

# Pynfolds Estate New Council Homes

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



Project Group Meeting 2 – 4<sup>th</sup> February 2021

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# AGENDA FOR THIS EVENING

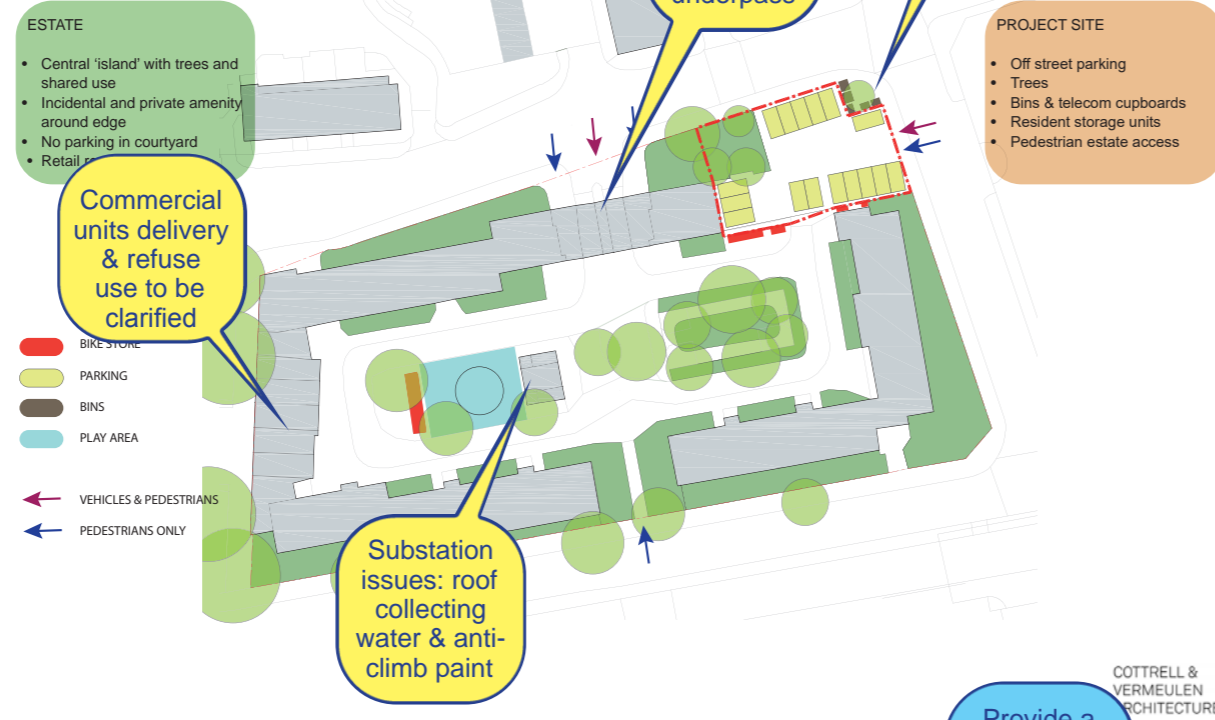
- Introductions
- Project Group Meeting 02 - purpose
- Last meeting - key slides and feedback
- Existing site landscape
- New homes - building plans
- Wider estate context
- Estate courtyard landscape ideas
- Proposed landscape
- Views
- Next steps
- Contact

