Fendall Street, St. Saviours Estate / **Context**

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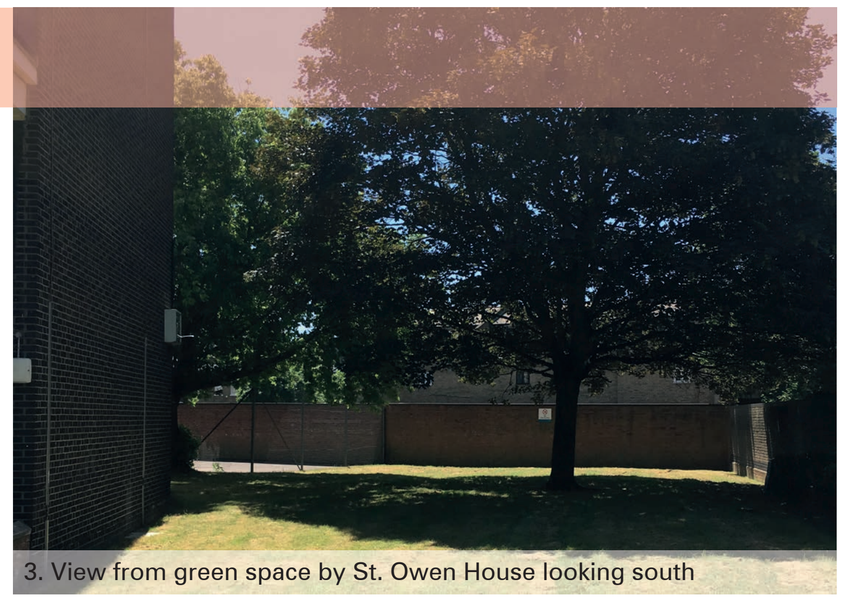
Southwark Council

Aerial image of the estate

Site Photographs

1. Garages by Melford Court

2. Fendall Street



3. View from green space by St. Owen House looking south

4. St. Owen House

5. Green space with mature trees

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

www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/london-brdge-and-west-bermondsey/st-saviours-and-st-vincent

New Housing

Southwark Council has proposed to develop the parking and garage site off Fendall Street, within the St. Saviours Estate.

The development will be 100% homes for social rent together with landscape improvements for St. Owen and St. Vincent House and the rest of St. Saviours Estate. 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 from residents from previous project group meetings.

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.

Next Steps...

February 2020	Second public consultation (date TBC.)
Spring 2020	Planning submission
Summer 2020	Planning decision expected
Spring 2021	Construction expected to start on site

Fendall Street, St. Saviours Estate / **Previous Consultations**

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1st Public Consultation 11/2018

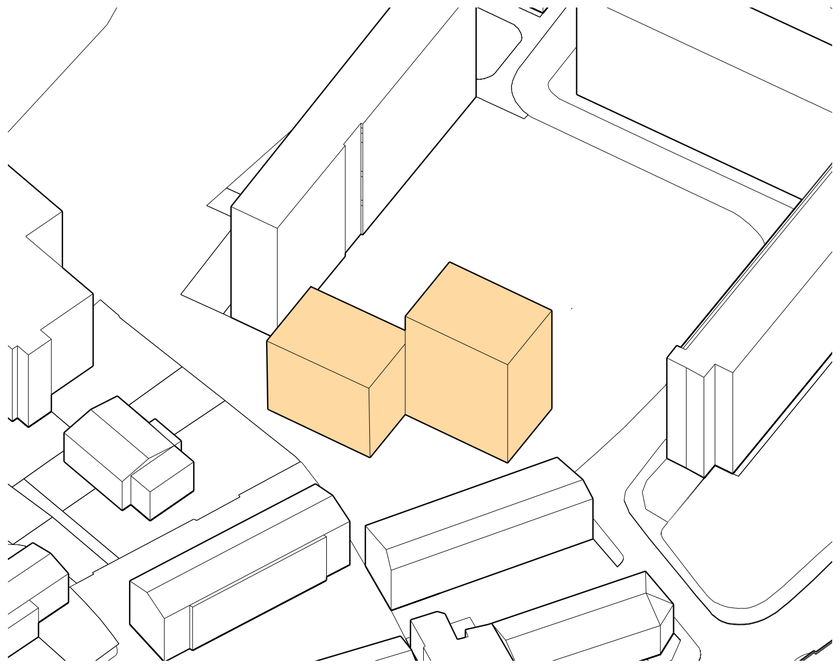
A drop in session was held in November 2018 at Magdalene Hall. A 4 and 6 storey building providing approximately 18 homes was presented.

Residents responded to the questionnaire circulated by the council's consultation team, issues raised included:

- *Concerns around impacts on daylight, sunlight, and loss of privacy*
- *Concerns of loss of privacy to Melford Court*
- *Impact on availability of parking*
- *Anti-social behaviour in the area*
- *Increased density of area and impacts on local services*

Responses to the issues:

- *Proposal has reduced from six storeys to five and massing revised to address concerns of daylight, sunlight and privacy*
- *Parking survey was undertaken and results indicate overall parking stress levels of just 65%. Some existing car parking spaces will be re-provided.*
- *Additional housing and active frontages will provide passive surveillance improving security in the local area*
- *Southwark is committed to improve local services alongside building new homes*



1st RPG Meeting 04/2019

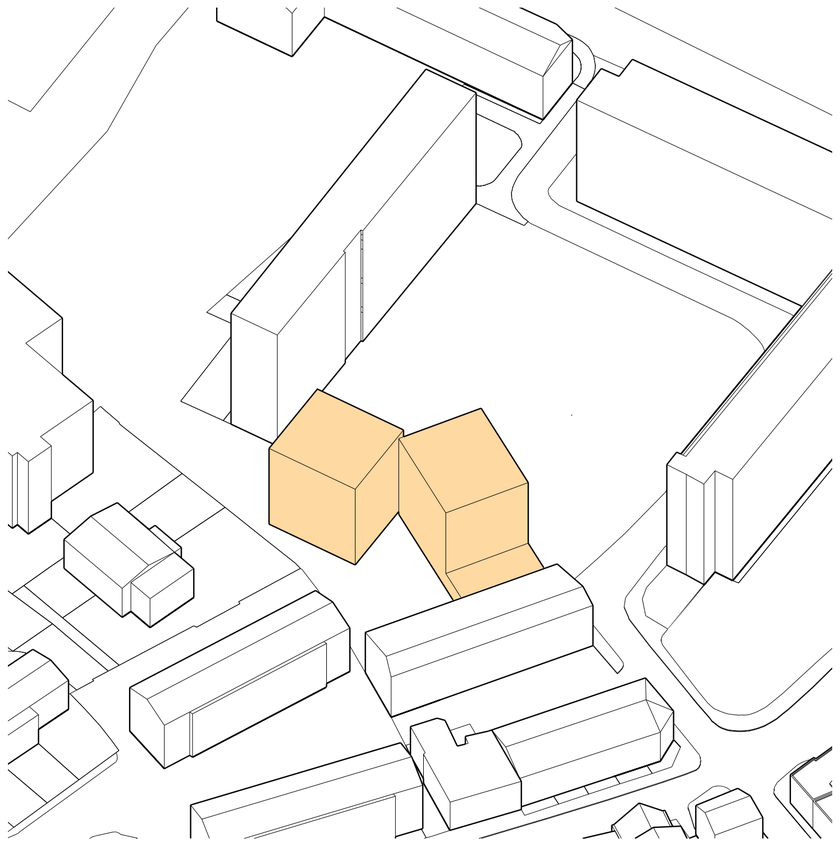
A revised scheme of 18 units which cranked in plan to address overlooking concerns raised in the drop-in session was presented at the Resident Project Group Meeting on 18 April 2019.

