

# Vestry Road | Southwark

Tenants' Hall and Residential Development



# 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.

Thank you



The site from Vestry Road

## 2 Introduction

### About **Southwark Council**

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes by 2022.

Our vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost.
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population.
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our aims:

- To address 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 rents
- 50 per cent of the new council homes would be let to existing council tenants in housing need.

Examples of projects completed in 2016/17 shown on the right.



Clifton Estate / Clayton Road,



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.

Examples of projects designed by FBM Architects shown on the right.



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

## About **The Site**

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

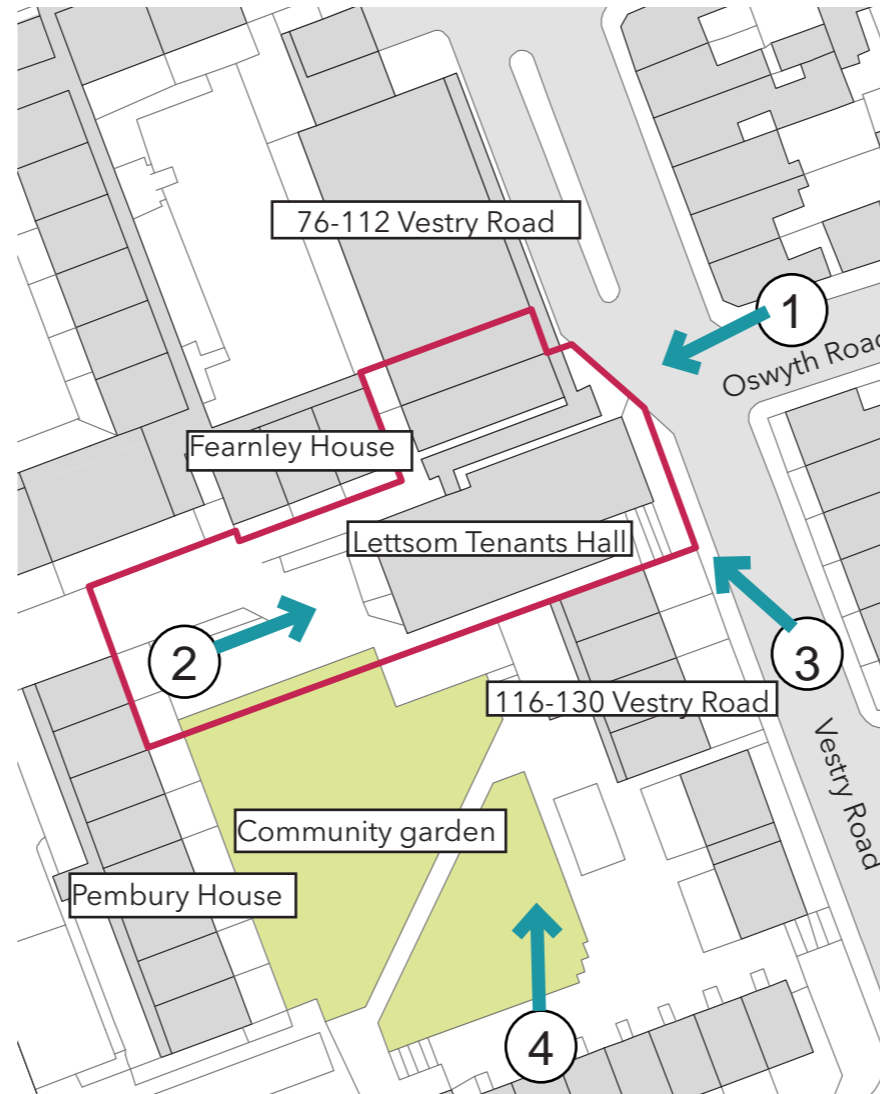
The site is located within the Brunswick Park ward and is a part of Lettsom Estate, located to the west side of Vestry Road and is composed of the Lettsom Estate T&RA Hall and two shops next door to it.

The site measures 0.14 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 but have been vacant for many years. One of the units is a single storey building, whilst the other sits underneath the residential block above.

Within the site area there are two pedestrian paths either side of the hall building which provide access from Vestry Road into the Estate and into the community garden to the centre - one with steps and the other under the existing canopy via a slope.

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.