# 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>

# LAST MEETING - KEY SLIDES & FEEDBACK

## EXISTING ESTATE & SITE LANDSCAPE

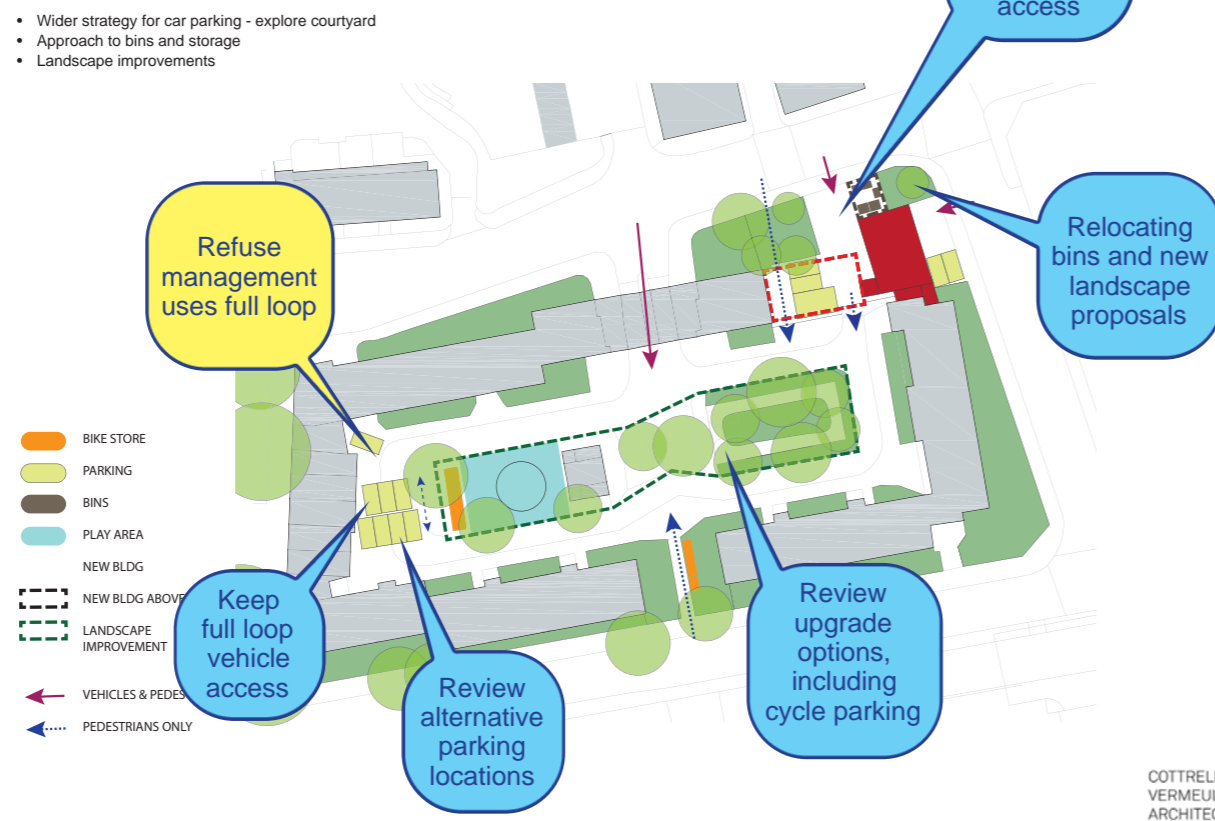


