

1 Introduction

About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 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 running costs.
- 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 a place and encourage a stronger sense of community, reducing inequality by inclusion.

Our aims:

- 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 rates.
- 50 per cent of the new council homes will be let to local residents.

Examples of projects completed in 2016/ 17 are shown beneath.



Clifton Estate / Clayton Road, SE5



Masterman House garages / Lomond Grove SE5



169 Long Lane / Long Lane, SE1

About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.



Pembury Circus / Hackney, FBM Architects



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

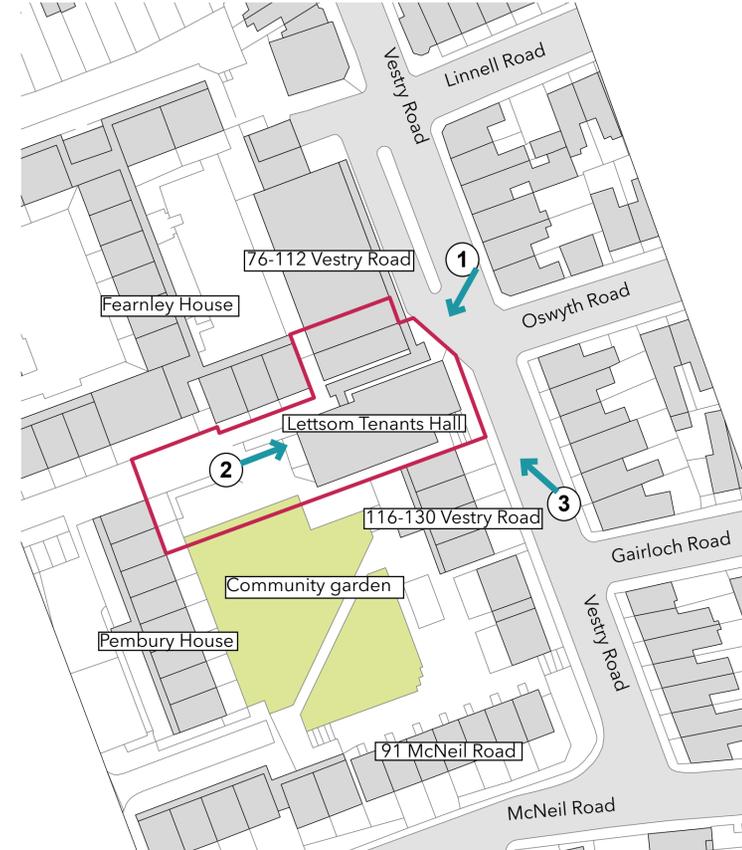
About The Site

The site is located within the London Borough of Southwark and is part of Lettsom Estate. The site is in close proximity to Railway stations that serve the Overground, Thameslink, Southern and Southeastern railway.

The majority of the site is occupied by the existing Lettsom Tenant Hall. The site boundary also includes two shops that are part of 76-112 Vestry Road estate, these spaces are for commercial use and have been vacant for some time.

There are two pedestrian paths either side of the hall building which provide connections between the estate and Vestry Road.

The site measures 0.1459 hectares; it's boundary to north and south is next to a four storey residential building, Vestry Road to the east and the community garden of Pembury House to the west.



1. View from the east to the site (Vestry Road)



2. View from community garden of Pembury House



3. View north along Vestry Road



4. Aerial view to the site from the south

2 Background

Area History

According to historical maps the site was free from any development until 1868. By the end of 19th century the site had been fully occupied by new homes.

The site is not in any conservation area nor are there any listed buildings on, or near the site.