2. View from community garden of Pembury House



3. View north along Vestry Road



1. View from Oswyth Road



4. Aerial view to the site from the south

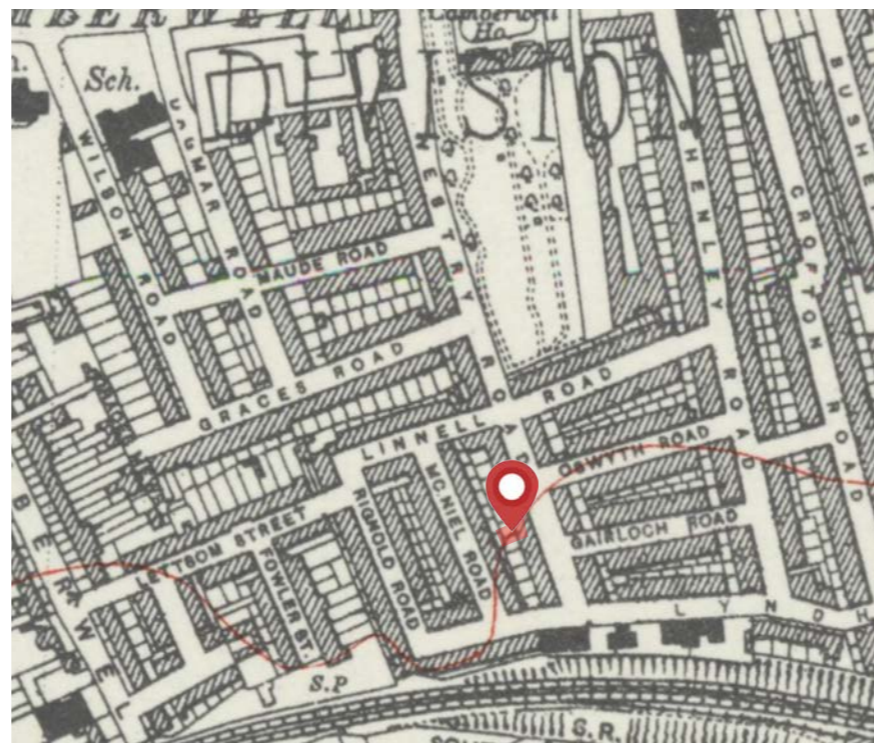
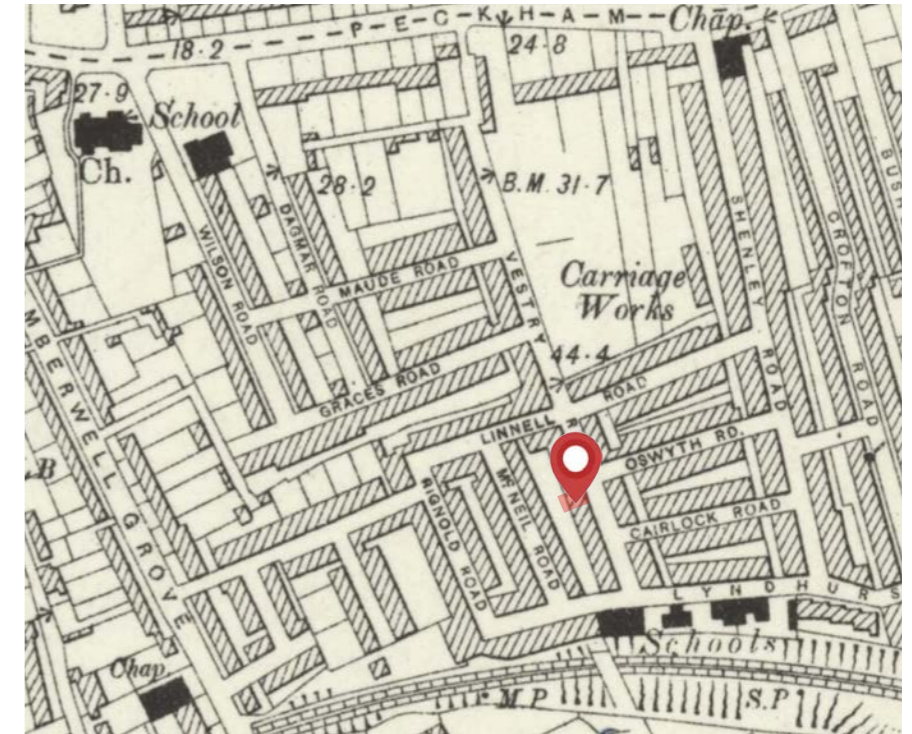
# 3 Background

## Area History

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

The site was formed of terraced housing until the late 20th century. Similar urban grain can be found to the existing houses opposite the site on Oswyth, Gairloch and Linnell Road.

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.