## QUESTIONS & CONCERNS

Project Group  
Whole Estate - residents  
Technical Team  
Public consultation

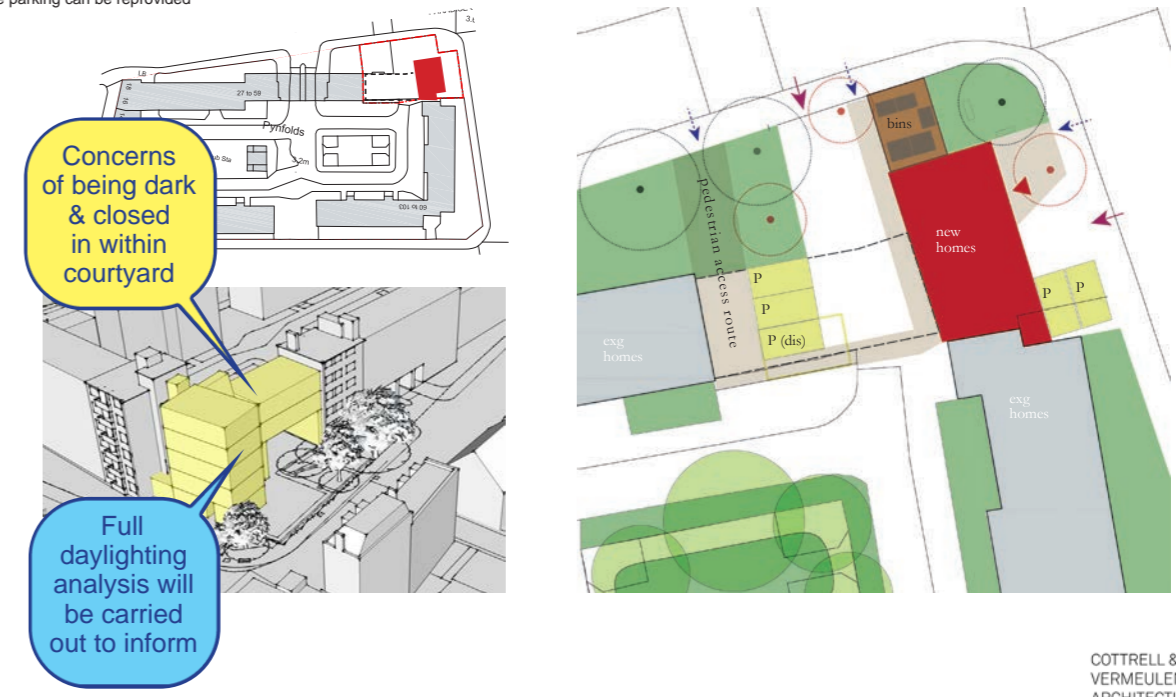


## WHOLE ESTATE APPROACH



## 