

# Vestry Road | Southwark

Tenants' Hall and Residential Development



**Design and Access Statement**

Planning Application

Vestry Road | Southwark

Design and Access Statement

Fraser Brown MacKenna Architects © [2021]

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# Scope

This Design and Access Statement is submitted to accompany the application for Planning Permission for the Vestry Road project. It describes the proposals for the building and public realm and should be read in conjunction with the application drawings.

Reference should also be made to more detailed supplementary information submitted as part of the application under separate cover, including the following:

- Planning Drawings
- Planning Statement
- Air Quality Assessment
- Daylight & Sunlight Assessment
- Flood Risk Assessment
- Landscape Details
- Arboricultural Survey and Tree Survey
- Noise Assessment
- Statement of Community Involvement and Engagement Summary
- Transport Assessment/ Servicing and Refuse Management Plan
- Energy & Sustainability/ Overheating Analysis
- Basement Impact Assessment

A number of elements of the design, including particulars of the cladding, lighting, security and landscaping, will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with the Council or are not considered to be planning related matters. Where these details are shown within this Design and Access Statement, they are included for illustrative purposes only.

# The Team

**The Applicant:** London Borough of Southwark

**Planning Consultant:** London Borough of Southwark

**Architect:** Fraser Brown MacKenna Architects

**Principal Designer:** Martin and Arnold

**Employer's Agent:** Martin and Arnold

**Structural Engineer:** Ellis and Moore

**Mechanical and Electrical Engineer:** CPW

**Sunlight and Daylight Assessment:** Point 2

**Landscape Architects:** ME Landscape Studio

**Fire Consultant:** BB7

**Transport Consultant:** Paul Mews Associates

**Flood Risk Consultant:** RAB Consultants

**BREEAM Consultant:** CPW

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# 1 Introduction

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes to be delivered by 2022. Southwark aims are to address a 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 rent, 50 per cent of the new council homes will be let to local residents.

This scheme forms part of the fourth phase of the 'New Council Home's Programme'. The proposed site, currently occupied by the Lettsom Estate Tenants' Hall, has the potential to re-provide the existing facility whilst providing up to 11 residential units.

FBM Architects will seek to deliver our client's aspirations through an innovative design-led development in consultation with local residents and stakeholders. We design well-thought, sustainable homes with high quality amenity spaces which maximise the use of land assets without negatively impacting on existing neighbouring properties.

## 2 Site Analysis

### 2.1 Site Location

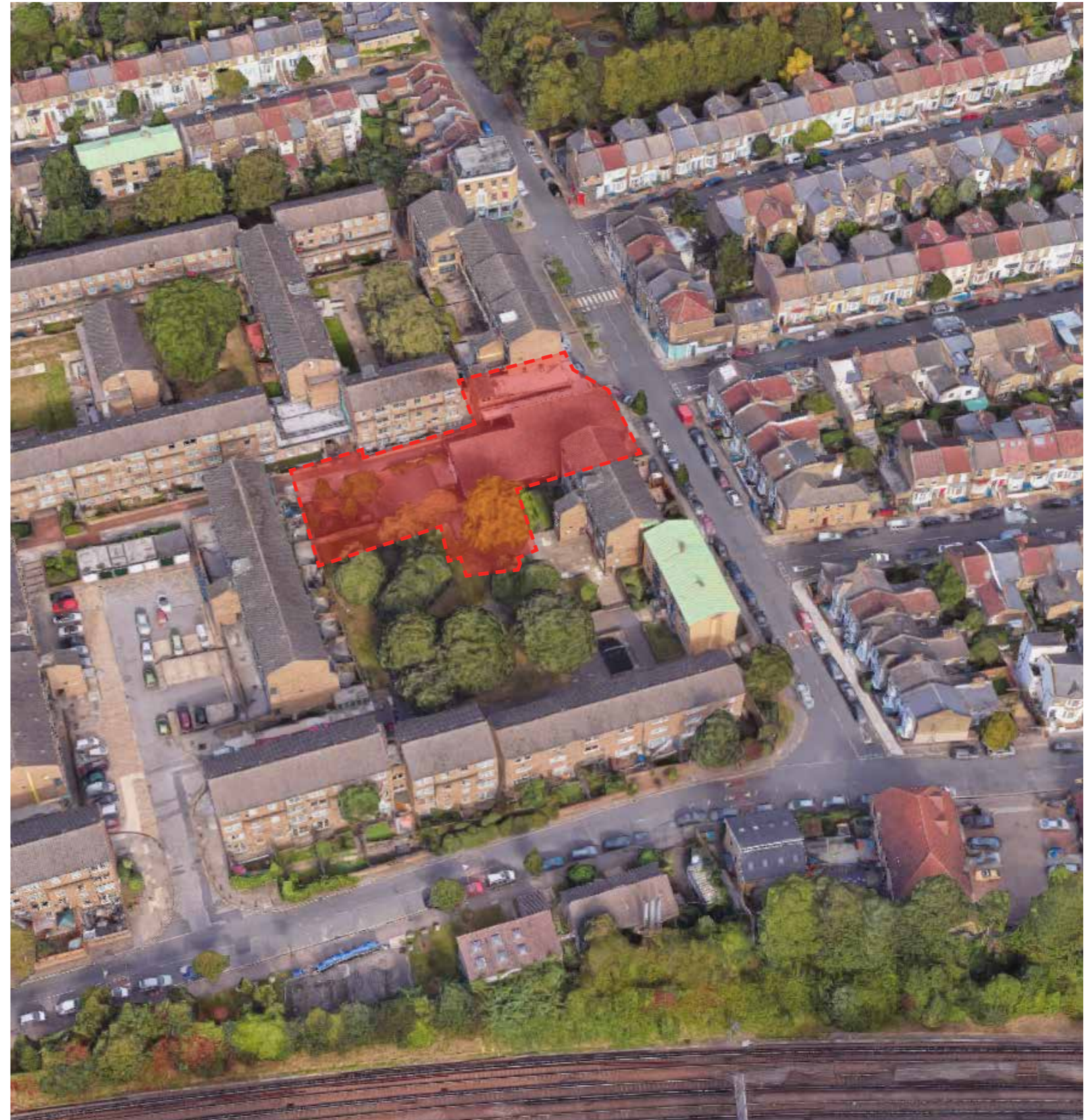
86, 88 and 114 Vestry Road, Lettsom Estate, Camberwell, SE5 8PG

The site is located within the Brunwick Park ward of the London Borough of Southwark. The site is a part of Lettsom Estate, which is located on the west side of Vestry Road.

The site is approximately 0.140 hectares in size. The majority of the site is occupied by the existing Lettsom Tenant and Residents Association hall. The site boundary also includes 88 and 86 Vestry Road. These spaces are for commercial use and have been vacant for some time. One of the sites is a single storey building, whilst the others sit under a residential block. Within the site area there are two pedestrian paths either side of the hall building which provide access from Vestry Road into the Estate.

The site has a level change from the pavement of Vestry Road to the west of the site. This is currently taken up by four steps along the southern pedestrian path or via a slope to the northern side of the hall.

Most of the buildings in the estate are 3 to 4 storeys high. On the northern boundary there is a 4 storey residential block with commercial units on the ground floor. To the south, there is a residential building of 4- storeys in height. Vestry Road is to the east and the community garden of Pembury House to the west.



## 2.2 Site History

Historical maps show that until the late 19th century, the site remained largely rural. The site was filled with low rise housing during the Victorian period.

The site was formed of terraced housing for over seventy years with a similar urban grain found to the existing houses opposite the site.

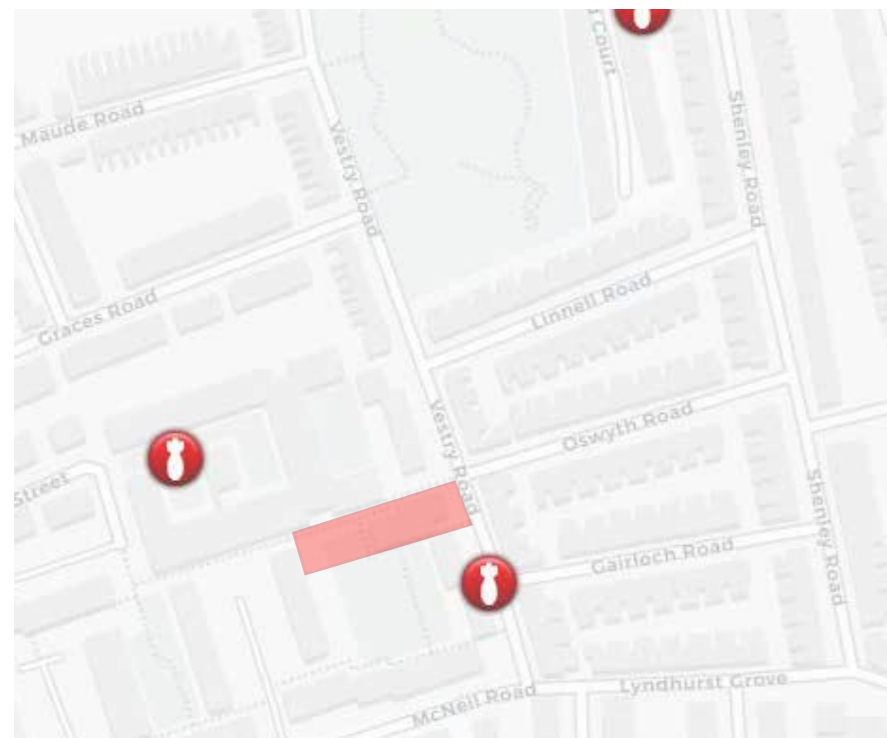
The provision of the current Lettsom Tenant and Residents Association hall was part of a large scale redevelopment of the area up to the edge of Lettsom Street, Camberwell Grove, McNeil Road and Vestry Road. Once built, it was named the Lettsom Estate.



1868



1894



WW2 Bomb census 1940-41



1920



1961



### 2.3 Wider Context and Accessibility

The site is located in the centre of the borough in close proximity to transportation connections that provide Thameslink, Southern and Southeastern railway connections.

Denmark Hill station and Peckham Rye station are within a nine minutes walk and 14 minutes walk, respectively. There are two main green areas in the neighbourhood, Lucas Garden located on the north and a two minutes walk from the site and Ruskin Park within a 12 minute walk. There are also many local amenities located mainly around Rye Lane, such as cinema, shopping centre, schools, nurseries, as well as variety of shops and coffee shops. Maudsley Hospital is located on the west of the site within 11 minutes walk. There are local shopping provision directly next to the site.

Peckham Road (A202) provides a variety of bus routes and is a short five minute walk away. It connects the site to New Cross Gate, Oval, Vauxhall and London Victoria station.

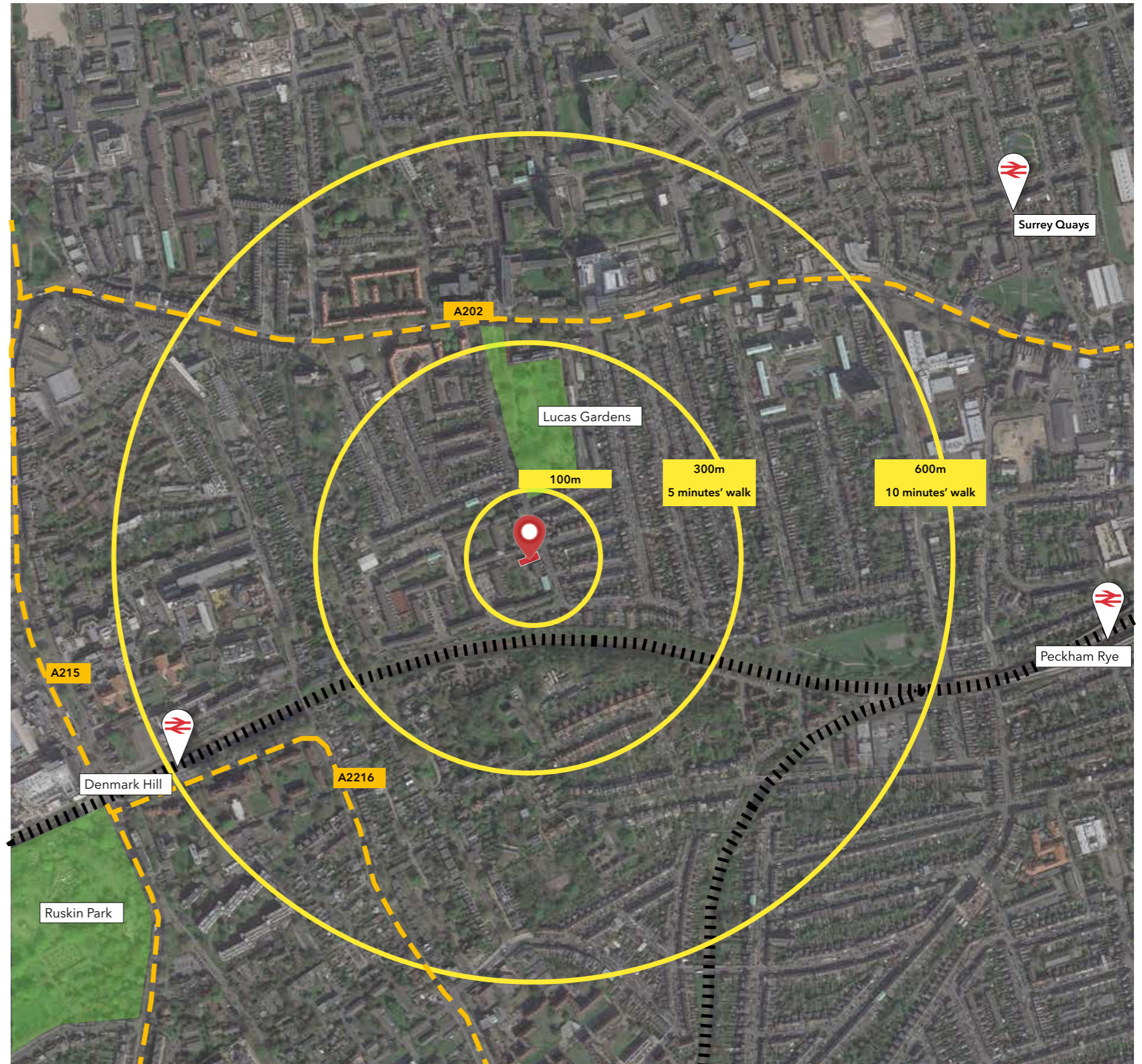
The site has a Public Transport Accessibility Level (PTAL) of 2.



