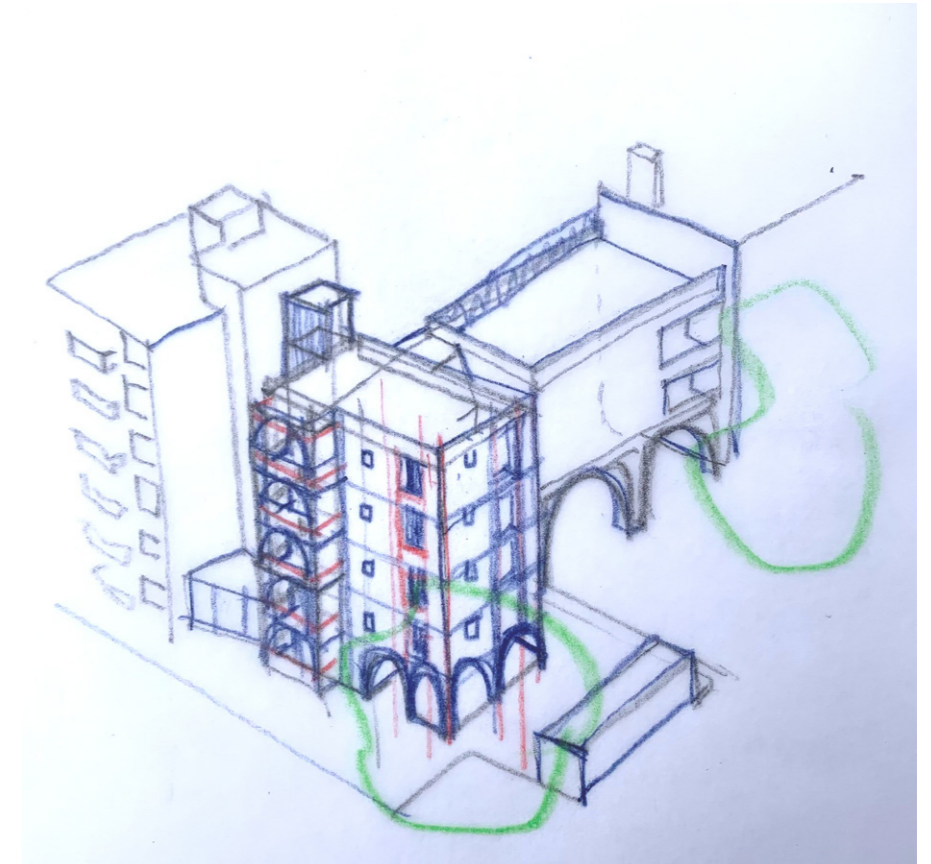
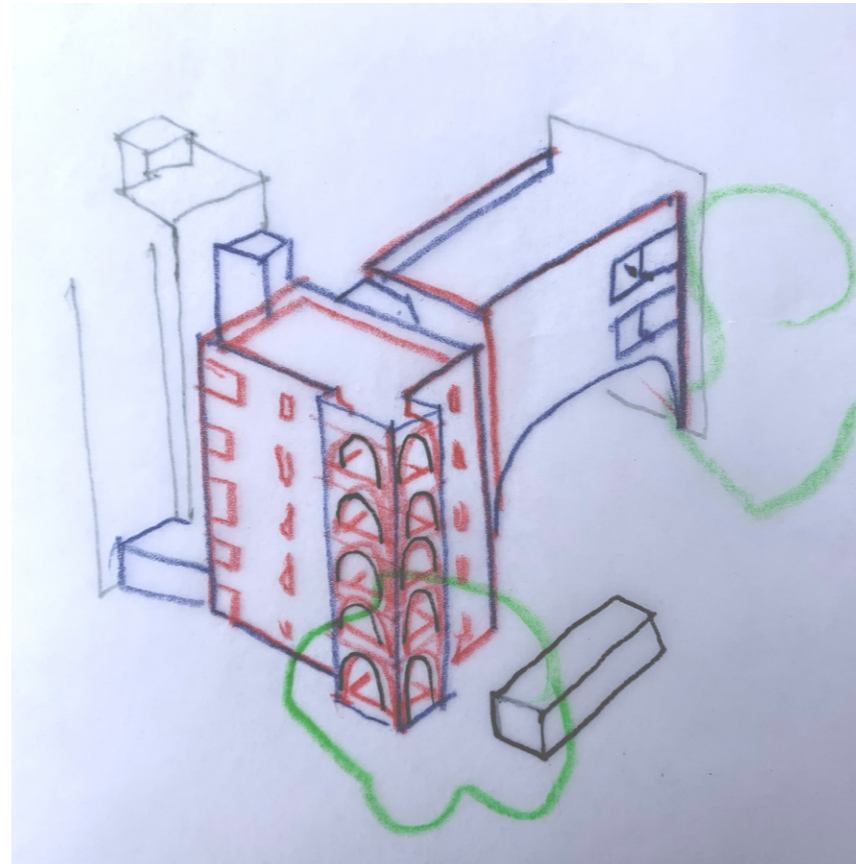