Historical map 1868



Historical map 1896



Historical map 1961

Planning Context

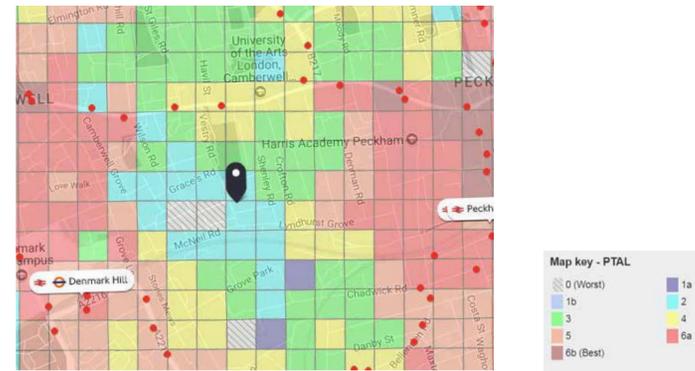
The site is within the Camberwell area. The area around the site is mostly residential with a few shops/ restaurants on the ground floor. The surrounding buildings are generally from the 1960's - 80's.



Flood risk from river



Flood risk from surface water



PTAL Rating of the area- graded as 2 (tfl.gov.uk - April 2018)

Wider Context and accessibility

The site is located within the London Borough of Southwark and it is a part of Lettsom Estate.

The majority of buildings on the estate are 3-4 storeys high. On the northern boundary there is 4 storey residential block (76-112, Vestry Road) with commercial units on the ground floor. The south boundary is defined by a 4- storey high residential building (116-130, Vestry Road).

It is located in close proximity to railway stations that serve the Overground, Thameslink, Southern, Southeastern services; 9 mins walk from Denmark Hill station and 14 mins walk from Peckham Rye station.

Lucas Gardens and Ruskin Park are located within a walking distance a two minutes and a twelve minutes walk, respectively.

There are many local amenities located mainly around Rye Lane, such as a cinema, shopping centre, schools, nurseries, as well as variety of shops and restaurants.



3 Analysis of the Site

Constraints



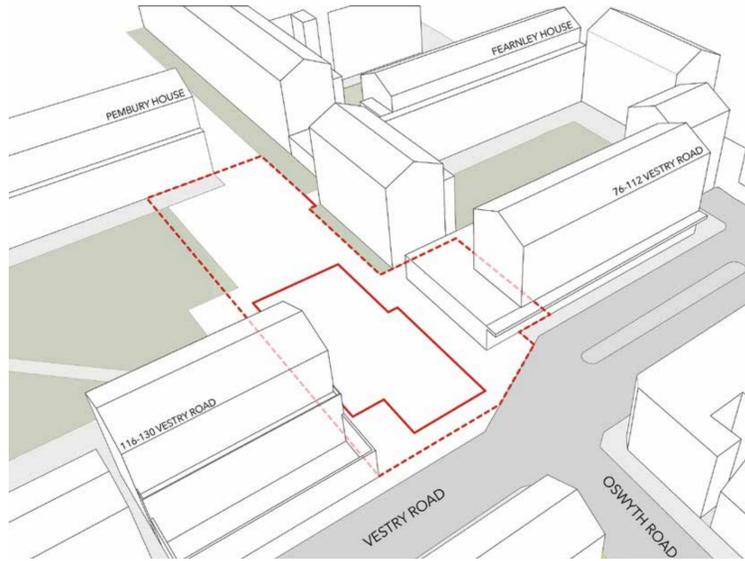
- Potential overlooking (existing windows)
- Height of neighbouring buildings
- Pedestrian route through the site
- Sun path
- Close proximity to neighbouring buildings
- Potential overlooking issue from Pembury House, Fearnley House and 116-130 Vestry Road
- Potential overshadowing issue
- Existing pedestrian route that goes straight through the site