1920



1961

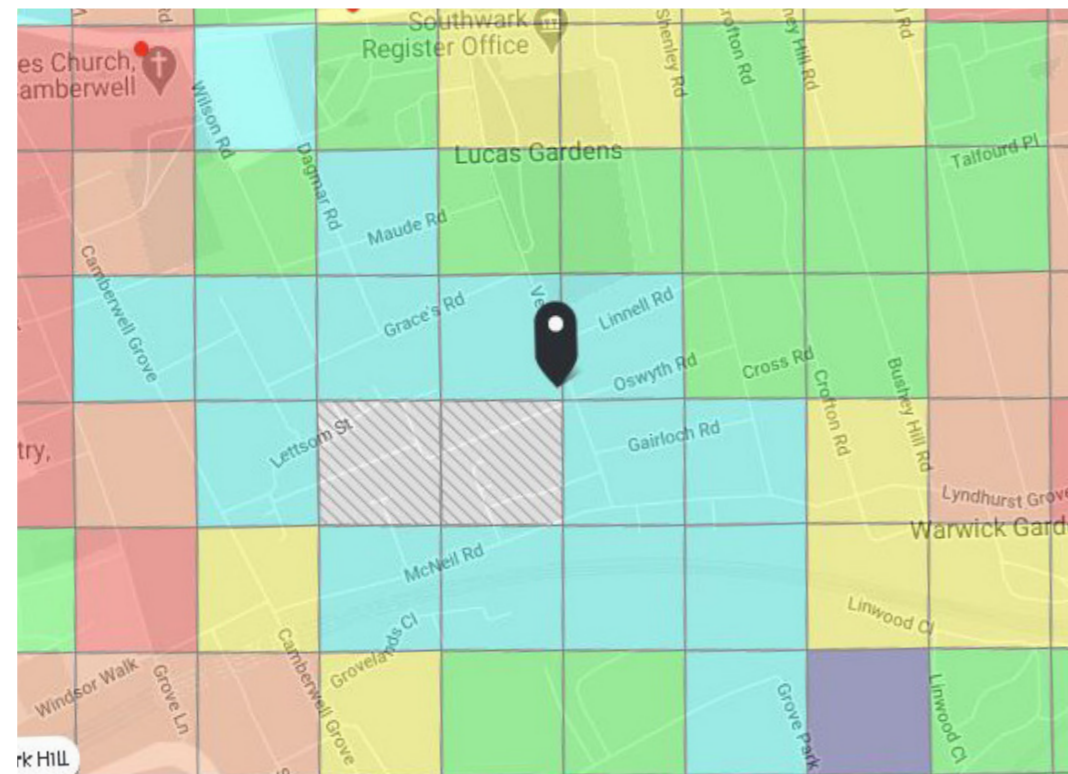
# Planning Context

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

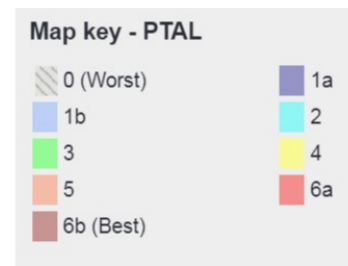
The area immediately around the site is mostly residential with some commercial premises and the surrounding buildings generally date from the late 20th century.

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

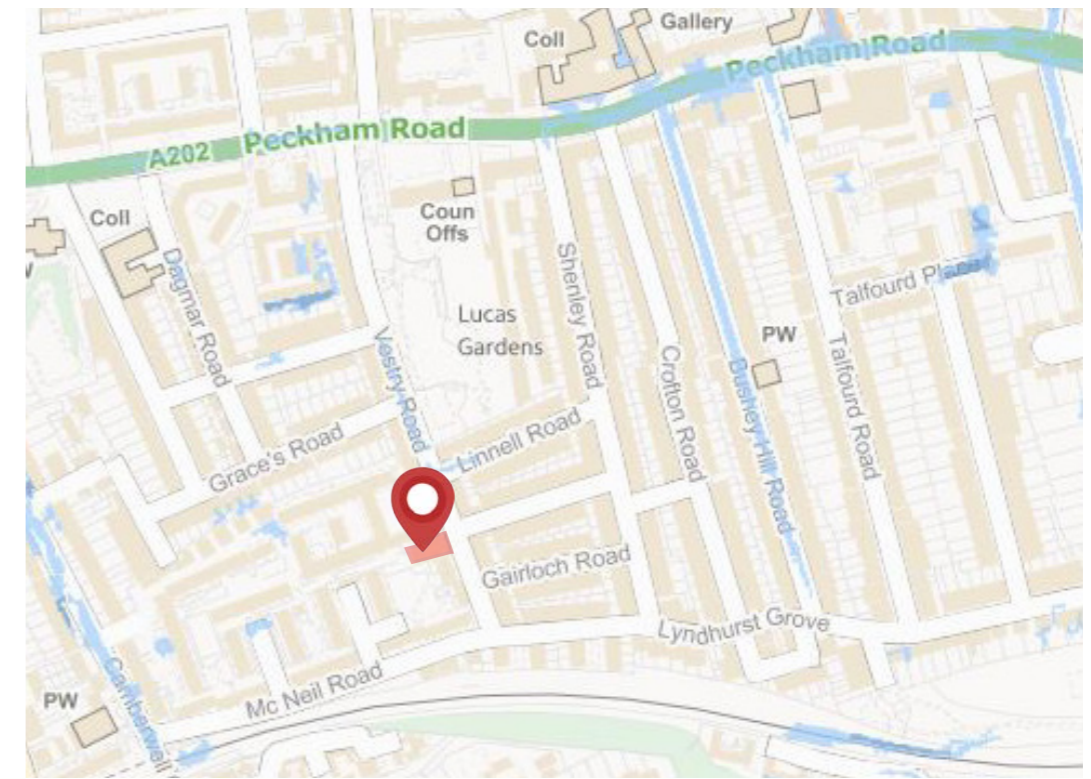
The site has a Public Transport Accessibility Level (PTAL) of 2.



