The design strategy of the building retains the south path between Lettsom Estate and Vestry Road improving the existing west-east pedestrian link with the enhancement of the space and creating an overlooked route.

- Reproduce the existing community centre with a unique building recognisable by residents and visitors and visible from Vestry Road. New flexible space with good natural light and modern facilities in a sustainable and contemporary building. The community centre uses two existing adjacent shops to provide meeting rooms and ancillary spaces.
- The proposal reprovides the existing staircase to access to 76-112 Vestry Road removing the current hidden corner. The new entrance faces Vestry Road with a shared lobby with the new residential building.
- Active frontage with the community centre’s main access located along Vestry Road as well as the meeting room access and entrance to the residential units. A further access is provided into the open space as well as windows along the path.
- Improve the public realm and existing link with a design that can maximise the sites development opportunity whilst carefully considering its impact on surrounding buildings.
- The proposal comprises 11 high-quality affordable units ranging from 1-bed to 3-bed units. All units benefit from dual aspect and an excellent level of daylight and sunlight.

**Site Plan**

- Site boundary
- Pedestrian link
- Entrance to the residential lobby
- Main entrance to the community centre
- Secondary entrance to the community centre
- Entrance to bin store
- Pedestrian crossing
- Improvement of amenity space
- Existing amenity area

**Layout & Floor Plans**

- Ground Floor Plan
- First Floor Plan
- Second and Third Floor Plan (Second Floor Plan shown)
- Fourth Floor Plan

**Vestry Road Southwark**

- 15-18 Featherstone St.
- London EC1Y 8SL
- www.fbmarchitects.com
- Project status revision
- T:020 7251 0543

**Related Drawings and specifications. Notify vested in Fraser Brown MacKenna Architects immediately of any discrepancy.**

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**100, 107-108 FEARNLEY HOUSE**

- Layout & Floor Plans
- 17-22, 50-55, 64-75 FEARNLEY HOUSE
- Pedestrian link Secondary entrance to the community centre
- 6-14, 56-63 FEARNLEY HOUSE
- Existing amenity area
- Main entrance to the community centre
- Kitchenette

**Ground Floor Plan**

- Main entrance to the community centre
- Secondary entrance to the community centre
- Entrance to residential lobby
- Entrance to bin store
- Individual residential entrance

**First Floor Plan**

- Main entrance to the community centre
- Secondary entrance to the community centre
- Entrance to residential lobby
- Entrance to bin store

**Second and Third Floor Plan (Second Floor Plan shown)**

- Main entrance to the community centre
- Secondary entrance to the community centre
- Entrance to residential lobby
- Entrance to bin store
- Individual residential entrance

**Fourth Floor Plan**

- Main entrance to the proposed development
- Entrance to 76-112 Vestry Road
- Entrance to the existing entrance
- Entrance to the bin store
- Individual residential entrance

**Southwark Council**

- Southwark Sites
- Vestry Road, London, SE5
- Client
- T:020 7251 0543
- www.fbmarchitects.com

**FBMArchitects**

- @b_southwark
- facebook.com/southwarkcouncil
7 Elevations

Vestry Road

Elevation design principles

Typical roof type in the neighbourhood
Modern interpretation of the traditional roof angle
Modern approach to the pitched roof-angle going down to the facade

The proposal adapts to the surrounding context with a modern interpretation of the neighbouring building roofs which are predominantly blocks and terrace houses with pitched roof. The pitched point has been shifted offering a tipped elevation towards Vestry Road. This also celebrates the difference in scale and height between both Vestry Road and Pem- bury House garden elevations.

The massing is broken in two pieces. The part attached to the existing 76-112 Vestry Road is set back and lowered to create a transition between the existing and the proposed buildings.

Proposed building consist of 2 different colours and materials. The darker material wraps around the community centre and raises up on the lower part of the residential block. The upper part of the residential block is covered by lighter colour and projects further giving the impression that is appears from the darker background.

Community centre elevation rises up and the base of the residential block is set back to create the effect of "floating massing".

Active frontage and privacy

South Elevation, Shutters open
South Elevation, Shutters open & close
South Elevation, Shutters close

Community centre windows
Community Centre meeting room and secondary entrance
Community Centre entrance
Residential Entrance
Existing shops
**Appearance**

- Faceted elevation
- Opening above the balcony on the 4th Floor
- Powder coated window frames, metal balustrade and reveals, colour warm grey
- Recessed balconies with solid parapet
- Community centre windows and entrances offering passive surveillance and privacy
- Light brown/buff brick
- Dark brick to match metal colour
- Projecting balconies with powder coated metal solid parapet to match window frames
- Canopy
- Aluminium battens, colour warm grey
- Canopy

**Vestry Road Southwark**

FBMArchitects
Proposal in Context_ Views

View from Vestry Road

View from the community garden of Pembury House

View from Lucas Garden towards McNeil Road
Improvements of the public realm

New paving

Planting bed in front of the existing building to give more privacy

Enhancement of the picnic area

New play area
First Open Event
held on 06.09.2018

- The principle of developing the site for new Community Centre and Council Housing was highly supported.
- Residents were generally positive about the new community centre location, massing and strategy.

Raised points
- There were few residents that expressed concerns about the height.
- Some residents were concerned about overshadowing and overlooking impact on the surrounding buildings.

Addressed points
- The design team explained how the building sets back and reduces the last top floor to respond to the surrounding buildings heights.
- The design team will carry out sunlight/daylight assessments to identify appropriate building height and mass that will avoid affecting neighbouring buildings and incorporate them.

Second Project Group Meeting
held on 17.01.2019

- Some landscape ideas were discussed to improve the space within the boundary line. 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 community hall and residential units to have different external treatments to clearly distinguish the community centre from the rest of the building. Positive feedback were received.

Addressed points
- The design team appointed sunlight/daylight consultants and on their advice have changed the location and the shape of the building to minimise potential overlooking issues and daylight and sunlight loss.
- 72-116 Vestry Road Residents were directly consulted about the reprovision of the staircase. There is no objections.
- It was confirmed that additional pest control measures could be implemented during the demolition phase.

Raised points
- Residents expressed preference for lighter colours to be used in the materials selection.
- Residents queried the extent of noise and dust likely to be experienced during the demolition and construction works.
- 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 whether the occupants most likely to be affected by the proposals had been spoken with.

Third Project Group Meeting
held on 05.08.2019

- Landscaping proposals
- Hall layout update
- External materials treatments
- Feedback from pre-app meeting
- Programme update

Addressed points
- Lighter colour has been used on the smaller building.
- The contractor must adhere to certain health and safety standards to minimise noise and dust. This includes working within certain hours and employing dust suppression techniques like using dust collectors on tools.
- External shutters have been proposed to protect windows and provide privacy and flexibility.
- We have spoken face to face or left questionnaires for comments from the residents in the homes backing onto the landscaped area to ask their opinion on the design - The design is not complete so we will continue to consult them directly as the design emerges.