PTAL Rating of the area (source: tfl.gov.uk -July 2020)



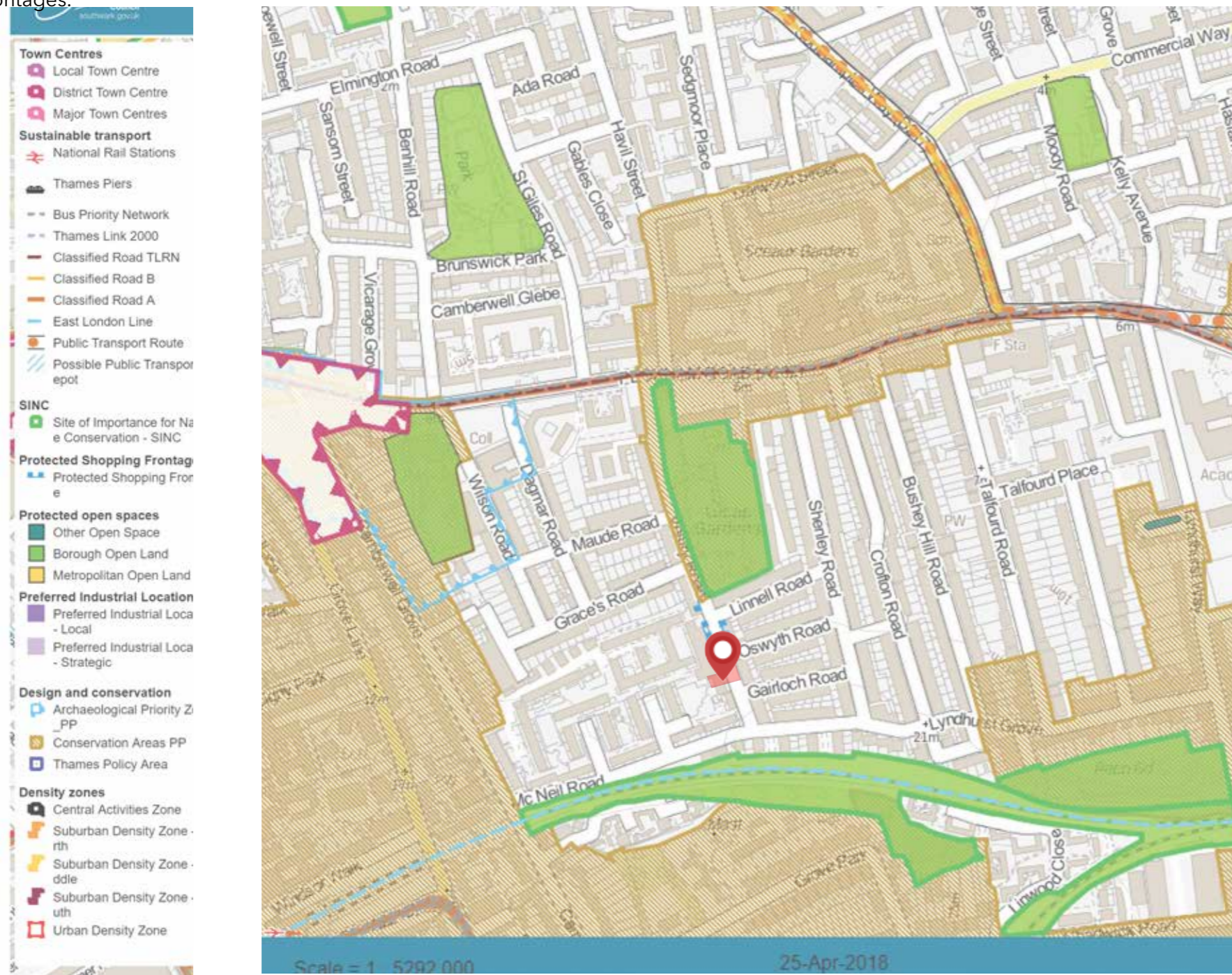
- Site
- Main roads
- Rail tracks
- Parks and gardens
- Train stations



## 2.4 Planning Policy map

The site is not within any specific planning zone or policy. The area immediately around the site is mostly residential. The surrounding buildings are generally from the 50s to 80s.

The site is not in any conservation area nor are there any listed buildings on, or near the site. Neighbouring buildings to the north of the site, including the two commercial units that are part of the site are classed under the category of protected shopping frontages.

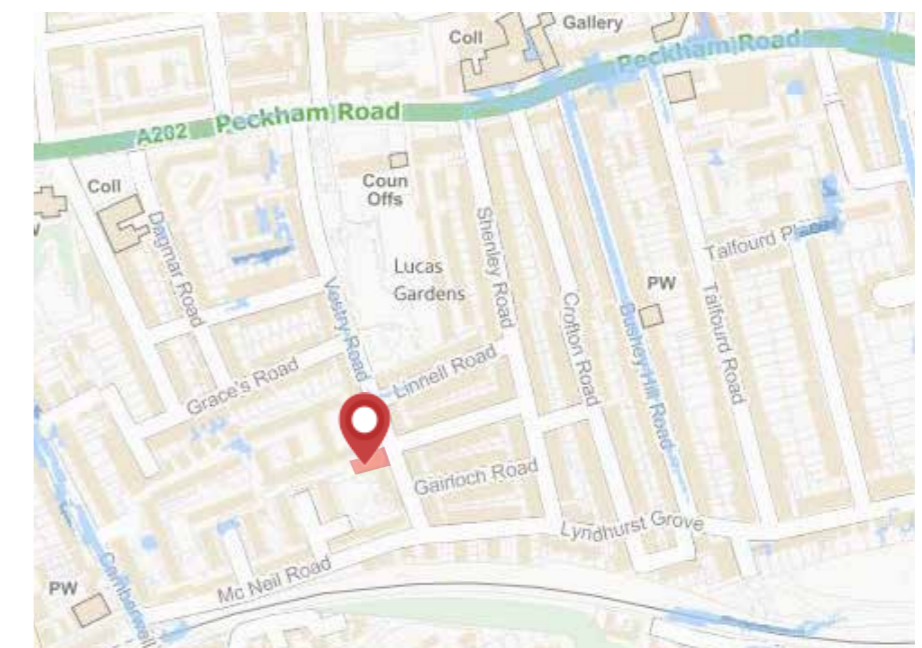


## 2.5 Flood Risk

As shown in the maps below, the site is located in an area with no flood risk from river and is at low risk of flood from surface water.



Flood risk from river



Flood risk from surface water

## 2.6 Site Photographs



Key



1 View from Oswyth Road to the site.



2 View from the community garden of Pembury House



3 Pathway on the north of the site.

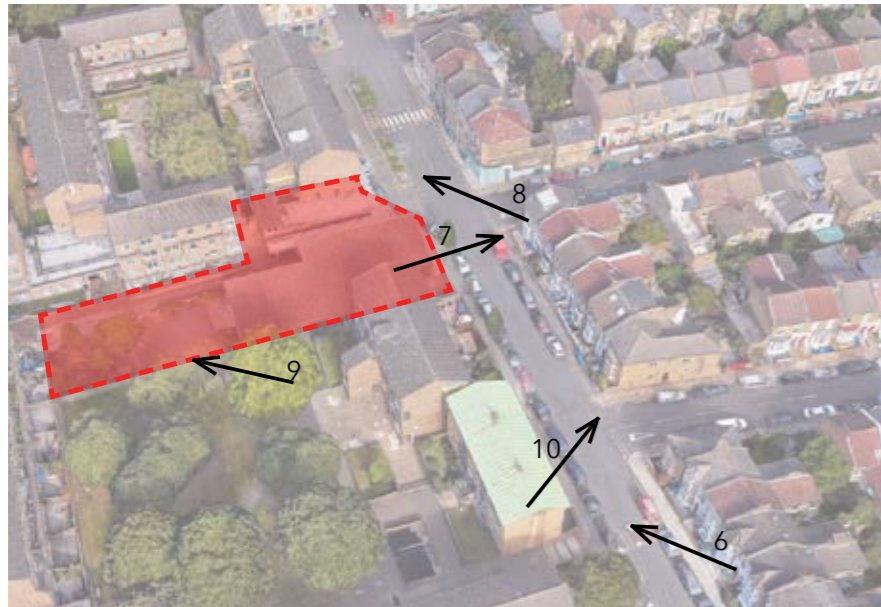


4 Pathway on the south of the site.



5 View from Vestry Road.

## 2.7 Architectural Context



Key



6 Neighbouring residential buildings on the south of the site at higher level.



7 Building opposite Vestry Road.



8 Neighbouring residential building on the north of the site with commercial units.

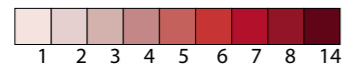


9 Residential buildings and green area on the west of the site.

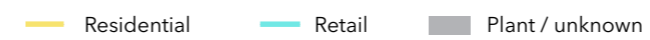
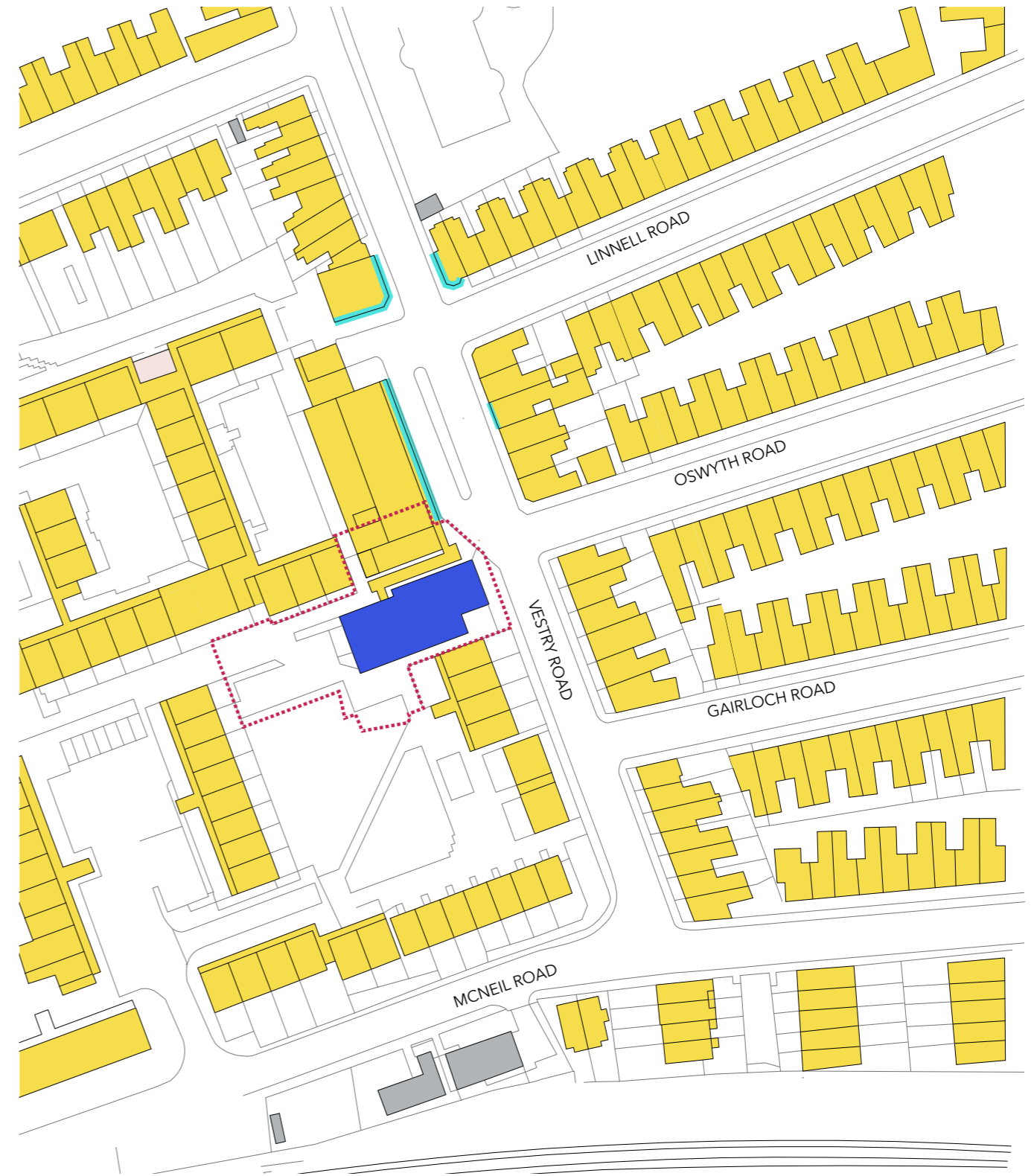