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



Flood risk from river



Flood risk from surface water

## Wider Context and accessibility

The site is located in the centre of the borough and is in close proximity to good transportation connections:

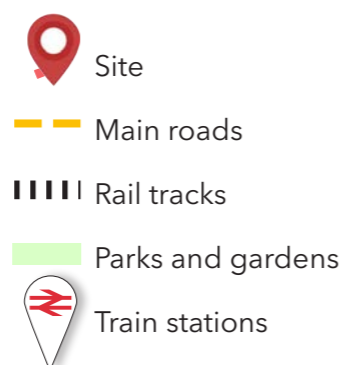
- Denmark Hill station - 9 minute walk.
- Peckham Rye station - 14 minute walk.
- Peckham Road provides a variety of bus routes - 5 minute walk.

Local open space and amenity including;

- Lucas Garden to the north - 2 minute walk
- Ruskin Park - 12 minute walk.

There are also many local amenities located mainly around Rye Lane, such as:

- Cinema
- Variety of shops and coffee shops.
- Schools & nurseries
- Maudsley Hospital to the west -11 minute walk.





# 4 Analysis of the Site

## Opportunities

- 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.
- Bus links from Peckham Road to the city of London.
- New gateway and entrance to the estate
- Re-provision of the existing hall.

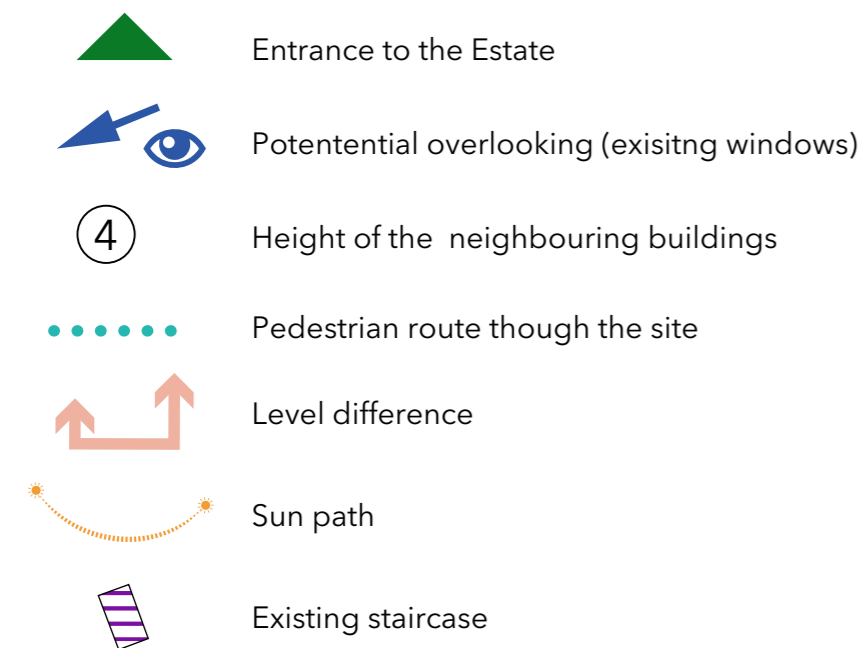
-  Existing mature trees
-  Blank wall
-  Local green area
-  Height of the neighbouring buildings
-  Pedestrian routes
-  Bus links
-  Train Station
-  Cultural landmark- community centre
-  Opportunity to improve landscape