Addtional issues raised included:

- *Clearer information in relation to council's targets/ viability for the site requested*
- *Impact on privacy and security of existing residents*
- *Acoustic concerns for Residents of Melford Court*
- *Concerns regarding anti-social behavior on the estate*
- *Overcrowded refuse area/bin collection*
- *Concerns regarding access to the site during construction*
- *Concerns that the proposals will remove the only existing play area on the estate*
- *Concern that maintenance costs for this proposal will transfer to the existing residents*
- *Concern with regard to the reduction of air quality during construction*
- *Concern regarding additional delivery vehicles*

Responses to the issues:

- *Council to respond to viability request*
- *Proposal will be revised to move further away from Melford Court*
- *Site strategy will be reviewed to mitigate noise levels near Melford Court*
- *Southwark is committed to deliver local services alongside building new homes*
- *Current ball court is underused; proposal will seek to provide children's play space and review the requirement of the existing ball court*
- *The proposal will re-provide some car parking spaces*
- *Council to address cost transfer concerns*
- *A detailed construction management plan will be developed. Contractors will be required to sign up to the Considerate Constructors Scheme*



2nd RPG Meeting 09/2019

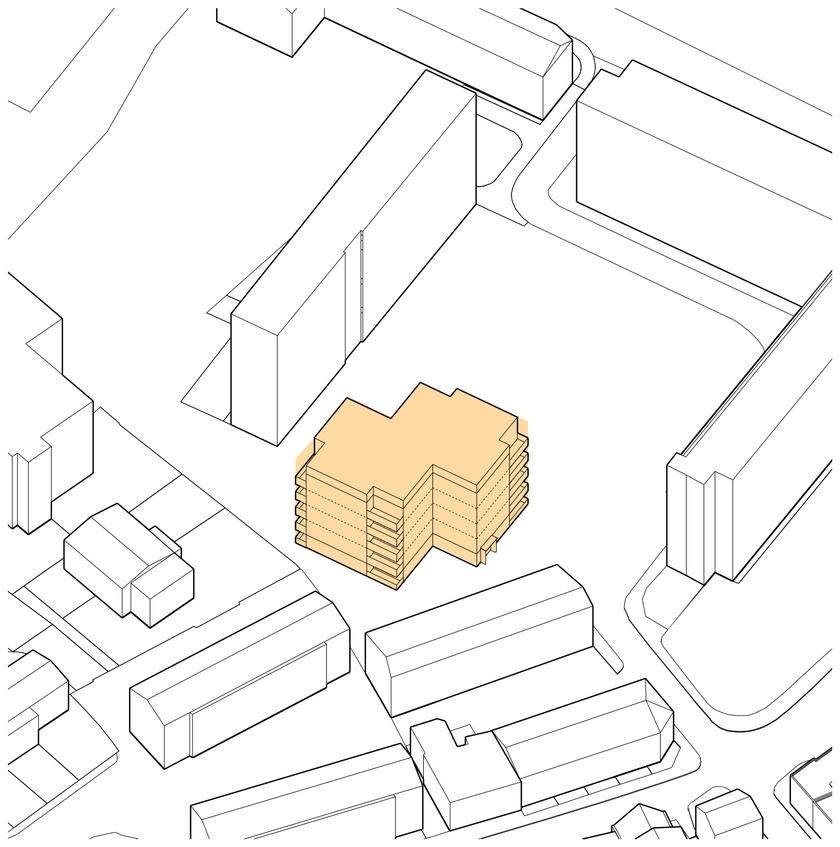
A further revised proposal of 5 storeys and 16 units was presented at a meeting with the Residents Project Group (RPG) on 24 September 2019. The overall opinion was that the revised proposal had improved since the last meeting, formal feedback was received later and is summarised below:

Issues raised included:

- *Position of balconies questioned*
- *Group is concerned with regard to impacts on daylight sunlight, privacy and that the new scheme is overbearing; request that height be reduced to 4 storeys*
- *Information on viability requested*
- *More detailed landscape proposals requested*
- *Concern that proposals will increase routes through estate- clarity sought*
- *Confirmation that existing residents would not be liable for any major works costs associated with new development sought*

Responses to the issues:

- *Treatment on balconies are being explored to increase privacy for Melford residents*
- *Daylight and sunlight studies have been undertaken, findings state that daylight and sunlight impacts on neighbouring buildings fall within acceptable range in the urban setting*
- *Detailed landscape proposal has been developed, which seeks to address issues concerning security and access through the estate*
- *The Council has given consideration to ensure building height meets planning policy. The number of units proposed will help the Council meet the acute demand for affordable housing in the borough*
- *Southwark Council has confirmed that there will be no additional costs or major works bills for existing residents or leaseholders as a result of the development*



3rd RPG Meeting 01/2020

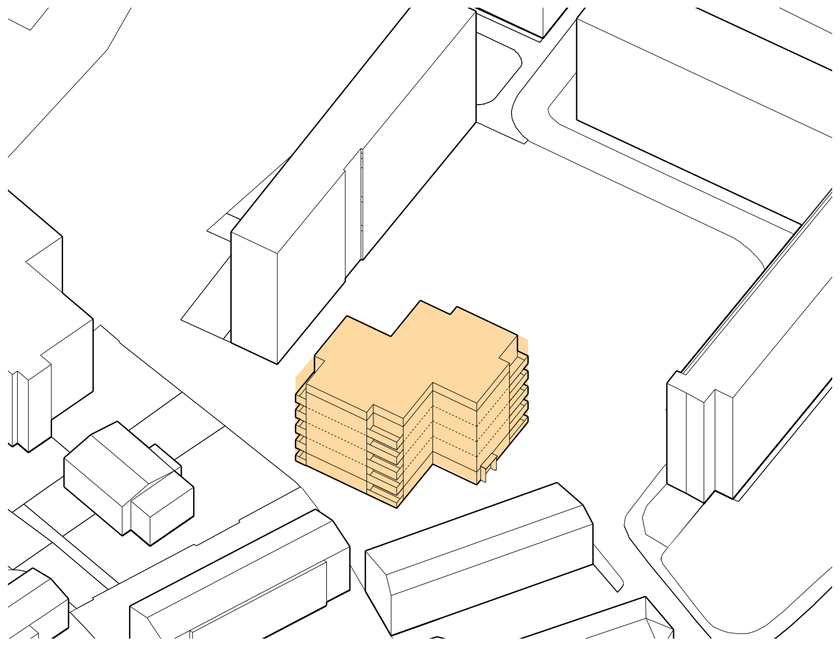
A meeting with the Residents Project Group was held in January 2020 at the Beormund Centre. Following a positive meeting with the RPG, the design was developed further with a more considered elevation and landscape proposal.