10 Neighbouring residential buildings on the south of the site at higher level opposite Vestry Road

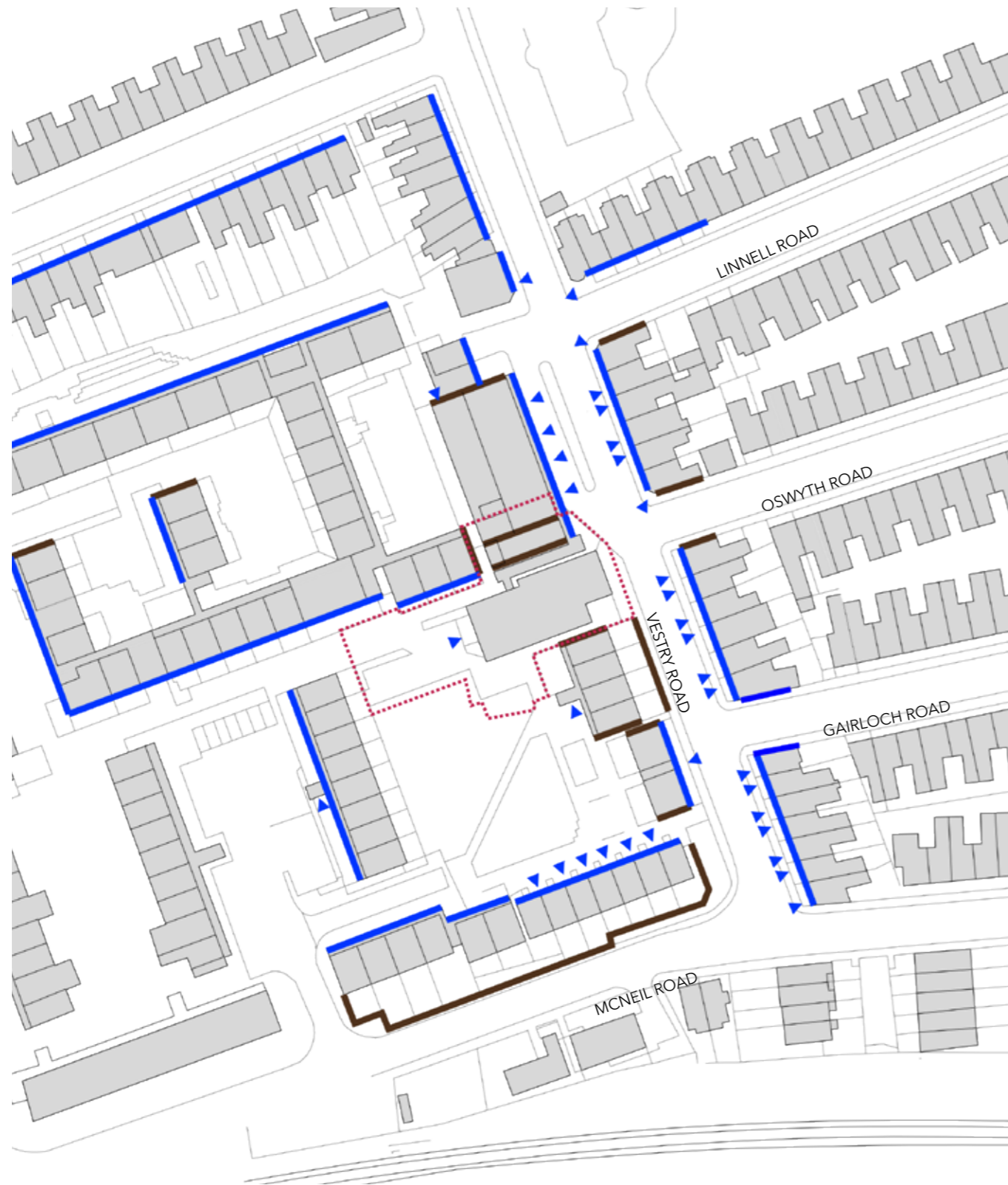
## 2.8 Building Heights



## 2.9 Land Use Appraisal



## 2.10 Active Frontages



Blank wall/ Flank wall    Active frontages    Entrances to the buildings

## 2.11 Green Spaces



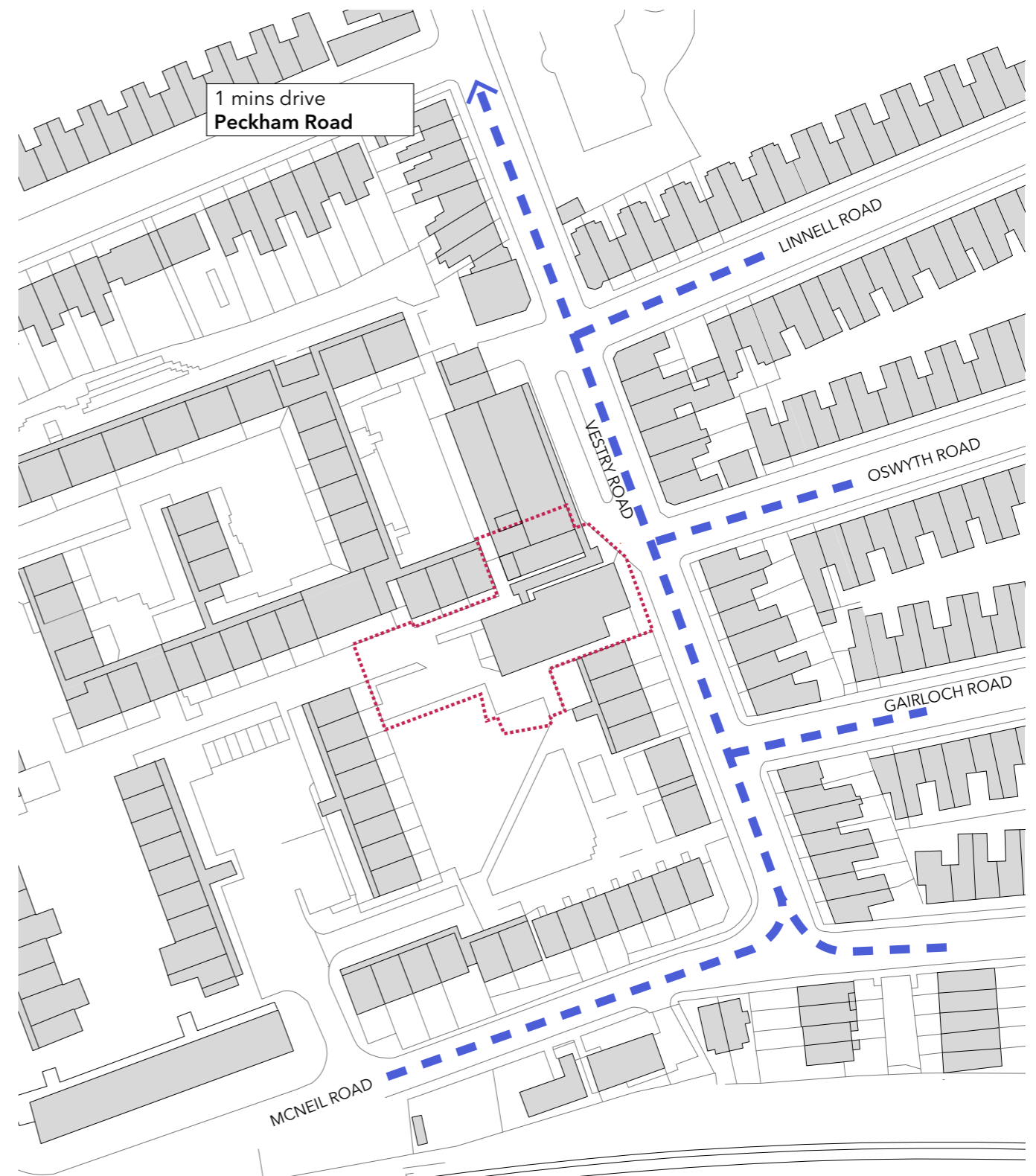
Public green space    Private communal garden    Private individual garden

## 2.12 Pedestrian movement



— — — — — Main routes    
 - - - - - Secondary routes    
 ..... Pedestrian connection

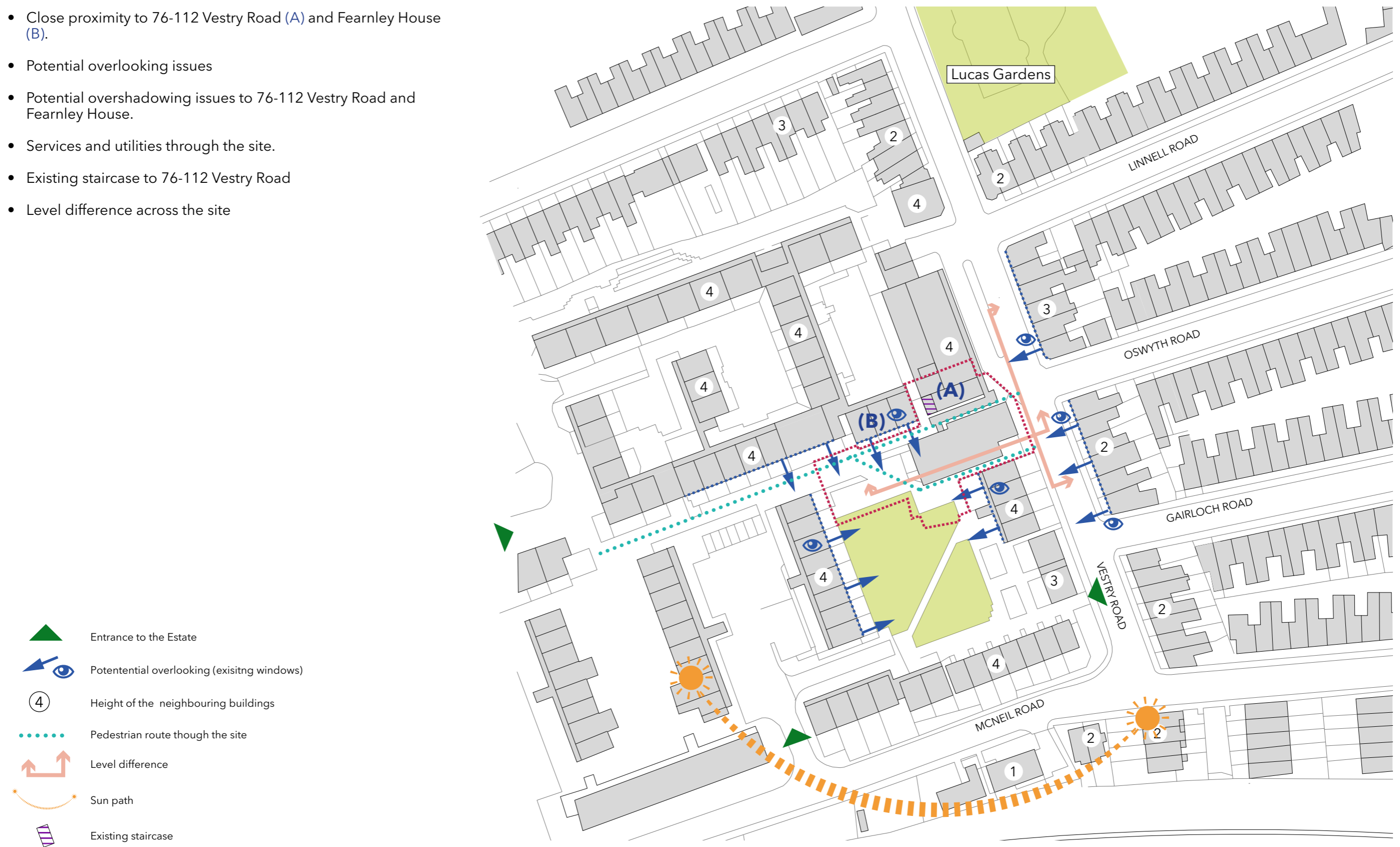
## 2.13 Vehicular movement



— — — — — Main road    
 - - - - - Local street

## 2.14 Site Constraints

- Close proximity to 76-112 Vestry Road (A) and Fearnley House (B).
- Potential overlooking issues
- Potential overshadowing issues to 76-112 Vestry Road and Fearnley House.
- Services and utilities through the site.
- Existing staircase to 76-112 Vestry Road
- Level difference across the site







- Entrance to the Estate
- Potential overlooking (existing windows)
- Height of the neighbouring buildings
- Pedestrian route through the site
- Level difference
- Sun path
- Existing staircase



## 2.15 Site Opportunities

- A good level of daylight and sunlight to south/east/west orientation
- Close proximity (0.4 mile) to Denmark Hill Station and Peckham Rye Station.
- Close proximity to Lucas Gardens and Ruskin Park.
- Improvements to the green courtyard garden area between the residential buildings to the south-west of the site.
- Bus links from Peckham Road to the city of London.
- New gateway and entrance to the estate
- Re-provision of the existing hall.

-  Existing mature trees
-  Blank wall
-  Local green area
-  Height of the neighbouring buildings
-  Pedestrian routes
-  Bus links
-  Train Station
-  Cultural landmark- community centre
-  Opportunity to improve landscape



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### 3 Consultation Process

Community involvement and consultation events have been developed according to the L.B. Southwark's 'Chapter of Principles' that determines how it will work with residents to deliver the New Council Homes programme.

At the first Open Event interested residents signed up to be part of a Project Group that would meet regularly to review the development and to provide the benefit of their local knowledge and input into the design process.

There have been five project group meetings which have been used to establish a collaborative dialogue between the design team and residents and councillors to explain the project and its evolution and to listen to their concerns and ideas.

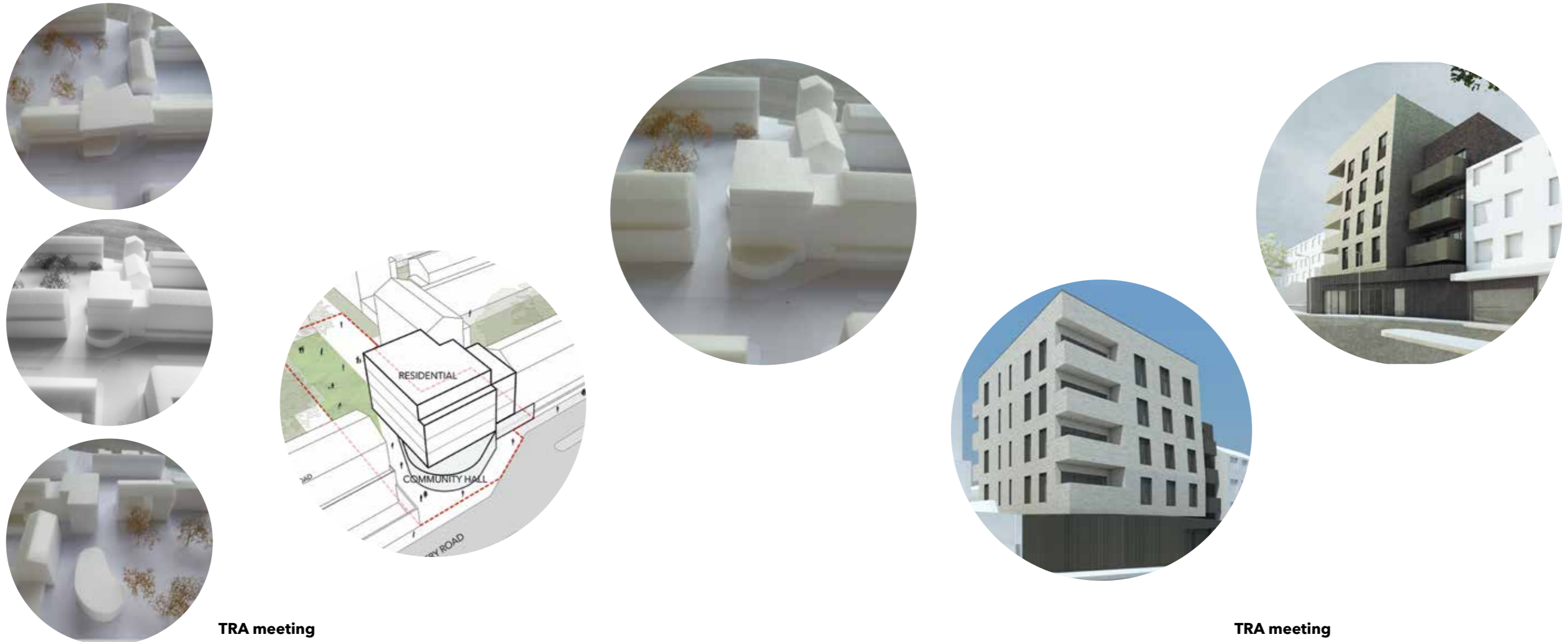
In addition, we have attended two Tenants and Residents' Association meetings to discuss their requirements and to explain the Tenants' Hall strategy, plans and appearance.