10 min walk  
Denmark Hill Station



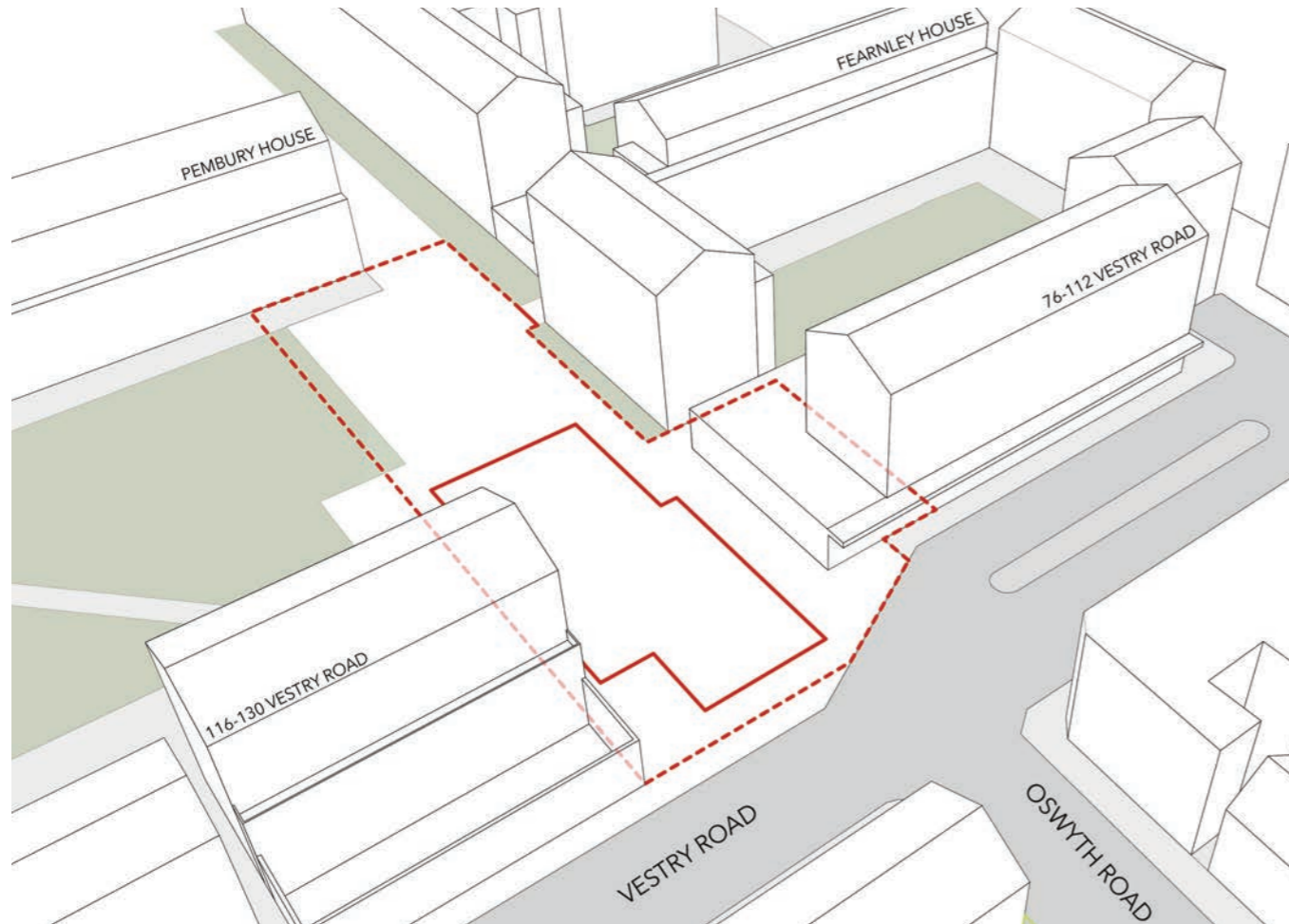

# Constraints

- Close proximity to 76-112 Vestry Road and Fearnley House.
- 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