Opportunities

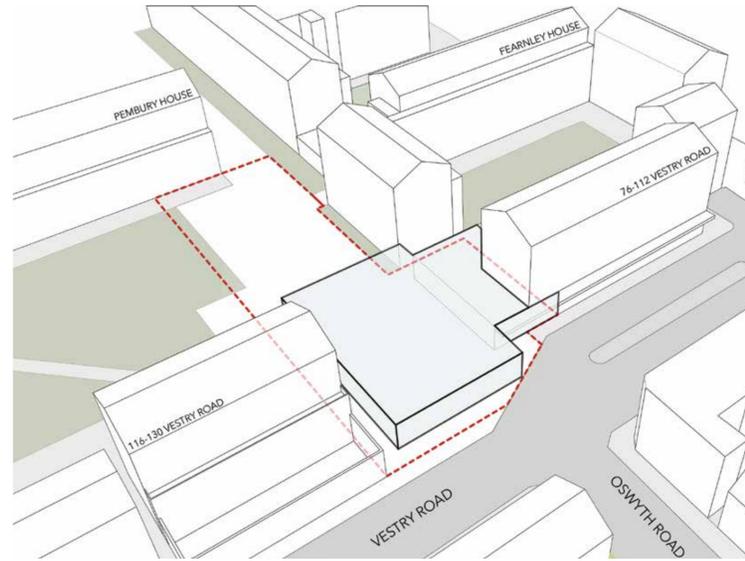


- Blank wall
- Local green area
- Existing mature trees
- Height of neighbouring buildings
- Pedestrian routes
- Bus links
- Train Station
- Good orientation of the site
- Cultural landmark- community
- A good level of daylight and sunlight to south/east/west orientation
- Close proximity (0.4 mile) to Denmark Hill Station
- Close proximity to Lucas Gardens and Ruskin Park
- Green area between the residential buildings on the south-east of the site
- Well connected to public transport
- Opportunity to improve existing pedestrian route

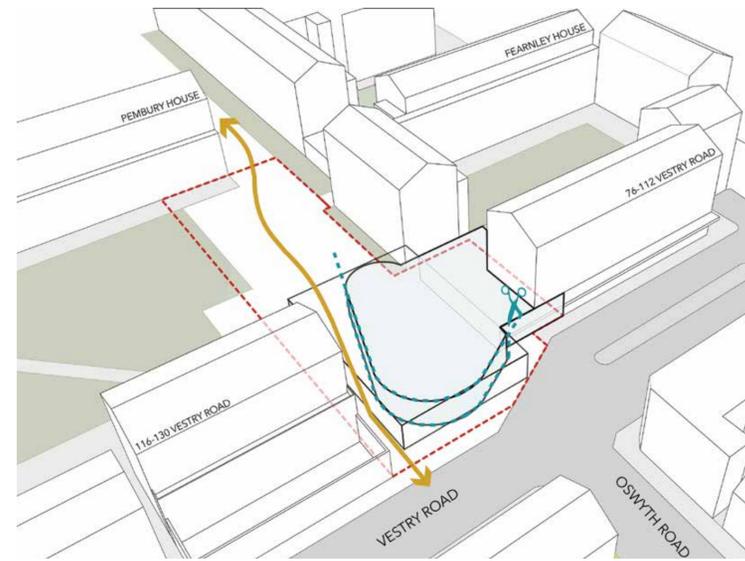
4 Design Strategy



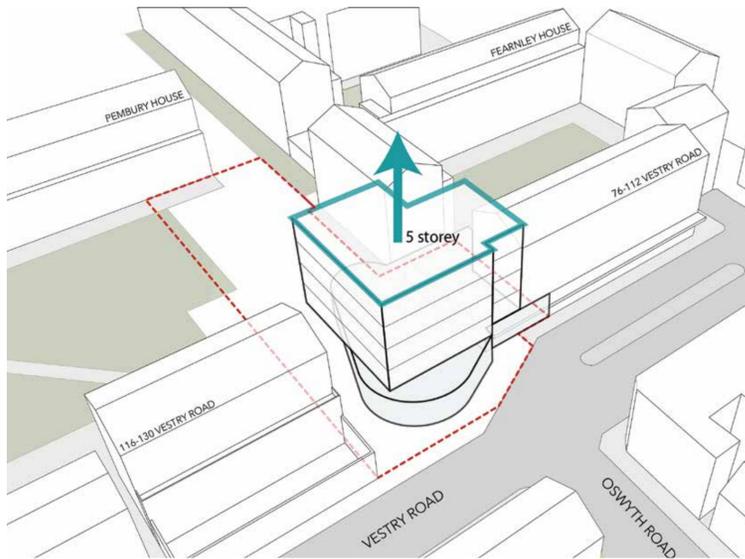
1 Site boundary & footprint of the existing Lettsom Tenants Hall.