We have had a number of meetings with Southwark's internal stakeholders to review the proposals:

- 8th March 2019 - M&E
- 12th March 2019 - Fire Safety
- 12th March 2019 - Building Control
- 12th March 2019 - Housing Management
- 12th April 2019 - Secured by Design with Southwark DOCO
- 30th July 2019 - Councillors Briefing Meeting
- 17th October 2019 - Second Fire Safety and Building Control meeting.
- 14th February 2020 - Highways
- 7th July 2020 - Councillors Briefing Meeting
- 26th October 2020 - Final Stakeholder review meeting.

These meetings provided valuable input on the design of the Tenants' Hall, the cores and servicing areas, particularly in terms of means of escape, maintenance and servicing strategies.

### 3.1 Community Involvement and Consultation



14/06/2018      12/07/2018      06/09/2018      11/12/2018      17/01/2019      07/03/2019      June 2019

#### Initial thoughts

FBM initially presented three options. It was agreed by LBS that option 2 was the preferred scheme to proceed with.

- Key scheme elements:
- Tenants' Hall on ground floor adjacent to the existing shops.
  - 4/5 storey building
  - 2-3 units per floor
  - 11 units
  - Range of 1, 2 and 3-bed accommodation
  - One main pedestrian route

#### First Open Event

The proposal with the following key points was presented at a public event.

- Re-provision of the Tenants' Hall on the ground floor adjacent to the existing shops
- 3/4 storey building
- 2-3 units per floor
- 11 units
- Range of 1, 2 and 3-bed accommodation
- 100% council rented housing
- The two adjacent shops have been included

#### 1st Residents Project Group Meeting

FBM presented the evolution of the proposal since the first open event.

- Minor modifications of the Tenants' Hall internal layout
- Re-provision of the existing staircase (Vestry Rd block)
- Explained how the massing of the building has been designed to minimise daylight and sunlight impact on adjacent buildings
- Ground floor strategy. Residential and Tenants' Hall entrances. Plant room, cycle and bin stores location and access

#### 2nd Residents Project Group Meeting

Plans, elevations and views were presented to the group to show the proposed materials and external appearance, were well received.

- Also well received were the;
- Ground Floor glazing/windows strategy was discussed
  - New rear entrance for Vestry Road residents and re-provision of the staircase was discussed and well received by all attendees
  - Shape and strategy of the Tenants Hall use

#### Pre-Application meeting

Plans, elevations and views were presented to the planning and design officers. The key issues discussed were:

- Finer detailing of the proposed building
- Brickwork colours
- Balcony size (too large)
- Ground floor detailing
- Car free development
- Pedestrian movements



05/08/2019

**3rd Project Group Meeting**

Elevations, floor plans and views were presented to show to the residents appearance and materials. They were well received by the attendees.

- Internal Tenants Hall layout was discussed with residents
- Changes to the elevation including faceted Vestry Road elevation
- Basic landscape strategy was proposed and supported by residents
- New Tenants Hall layout in comparison to existing one was presented
- Details of elevation were discussed.



17/02/2020

**4th Project Group Meeting**

Landscape proposal and new Tenants Hall layout were presented. Some residents raised concerns about Tenants Hall layout but overall it was very well received by the attendees.

- The project groups preference was option which opened up the front of the tenants hall space and lessened the size of the reception area with additional meeting space to the rear with the stage adjoining it.
- Lighter brickwork option was preferred



30/06/2020

**5th Project Group Meeting**

New layout of Tenants hall presented alongside changes to the landscape. Key discussion items.

- Layout was discussed following premises officer and local resident comments via LBS project officers.
- Program: The potential date for demolishing the existing tenants hall.
- Appearance of the entry area & signage
- Different seating and arrangements for the hall and meeting rooms.
- Changes to the landscape including fencing to the play area and potential landscape furniture.



August 2020

**Online Public Consultations**

FBM and ME Landscape Architects presented the revised proposal which was well received



April 2021

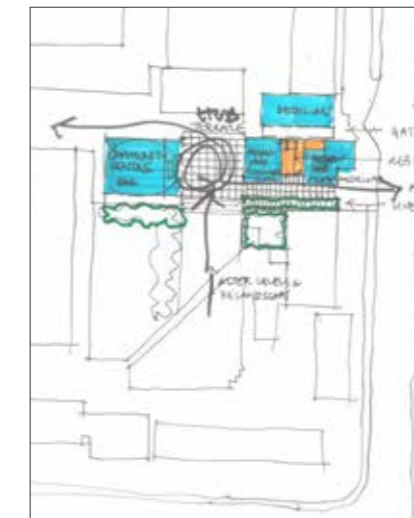
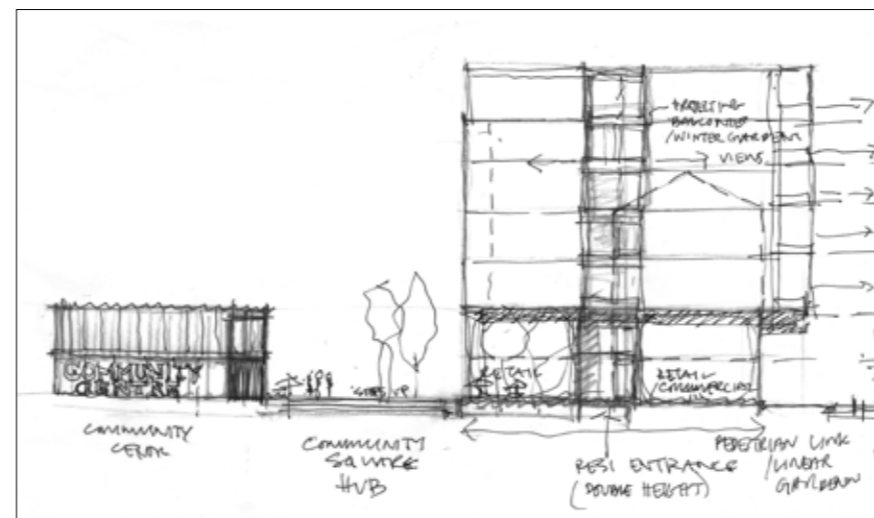
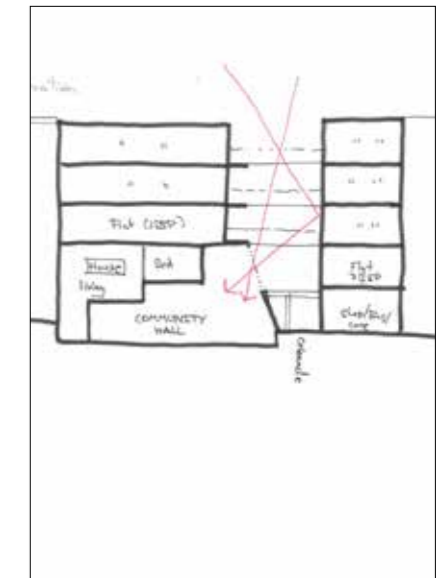
**Planning Application Submission**

## 3.2 Design development

### 3.2.1 Design process - design Charrette

At the start of many of our projects, we undertake a design 'Charrette' with the whole practice. This helps to generate a multiple number of ideas in a short period of time, pulling in different experiences, interests and knowledge. This is done in a short 1-hour burst of work which is then presented by each person or small team and discussed.

We find there are often key themes and ideas that can then be taken forward and developed in the next stage. Some of these thoughts are shown opposite and were undertaken prior to the first discussions with stakeholders.

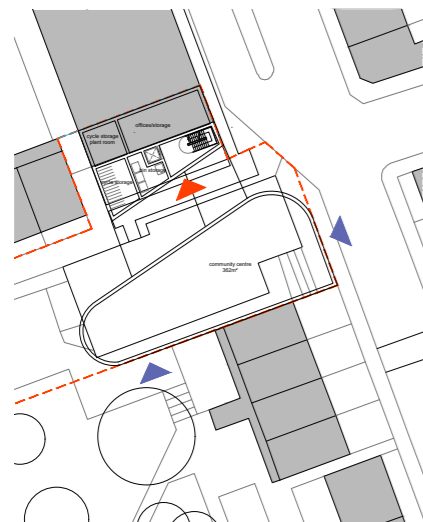


### 3.2.2 Initial thoughts - Developed options

FBM presented three options at the first design team meeting. The options explored different solutions regarding the Tenants' Hall and the residential part, their locations, relationships and the connection between Vestry Road and Pembury House open space.

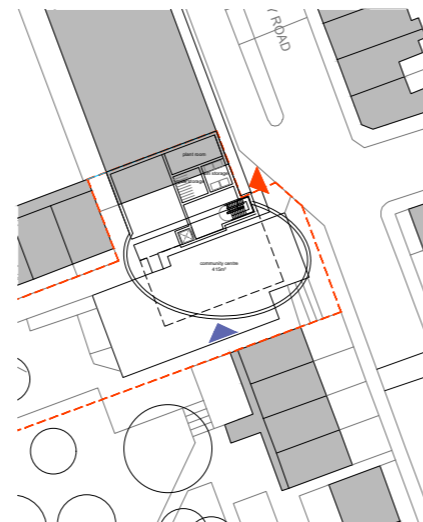
#### Option 1 - Infill building with an underpass

- Connection between Vestry Road and Pembury House open space through an underpass.
- New Tenants' Hall open towards Vestry Road and Pembury House open space
- New residential block joining the two existing linear houses
- 4 storey building
- 3/4 units per floor
- 11 units
- 45% dual aspect units



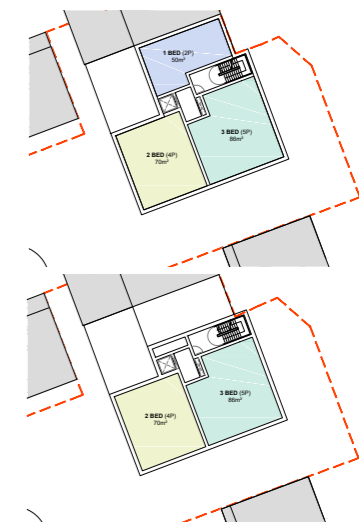
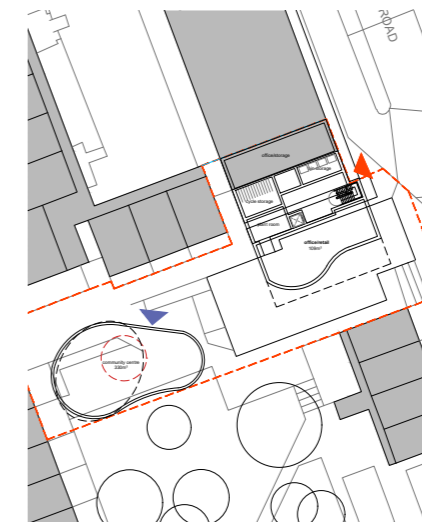
#### Option 2 - Tenants' Hall and residential part above adjacent to 76-112 Vestry Road

- Connection between Vestry Road and Pembury House open space through a south path
- New Tenants' Hall open towards Vestry Road and Pembury House open space and reusing the adjacent shop.
- New residential above the Tenants' Hall and adjacent to 76-112 Vestry Road
- 4/5 storey building
- 2/3 units per floor
- 11 units
- 100% dual aspect units



#### Option 3 - Tenants' Hall as a standalone building and residential one adjacent to 76-112 Vestry Road

- Connection between Vestry Road and Pembury House open space through a south path
- New Tenants' Hall within Pembury House open space.
- New residential block adjacent to 76-112 Vestry Road
- Space for an alternative use to the ground floor - cafe etc.
- 4/5 storey building
- 2/3 units per floor
- 11 units
- 100% dual aspect units



### 3.3 Community Involvement

#### 3.2.3 Open Event

The first Open Event was held during the evening of 06.09.2018 and was a casual basis where people could ask questions and look at the boards that were presented. The aim was to show the first ideas to residents, to listen to their thoughts and to gauge the level of community interest in the proposals.

The event was very well attended by Lettsom Estate residents and neighbours. Approximately 21 people attended the evening event (in addition to members of the project team) of which 14 people filled out a questionnaire giving their thoughts on the site for development.

FBM presented display boards which covered topics such as the location and site in its context, the site history and existing site analysis with photos to identify key opportunities and constraints, along with two options for the massing model supported by a physical model.

At this session, interested residents signed up to be part of a Project Group that would meet regularly to review the development and to provide the benefit of their local knowledge as input into the design process.

The following is a summary (based on FBM's internal notes) of the verbal feedback and questionnaire feedback received at the meeting:

- The principle of developing the site for new Tenants' Hall and Council Housing was highly supported.
- There were few residents that expressed concerns about the height.
- Residents were generally positive about the new Tenants' Hall location, massing and strategy.
- Some residents were concerned about overshadowing and overlooking impact on the surrounding buildings.