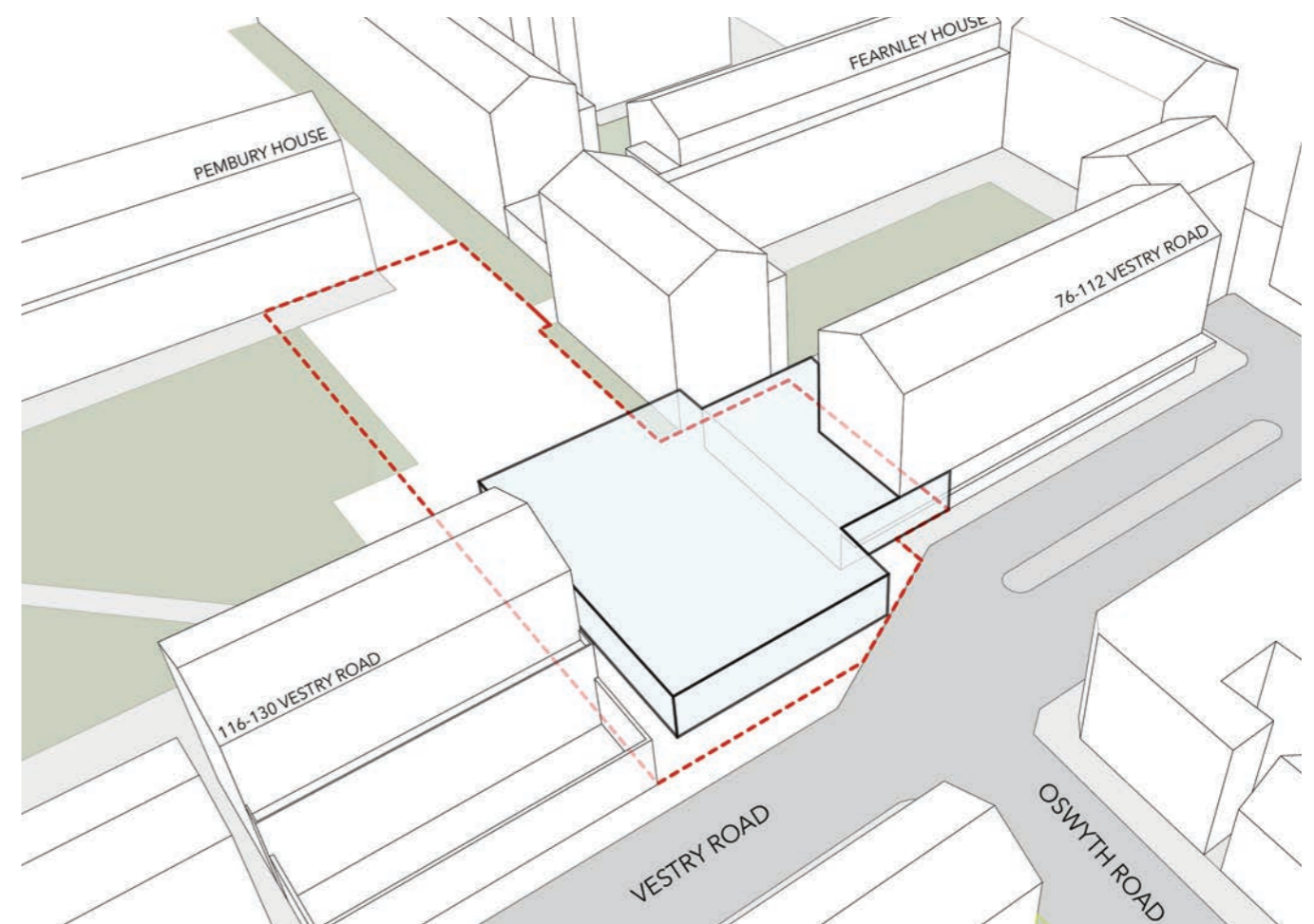


# 5 Proposed massing

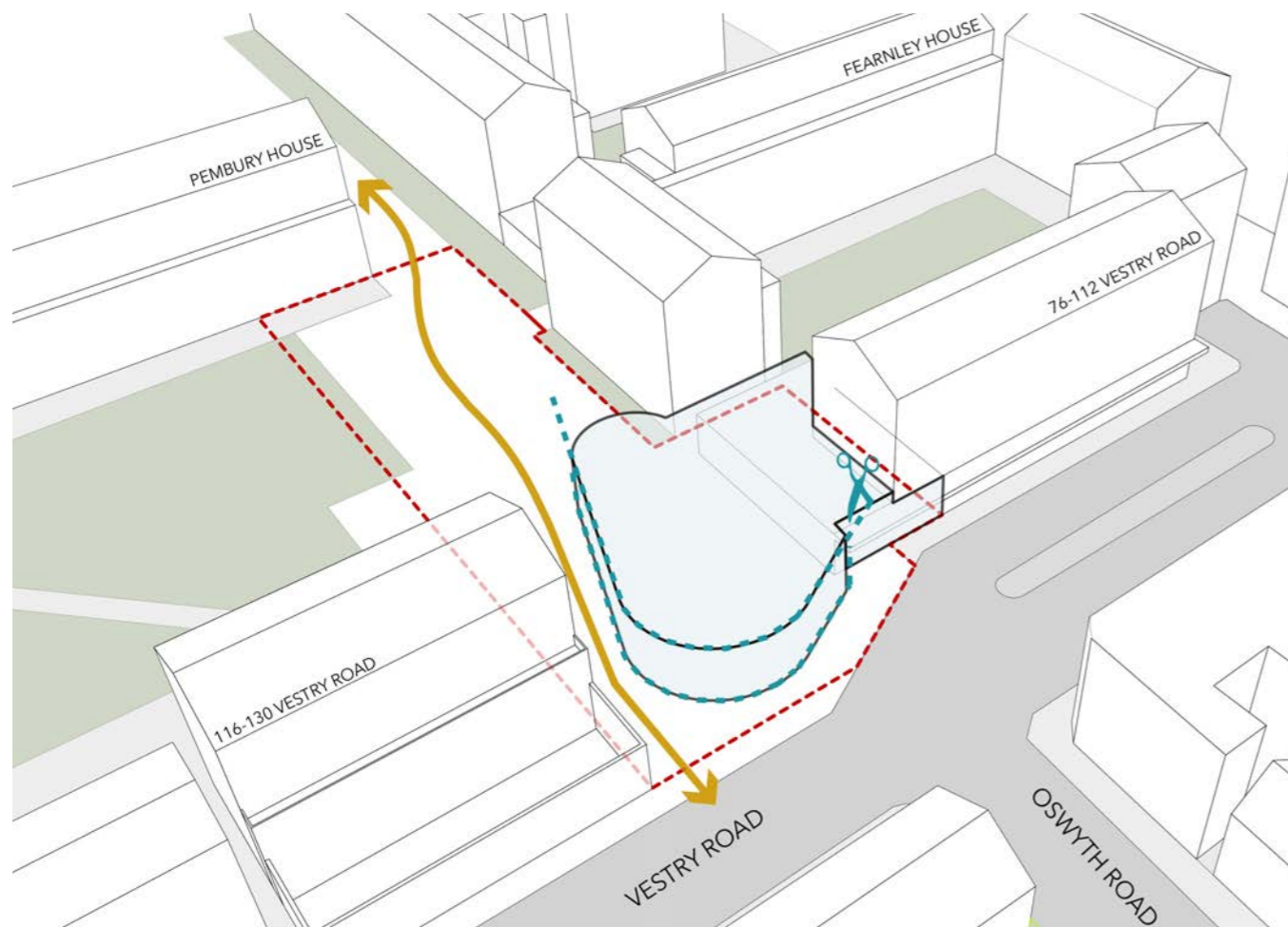
## Design **Evolution**



**1 Site boundary and footprint of the existing Lettsom Tenants' Hall.**  
Existing Tenants Hall to be removed due to its poor condition.



**2 Possible building footprint.