Issues raised included:

- *Concerns around impacts on daylight, sunlight, and rights of light to St Owens*
- *Concerns of loss of privacy and overlooking to Melford Court*
- *Increased density of area*
- *Concerns over security and ballcourt/ refuse location of Option 2 of the landscape proposal*

Responses to the issues:

- *Previous design changes reduced daylight, sunlight concerns and a report has been undertaken which complies with regulations*
- *Privacy measures to balcony and south facing windows have been added*
- *Southwark Council is commited to building new homes and density calculations clarified this proposal is within guidance*
- *Landscape Option 2 has the ballcourt and refuse in alternative locations for residents to review*



Fendall Street, St. Saviours Estate / **Design Development**

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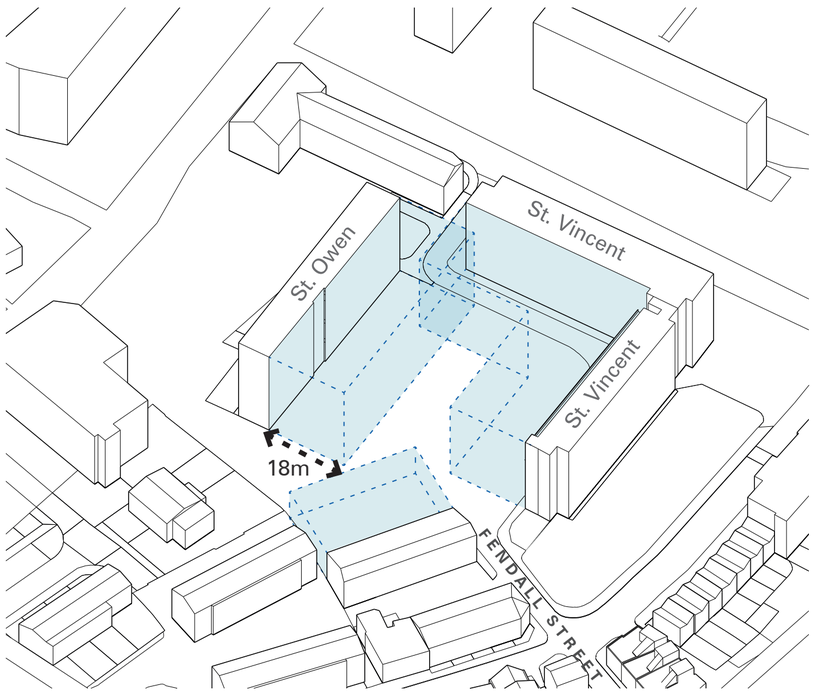
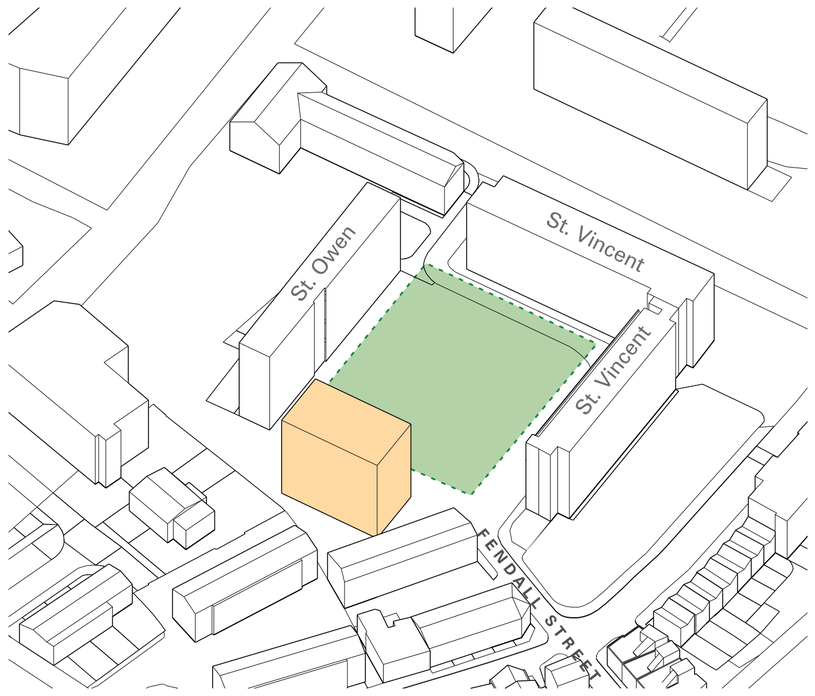
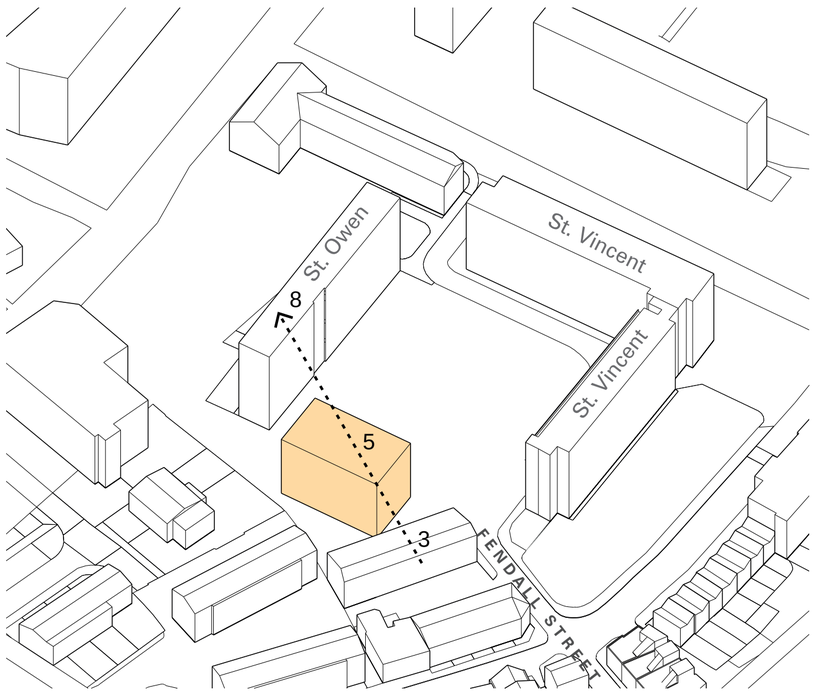
Design Development



