Why new council homes for Tissington Court?

Southwark Council has an ambitious target to build 11,000 homes by 2043 and in order to achieve this every available site within the borough needs to be explored for the creation of new council homes.

Tissington Court has been identified as having development potential.

The council is proposing to develop a new residential building on Tissington Court, facing on to Rotherhithe New Road. A parking podium is currently located here and the site offers the opportunity to create up to 35 new homes at social rent, including a mix of flats and maisonettes of different sizes. 10% of the new homes are to be wheelchair accessible.

Works will include the partial demolition and reinforcement of the ageing structure of the parking podium and the proposals include the re-provision of the existing car parking and the retention of existing garages.

On the roof of the podium between existing & proposed buildings there will be a new resident's courtyard area to be designed with gardens, play and seating areas to improve the look and feel of the space.

Our plans are to include the re-provision of the multi-use games area towards the south of the site, where we will improve the shared open green space for additional recreational activities to be enjoyed by both new and existing residents alike.

Where will the proposed new building be located?

The new building will be located along the northern edge of Tissington Court, parallel to Rotherhithe New Road.

By placing the new building here, we are able to:
- Maximise distances between buildings to ensure daylight and privacy.
- Minimise disruption to existing mature trees.
- Maximise the number of new homes available on the site.

The proposal will require partial removal of the parking podium and during its removal we will reinforce the existing structure so that a new resident's courtyard can be created on the roof of the existing podium.

Residents will be asked to collaborate in the design of the open green space contained within the new resident's courtyard.
What will the new building look like?

A new parking layout will be developed as a result of the proposed partial removal of the existing podium.

The area is to be reconfigured to provide 15 new parking spaces, including two new wheelchair spaces, plus additional spaces for bicycles.

All existing private garages located under existing buildings are to be retained and refurbished.

The podium parking area will be completely refurbished to provide a well illuminated & secure area for resident’s use.

To promote natural daylight & ventilation in this area, holes will be punch through the existing podium slab and trees will be planted so that they grow through to the proposed resident’s courtyard area above.

What will happen to the parking in the podium?

We are still in the early stages of design but the proposed new building is likely to be a brick built structure.

Residents will be asked to collaborate in the design of elevations & in the selection of materials for the proposed new building.
How many new flats will be built in the proposal?

The proposed new building has been designed to provide a mixture of new home types to reflect the housing needs of the borough.

The proposal is for a five-storey building that will provide up to 35 new homes, consisting of 4 & 3 bedroom maisonettes on the ground floor or 2 & 1 bedroom in the flats above.

The new building will have two lifts, one of which will be double sided so as to provide access from the basement & entrance lobby areas to the proposed new resident’s courtyard, located a half level up from the street on the roof of the existing parking podium.

The proposal will also provide a minimum of 4 flats for wheelchair users.

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<th>Floor</th>
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<td>1 Bed / 2 Person WCH</td>
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<td>3 Bed / 6 Person</td>
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Total Units: 36

Total Wheelchair Units (WCH): 4

What will the new flats be like?

One bedroom flat
Min. 50m²

Two bedroom flat
61 to 70m²

Three bedroom maisonette
Min. 93m²
Will the proposal create other new opportunities for the estate?

**Better Street Frontages**
The proposed building will be located directly next to Rotherhithe New Road. To increase activity along this road, the new ground floor homes will be accessed from their own private front gardens & entry doors. Increased activity will reduce antisocial behaviour and improve the general security for all residents in the area.

**New Resident’s Courtyard**
Preserving & reinforcing the existing parking podium allows the possibility of creating a new open green space between buildings. This exciting new space would be for the residents of Tissington Court & allows the possibility of making a garden area for increased community activity, play & relaxation.

**Better Parking Facilities**
The podium will be refurbished to create a more secure space for residents, connecting it to the proposed resident’s courtyard above by allowing the penetration of natural ventilation & daylight. The existing private garages will be retained and refurbished. The parking will be offered exclusively to existing residents.

**Improved Play Areas**
An extensive new landscape & play area is proposed along St Helena Road.
What will happen to our play area?

A Multi Use Games Area or MUGA is currently located on the podium, providing recreational space for older children of the estate.

Rather than retain the MUGA on the podium, where noise would present a problem, it is proposed to relocate it to the south of the estate, adjacent to St Helena Road. The relocation will form part of a larger plan to upgrade the landscape & play facilities in this area.

Residents will be asked to participate in the design of the landscaping and play area.

Who will be eligible for a flat in the proposal?

All new homes within the proposal will be for council rent for local people in housing need.

The council will allocate 50% of the new homes built to local residents, who are in housing need and live on the estate or nearby, to move into a brand new home.

The remaining homes will be offered to residents on Southwark’s Housing register.

What will happen next?

The council plans to hold a Drop-in Resident’s Design Workshop during November 2018 to enable input into the design of the landscape and play spaces and on how the externals of the block may look.

The council’s new homes design team will take back your views and work to finalise the proposals to enable the design team to prepare a planning application.

A further pre-planning Drop-in Consultation Event will be scheduled for January 2019 where residents can view the final designs prior to a planning application submission.
Why is it necessary to repair the parking podium?

Various surveys and site investigation have already been commissioned in order to determine the suitability of the site for development. The proposed residential development at Tissington Court will require at least partial demolition to the existing car park podium structure.

Investigations into the podium structure revealed several defects and demonstrate significant deterioration to the structural elements that will require attention in the near future.

Our structural engineers have advised that repair and strengthening works to the concrete structure will be necessary within the next 4 years and leaving it untreated is not an option.

Whilst there is no immediate risk, the report recommends that the works should be undertaken to ensure the lifespan and safety of the podium in the future.

Are repairs required if the development does not proceed?

Repairs will be necessary to the podium, regardless if the new home proposal goes ahead or not.

This is because the existing podium is in poor condition, repairs and structural reinforcements will be required to extend it’s lifespan & ensure its continued safety.

It is not known at this point to what extent repairs will be required and it has been recommended by the structural engineers that further investigations be undertaken to ascertain this.

Where can I find more information?

If you would like to read the structural survey report, it can be viewed or downloaded on Southwark Council’s website by following the link:


Alternately, if you require further information you can contact:

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