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



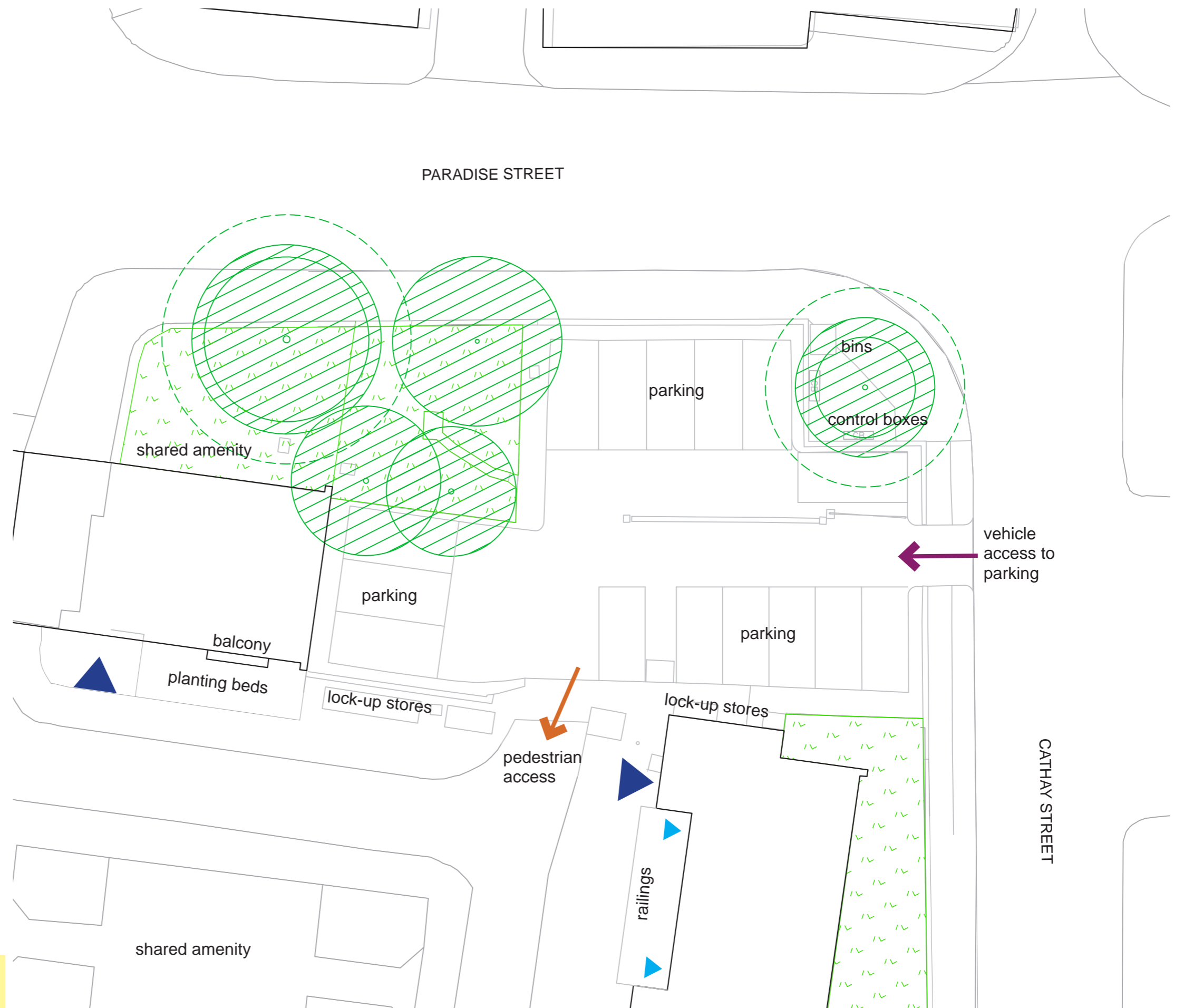
What you said

What we will do

# EXISTING SITE LANDSCAPE

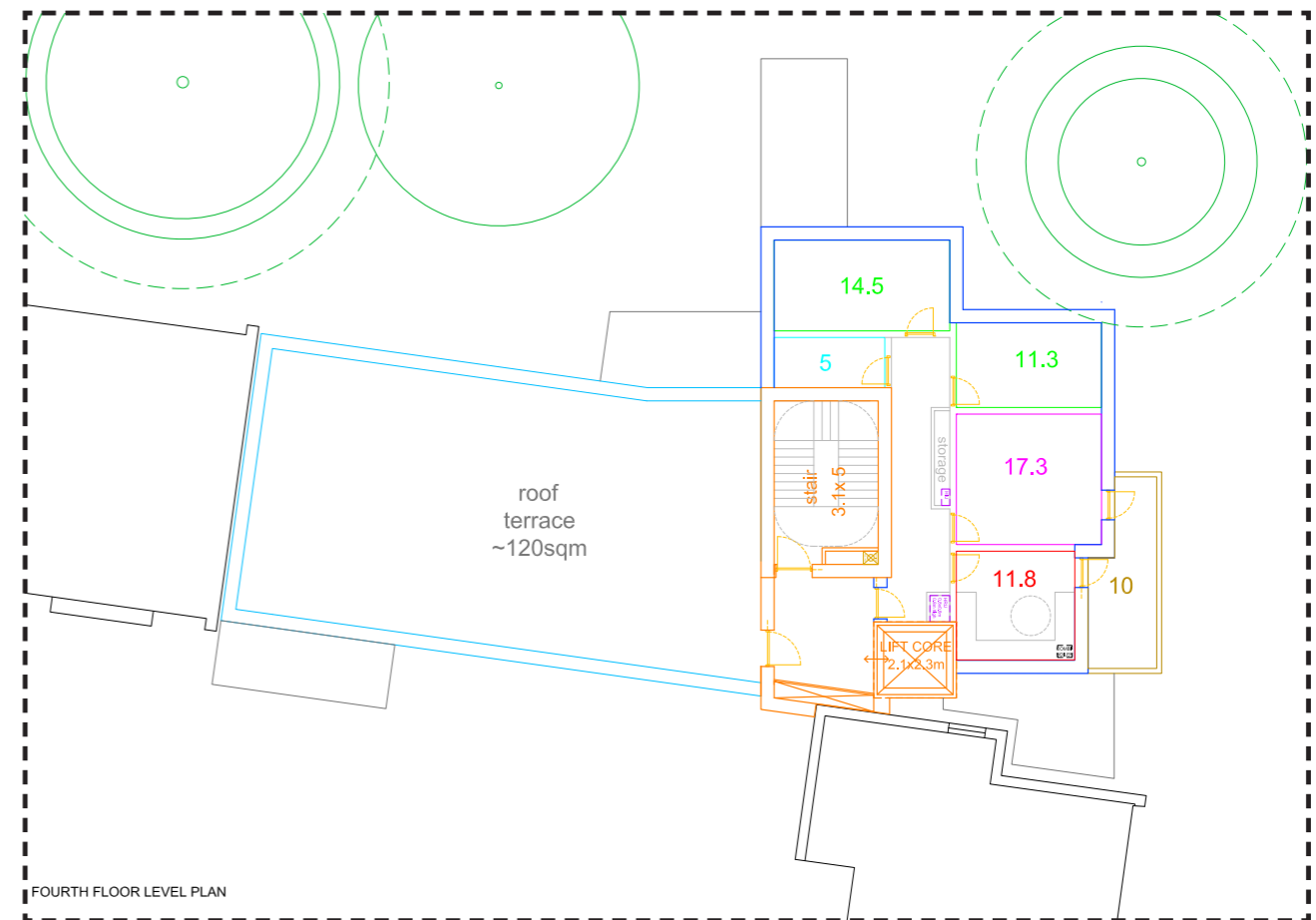