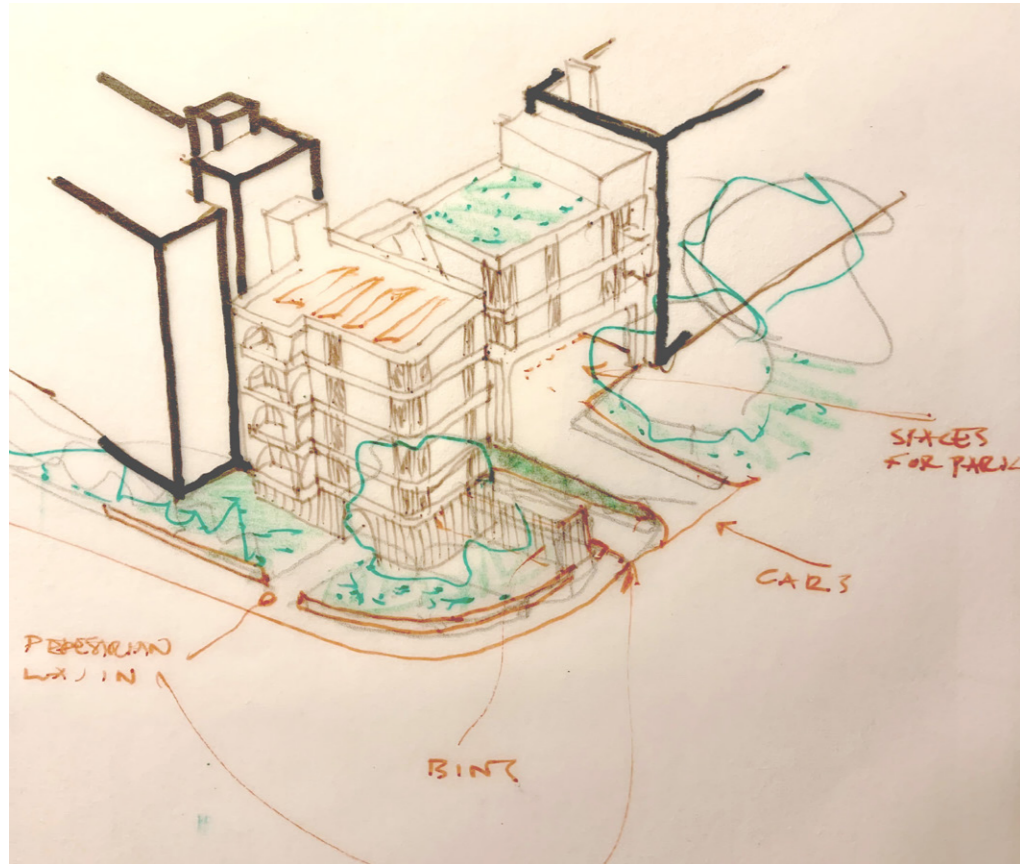