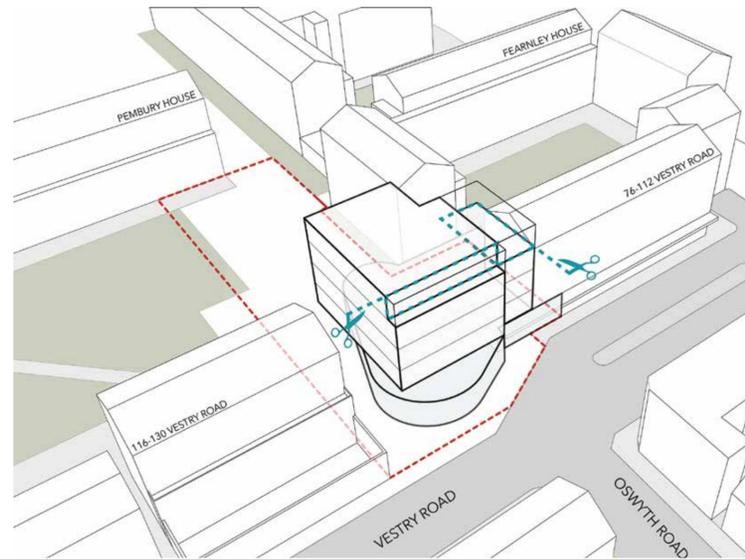
2 Possible building footprint.



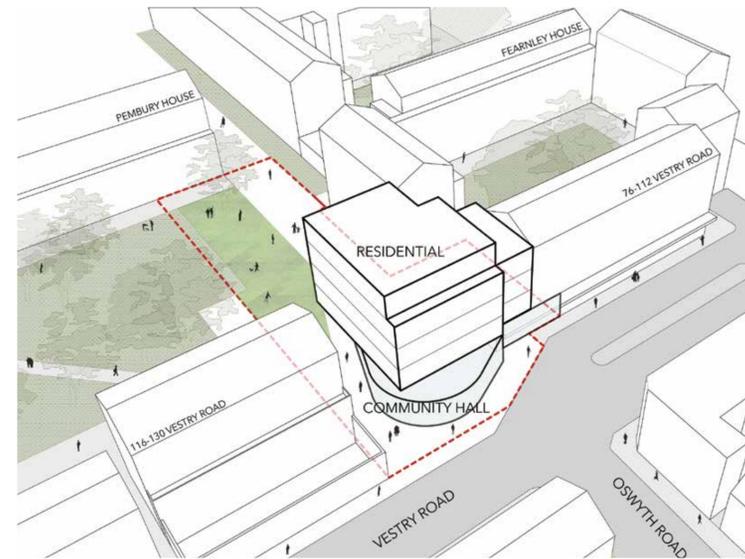
3 Proposed new Community Hall at ground floor level. By subtracting the mass at ground floor it will increase accessibility and the quality. The form of the ground floor provides a contrast to the upper residential floors, helps to avoid hidden corners and provides a flow between Vestry Road and the Lettsom Estate.



4 Proposed height. Proposal relates to the mass of local surrounding buildings.



5 Massing is 'cuts away'. By reducing the mass proposal the new building relates better to the adjacent buildings.



6 Proposed massing and landscape. Proposed landscape to enrich the existing community gardens and improve pedestrian connections.

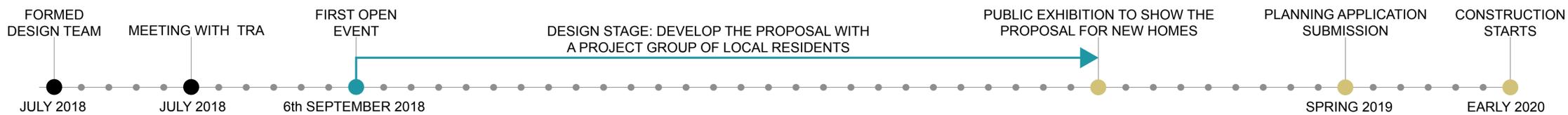
SCHEME SUMMARY

- 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
- New use for two adjacent shops with possibility of improving access arrangements, such as existing stairwell

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



5 We would like to hear your comments

Thank you!