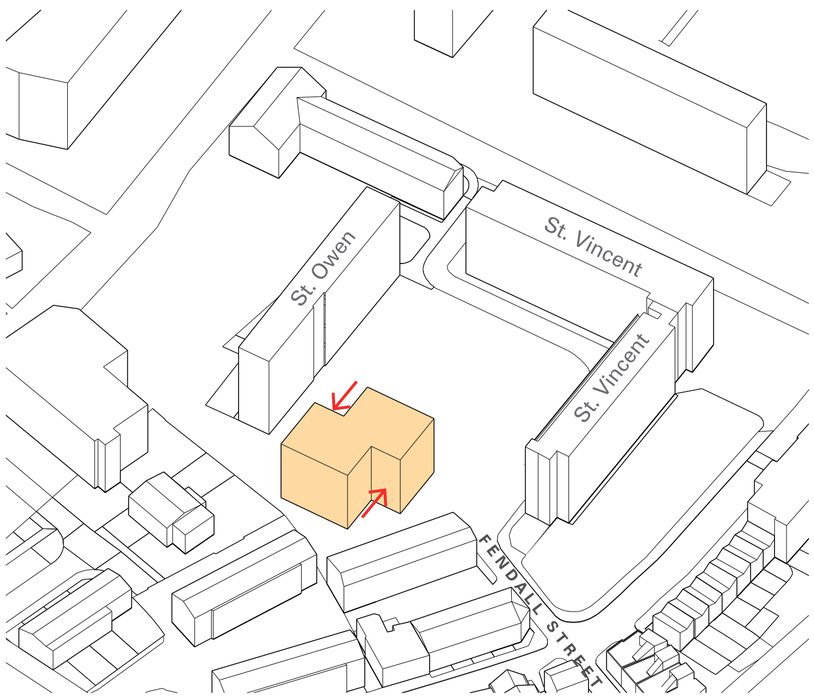
1. 18m setback from neighbouring buildings.



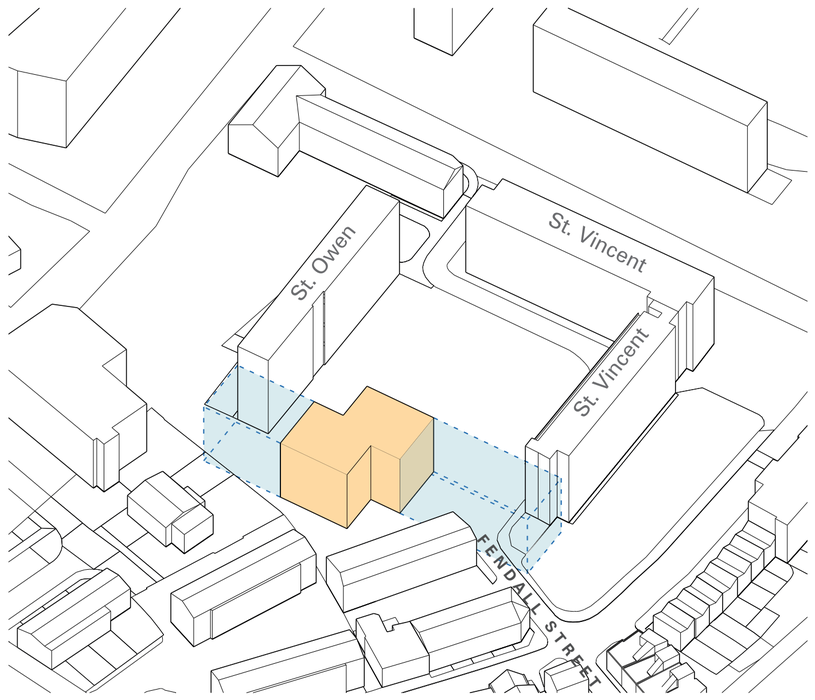
2. Massing placed to enclose and define courtyard.



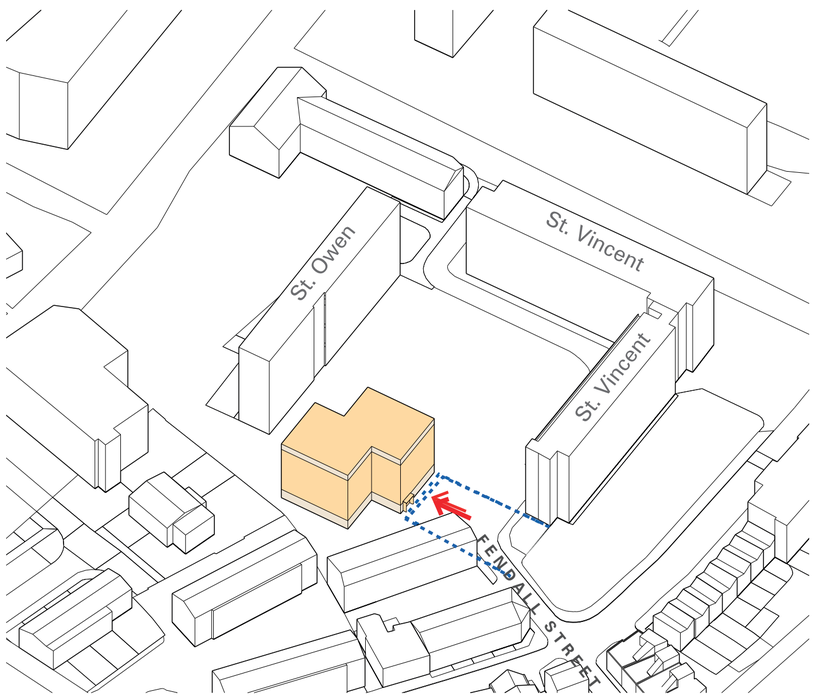
3. Height of building adjusted to average surroundings.



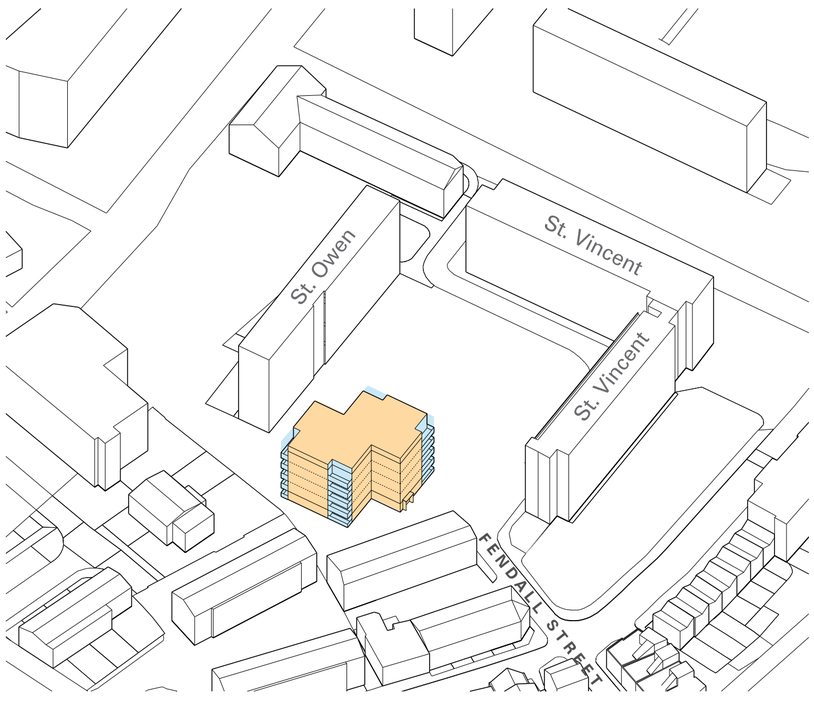
4. Massing staggered to avoid direct overlooking.



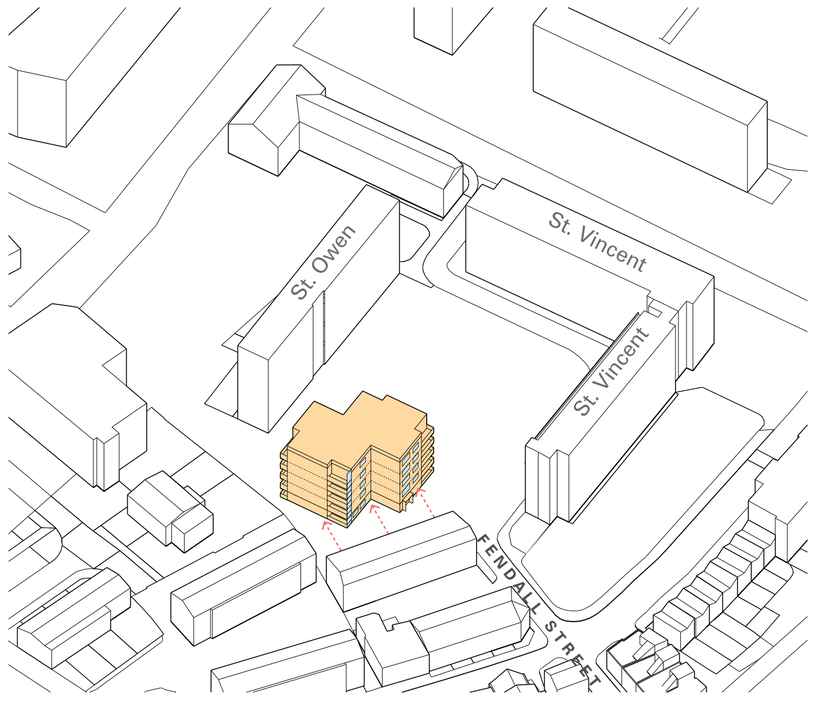
5. Elevations aligned with spaces between existing blocks.



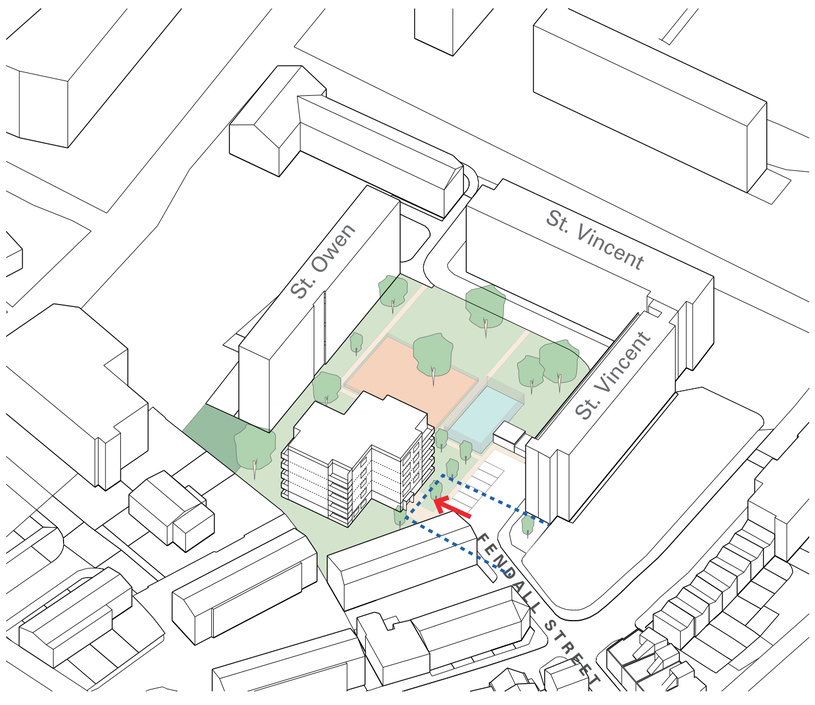
6. Proposed entrance visible from Grange Walk to aid wayfinding. A plinth and parapet breaks up the massing horizontally and to introduce a second colour/ tone



7. Balconies are introduced on each corner to break down the vertical massing and provide passive surveillance



8. Privacy measures are designed for balconies and windows closest to Melford Court



9. Landscaping improvements designed for all residents.

Fendall Street, St. Saviours Estate / **Views**

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Proposed View of Main Entrance from Fendall Street Looking North

View from Fendall Street

Window design

Entrance design

Balcony design

Fendall Street, St. Saviours Estate / **Plans**

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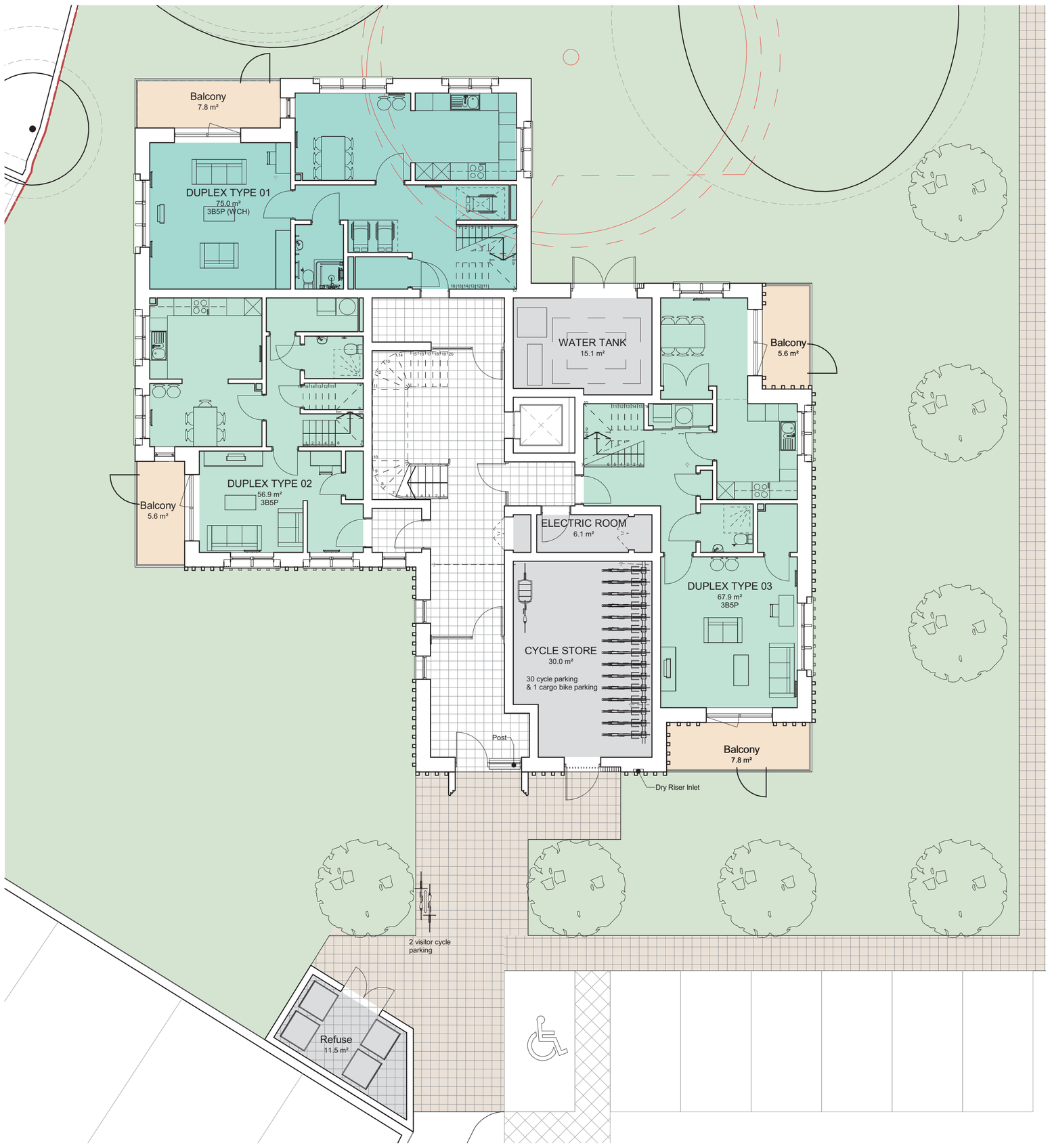
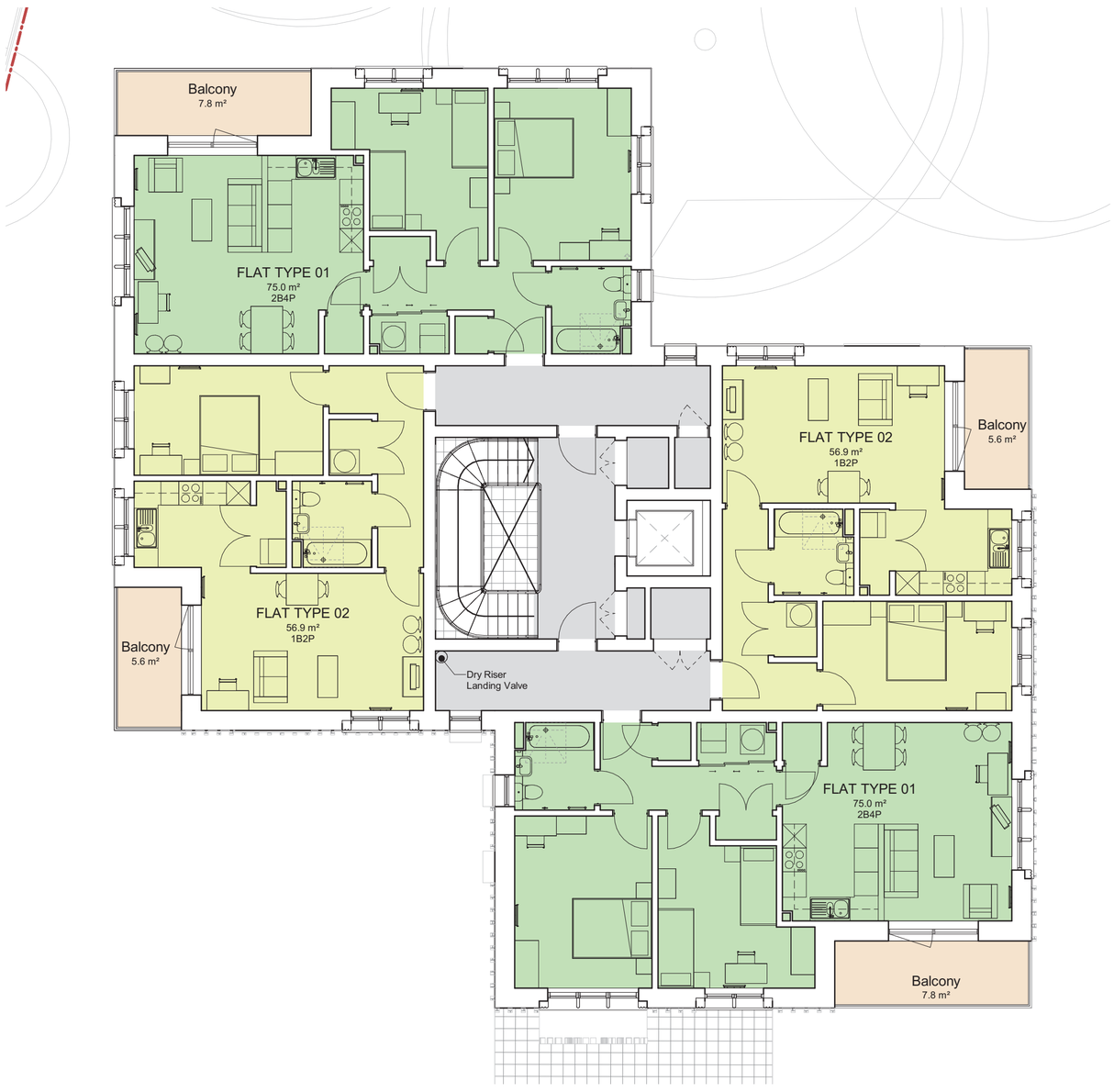


Ground Floor Plan

The proposed building forms a pavilion block with adequate setbacks from the exisiting buildings, which seek to further define the existing courtyard.

There is a single entrance to the building approaching from the south off Fendall Street to improve security and wayfinding.

The ground floor contains two 3B duplexes and one 3B wheelchair duplex, accessed from a communal core. A cycle store on site provides 30 cycle parking and 1 cargo bike parking spaces for proposed residents. Refuse store is provided externally.



Typical Floor Plan

A typical floor provides 4 flats, all accessed from a central staircase, lift core and corridors with natural light. 100% of the flats are double aspect.

In total, the proposed scheme comprises of 16 dwellings with the following mix:

- 6 x 1B2P flat
- 7 x 2B4P flat
- 2 x 3B5P duplex
- 1 x 3B5P duplex (wheelchair accessible)

The proposal within the indicated site boundary on the next board has a density of 289hr/hectare, which falls within GLA's guideline density of 200-450hr/hectare in an urban zone with a PTAL value of 2-3.

Key

- 1B/2P
- 2B/4P flat
- 3B/5P flat
- 3B/5P duplex (wheelchair accessible)
- communal areas

N

Fendall Street, St. Saviours Estate / **Landscape**

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Option 1

allotments adjacent to St. Owen House surrounded by railings and overlooked from proposed building providing additional security

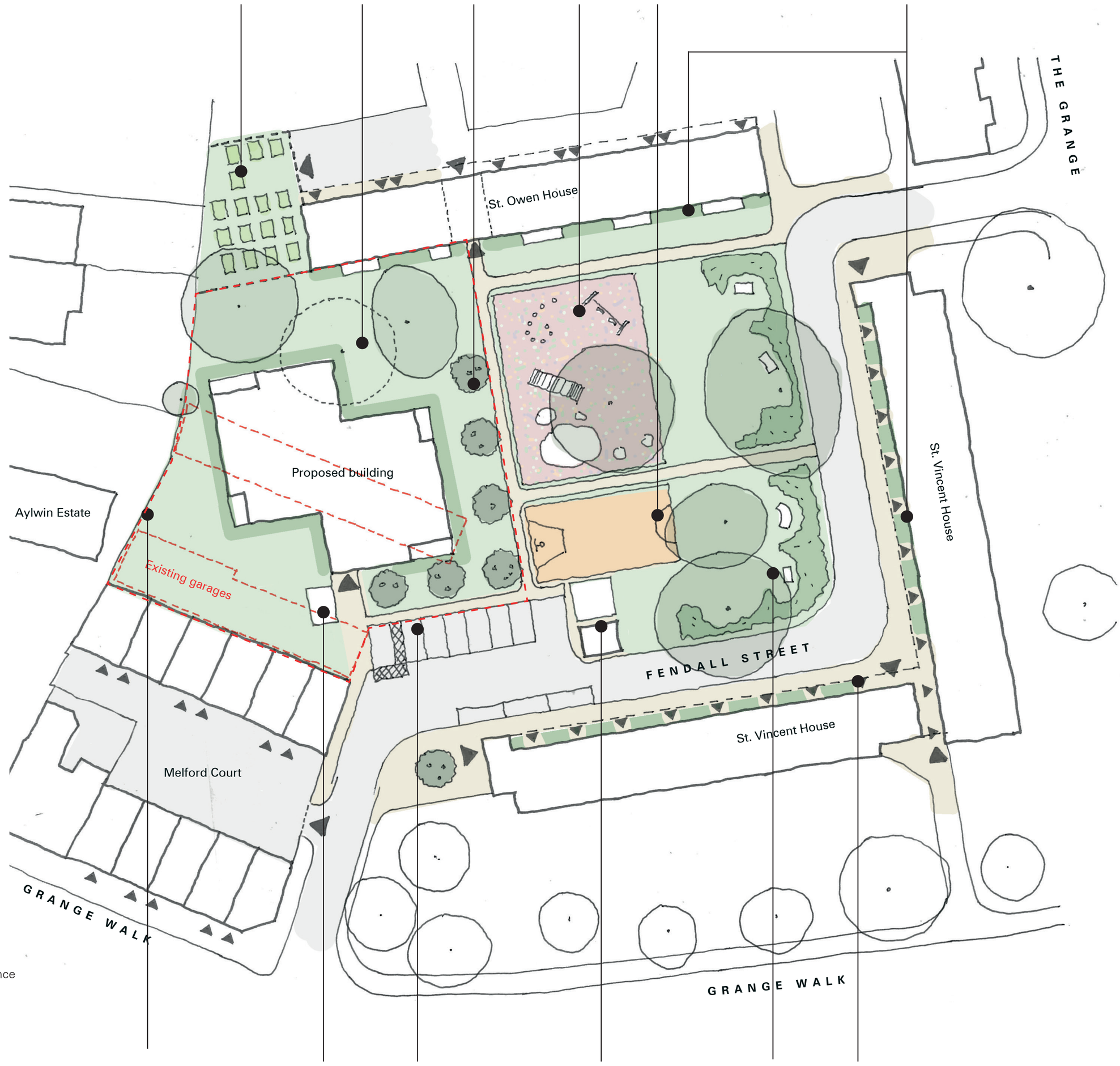
remove 1 existing tree

7 new trees planted

playspace

replace awkwardly shaped ball court with vibrantly painted ball court (144m²)

new privacy planting in front of ground floor flats



new tall railing in place of garage rear wall providing visual permeability

refuse store

car parking (9 standard spaces/ 1 blue badge)

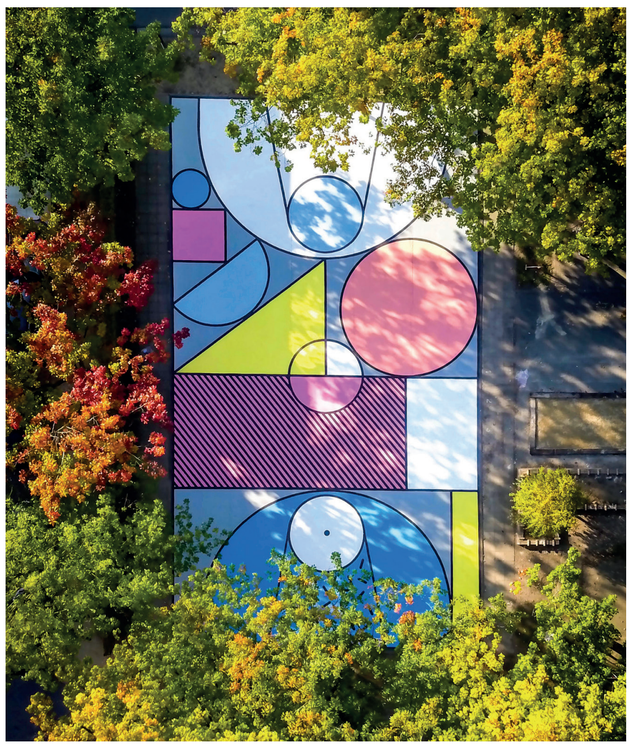
existing substation retained. maintenance store improved