# APPROACH TO DESIGN: BRIDGE OPTION

- The new homes form a large gateway to the estate
- New flats are accessed from Cathay Street
- Existing estate access is provided through a new north south link, a double height space under two levels of flats above
- A new estate bin store frees up the corner for improved landscaping
- More parking can be reprovided

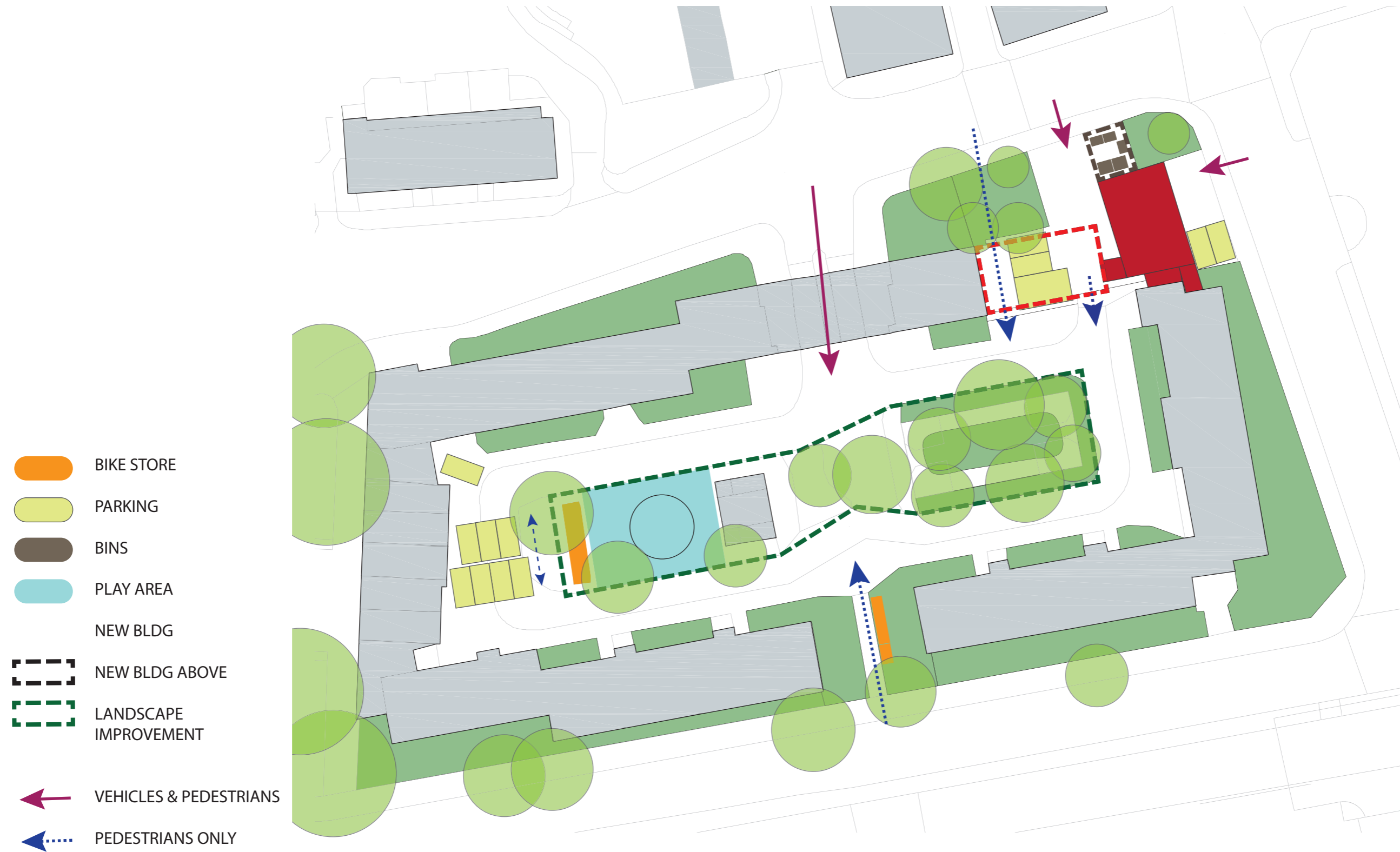


# WHAT MIGHT THIS LOOK LIKE?



# WHOLE ESTATE APPROACH

- Wider strategy for car parking - explore courtyard
- Approach to bins and storage
- Landscape improvements



# 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

Storage units

Green area

Play area

Cycle stores

Planting beds

# NEXT STEPS

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# 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](mailto:NHDTPhase5Consultation@southwark.gov.uk)

Or you can reach us by phone:

Coral Mitchell (Project Manager) 07523 921 266

Khang Le (Project Officer) 07395 854 757

You can also access consultation information at any time by visiting the project online hub:

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/pynfolds-estate-proposed-homes/>

## Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings 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.