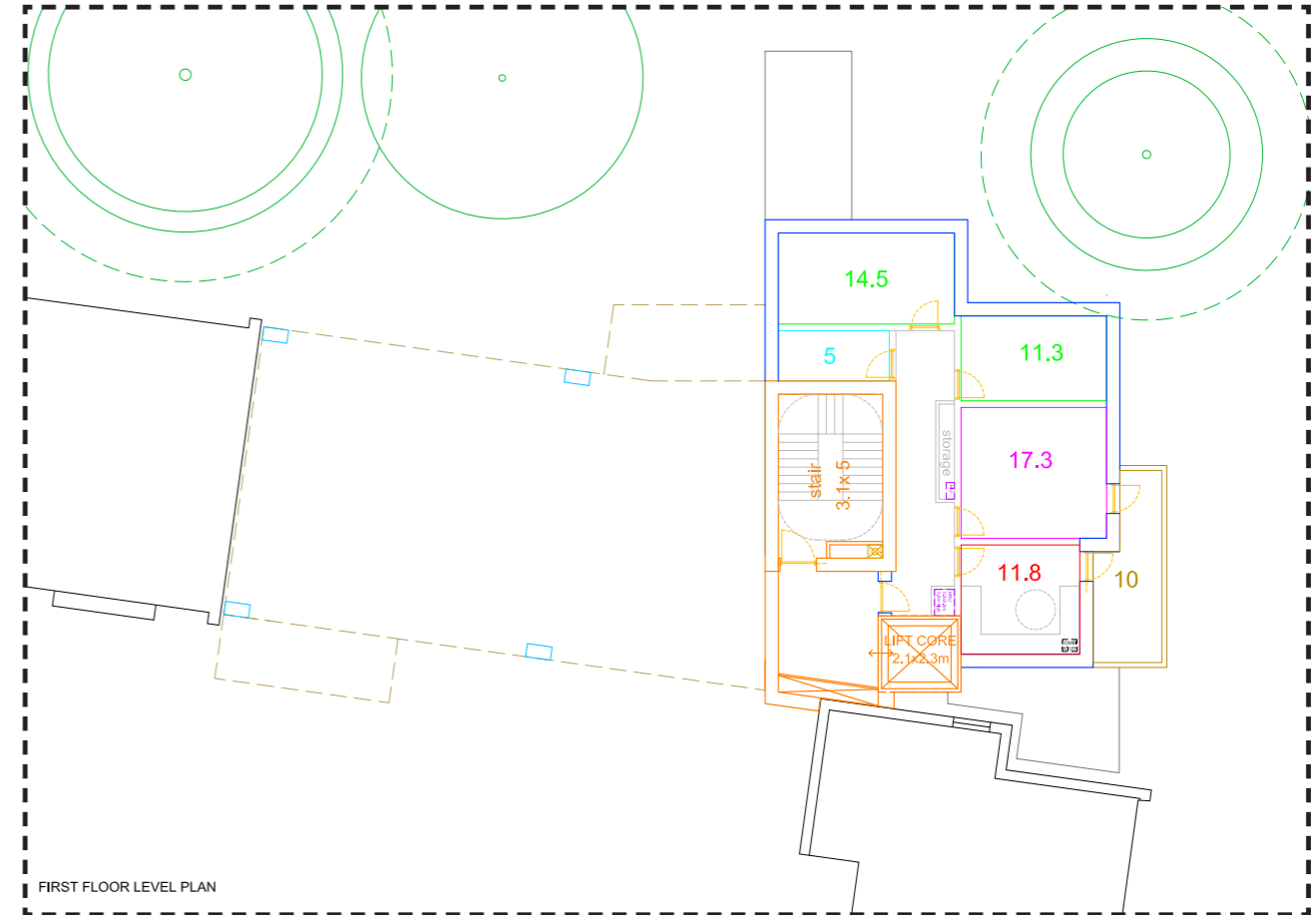
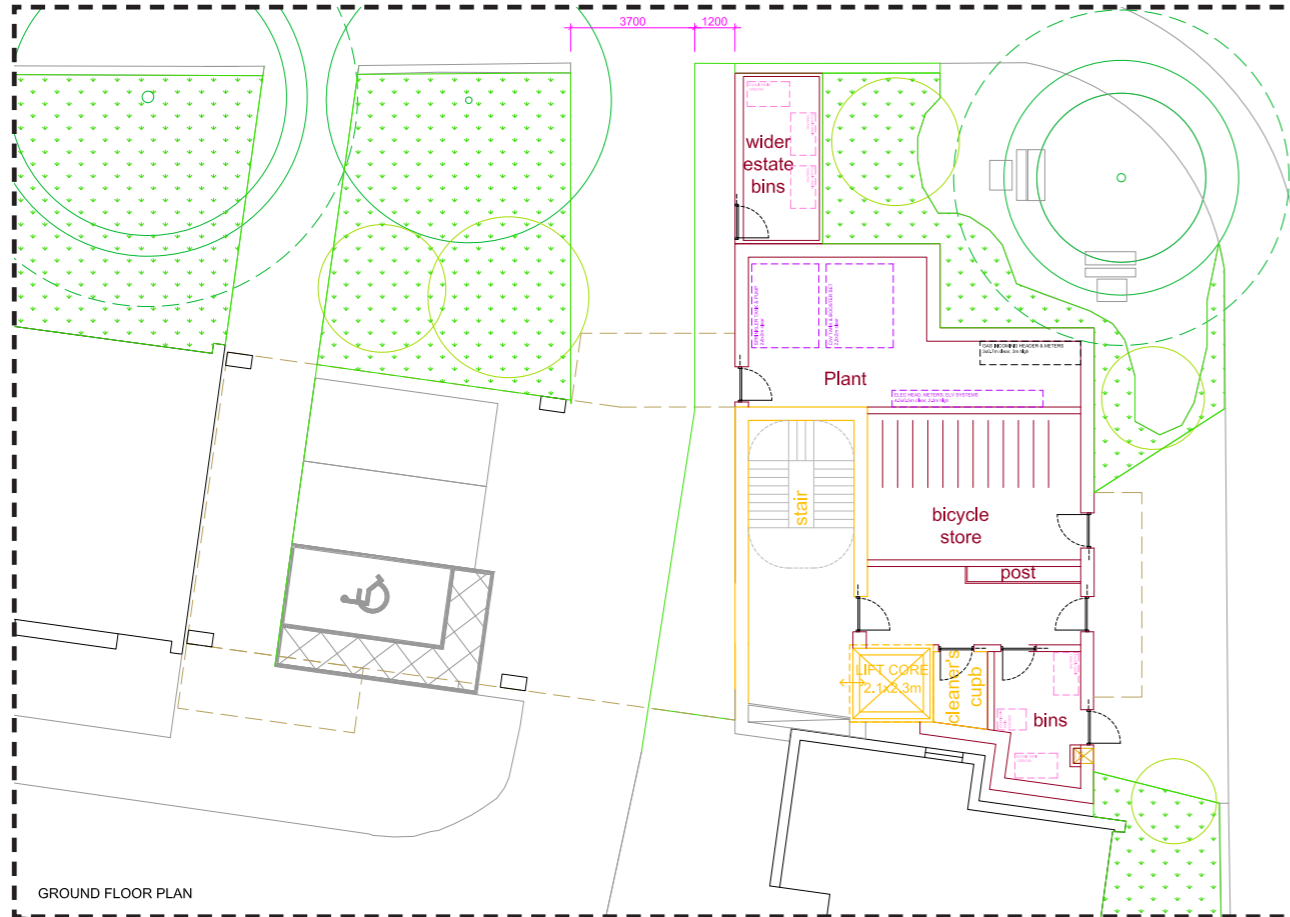
- Off street parking
- Trees
- Bins & telecoms cupboards
- Resident storage units
- Pedestrian estate access

- ▶ Entrance to common stair
- ▶ Main entrance to existing dwelling
- ➔ Vehicle access
- ➔ Pedestrian access



Have we left anything out? Please let us know - contact information is at the end of this document.

# NEW HOMES - BUILDING PLANS



# WIDER ESTATE CONTEXT

- Landscape improvements options could include:
  - new benches, seats & tables
  - communal raised 'allotment' beds
  - new planting
  - new integrated playground
  - wildlife habitats
- Strategy for car parking offset against keeping green spaces
- Vehicle access - retain full vehicle loop
- New fire vehicle access
- New approach to bins to resolve dumping issues

-  BIKE STORE
-  PARKING
-  BINS
-  PLAY AREA
-  NEW BLDG
-  NEW BUILDING ABOVE
-  LANDSCAPE IMPROVEMENT
-  VEHICLES & PEDESTRIANS
-  PEDESTRIANS ONLY
-  EXISTING TREES
-  NEW TREES



*What do you think? Please let us know - contact information is at the end of this document.*

# COURTYARD LANDSCAPE IDEAS



integrated playspaces



variety of fixed benches, seats & tables

'play' for various age groups



varied but cohesive landscape



raised 'allotment' planting beds



create wildlife habitats



incidental play

What do you think? Please let us know - contact information is at the end of this document.



# PROPOSED LANDSCAPE

- New homes main entrance from Cathay Street
- Recycling bins relocated within enclosure
- Corner landscape improvements with planting, seating and new fruit trees
- New trees to existing shared amenity
- Sufficient vehicle access for fire safety vehicles
- New dedicated pedestrian access route separate from vehicle access through shared amenity
- New pedestrian routes link with existing courtyard pavements

-  NEW BLDG
-  NEW BUILDING ABOVE
-  LANDSCAPE IMPROVEMENT
-  VEHICLES & PEDESTRIANS
-  PEDESTRIANS ONLY



What do you think? Please let us know - contact information is at the end of this document.