**  
Potential footprint of the building. The main consideration is to minimise its overlooking and sunlight/daylight impact on adjacent properties.

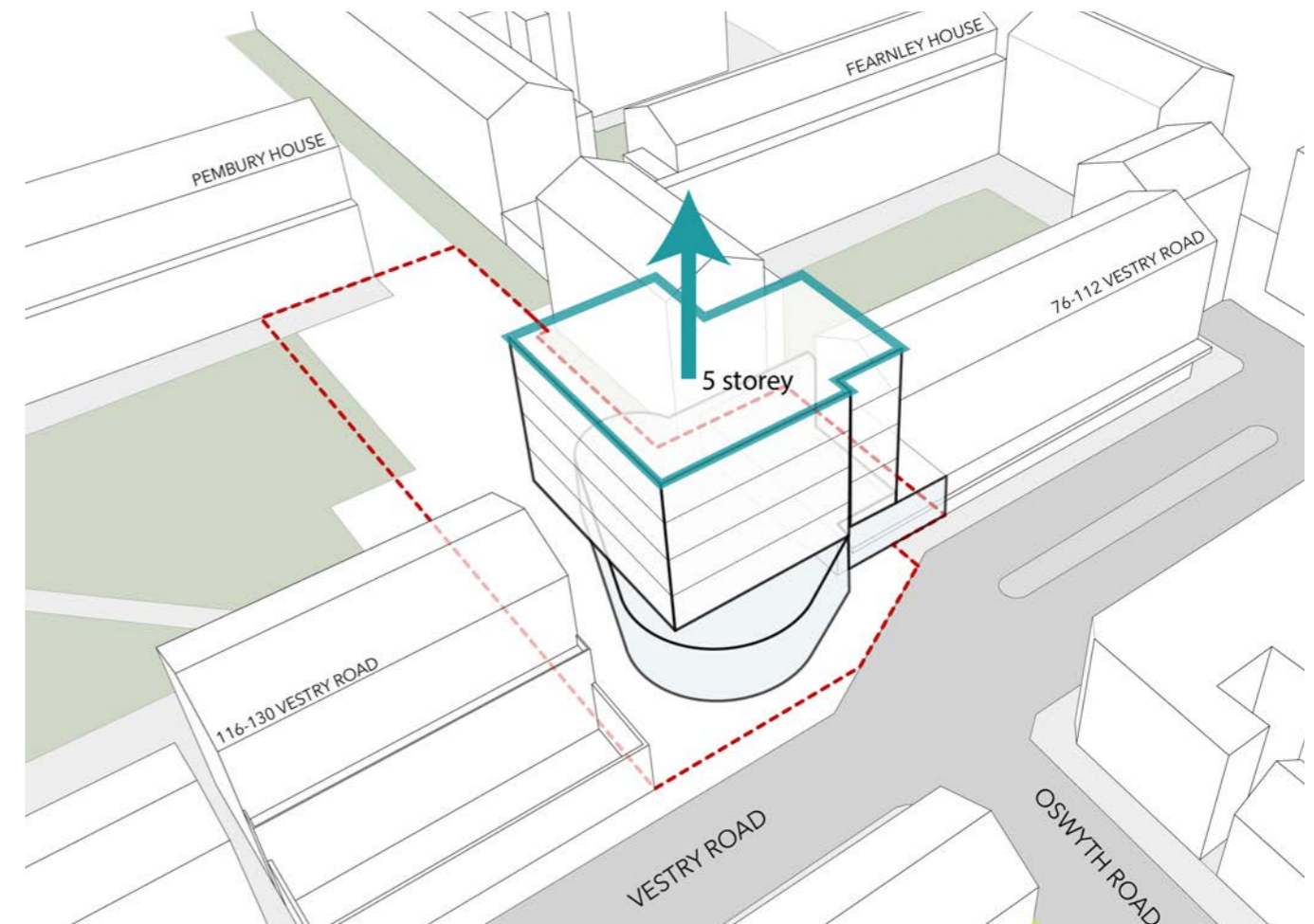


**3 Proposed new Tenants' Hall at ground floor level.**

The Ground floor layout responds to the immediate context by improving pedestrian links into Lettsom Estate, Pembury Garden and Vestry Road.

