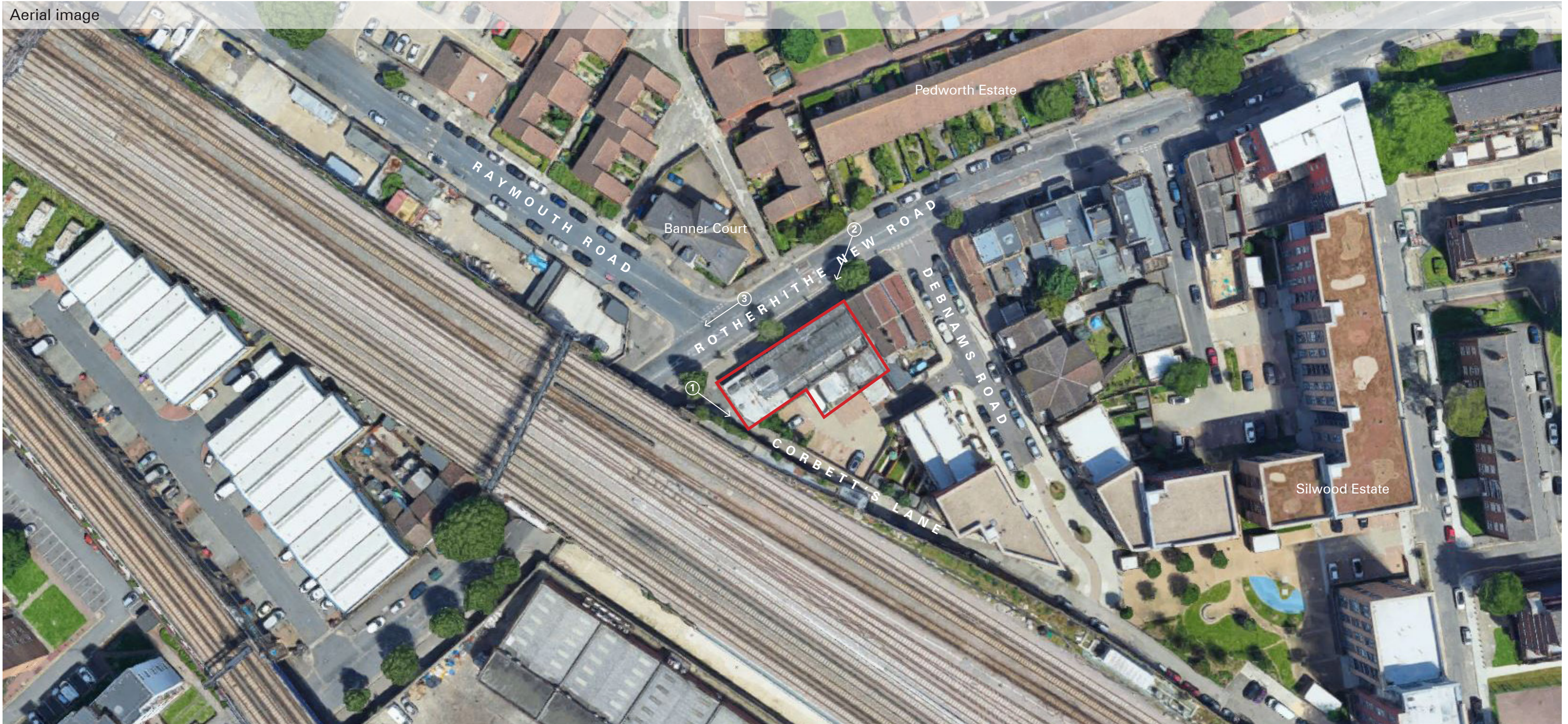


# Rotherhithe New Road / Context



## New Housing

It is proposed to develop the council property on Rotherhithe New Road between the railway and Debnams Road.

The development is to be mixed use with commercial space at ground floor and homes for council rent above.

The homes will be energy efficient and will be a mix of 1, 2 and 3 bed dwellings.

The information shown is a developed design based on input from the London Borough of Southwark Planning Department and comments at the last public consultation event.

## The New Homes Commitment

The development is part of Southwark's commitment to deliver 11,000 new council homes by 2043, 1,500 of which will be delivered by the end of 2018.

- Southwark Council commit to building the right kind of homes to meet a range of needs
- Southwark Council will build high quality and well integrated homes
- Southwark Council seek meaningful consultation and engagement with residents

1. Corbett's Lane



2. Existing building from Rotherhithe New Road



3. Railway seen from Rotherhithe New Road



To find out more and keep updated on the programme you can look on Southwark's website :

[www.southwark.gov.uk/housing/major-works-and-new-homes/new-homes/new-homes-delivery](http://www.southwark.gov.uk/housing/major-works-and-new-homes/new-homes/new-homes-delivery)

# Rotherhithe New Road / Design Development

## First Public Consultation

A drop in session was held in February 2019 at Pedworth Hall. A nine storey building providing approximately 20 homes was presented.

8 residents responded to the questionnaire circulated by the council's consultation team

only 1 resident disagreed that the site was suitable for development of new homes.

Issues raised included:

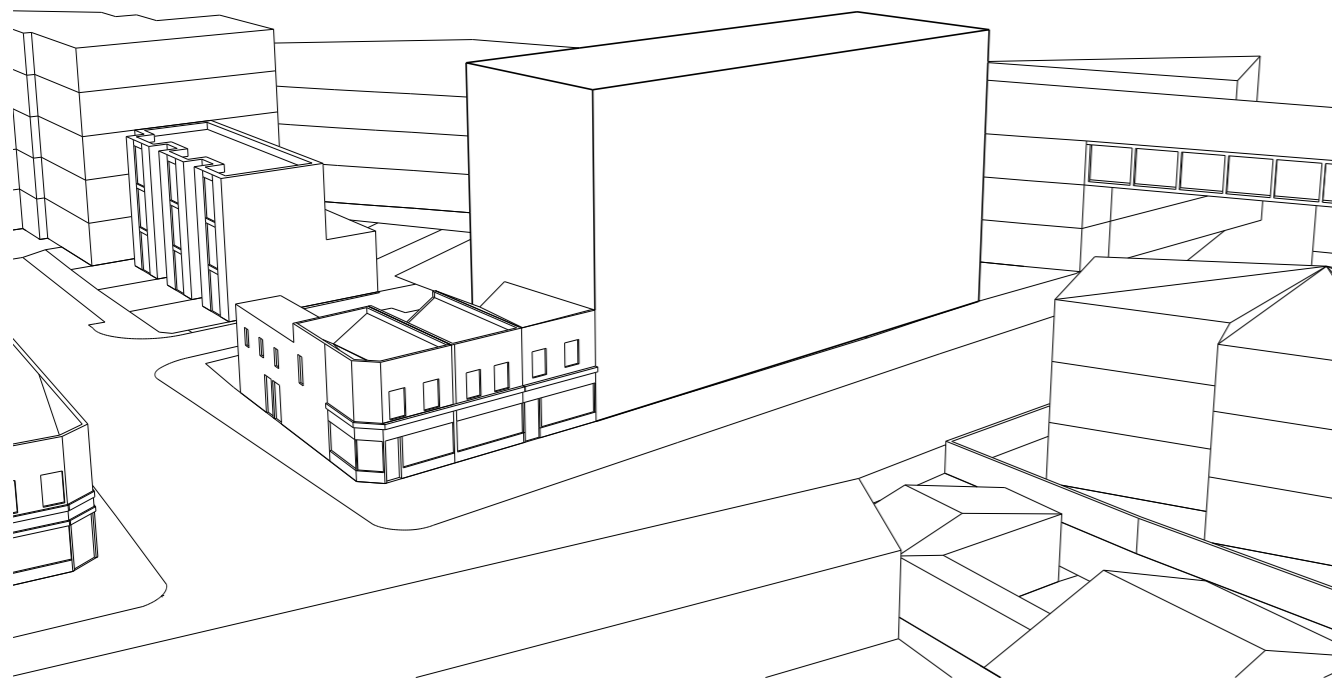
- Proposals presented were too tall
- Concerns around impacts on daylight and sunlight, privacy
- Concerns that adequate playspace be provided
- Potential noise and dust during construction
- Overheating of south facing flats
- Parking: "Debnam's Road is already congested"
- Provision of landscaping and trees important
- Provision of housing for local people important

Responses to the issues:

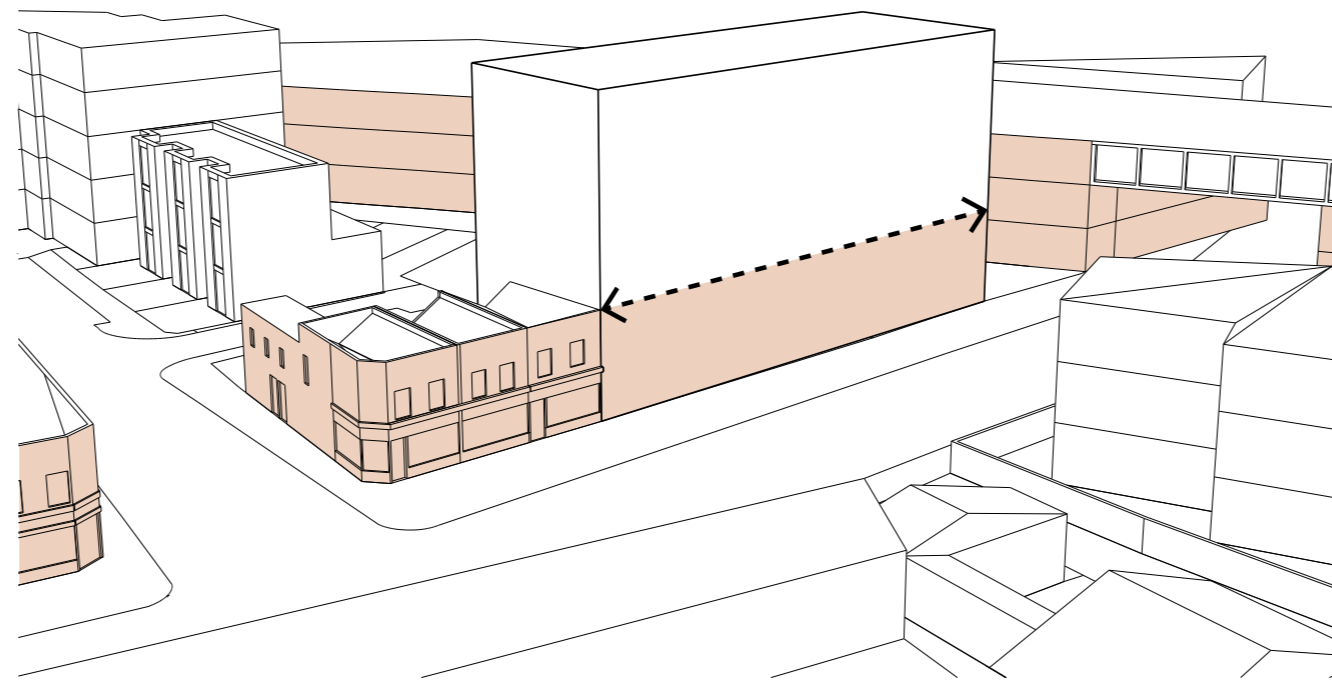
- Proposal reduced from nine storeys to six.
- A report is being prepared by a daylight/sunlight consultant and will be submitted with the application
- The number of units and family units has reduced in the current proposal
- A detailed construction management plan will be developed. contractors will be required to sign up to Considerate Contractors Scheme
- The site as it exists does not contain landscaped areas. The new proposal builds on the existing building's footprint.
- South facing windows and balconies have been rearranged to reduce solar gain and overheating



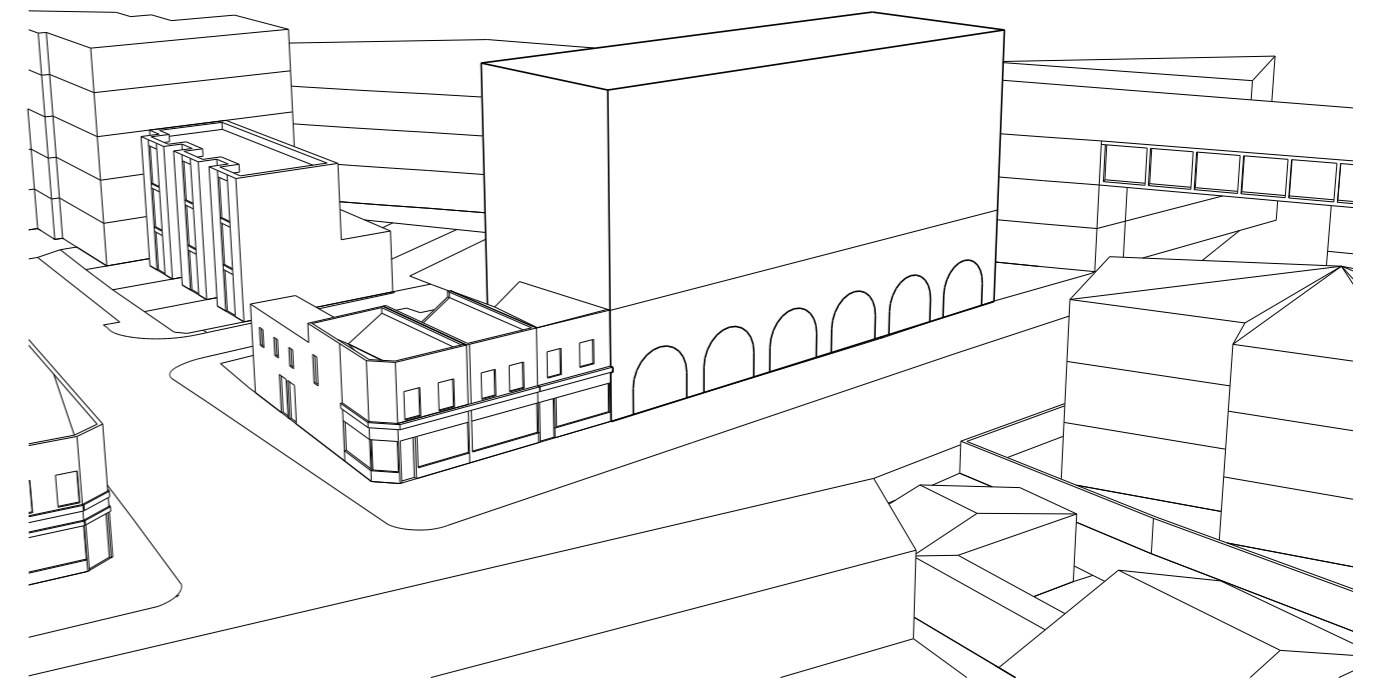
## Design Development



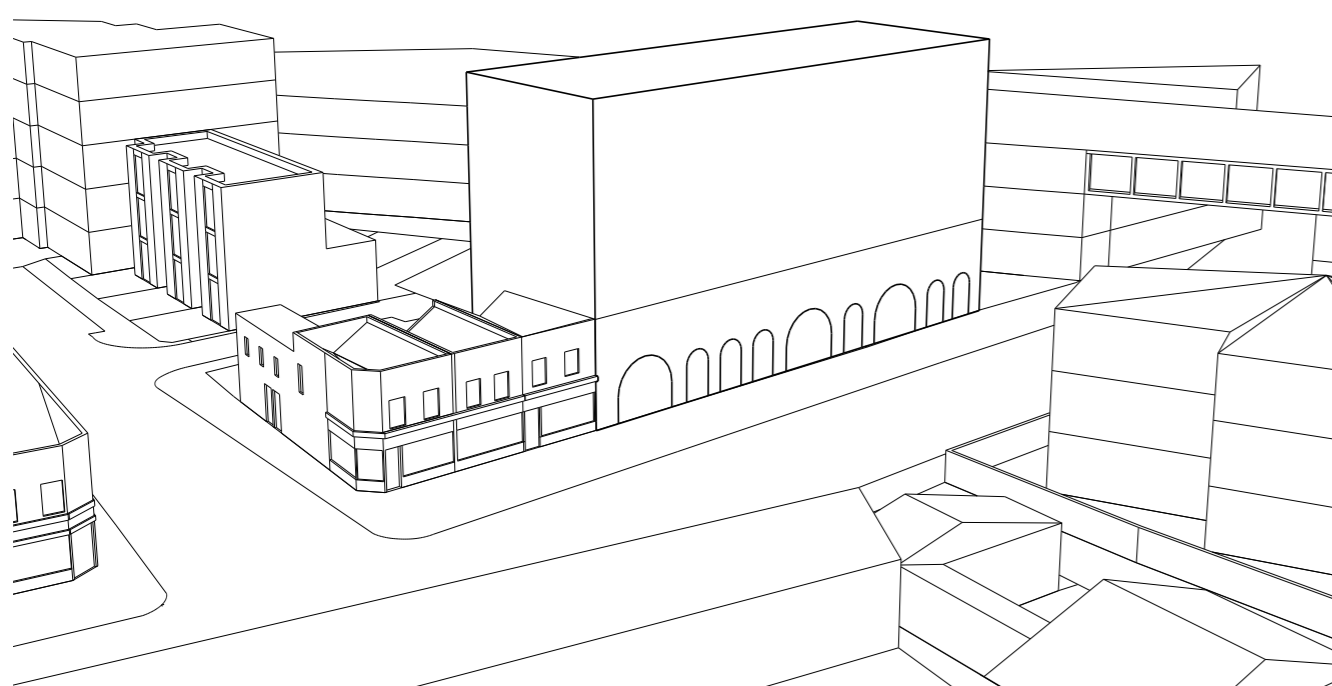
1. The height has been reduced to five storeys to reduce impact on streetscape.



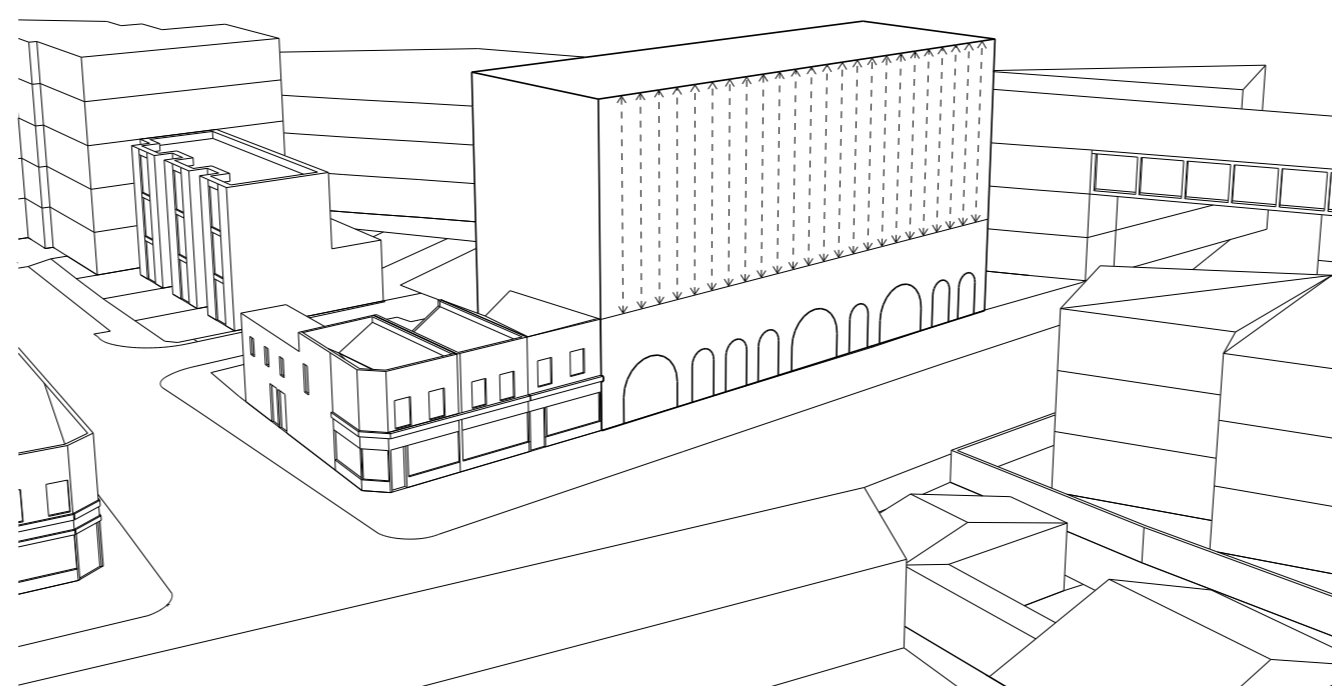
2. A plinth element is introduced to break up the massing, reading as a continuation of the two storey terrace and of the railway viaduct



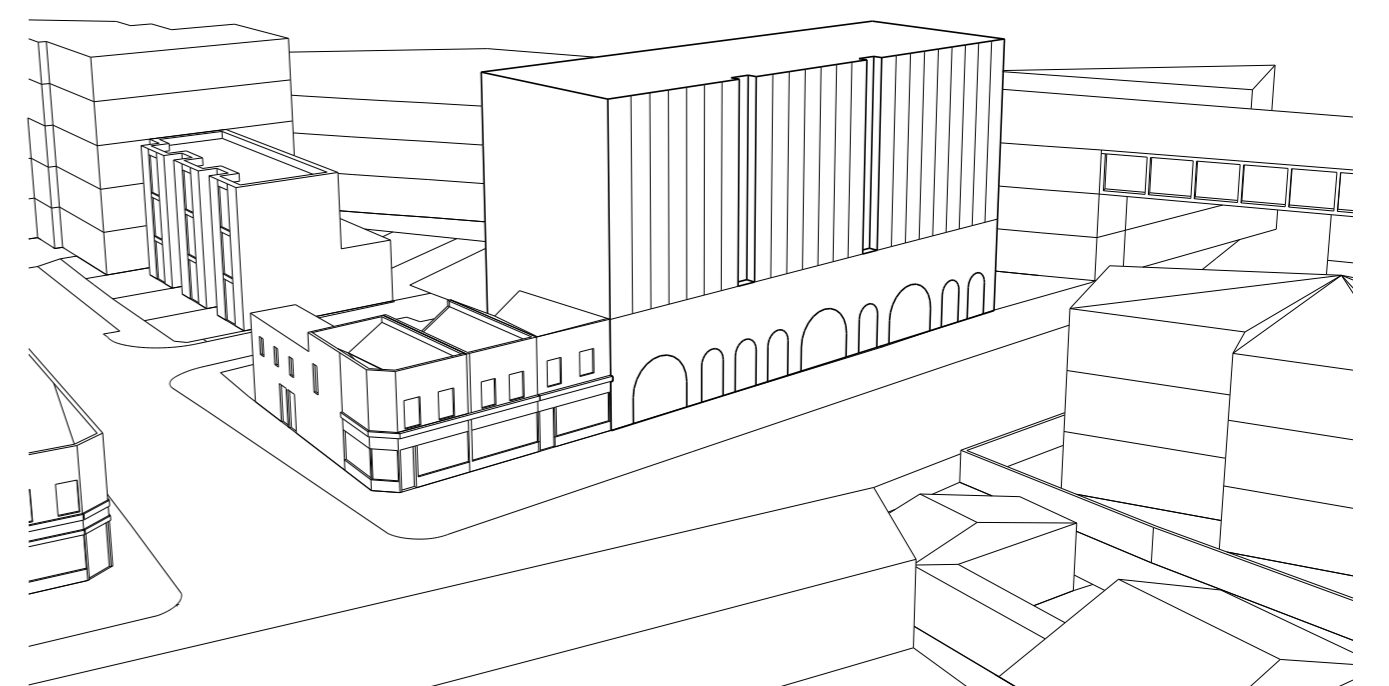
3. Arched forms are introduced to the plinth to further suggest a relationship to the railway viaduct and to create a strong character for the area.



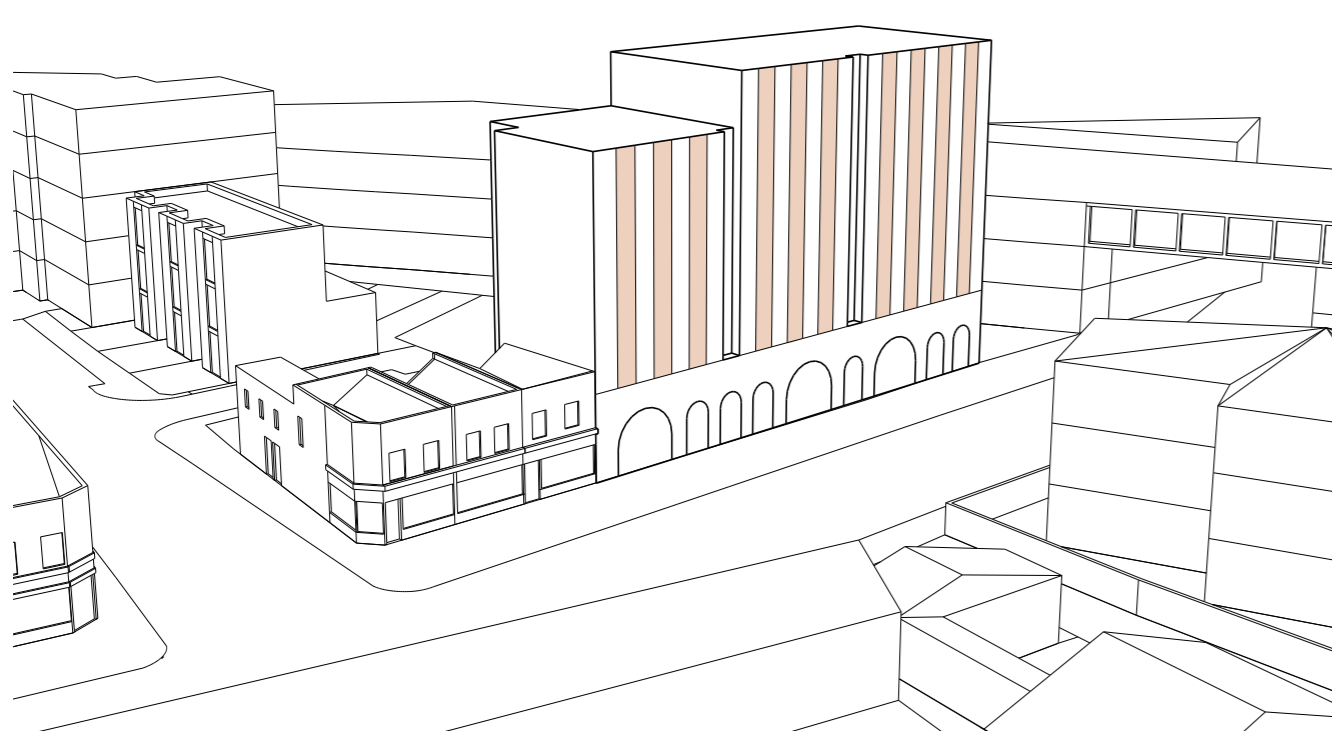
4. The arched forms are adjusted in size to differentiate their use, add interest through variation and reduce the formality of the elevation



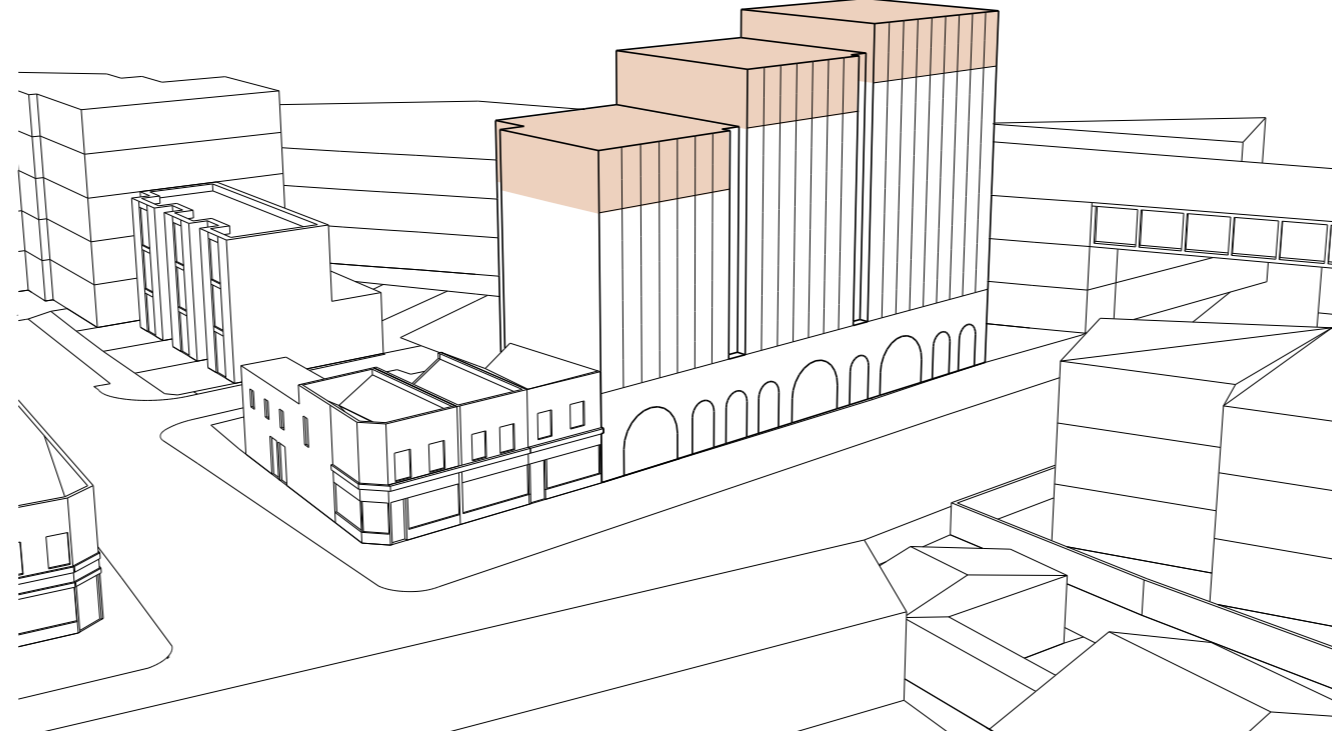
5. Vertical elements are introduced to the upper storeys broken up into 25 equal bays



6. The massing of the upper storeys is broken in 3 through the introduction of recesses to give these upper storeys (where the homes are located) a more domestic scale



7. The two blocks closest to the railway increase in height by one storey creating a stepped massing



8. The mass of the building is further broken up with the change in material at the top levels of each volume



9. Windows of a similar size and proportion to those of neighbouring properties are added

# Rotherhithe New Road / Materiality



## Material Palette

The design aims to respond to the immediate context by borrowing from its materiality, continuing the residential, retail and railway streetscape. The darker brick on the plinth emphasizes the two storey height of the neighbours and the railway while the green GRC both highlights the residential area and acts as a crown to finish the building.



# Rotherhithe New Road / Views

Proposed building from Rotherhithe New Road



Proposed Building from Corbett's Lane



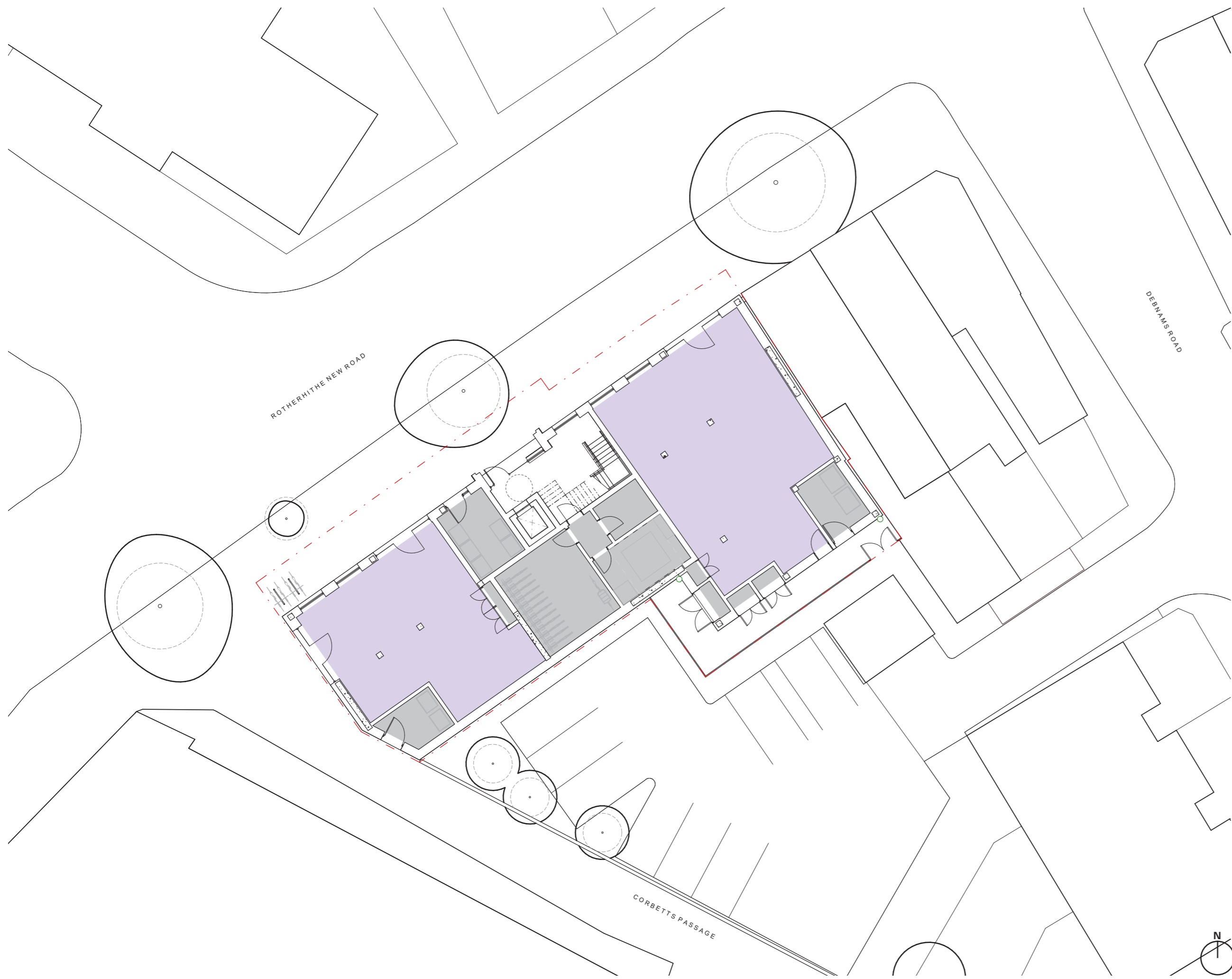
Bird's eye view facing the railway



Bird's eye view facing the railway

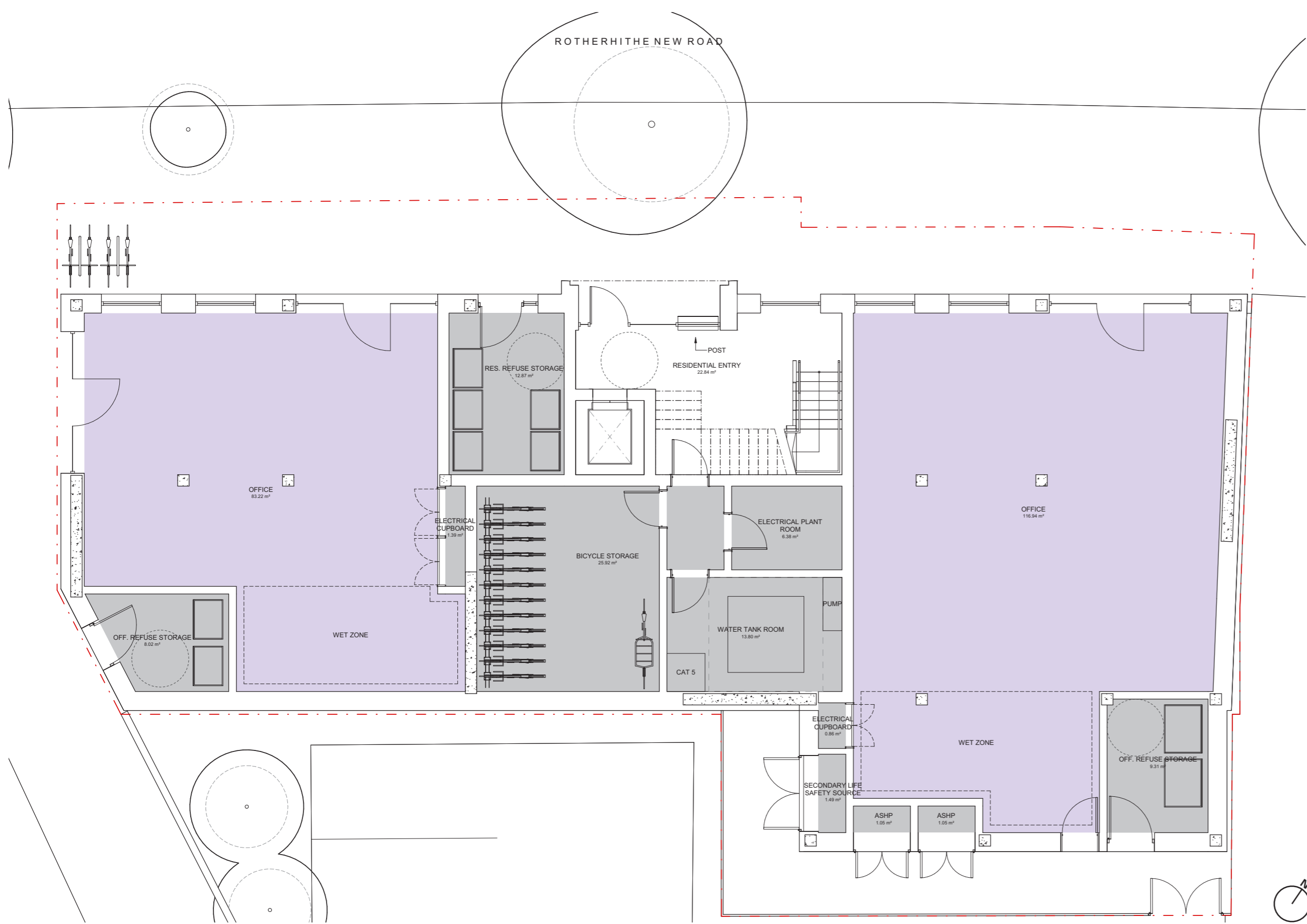


# Rotherhithe New Road / Plans



## Site Plan

The proposed building occupies most of the site and is aligned to the neighbours in order to preserve street alignment.



## Ground Floor Plan

The ground floor contains two office units that provide street activation and passive surveillance both to Rotherhithe New Road and Corbett's Lane. The residential entrance is at the centre of the building.



## Typical Floor Plan

A typical floor provides three flats. In total, the proposed scheme is made up of the following flat sizes:

- 5 x 1B2P
- 4 x 2B2P
- 5 x 3B5P

All flats will be wheelchair adaptable.

Concerns raised in consultation, re: overheating of south facing flats, have been addressed through adjustment to arrangement of balconies and windows.

### Legend

- Offices
- 1 Bed / 2 Persons
- 2 Bed / 4 Persons
- 3 Bed / 5 Persons