# PROPOSED NEW LANDSCAPE IDEAS



varied surface textures & paving



grove of trees with seating



wildflower planting



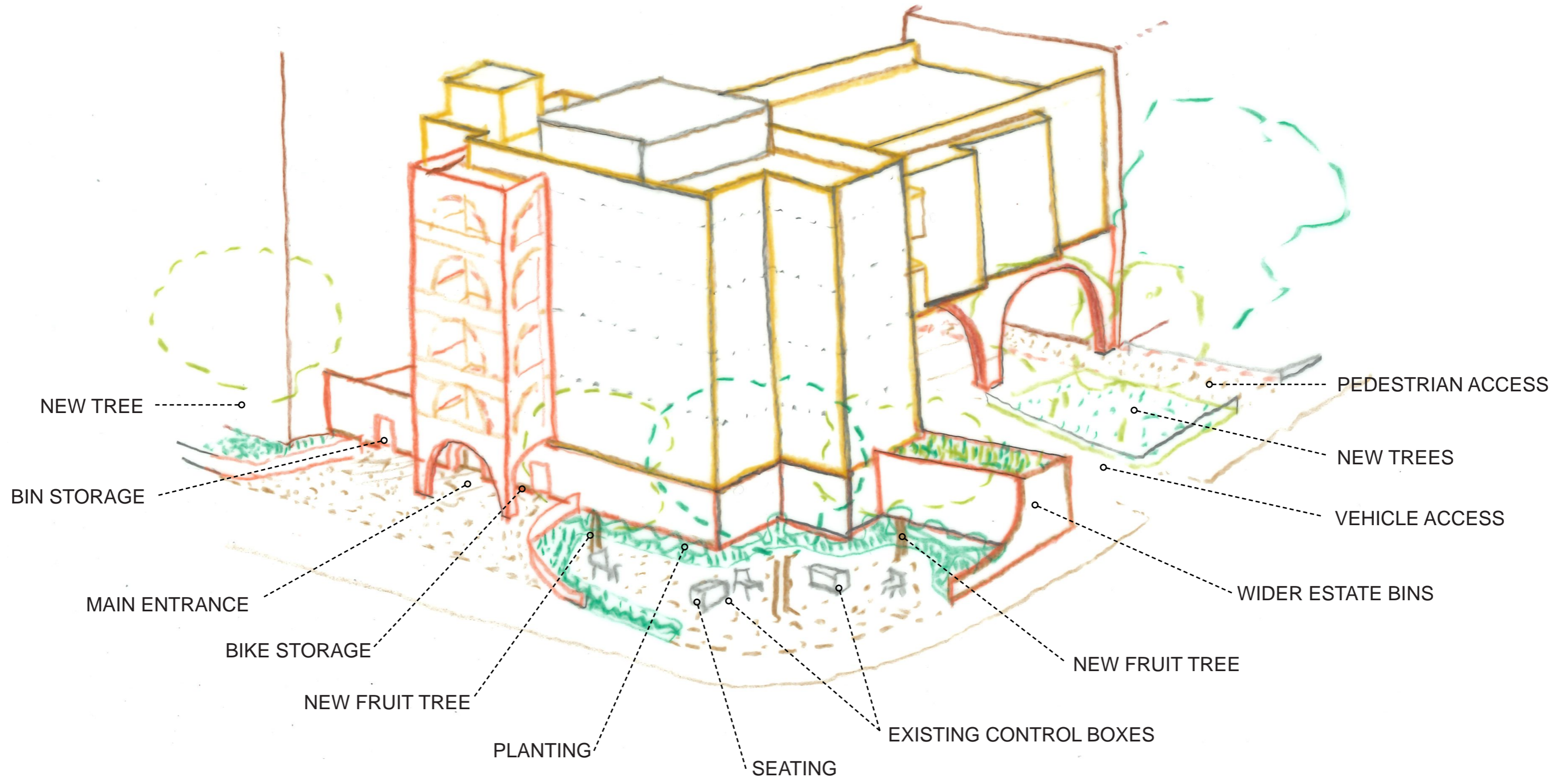
fixed seating



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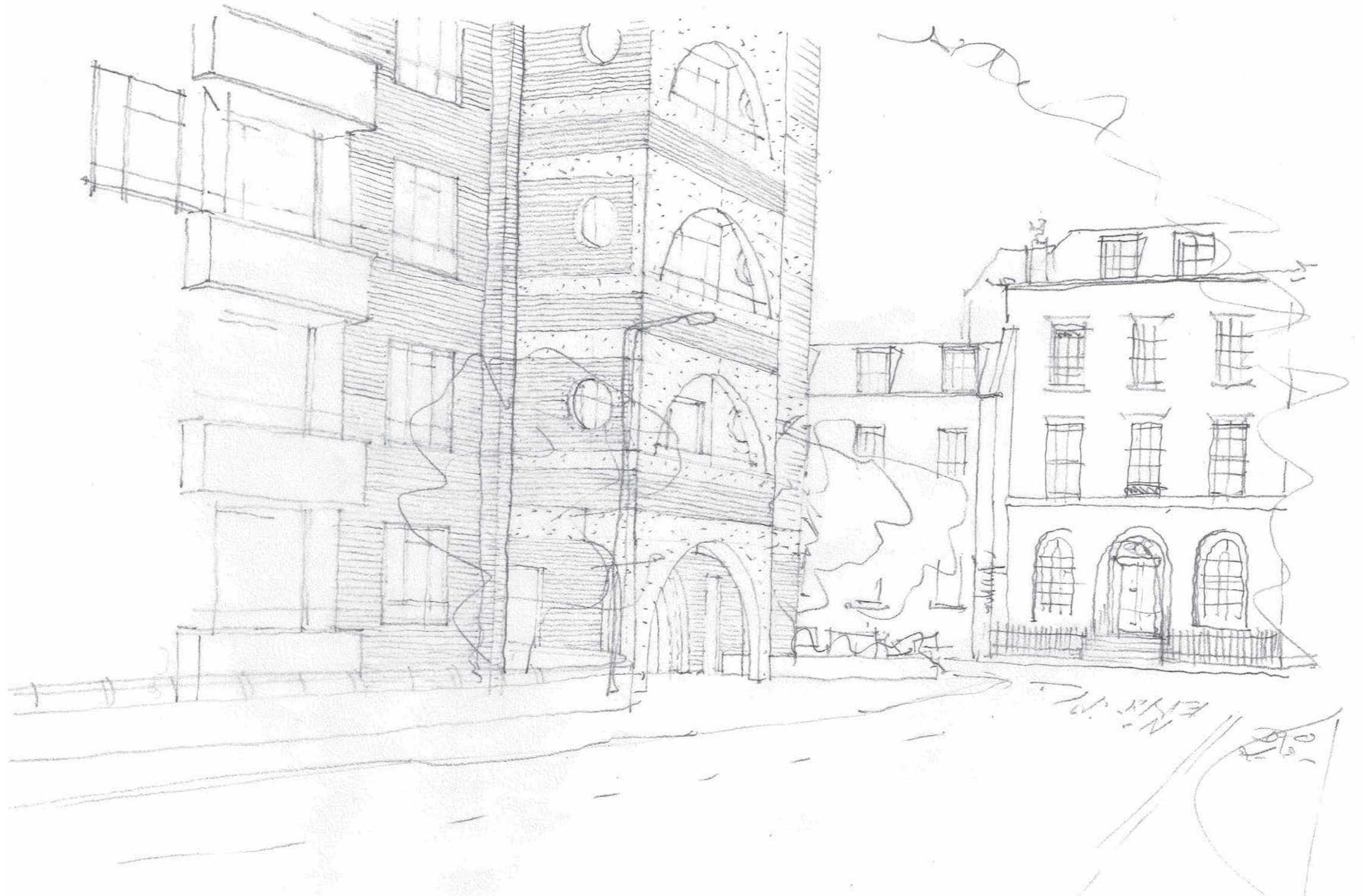
# PROPOSED MASSING

This views show indicative massing of the proposed building and landscape from the Northeast corner, without full detail on doors, windows or materials.