community area with seating

new privacy planting in front of ground floor flats

View from communal green space towards St. Vincent House and proposal

Precedent: landscape treatment



Precedent: painted ball court

Fendall Street, St. Saviours Estate / **Landscape**

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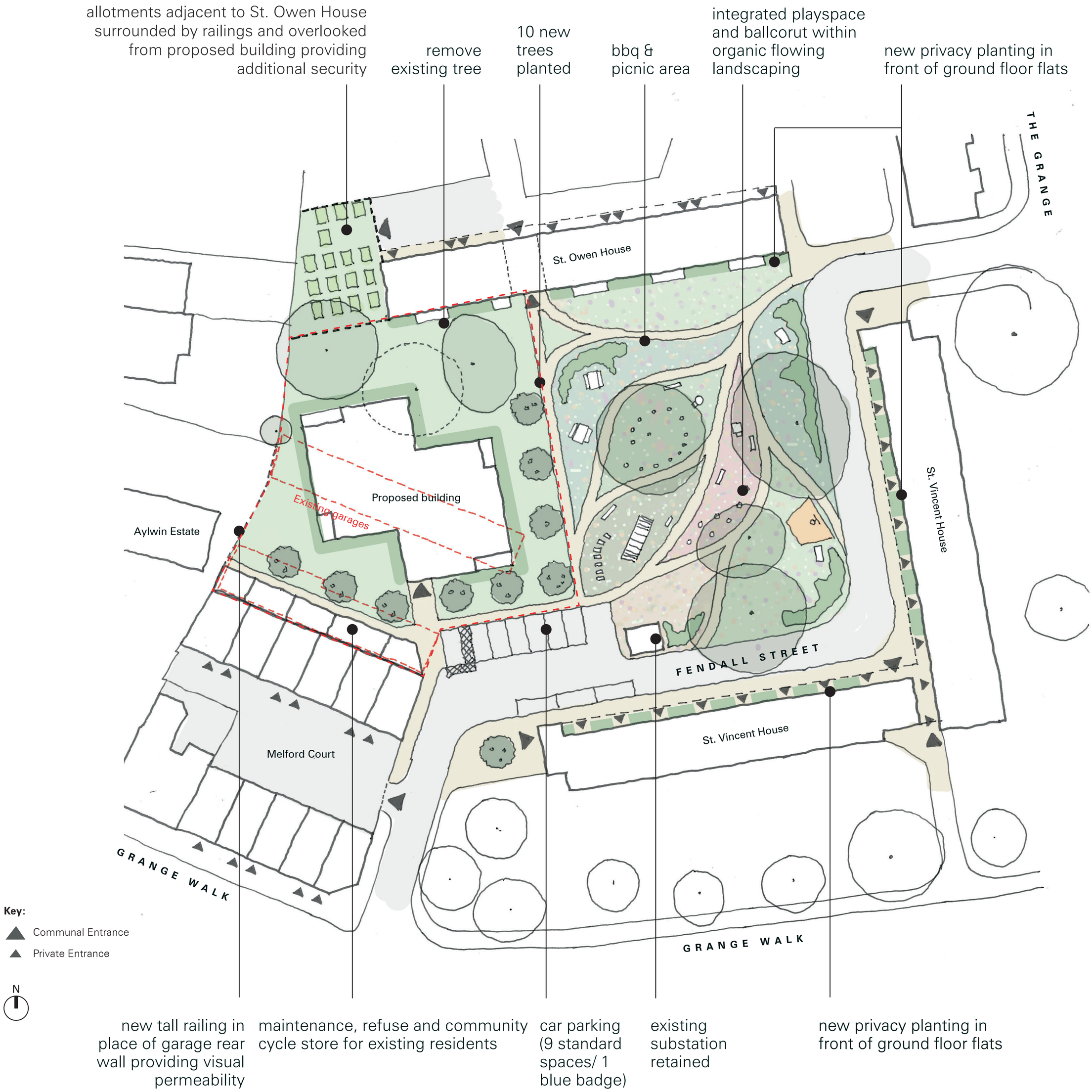
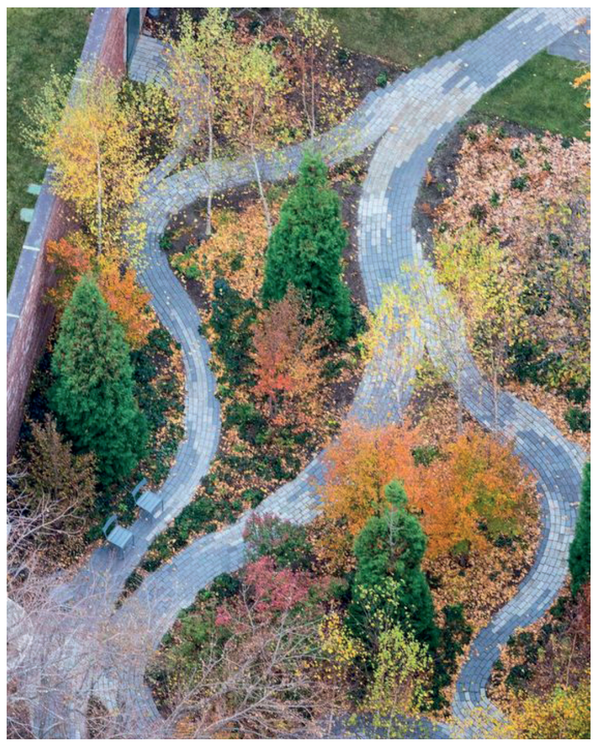
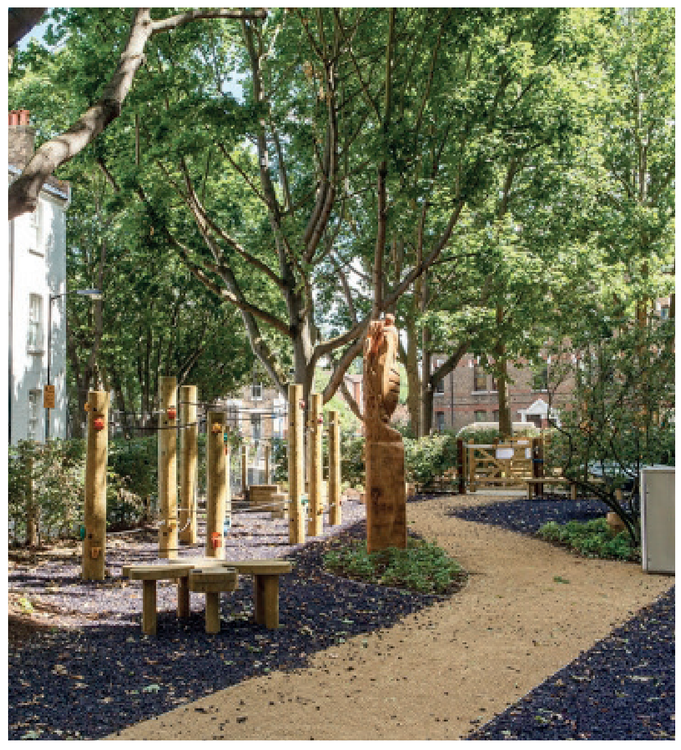
Option 2



View from communal green space towards St. Vincent House and proposal



Precedent: landscape treatment



Precedent: landscape treatment