#### 1 Introduction

**About Southwark Council**  
Southwark Council is committed to building 11,000 new council homes by 2041 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 meeting needs.  
• Create high quality and well integrated homes where people want to live.  
• Build more housing to meet the needs of our diverse population.  
• Use architecture to give more identity to public and encourage a stronger sense of community, reflected in property for inclusion.  
Our aims:  
• To address a shortage of council housing for the borough's residents.  
• To meet the needs of future generations.  
• To increase a culture that will be 100 per cent council housing at council tenancies.  
• 50 per cent of the new council homes will be let to local residents.  
Examples of projects completed in 2016/17 are shown below.

**About Fraser Brown MacKenna**  
Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record of creating popular places to live. Through collaborative work in house, in brief and competitively we strive to create neighbourhoods that are aesthetically, socially and economically sustainable.  
We believe that the identity of a place is forged by the individuals who inhabit it and the benefits and opportunities this brings to its life.  
As a practice we continue to engage with the community to better understand and anticipate the local context that already exists to create places that allow communities to flourish and grow.

**About The Site**  
The site is located within the London Borough of Southwark and is part of Lettsom Estate. The site is in close proximity to Vestry Station that serves the Clarendon, Southwark, Lettsom and Clarendon estates.  
The majority of the site is occupied by the existing Lettsom Tenants Hall. The site boundary also includes low density low rise part of 75-113 Vestry Road estate. These are used for residential use and are currently in poor condition.  
There are two pedestrian paths within the site of the hall building which provide connections between the site and Vestry Road.  
The site measures 0.1422 hectares. It's boundary to the north and south is a four storey residential building. Vestry Road to the east and the community garden of Penbury House to the west.

Vestry Road Southwark FBMArchitects

#### 3 Analysis of the Site

**Constraints**

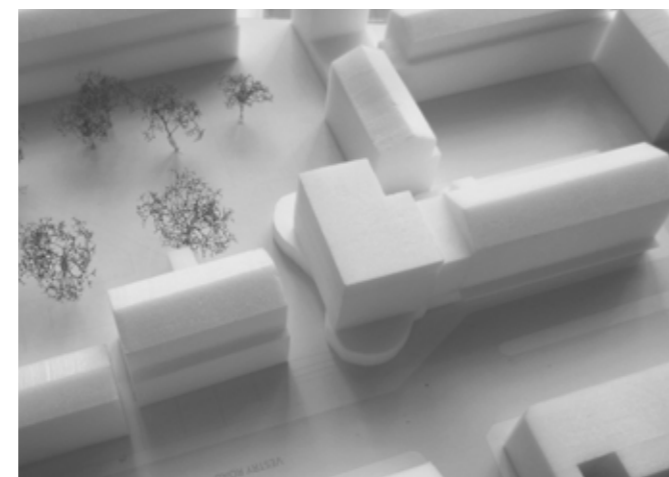
- Potential overlooking (existing windows)
- Height of neighbouring buildings
- Pedestrian route through the site
- Sun path
- Close proximity to neighbouring buildings
- Potential overlooking from Penbury House, Penbury House and 75-113 Vestry Road
- Potential overlooking issue
- Existing pedestrian route that goes straight through the site

**Opportunities**

- Black wall
- Local green area
- Existing mature trees
- Height of neighbouring buildings
- Pedestrian routes
- Bus links
- Taxi Station
- Good orientation of the site
- Cultural/landmark - community
- A good level of daylight and sunlight to neighbouring windows
- Close proximity (24 miles) to Denmark Hill Station
- Close proximity to Lettsom Gardens and Lettsom Park
- Green area between the residential buildings on the north west of the site
- Well connected to public transport
- Opportunity to improve existing pedestrian route

Vestry Road Southwark FBMArchitects

Boards presented to residents on 06.09.2018



Photos of the physical model showing the option presented to residents on 06.09.2018

#### 2 Background

**Area History**  
According to historical maps the site was free from any development until 1848. By the end of 19th century the site had been fully occupied by row houses.  
The site is not in any conservation area nor are there any listed buildings on or near the site.

**Planning Context**  
The site is within the Clarendon area. The area around the site is mostly residential with a few shops/restaurants on the ground floor. The surrounding buildings are generally from the 1930s - 1950s.

**Wider Context and accessibility**  
The site is located within the London Borough of Southwark and is a part of Lettsom Estate.  
The majority of buildings on the estate are 3-4 storey high. On the northern boundary there is a 4 storey residential block (75-113 Vestry Road) with commercial units on the ground floor. The southern boundary is defined by a 4-storey high residential building (110-115 Vestry Road).  
It is located in close proximity to railway stations that serve the Clarendon, Lettsom, Southwark, Clarendon and Lettsom areas. There are two main local amenities located nearby around the site, such as a cinema, shopping centre, schools, nurseries, as well as a range of shops and restaurants.  
Lettsom Gardens and Bubbler Park are located within a walking distance a two minutes and a ten minutes walk, respectively.  
There are many local amenities located nearby around the site, such as a cinema, shopping centre, schools, nurseries, as well as a range of shops and restaurants.

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#### 4 Design Strategy

**SCHEME SUMMARY**

- Range of 1, 2 and 3 bed homes
- 100% council rent housing
- Compliant with Lifetime Homes standards
- New Community Hall
- Enhancement of shared outdoor space
- New entrance into the estate
- Possibility of a new stairwell to the adjacent building

**SCHEME BENEFITS**

- Meeting local housing need
- New Community Hall serving needs of local community
- Half of new homes for local residents
- Contributing to the local landscape - improving the quality of local community gardens
- Private balconies to all units
- Improving existing pedestrian routes and creating an attractive passage between community hall and community garden
- Improved entrance into the estate - open, and offers natural surveillance
- High quality design and outstanding form of Community Centre

**PROPOSED TIMELINE**

DESIGN TEAM MEETING WITH TfL (JULY 2018) → FIRST OPEN EVENT (06 SEPTEMBER 2018) → DESIGN STAGE: DEVELOP THE PROPOSAL WITH AMPLIFIED INPUT OF LOCAL RESIDENTS → PUBLIC EXHIBITION TO SHOW THE PROPOSAL FOR NEIGHBOURS → PLANNING APPLICATION SUBMISSION (SPRING 2019) → CONSTRUCTION STARTS (EARLY 2020)

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Residents' comments and ideas board during the Open Event



### 3.3.1 Project Group Meeting 1:

This was the first meeting of the Project Group formed after the Open Event. Six group members were in attendance at the meeting on the 11.12.2018. Neal Purvis, an independent consultation consultant from Open Communities explained the purpose and role of the Project Group and set out the expected framework for the Project Group meetings. FBM provided a brief update on how the design had been developed since the open event. Plans and a physical model were used to explain building mass, landscape strategy and how the overlooking and daylight and sunlight impacts were being minimised.

The main summary points from the meeting were;

- FBM proposed a single wider footpath, from Vestry Road into the estate, to replace the two existing narrow footpaths. All in attendance agreed this proposal seemed beneficial.
- Concern was expressed regarding the potential for rats to be displaced during the demolition. It was confirmed that additional pest control measures could be implemented during the demolition phase.
- FBM explained the intention to close-off the existing staircase located near the rear of the current hall and re-provide the stair entrance within the envelope of the new building. All present agreed with the proposal, but it was noted that consultation of residents directly impacted by the proposal should take place.
- The residents were concerned about the potential light and overlooking impact on Fearnley House and 76-112 Vestry Road. The design team provided reassurance that sunlight/daylight assessments would be used to identify appropriate building height and mass to avoid affecting neighbouring buildings.
- Potential landscape improvements will be discussed in the next project group meeting.



Plans presented to residents on 11.12.2018



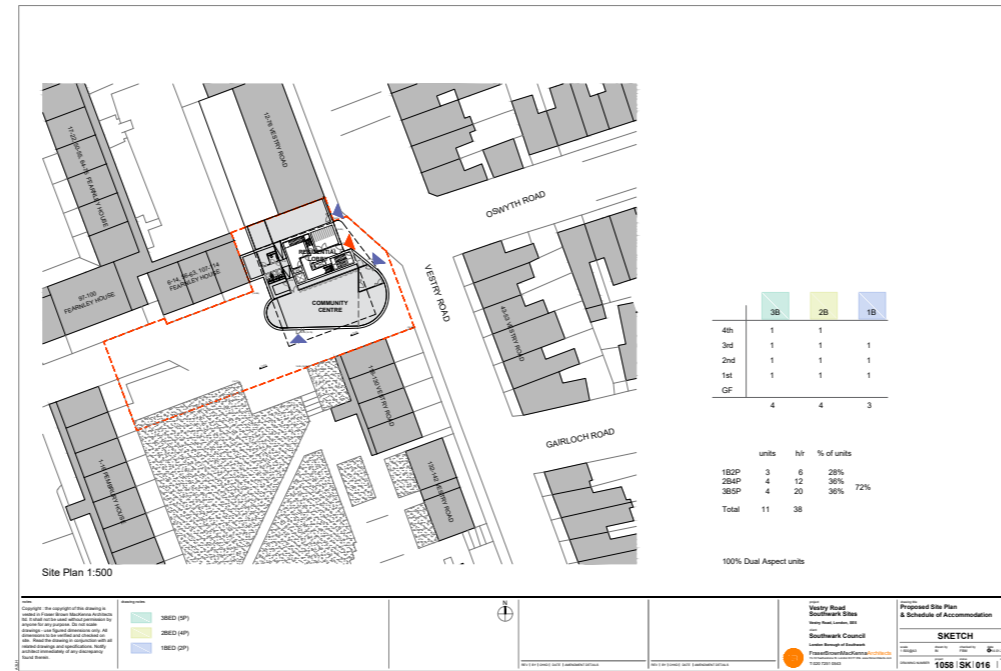
Photos of the physical model presented to residents on 11.12.2018

### 3.3.2 Project Group Meeting 2

The second project group meeting was held on 17.01.2019. It was attended by two group members. FBM provided a brief update on how the design had changed to address the concerns raised at the last meeting. Plans, elevations and views together with a physical model were used to explain the new building mass, proposed elevations, appearance strategy, Tenants' Hall design approach, ground floor strategy and unit mix.

Summary of the key items discussed.

- Some landscape ideas were discussed to improve the space within the boundary line and potentially to other areas within the Estate. The residents advised that the current picnic area is well used and valued by the residents of the estate.
- Some initial external elevation proposals were tabled and noted the design intent was for the Tenants' Hall and residential units to have different external treatments to clearly distinguish the Tenants' Hall from the rest of the building. Residents expressed preference for lighter colours to be used in the materials selection.
- The design team presented ideas to add glazing to the Tenants' Hall in order to improve the internal quality of light. It was noted that glazing would need to be sufficiently robust against vandalism and that any operable windows would need to be carefully considered given possible noise disturbance to nearby residents.
- Residents queried the extent of noise and dust likely to be experienced during the demolition and construction works. The team advised that construction work would likely cause some disturbance to immediate neighbours, but this would be minimised as far as possible.
- Residents queried whether the occupants most likely to be affected by the proposals had been spoken with. Southwark confirmed the 12 residents immediately to the north of the site (above the parade of shops) had each been spoken with individually over the past week.



Plans, elevations and views presented to residents on 17.01.2019

### 3.3.3 Project Group Meeting 3

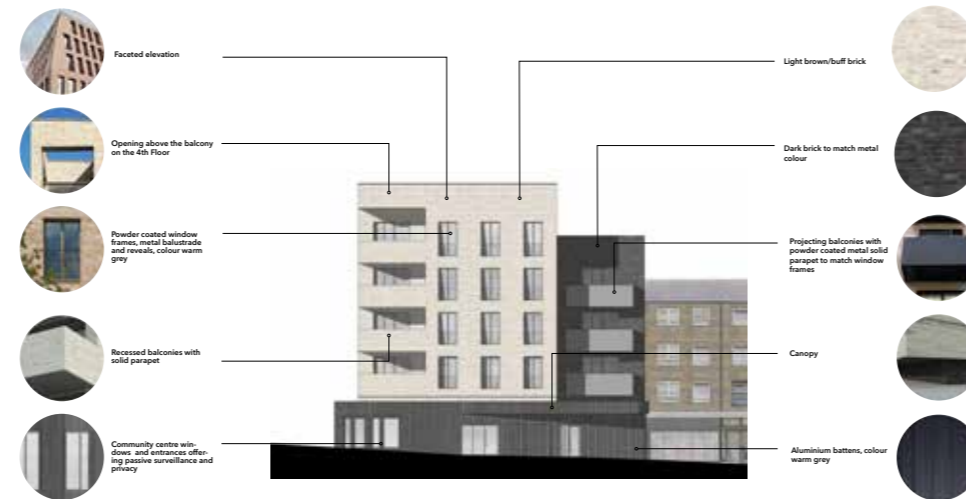
The third Project Group meeting took place on the 05.08.19. Five group members were in attendance. FBM provided an update on the design, highlighting key changes that had been made as a result of feedback received during previous project group meetings and various internal stakeholder consultations.

FBM presented potential features of the appearance of the building like battens to the ground floor, balcony details, brickwork colour and faceted elevation details.

The main points from the meeting were;

- FBM stated that the front elevation (facing Vestry Road) has been angled to reduce sense of its scale.
- FBM explained that intention of using different brick colours, found in the area, is to emphasise the Tenants Hall building. Lighter colour used helps blend in with existing buildings. Changing the brick colour responds to previous feedback from the Project Group. All changes were very well received.
- Residents raised concerns about the dark colour of the brickwork of the 4 storey set-back building. It was noted that it might appear too dark and not welcoming.
- Project Group members raised a query for more residents to be consulted about the scheme, especially those potentially affected by the new scheme. Southwark will undertake further consultations and attempt to contact residents and send newsletters.
- There was a concern raised about potential impact of the construction works on neighbouring structures and concerns about construction noise. Residents were made aware of surveys/reports that will need to be put in place to mitigate risk during and post construction.

