1 Introduction

About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes to be delivered by 2022.

Our vision:
- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost.
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population.
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our aims:
- To address shortage of council housing for the borough’s residents.
- To meet the needs of future generations.
- To develop a scheme that will be 100 per cent council housing at council rents
- 50 per cent of the new council homes would be let to local residents.

Examples of projects completed in 2016/17 are shown beneath.

About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.

Examples of designs by FBM are shown below.

About The Site

The site is located within the London Borough of Southwark on the north side of Galleywall Road, neighbouring with Barlow House, Trevithick House and Galleywall Trading Estate.

Site sits on the edge of the Rennie Estate, at the junction of Galleywall Road and Galleywall Road Trading Estate.

The closest park is Southwark Park located about 500m north of the site. South Bermondsey station is within five-minute walk to the east of the site and the connection is through a pedestrian route which makes the location very accessible and attractive.

The existing garages were demolished and the site is currently providing temporary parking provision.

The site is bound to the south by Galleywall Primary school and Barlow House which is a part three, part five storey building, to the north-east by 14 storey Trevithick House, industrial buildings to the north and Galleywall Nature Reserve to the west.
2 Background

Area History
The site sits in close proximity to Southwark Park which is the oldest municipal park in the Borough of Southwark. It was created for the people of Bermondsey, Rotherhithe and Deptford where warrens of new housing and industrial premises allowed increasingly little light to penetrate through the thick, polluted air. The first calls for a park were in the 1850s and a petition was presented to the Metropolitan Board of Works in 1856 who approved the project.

Planning Context
The site is not any specific planning zone or policy. The area immediately around the site is mostly residential and industrial. The surrounding buildings are generally from 50’s to 70’s except Galleywall Road School whose opening day was in 1876 and it was designed by Edward Robert Robson.

The site is not part of any conservation area neither has listed buildings nearby.

Wider Context and accessibility
South Bermondsey is located 500m to the east of the site. Within fifteen minutes’ walk there is Bermondsey Station and within twelve minutes Surrey Quays. Galleywall Road and Rotherhithe New Road provide a variety of bus routes.

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Southwark Park is within a seven-minute walk. There are also many local amenities such as post office, schools, nurseries, petrol station, community centre, as well as variety of food and coffee shops.

Background

Area

History

Planning

Context

Wider

Context and accessibility

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3 Analysis of the Site

Constraints

- Sun path
- High rise buildings
- Car Parks
- Railway
- Noise

Opportunities

- Existing sub-station
- Existing windows
- Overlooking
- Existing mature trees
- Height of neighbouring buildings
- Private street

- Huge difference in the height of the neighbouring buildings
- Overlooking from two sides
- Close proximity to Trevithick House
- Existing sub-station

- Towards South Bermondsey station (6 min walk)
- Good orientation of the site
- Architectural landmarks
- Galleywall Nature Reserve
- Height of neighbouring buildings
- Potential for parking spaces
- Main pedestrian routes
- Potential for improved landscaping

- A good level of daylight and sunlight around the site due to south/east/west orientation
- Close proximity (app. 500 m) to South Bermondsey Station via pedestrian route.
- Close proximity to Southwark Park
- Excellent bus links to Canada Water and Waterloo
- Long frontage towards Galleway Road
- Potential views towards Galleywall Nature Reserve
- Potential for parking spaces and improved landscaping

Rennie Estate Garages

FBM Architects
Design Rationale

1. Potential building footprint and parking reporvision
   The diagram shows the proposed site boundary and potential footprint.

2. Proposed footprint and potential height
   Potential building height related to Trevithick, Landmann House and Barlow House.

3. Proposed massing
   Proposed building massing in responds to adjacent buildings.

4. Green link and increase of local green spaces.
   Subtract mass at ground floor to increase visibility and create a link between Galleywall Nature Reserve and the proposed open space between the proposed building and Trevithick House.

5. Massing ‘cuts away’ to adjust better to the local context.
   By reducing the mass in various places the building relates to the height of adjacent buildings.

6. Proposed massing and landscape
   Proposed landscape to enrich the Rennie Estate.

Rennie Estate Garages Southwark

FBM Architects
5 Design Strategy

SCHEME BENEFITS
• Range of 1, 2, 3 and 4-bed accommodation
• 100% council rent housing
• Accessible and inclusive homes
• New open green space to enrich the existing estate
• 10% fully accessible wheelchair units
• Existing parking spaces might be reprovided
• Meeting local housing need
• Half of new homes to be prioritised for local residents
• New entrance into Rennie Estate
• Contributing to the local landscape creating a new open space between the proposed building and Trevithick House
• Good access to local amenities and outdoor space
• High quality design
• Private balconies to all units

OPTION 1
• 14/5 storey building
• 4-7 units per floor
• Approximately 55 units

OPTION 2
• 14/5 storey building
• 3-6 units per floor
• Approximately 50 units
• By reducing the mass in various places the building relates to the height of adjacent buildings
We want to hear what you think about the idea of building new homes in your area, and have a say in what is being built in your neighbourhood.

Please give us your feedback by filling in the questionnaire handed out today or online at ww.southwark.gov.uk/RennieEstate

And write your comments here: