

Woodville / Context

Aerial image of the estate



New Housing

It is proposed to develop the parking and garage site on the junction of Maltby Street and Grange Walk.

The development will be homes for council rent together with landscape improvements for Woodville House.

The homes will be energy efficient and will be a mix of 1, 2, 3 and 4 bed dwellings.

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

The New Homes Commitment

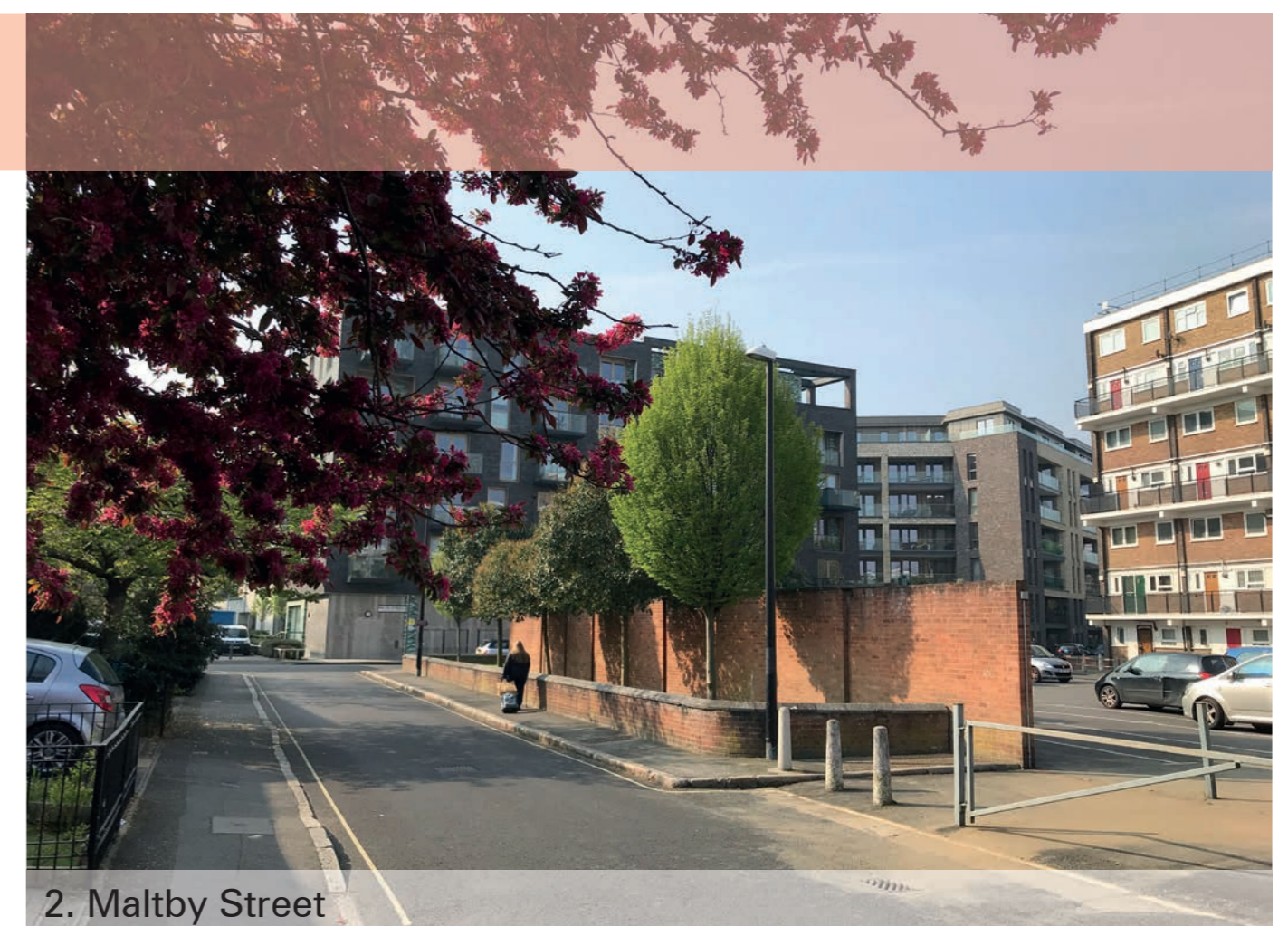
The development is part of Southwark's commitment to deliver 11,000 new council homes by 2043, 2,500 of which will be delivered by the end of 2022.

- at least 50% of these new homes will be available to residents via the council's own Local Letting policy
- 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.

Site Photographs



1. Grange Walk



2. Maltby Street



3. Storage and parking



4. Access road from Grange Walk

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

Woodville / Design Development

First Public Consultation

A drop in session was held in November 2018 at Magdalene Hall. A 4 and 6 storey building providing approximately 21 homes was presented.

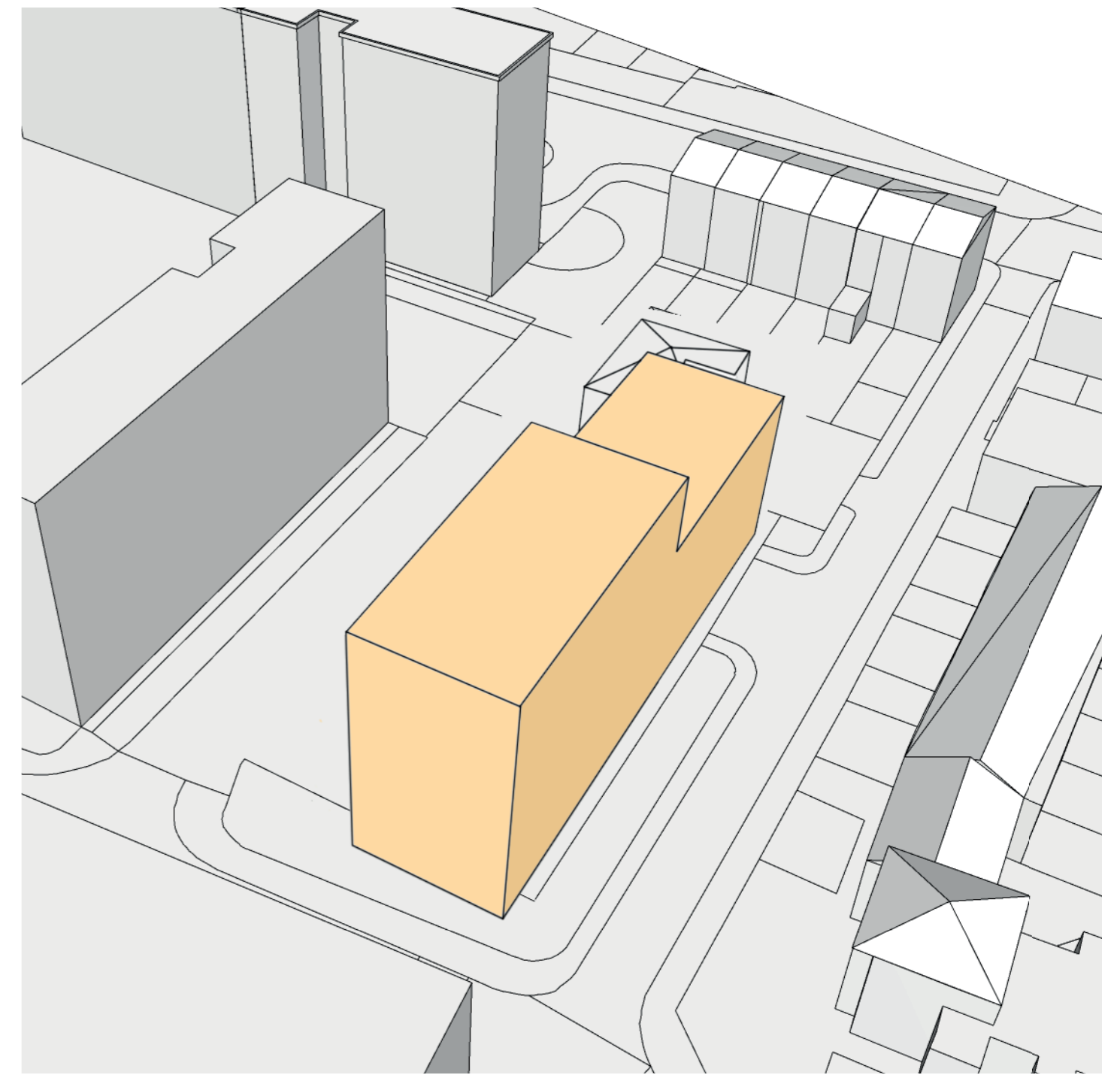
9 residents responded to the questionnaire circulated by the council's consultation team

Issues raised included:

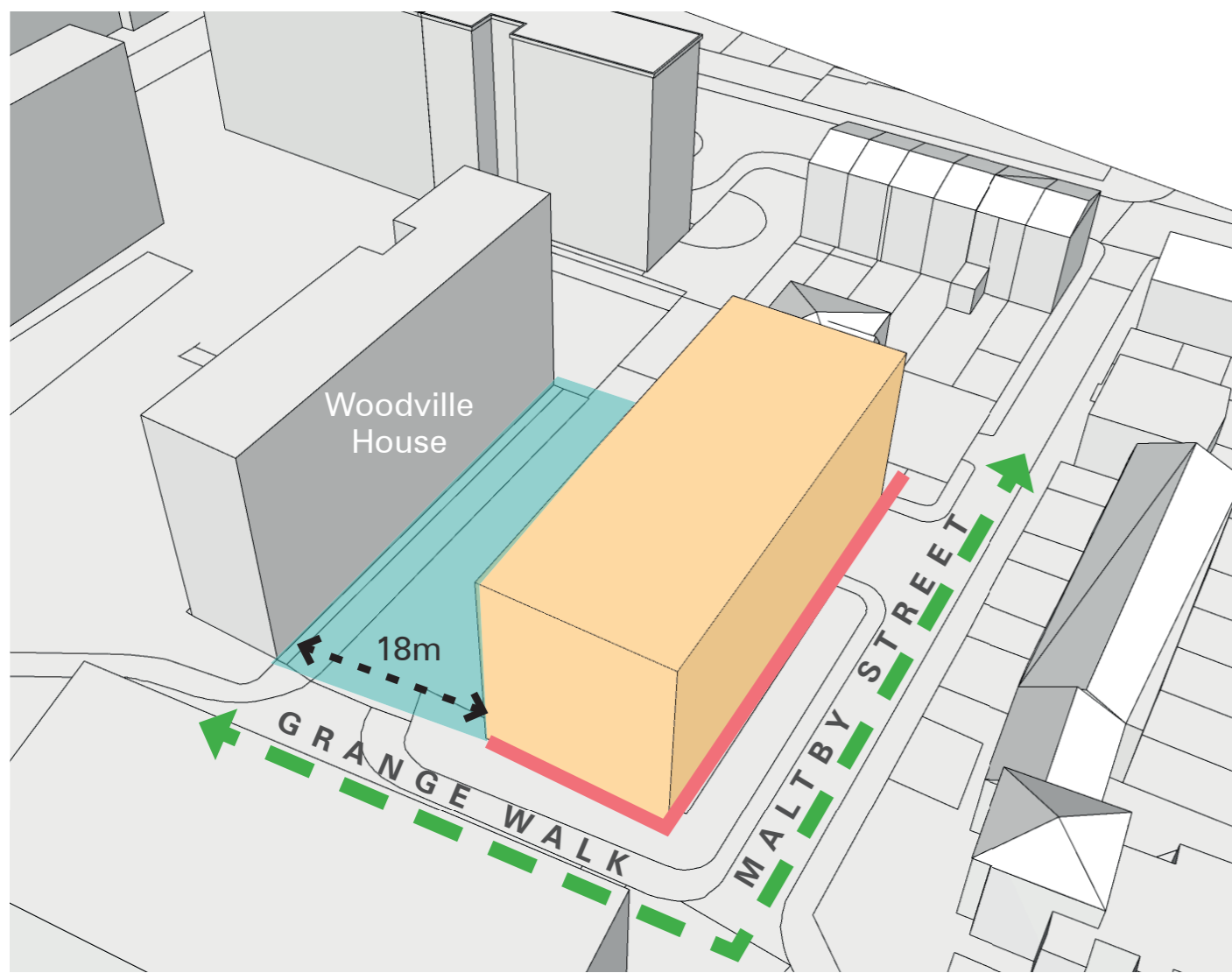
- too close to Woodville House
- concerns around impacts on daylight and sunlight, privacy
- overcrowding - area already high density
- "parking is very bad in the area"
- "low-level anti-social behaviour (problem tenants/ noise/ litter)"
- Noise, dust "constant construction in the area since 2014"
- "Local facilities and services are often overcrowded"
- "We strongly request that Southwark council develop the local services before considering additional developments in the area"

Responses to the issues:

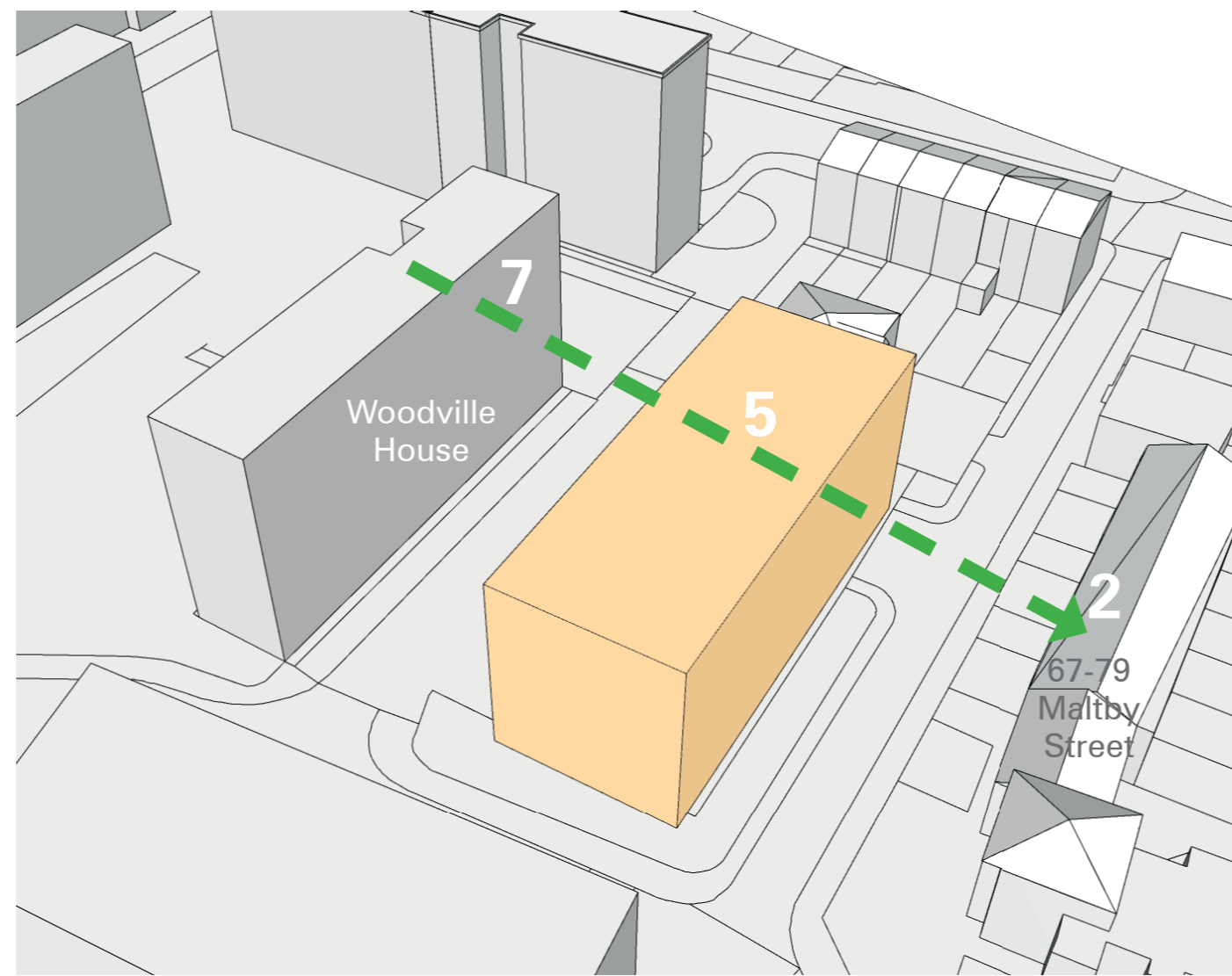
- proposal is approximately 18m from Woodville House
- proposal has reduced from six storeys to five to address concerns of daylight/ sunlight and privacy
- southwark is committed to deliver new high quality council homes in the borough
- parking survey was undertaken and results indicate overall parking stress levels of just 65%
- additional housing and active frontages will provide passive surveillance improving security in the local area
- a detailed construction management plan will be developed. Contractors will be required to sign up to Considerate Constructors Scheme
- southwark is committed to deliver local services alongside building new homes



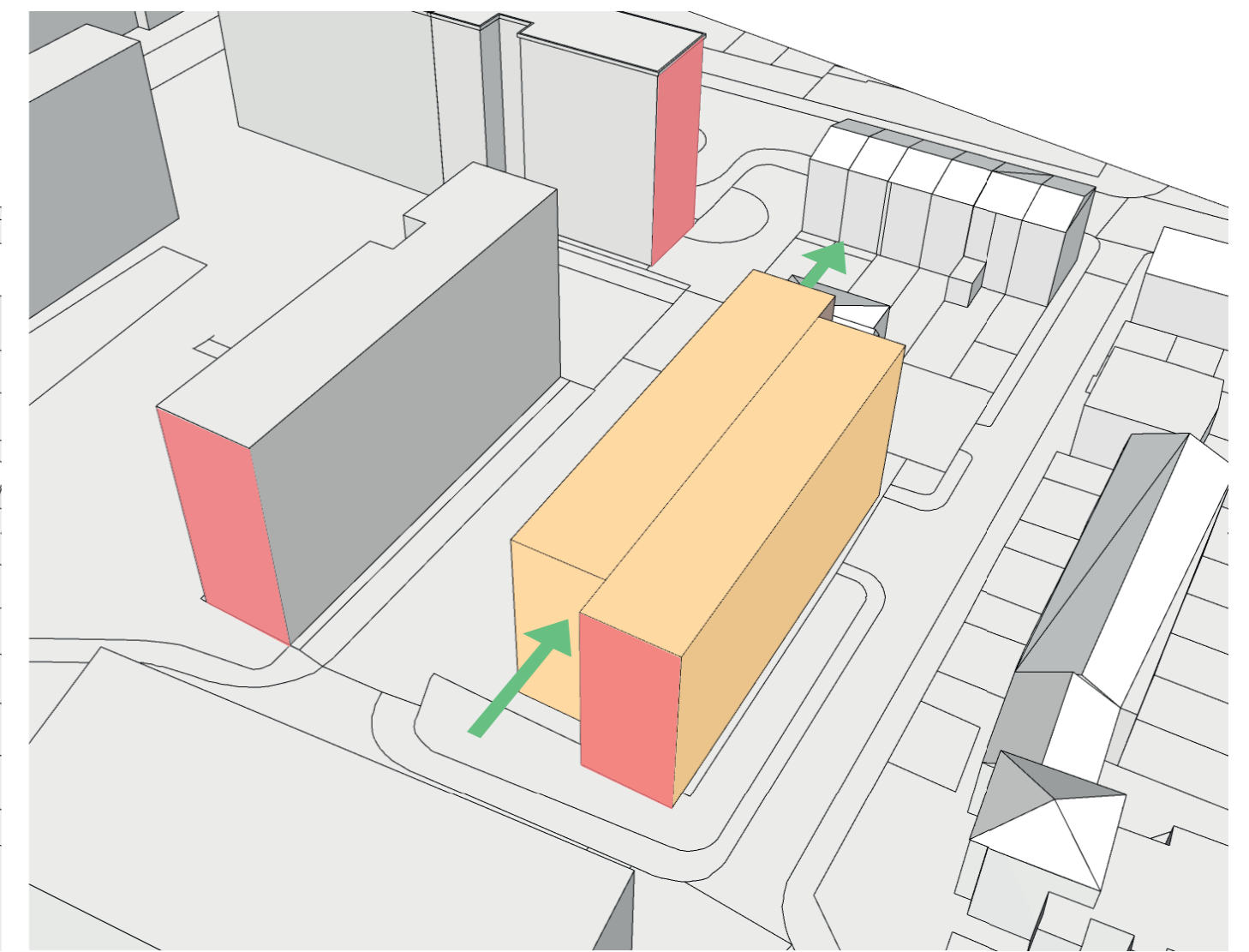
Design Development



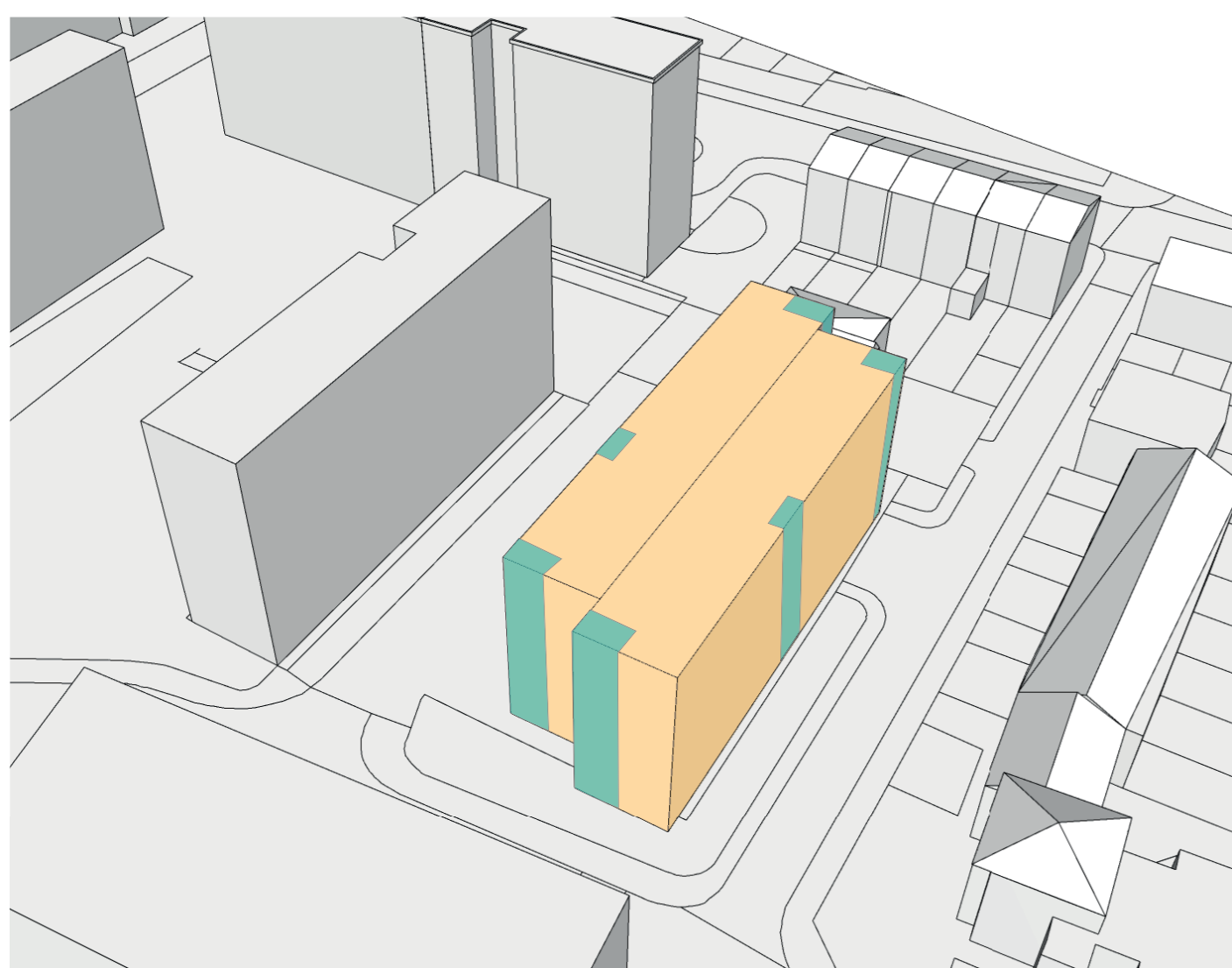
1. The proposed build zone is 18m from Woodville House and aligned with the existing wall line to create a street frontage along Maltby Street and Grange Walk



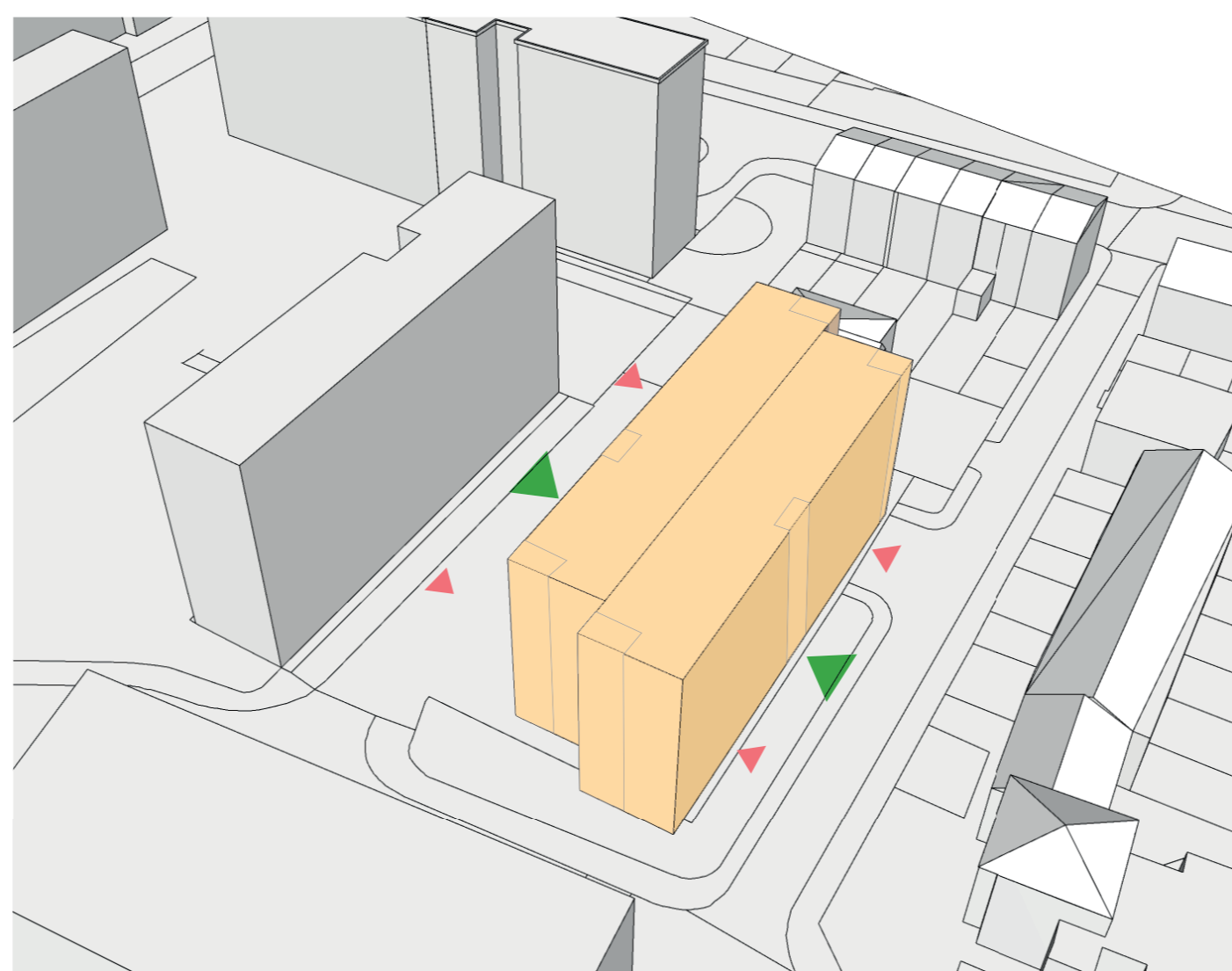
2. The height of the proposal creates a transition down from the seven storey Woodville House to the two-three storey dwellings along Maltby Street. As such, the proposed height is five storeys.



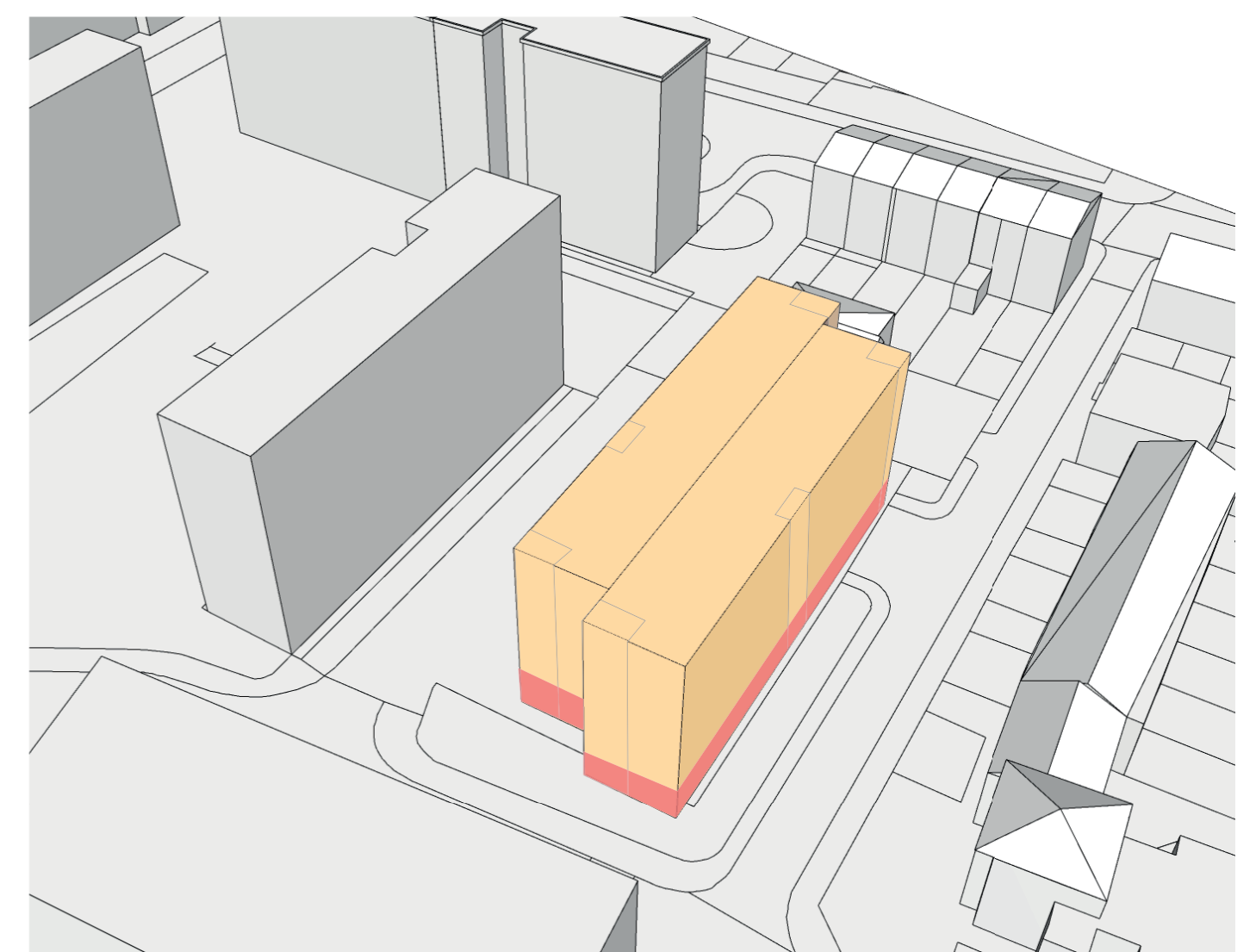
3. The massing is split in half and shifted along its spine to echo the width of the St Saviour's blocks and to create a narrower, more elegant gable along Grange Walk.



4. The balconies are located on the corners and the centre of the proposal to break up the massing vertically along the street and to indicate the entrances.



5. The communal entrance is indicated by the balconies above, whilst the private entrances provide active frontages along both edges



6. The plinth element aims to break up the massing horizontally and to introduce a second colour/ tone.

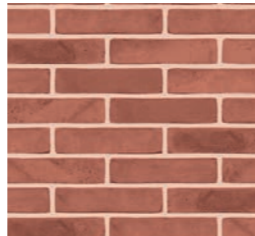
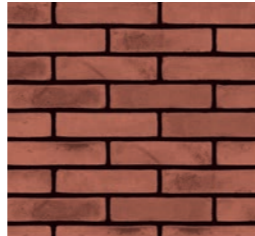
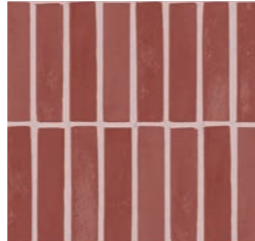
Woodville / Materiality

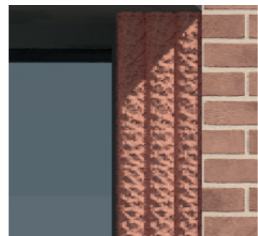




Proposed building on Grange Walk / Maltby Street junction

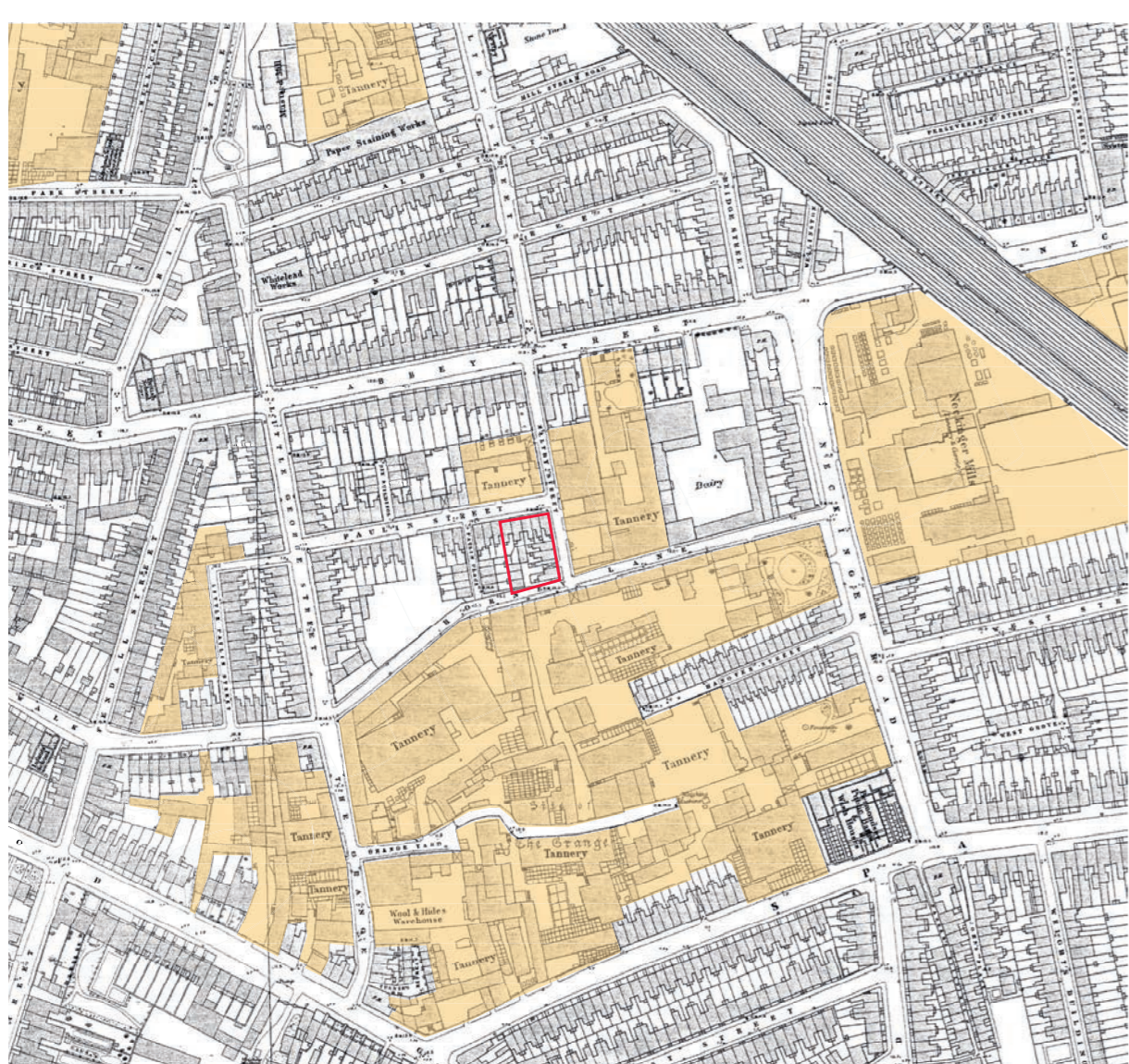
Material Palette

The design aims to respond to the past and current immediate context by borrowing from its materiality and texture. The darker brick on the plinth relates to the new development opposite at Grange Gardens, whilst the brick and horizontal windows take from the St Saviour's blocks. Finally, the leather-patterned GRC detail to the entrance and window reveals evokes the tanneries which were prevalent in the 1800's.

-  ① pink brick with light mortar
-  ② red brick with dark mortar
-  ③ red brick with light mortar

-  ④ GRC panels with leather-textured folded form
-  ⑤ grey ppc aluminium to window frames and balustrades
-  ⑥ ppc steel and perforated anodised aluminium balustrade detail

Site History - Tanneries



Woodville / Views

Proposed building from Maltby Street looking South



Proposed main entrance - external



Proposed main entrance - internal

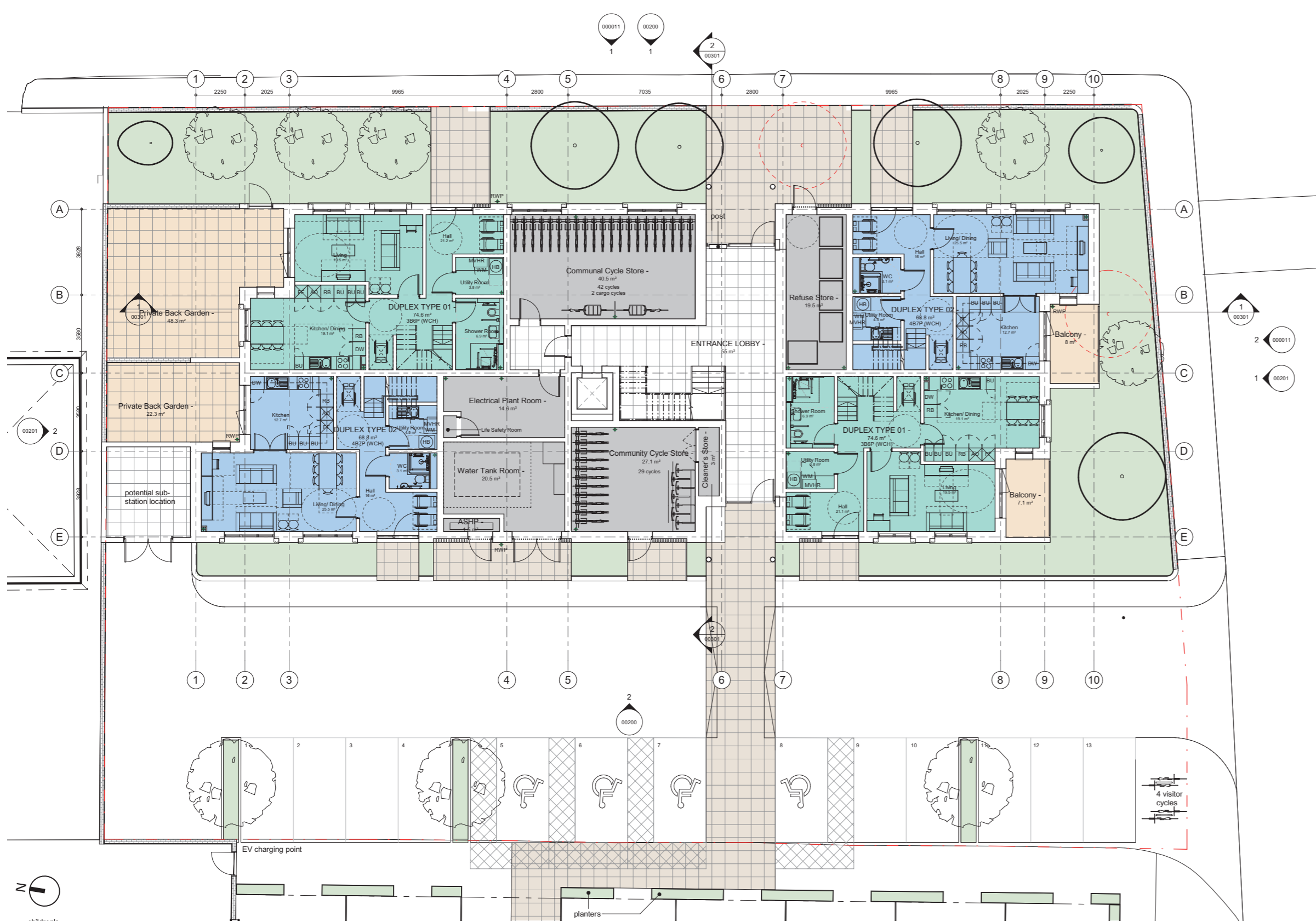


Woodville / Plans



Site Plan

The proposed building mirrors the set back of the houses and flats along Maltby Street and maintains an 18m distance east of Woodville House, forming a long narrow block. The footprint shifts to break down the mass along Grange Walk.



Ground Floor Plan

The ground floor contains four wheelchair duplexes with their own private entrances to provide an active street frontage and passive surveillance to Maltby Street and facing Woodville House. The communal entrance to the flats above is central to the building, beneath the balconies.

The landscape plans offer the opportunity to potentially provide additional cycle storage for existing residents in Woodville House.



Typical Floor Plan

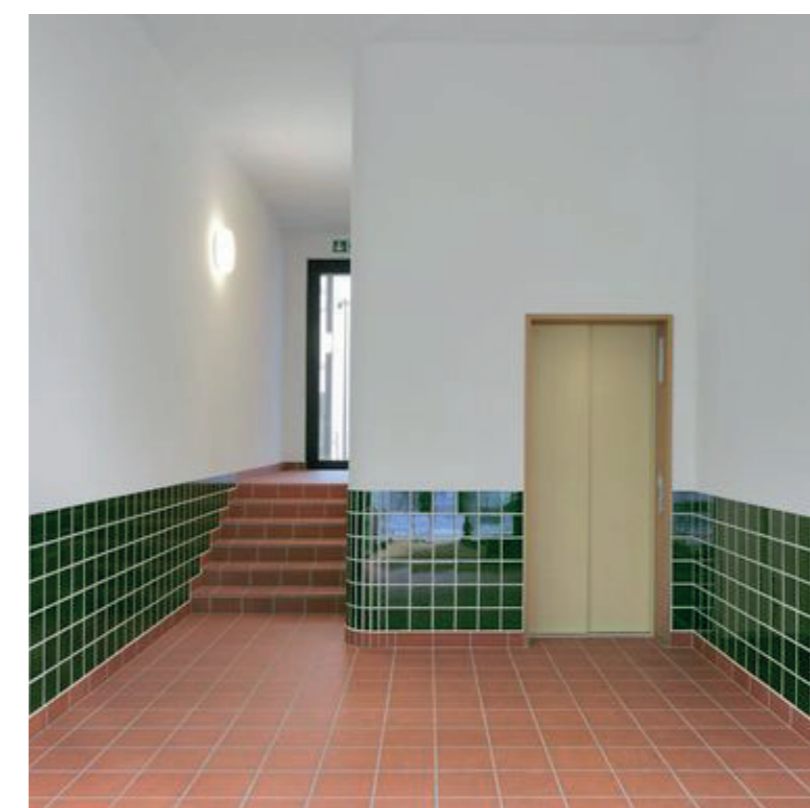
A typical floor provides six flats. In total, the proposed scheme is made up of 24 dwellings with the following sizes:

- 8 x 1B2P flat
- 6 x 2B2P flat
- 6 x 3B5P flat
- 2 x 3B6P duplex/ wch
- 2 x 4B7P duplex/ wch

Key	
	1B/2P
	2B/4P flat
	3B/5P flat
	3B6P duplex/ wch
	4B7P duplex/ wch
	communal areas

Woodville / Landscape

Option 1



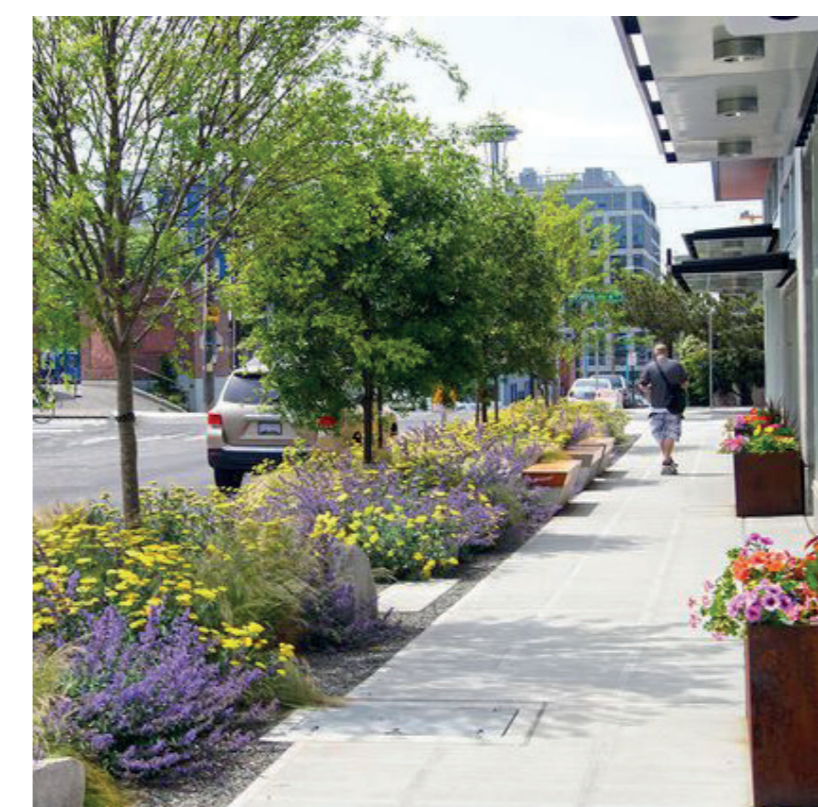
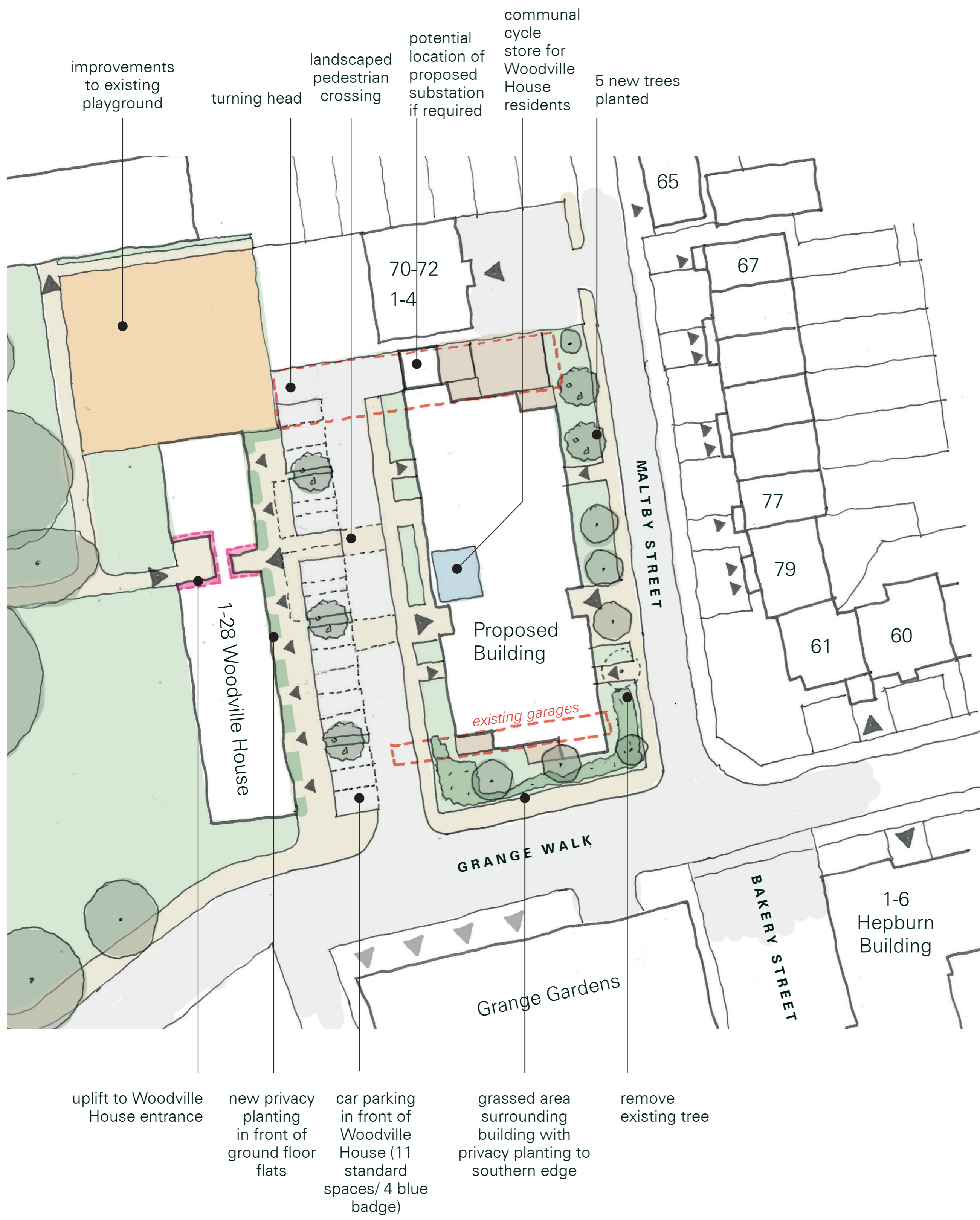
- uplift to Woodville House entrance
- new privacy planting in front of ground floor flats
- car parking in front of proposed building (11 standard spaces/ 4 blue badge)
- grassed area surrounding building with privacy planting to southern edge
- remove existing tree

What Do You Think?

Your comments

Woodville / Landscape

Option 2



What Do You Think?

Your comments