### 8 Appearance



Vestry Road Southwark

FBMArchitects



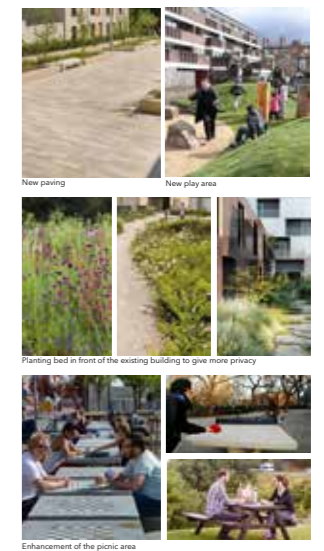
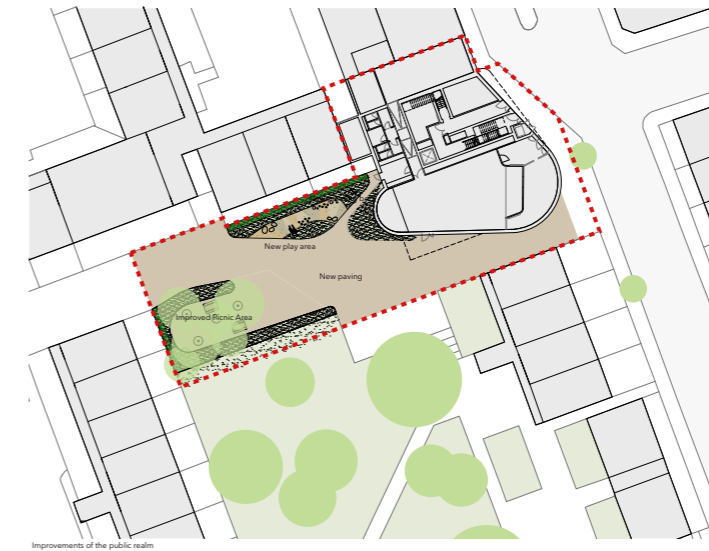
Vestry Road Southwark

Boards that were presented to residents on 05.08.2019



Photos of the physical model that was presented to residents on 05.08.2019

### 10 Landscape



FBMArchitects



### 3.3.4 Project Group Meeting 4

The fourth Project Group meeting was held on the 0th.02.2020. Four group members were in attendance.

FBM explained changes to the project and the Landscape architects presented the landscape proposals.

Plans and 3D views were used to explain the appearance of the proposed building and materials used.

The main points from the meeting were;

- The meeting area alongside the reception was not supported by the group as they were concerned it would not be well used and appear empty - reducing visible activity within the hall.
- Residents raised concerns about the dark colour of cladding of the Tenants Hall.
- Project group member raised concern about removing the existing passageway underneath the canopy. Most of the residents had seen it as a advantage as it will create a safer route but the member was concerned about changing the urban pattern and existing pedestrian route
- Following on the comments from residents, the brick colour of the 4 storey set back building has been updated to the same brick colour as the rest of the building but with darker mortar
- We explained that an additional feature-projecting brickwork to the north facade and the corner of the balconies has been included with was well received by the group.
- Landscape proposals incorporated a 'slalom style planting' at the entrance to the estate to deter motorcycles.
- The Landscape architects tabled proposed landscaping designs for the new development which included hard and soft landscaping, planting and a children's play area. The proposal was well received.

#### Landscape Plan - Sketch

Key points:

1. Continual pedestrian space from Vestry Road as a ramp (existing steps removed), linking to the existing roadway further west;
2. A new Play area to the south of the new Community Centre for 0-11 year olds, close to the existing open space and away from dwellings (approx. 90m<sup>2</sup>);
3. Improved Picnic area - permeable paved area around the existing retained trees, with new picnic tables and table tennis tables, and additional planting;
4. New wildlife-friendly planting, including native 'Triquetry' hedges and the possibility of a wildflower meadow to the existing open space;
5. Visitor cycle parking (2 stands for 4 bikes) located close to the Community Centre.



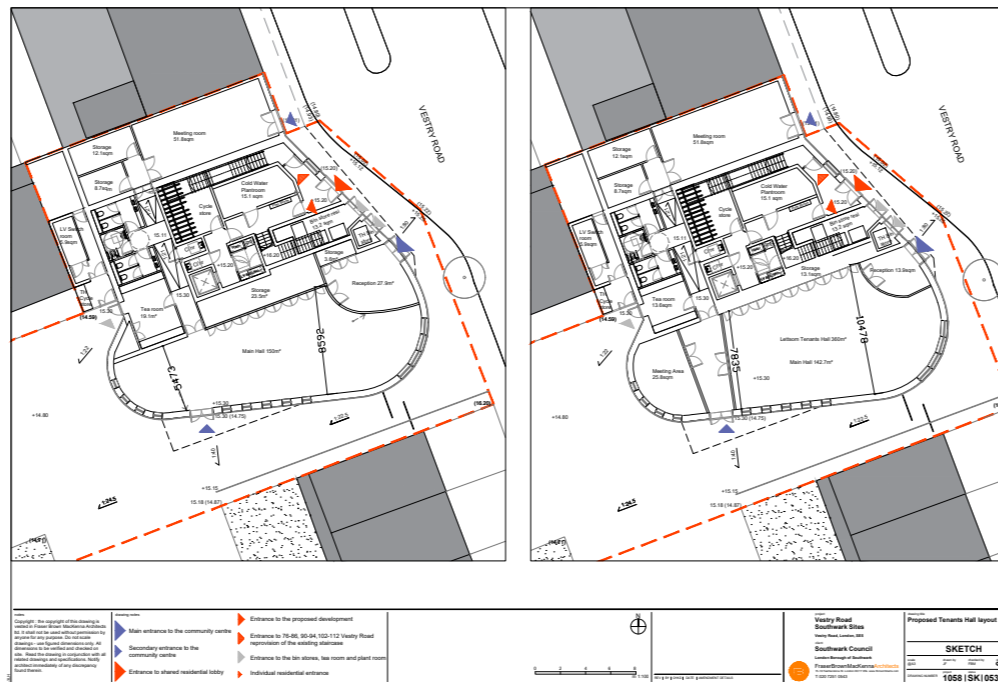
Vestry Road Landscape Thoughts 4 ME Landscape Studio

Drawings presented by ME Landscape Studio to residents on 17.02.2020

#### Precedents



Vestry Road Landscape Thoughts 5 ME Landscape Studio



Drawings presented by FBM Architects to residents on 17.02.2020



### 3.3.5 Project Group Meeting 5

The last Project Group meeting was held online via zoom on the 30th of June 2020. Four group members were in attendance along with two Southwark Council councillors

We explained changes to the project and presented the final proposal.

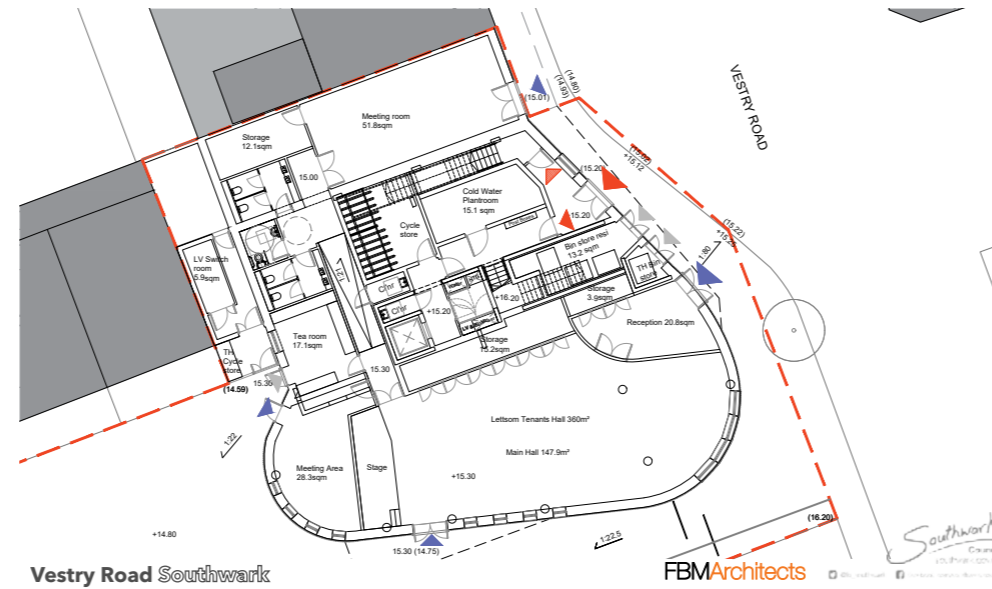
The final plan of the Tenants Hall was discussed along with possible seating arrangements for both Tenants Hall and meeting rooms. Changes to the appearance of the entrances and signage were explained.

The following is a summary based on the meeting minutes taken:

- The meeting area at the back of Tenants Hall was well received.
- Residents raised concerns about security of the area and requested CCTV camera to be installed.
- Residents requested that the planters, along with all other planting on the estate, are sympathetic to people with breathing difficulties (asthma etc.) and plants which help reduce pollution.
- Overall the final proposal was very well received by residents.

## 1 Tenants hall layout

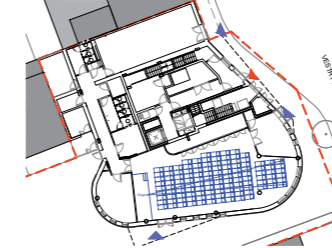
Previous version developed shortly after PGM 04 in February 2020



## 2 3 How the hall can be used.

Different seating arrangements

1) 120 seats - stage to the left



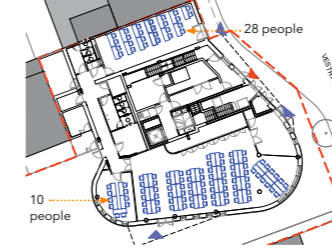
2) 120 seats - stage (movable) to the middle



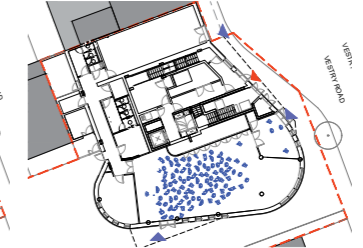
3) Approximate size of the meeting room



4) Tables and chairs



5) Open space



## 4 Front entrance appearance



Vestry Road Southwark  
Hall entrance  
We are supportive of Southwark Highway's proposal to adjust the road lay-by, creating a wider pavement area.  
Residential entrance  
Secondary meeting room entrance  
FBMArchitects

## 5 Landscape design

Key points:

1. Continual pedestrian space from Vestry Road as a ramp (existing steps removed), linking to the existing routeway further west;
2. A new Play area to the south of the new Community Centre for 0-11 year olds, close to the existing open space and away from dwellings (approx. 90m2);
3. Improved Picnic area - permeable paved area around the existing trees, with new picnic tables and table tennis tables, and additional planting;
4. New wildlife-friendly planting, including native 'Tapestry' hedges and the possibility of a wildflower meadow to the existing open space;
5. Visitor cycle parking (2 stands for 4 bikes) located close to the Community Centre.

Updates following PGM 04

6. Additional bins added throughout.
7. Playspace to be fenced off.
8. Defensible planting increased.
9. 'Slalom' style barriers



Vestry Road Southwark  
Option for additional 'slalom' barrier  
Option as planted 'slalom' barriers.  
FBMArchitects

Drawings presented by FBM to residents on 30.06.2020

### 3.3.6 Final Open Event

The Pre-planning event was held online due to the Covid-19 pandemic restrictions. FBM prepared a presentation of the scheme along with a “you said we did” summary (See Appendix for details) and these documents were uploaded to the council’s consultation hub during the summer of 2020.

All residents living in close proximity to the site were contacted with details about the online consultation..Those without internet access were able to request the same information be posted to them.

In addition to previously presented display boards, FBM prepared pages that explained the proposal. The presentation included the design rationale - the story behind the proposed massing, floor plans, three photorealistic perspective views, details of elevations with proposed elevation materials and landscape proposal.

The summary of the online feedback is included to the right along with our response to the items raised.

#### 1 Welcome

Welcome to our on-line consultation that describes redevelopment proposals for the Lettsom Tenants Hall on Vestry Road.

We presented our initial ideas for the site at a drop-in event in September 2018.

To develop the scheme, we have since had:

- Five Project Group Meetings consisting of local people who have contributed to the design as it was developed.
- Meetings with the T&RA to work through the best design for the new hall.
- Stakeholder meetings with Southwark Council officers consisting of Fire Safety, Building Control, Maintenance, Premises Officer and Highways.
- Meetings with Planning officers to discuss all aspects of the proposal.
- The Metropolitan Police to discuss methods to reduce crime and anti-social behaviour.

The first part of this document shows background information about the site.

The second part describes the proposals in the lead up to a formal planning submission - the layout, the number and type of homes, the appearance and the timescale ahead.

Prior to this formal submission, we are seeking your feedback on the proposals shown here.

We look forward to hearing from you.



Some of the pages from online public consultation

### Raised points:

1. The height of the building compared to the streetscape - too high, too many storeys.
2. The impact of the noise generated by the hall entrance now being positioned along Vestry Road.
3. Removal of the covered walkway will disrupt access to the estate / Anti-social behaviour by the hall - noise, loitering
4. Concern about adding slalom barriers in the landscape design.
5. Request for more public cycle storage along with the scheme and cycle storage facilities for Lettsom Estate residents.
6. Concern that the design does not blend in with the surrounding context.
7. Concern about the daylight and sunlight impact on homes - 41a and 41b Vestry Road.
8. Concerns about the impact on parking in the area.
9. Concerns that having the bin stores located on Vestry Road will leave the road looking unsightly.
10. Concerns about the loss of the use of the hall during construction works.

### Response to the residents comments

- 1. The building height has been discussed with residents and stakeholders during public consultations. The levels step up and backwards to relate to the context and reduce its impact.
- 2. We have positioned the entrance door away from residential units and away from the quieter courtyard garden. A reception lobby inside the hall will help to reduce sound outbreak.
- 3. The removal of the low, dark and hidden from view covered walkway and incorporation of new landscaping will improve the quality of the entrance to the estate and eliminate spaces for potential antisocial behaviour. The route is fully accessible to all and is very similar in location and length. The new building reduces the number of hidden corners and creates a wider, brighter and better overlooked entrance into the estate.
- 4. The slalom barriers to the new access route were supported by the project group to help mitigate motorcycle or vehicle movements through this location. It replicates a similar device to the current walkway. The design of these were also supported by the group.
- 5. The Cycle store is compliant to Southwark Council’s guidelines. Opportunities for cycle storage for existing residents is being considered by other departments.
- 6. The design uses brickwork and a tone that complement the wide range of brickwork colours found in the area. Using lighter tones of brickwork will help to reduce the visual impact of the building. The hall is finished in a contrasting material to help identify its different use and gateway into the estate.
- 7. This has been considered during the design process. The full sunlight and daylight assessment is included in the planning submission documents.
- 8. The development will be car-free, preventing residents applying for estate and/or on-street parking.
- 9. The proposed location is away from residential windows and needs to be within a certain distance from the road to allow waste operatives to collect the bins from Vestry Road.
- 10. A temporary meeting hall will be the detached building on Lettsom Street and the programme will be developed to ensure a suitable time frame of notice to vacate is provided.