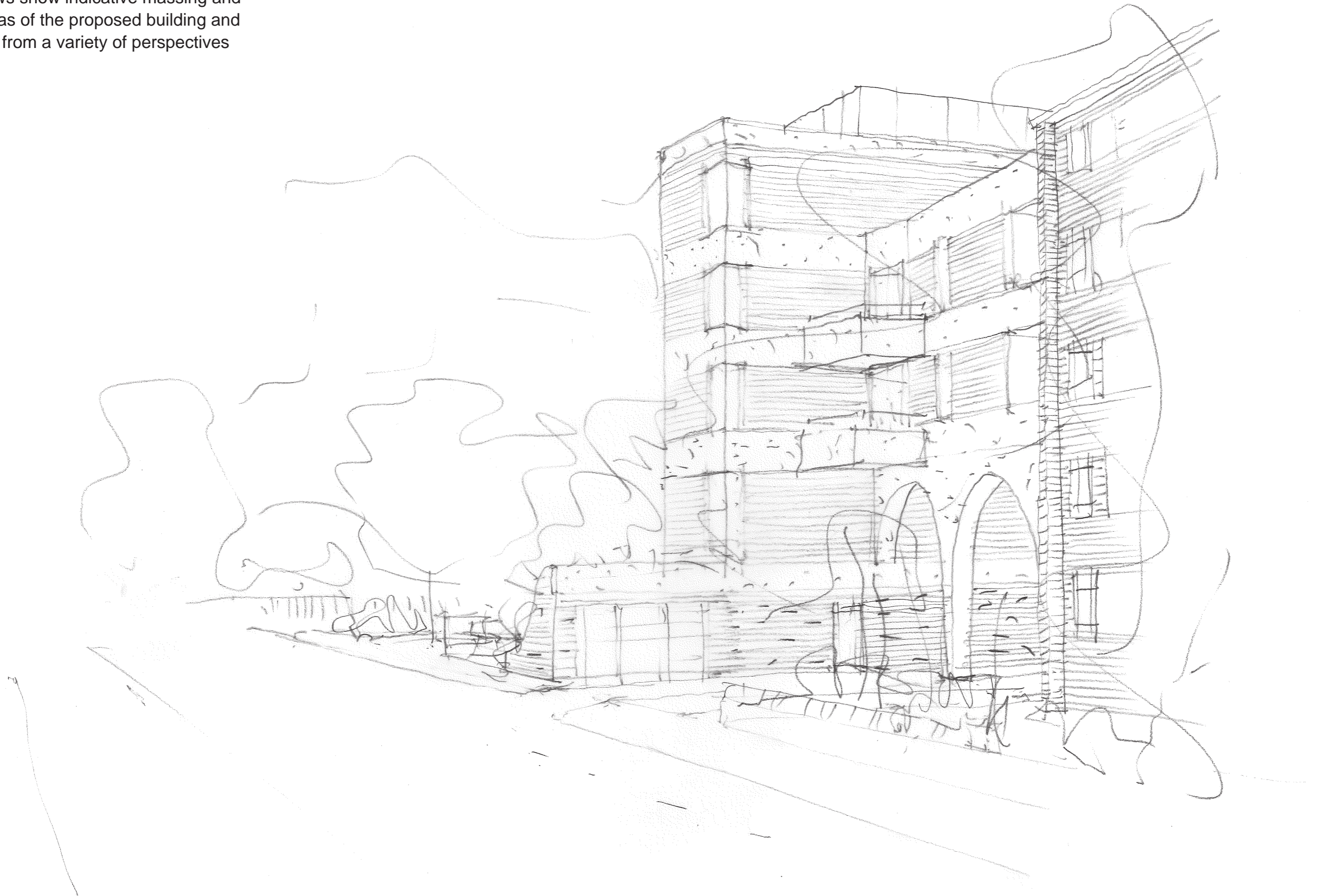
# VIEW FROM CATHAY STREET

These views show indicative massing and design ideas of the proposed building and landscape from a variety of perspectives



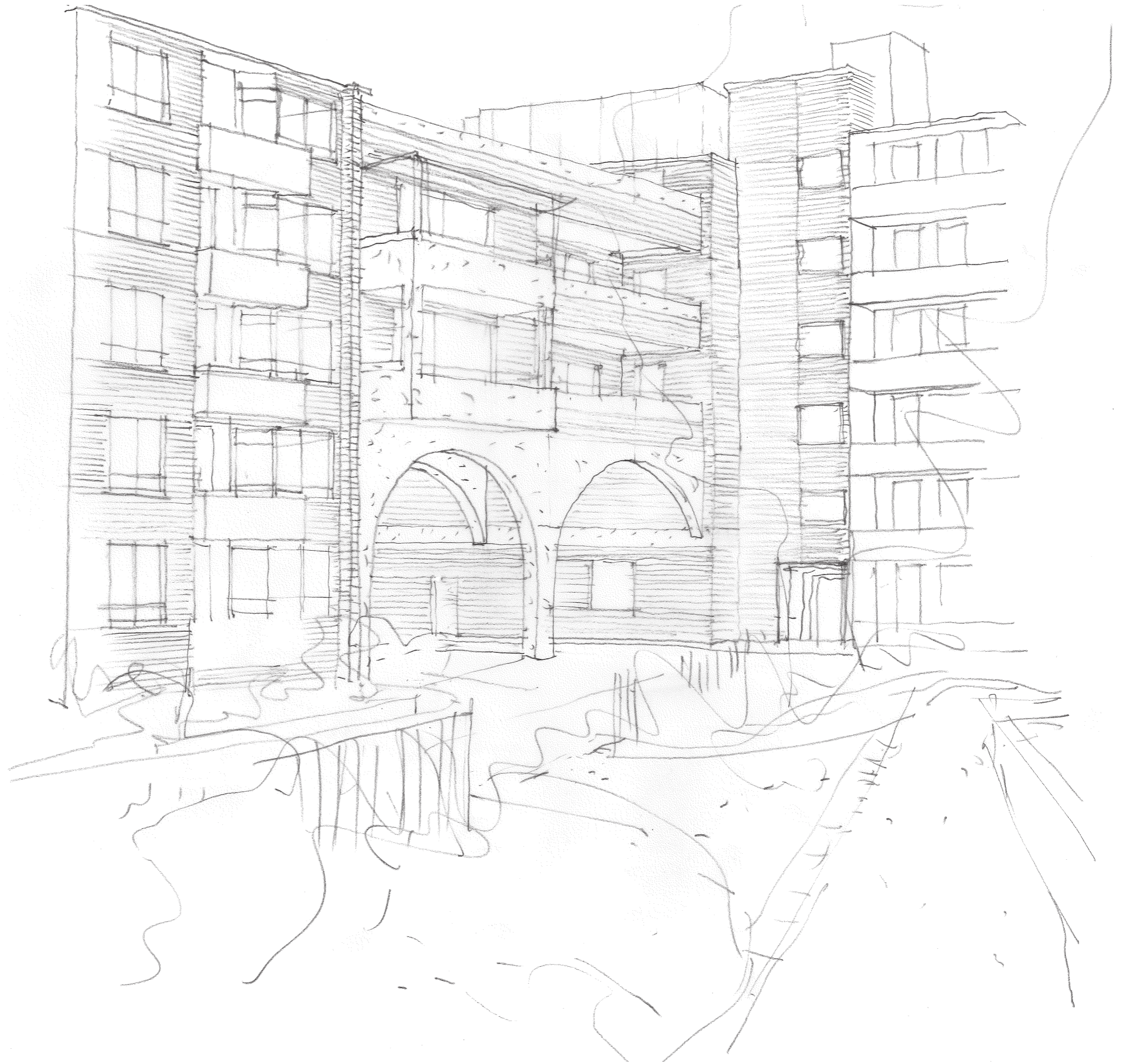
# VIEW FROM PARADISE STREET

These views show indicative massing and design ideas of the proposed building and landscape from a variety of perspectives



# VIEW FROM COURTYARD

These views show indicative massing and design ideas of the proposed building and landscape from a variety of perspectives



# 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.