### 3.4 Pre-application planning meeting

In the Autumn of 2019 we submitted a pre-application submission and met in October 2019 to discuss the proposals. Following this meeting, we made several amendments to the scheme prior to receiving formal feedback. Changes to the appearance made during this period are described in later sections of this report.

The response letter included the following key design points. Text in blue describes how we have addressed or responded to these.

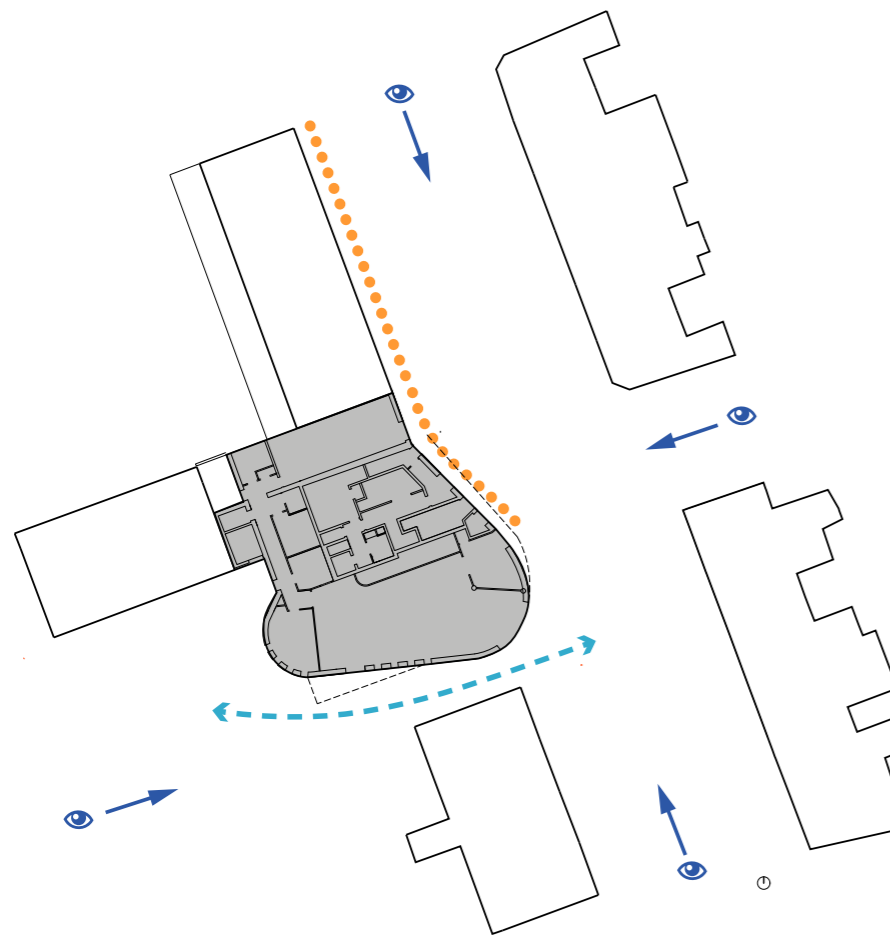
1. Loss of retail provision was considered acceptable.
2. The principle of development was supported.
3. The proposed tenure, unit mix and size was supported. This included the lack of any wheelchair accessible dwelling due to the site constraints and overall small project size.
4. Amenity: All units comply with LBS Design Standards by providing 10m<sup>2</sup> except 2 x 1 Bed units. The planners agreed that this could reduce in size to reduce their visual impact.
  - These were reduced in size to avoid oversailing the external wall of the adjacent building, removing potential for looking directly into adjacent windows along with ensuring they didn't overly dominate the streetscene where balconies are not typical present.
5. Amenity: Comments raised in relation to the first floor terraces which is sub-divided and close to the adjacent building podium.
  - A screen of 1800mm in height is placed between the two residential units amenity areas to avoid the ability to look into the adjacent unit. This terrace is raised up higher than the adjacent podium deck by circa 1800mm - avoiding any visual impact.
6. Daylight/sunlight: *Submit full report with the submission.*
  - A full sunlight/daylight report has been included.
7. Rear 'courtyard space' with existing window / access queries.
  - There is a small window to the ground floor toilet in a Fearnley House property and as such, there is nothing that can be done to this constraint. The outlook is the same in the proposed scheme whilst the courtyard space can be accessed from within the Tenants Hall.
8. The proposal would not result in any detrimental overlooking issues to the flats/garden within Fearnley House.
9. No significant overlooking/enclosure to the south elevation.
10. Footprint position to Vestry Road deemed acceptable subject to confirmation of the existing hall versus proposed extent.
  - We have included the existing hall footprint on the proposed site location plans.
11. New route deemed acceptable subject to lighting / landscape
  - Additional openings to the hall at ground floor level were included after the pre-app meeting. This would increase passive surveillance and awareness of activities within the hall and was supported.
12. Details of the new residential entrance and access to the adjacent building need to be developed.
  - We have expanded upon this in both the submitted drawings and in this Design and Access document - see the section on layout and Access and Egress in section 8.
13. Height/Scale: *"The unusual form and quality of architecture, along with the scale, would lend a landmark quality to the scheme, which is supported".*
14. Brickwork: Colours, tones and details were supported after enhancements post meeting. "Flying corner parapet" to remain open.
  - In section 6.8 of this report we expand upon the design changes made post meeting and captured in the formal response letter.
15. Details: Further details on openings, weather and rain protection to be provided. Further details on the ground floor 'fins' to be provided.
  - Further details are included in this report and the submitted drawings.
16. Parking: The car free proposal was considered acceptable.
17. Bicycle storage: The scheme should meet the since adopted London Plan to provide 19 spaces for the residential units.
- 22 Spaces are proposed with a mix of double stacking and Sheffield type stands.
18. Refuse: The arrangement and location of the two separate refuse stores was considered acceptable.
19. Pedestrian movement: Issues with pedestrian crossings in the locality were raised. The new access route should be accessible to all.
  - During the design development, we have discussed proposals with LB Southwark Highways that provide a new crossing point over Vestry Road in front of the new hall. This will improve wider pedestrian movement flows in the area. We also understand that the existing lay-by could be adjusted, providing a larger pavement area in front of the meeting room/former shop. These proposals are being led by the Highways team.
  - We have proposed a sloped access route from Vestry Road, alongside the hall and its exit doors and into the Lettsom Estate. This is discussed in more detail in Section 8.
20. Highways: It was acceptable that the development would not generate any significant vehicle movement that would cause a negative impact on the vehicular traffic on the adjacent roads. A dropped kerb would be required for the refuse servicing.
  - An existing dropped kerb exists within close proximity to the proposed refuse stores. This would meet the required refuse collection distance but could be relocated to further improve collections alongside the potential adjustments to the existing kerb discussed in item 19.
21. Landscape: Officers recommended that the pavement to the front of the development should be improved.
  - A full landscaping scheme is proposed that will remove and replace poor quality paving and tarmac as part of the buildings overall proposal.

# 4 Form and Layout

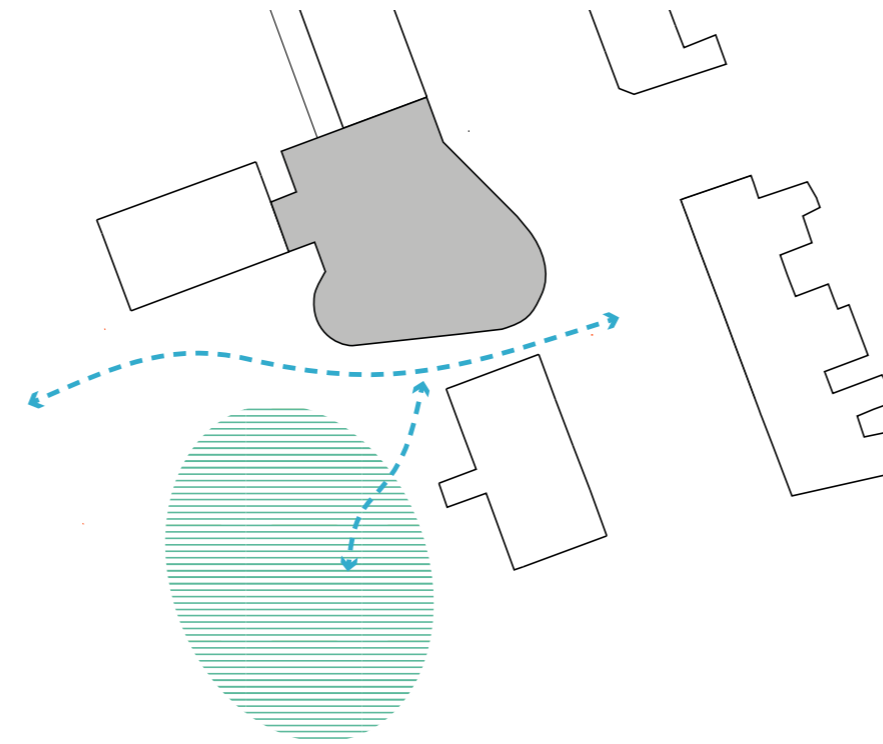
## 4.1 Design Principles

The development principles have directly responded to the site analysis, an understanding of the surrounding context and comments received throughout the consultation process. The key concepts for the scheme are:

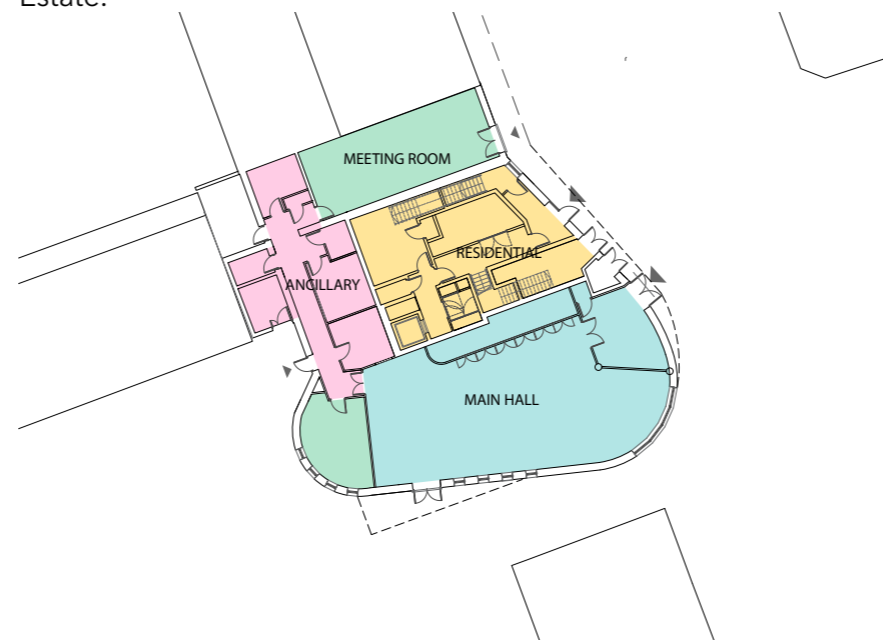
**4.1.1** Break the rhythm to highlight the Tenants' Hall and the enhanced gateway into the Lettsom Estate. The proposed building attaches to 76-112 Vestry Road to make a proper use of the two existing shops, to follow the street frontage and to create one main connection into Lettsom Estate.



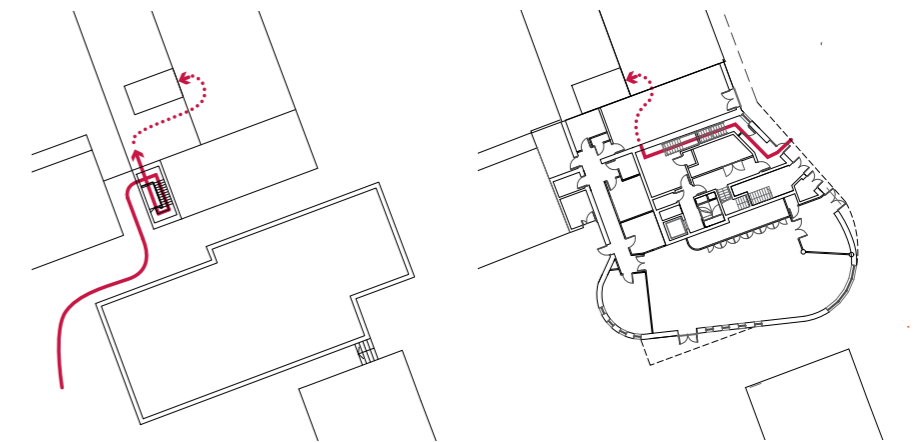
**4.1.2** Respond to the immediate context by improving links to the Lettsom Estate, Pembury Garden and Vestry Road.



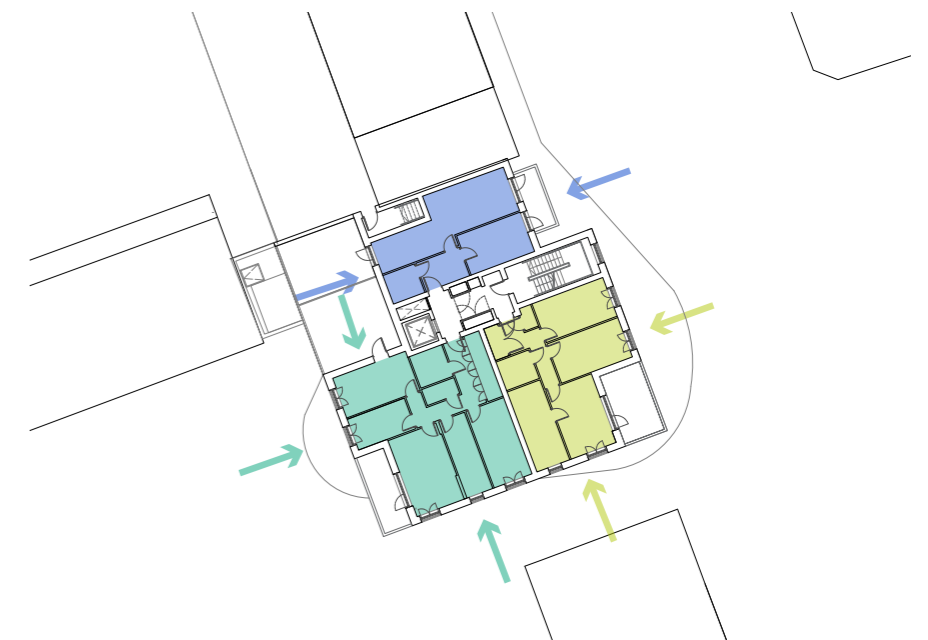
**4.1.3** Provide a flexible Tenants' Hall with good natural light and modern facilities in a sustainable and contemporary building, visible from both side of Vestry Road, Oswyth Road and Lettsom Estate.



**4.1.4** Improve the urban streetscape avoiding steps and hidden corners, enhancing the picnic area and offering more privacy to the surrounding buildings. The existing staircase is reprovided as part of the building whose entrance is shared with the new dwellings.



**4.1.5** Provide high quality affordable housing. The shape of the building offers the opportunity to provide dual and triple aspect units avoiding single aspect units.





## 4.2 New Boundary line

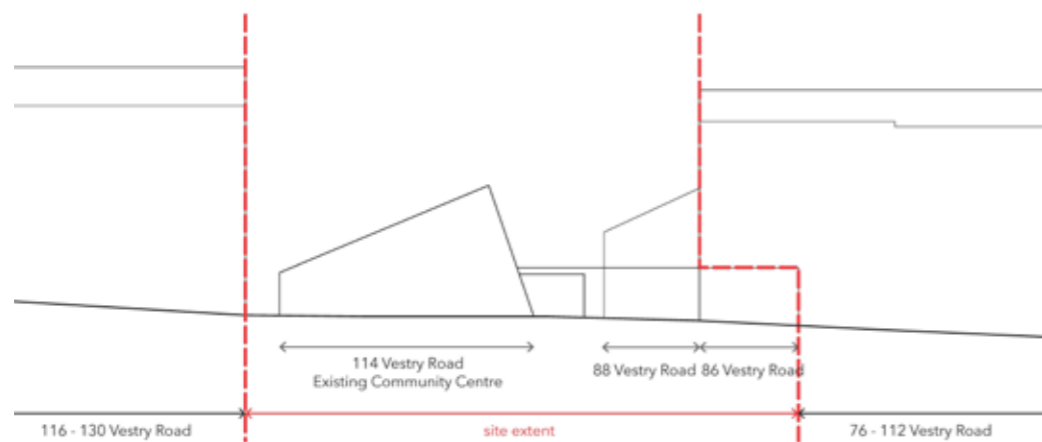
The original boundary line was 0.038 hectares in size. The area is occupied by the existing Lettsom Tenant and Residents Association hall.

Extending the boundary line offers the opportunity to reorganise this part of Lettsom Estate based on the following existing elements:

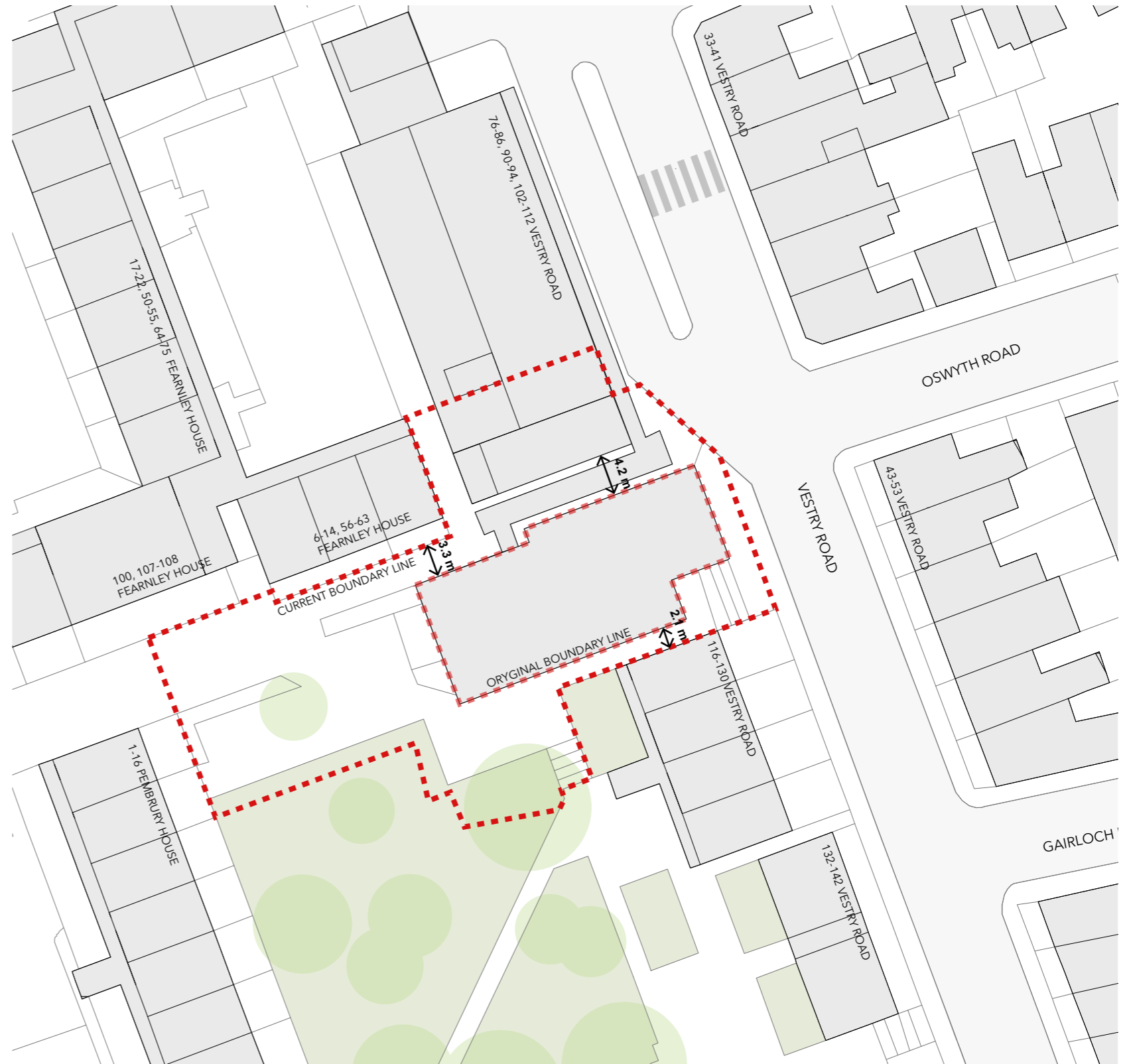
- Existing paths at either side of the hall building - doubling up, inefficient use of the site.
- 86-88 Vestry Road - these spaces are for commercial use and have been vacant for some time. Shops will be redeveloped subject to protected shop frontage policy. 60% of shop frontage is retained.
- The pedestrian path and open area towards Pembury House.

Including these additional areas within the proposal has provided greater flexibility to respond to the immediate context in terms of strategy, character and massing. It has made it easier to develop a ground floor strategy that can provide the necessary front entrances and spatial requirements for the hall, whilst accommodating all of the ancillary accommodation for both the hall and residential accommodation. It makes good use of the former shops that would otherwise be empty.

The connection between Vestry Road and Lettsom Estate could be improved highlighting this gateway. In addition, the adjacent open space could be enhanced for existing and new residents.



Existing Elevation from Vestry Road



Existing Site Plan

### 4.3 Re provision of the 76-112 Vestry Road staircase

The new proposal improves the urban streetscape by avoiding steps and hidden corners and offering more privacy to the surrounding buildings.

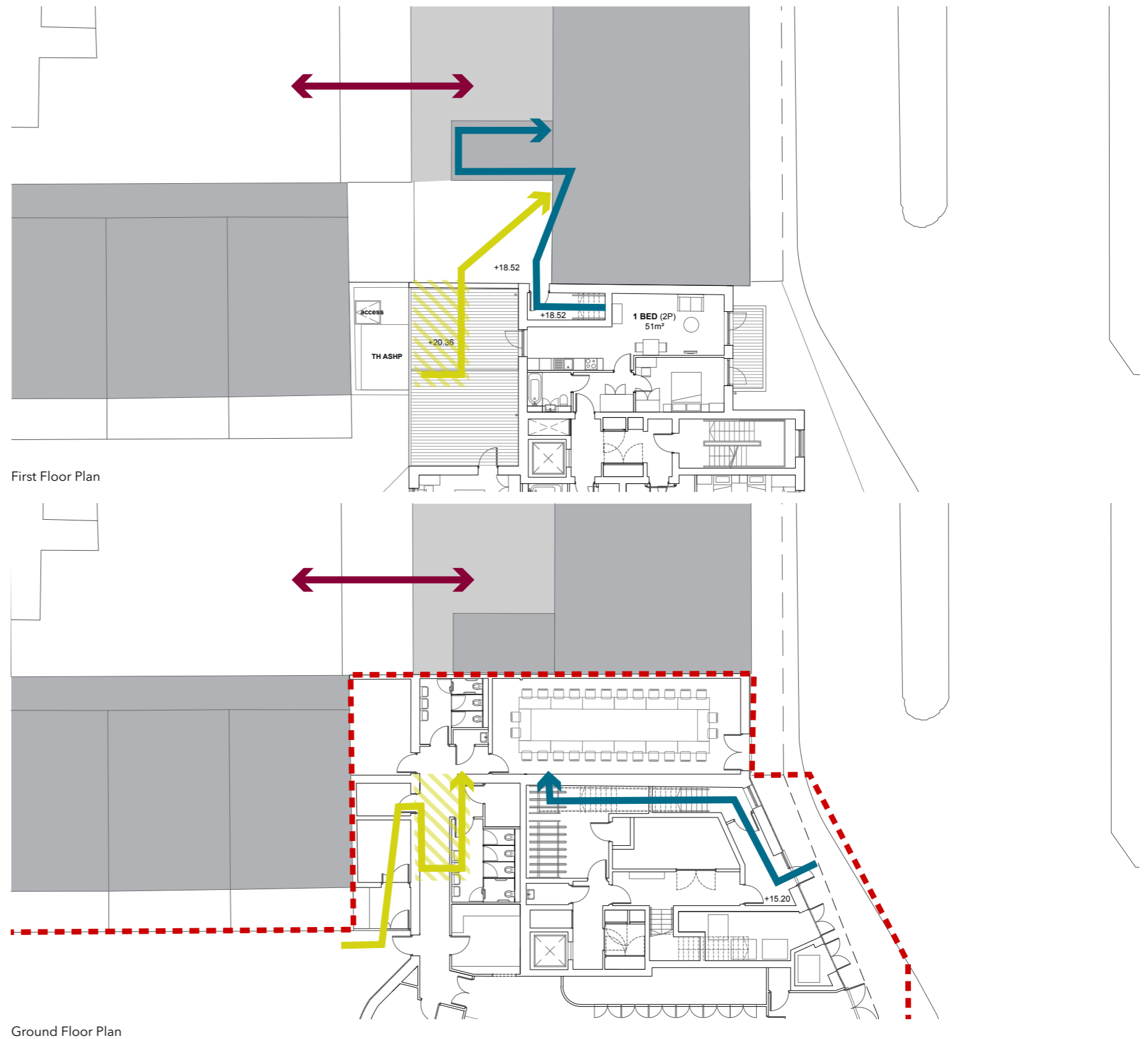
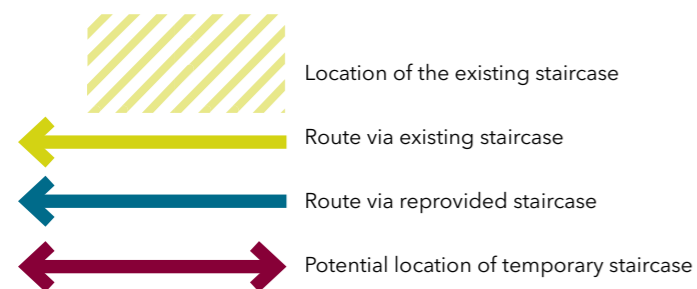
One way that the proposal will improve the existing arrangement is the adjustment to the existing staircase to 76-112 Vestry Road. By removing the current access door and stair that is hidden around the corner between buildings the proposal removes spaces for potential antisocial behaviour. This will also move people away from the ground floor gardens of the adjacent block

The stairs will be rebuilt inside the new building and come down into the entrance to the new dwellings facing Vestry Road via a shared lobby . They will start in a similar location on the first floor podium level of the adjacent block.

During the construction period a temporary staircase will be provided.



Existing ground floor access to the secondary stair.



#### 4.4 Key benefits and summary

The key benefits of the proposed scheme are to;

- Provide 11 high quality council homes for council rent.
- Improve the urban streetscape with a design that maximises the site's development opportunity whilst carefully considering its impact on surrounding buildings.
- Re-provide staircase into 90-112 Vestry Road building with secure entry.
- Re-provide the existing Tenants' Hall with a unique building serving needs of the local community with a unique high quality building with recognisable form and identity.
- Provide a Tenants' hall with a good level of natural light and modern facilities in a sustainable and contemporary building. The flexible layout will allow for several activities to be enjoyed at the same time.
- Enhance the entrance to the estate, creating an open and improved connection between Pembury House Garden and Vestry Road.
- Improve existing pedestrian routes and create an attractive route between Tenants Hall and community garden.
- Possible inclusion of the new pedestrian crossing as a part of the highways project to improve the existing highway and crossings over Vestry Road. This will include removal of three parking spaces.
- Improve the landscape - new playground, planting and picnic area.
- Provide accessible and inclusive homes.
- Provide private amenity space to all units.
- Meet local housing needs.
- Design a policy compliant scheme
- Provide dual or tripe aspect units.
- Provide a new form of the building to remove/ limit areas of potential anti-social behaviour.
- Give more identity to a place, to encourage a stronger sense of community and to help reduce inequality.