The gently sweeping form of the Tenants Hall is in contrast to the regular residential blocks, helping to distinguish itself from others, enhancing the gateway into the Lettsom Estate.

The proposed building attaches to 76-112 Vestry Road to make best use of the two existing ground floor shops and continues the existing building frontage.

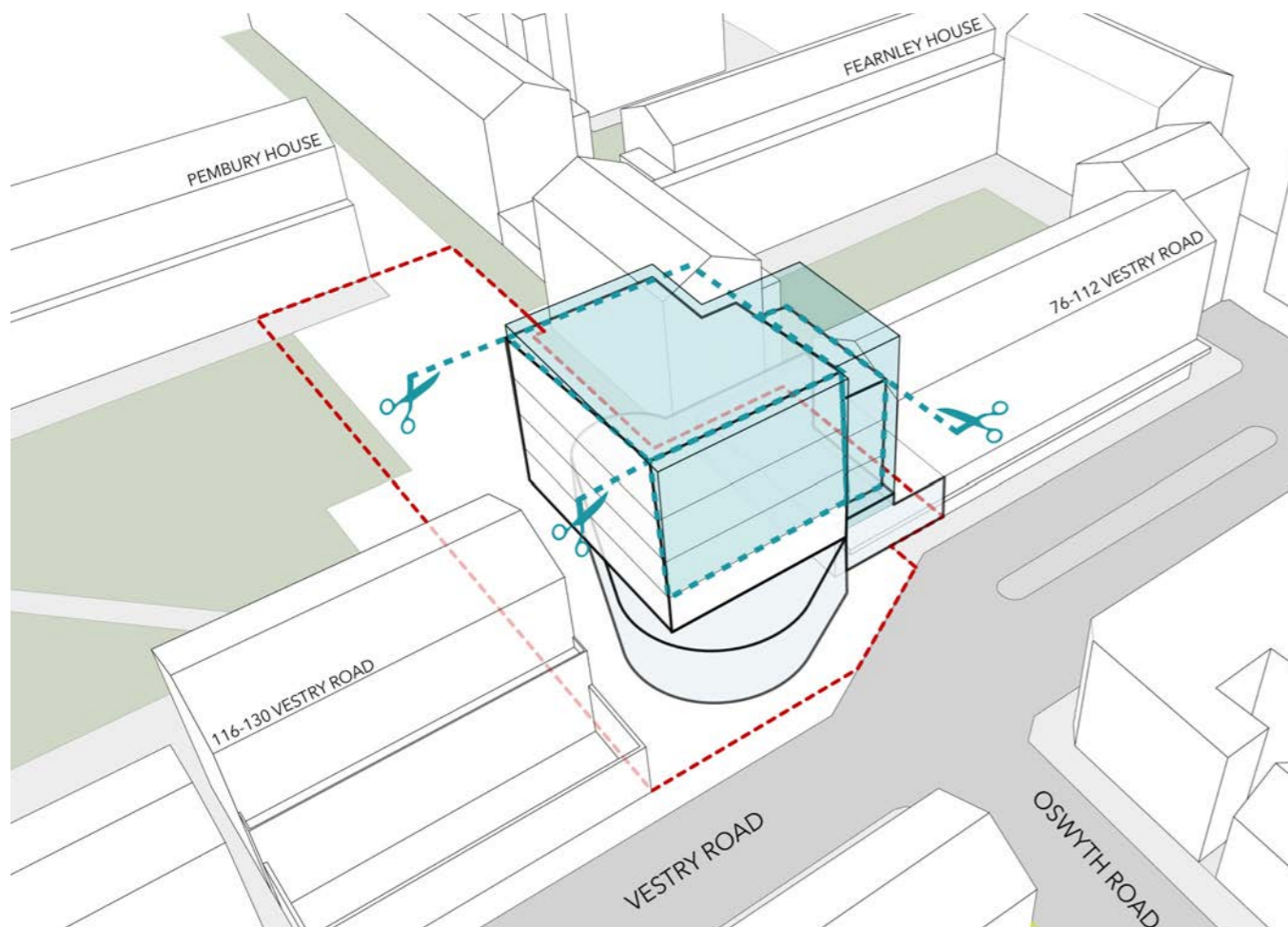


**4 Proposed Height.**

The proposal relates to the adjacent buildings and seeks to restore the streetscape.

The residential part of the building is 4 floors in height over the hall.

The prominent character of the building strengthens its use as the Tenants Hall. The height is one storey taller than the surrounding context.

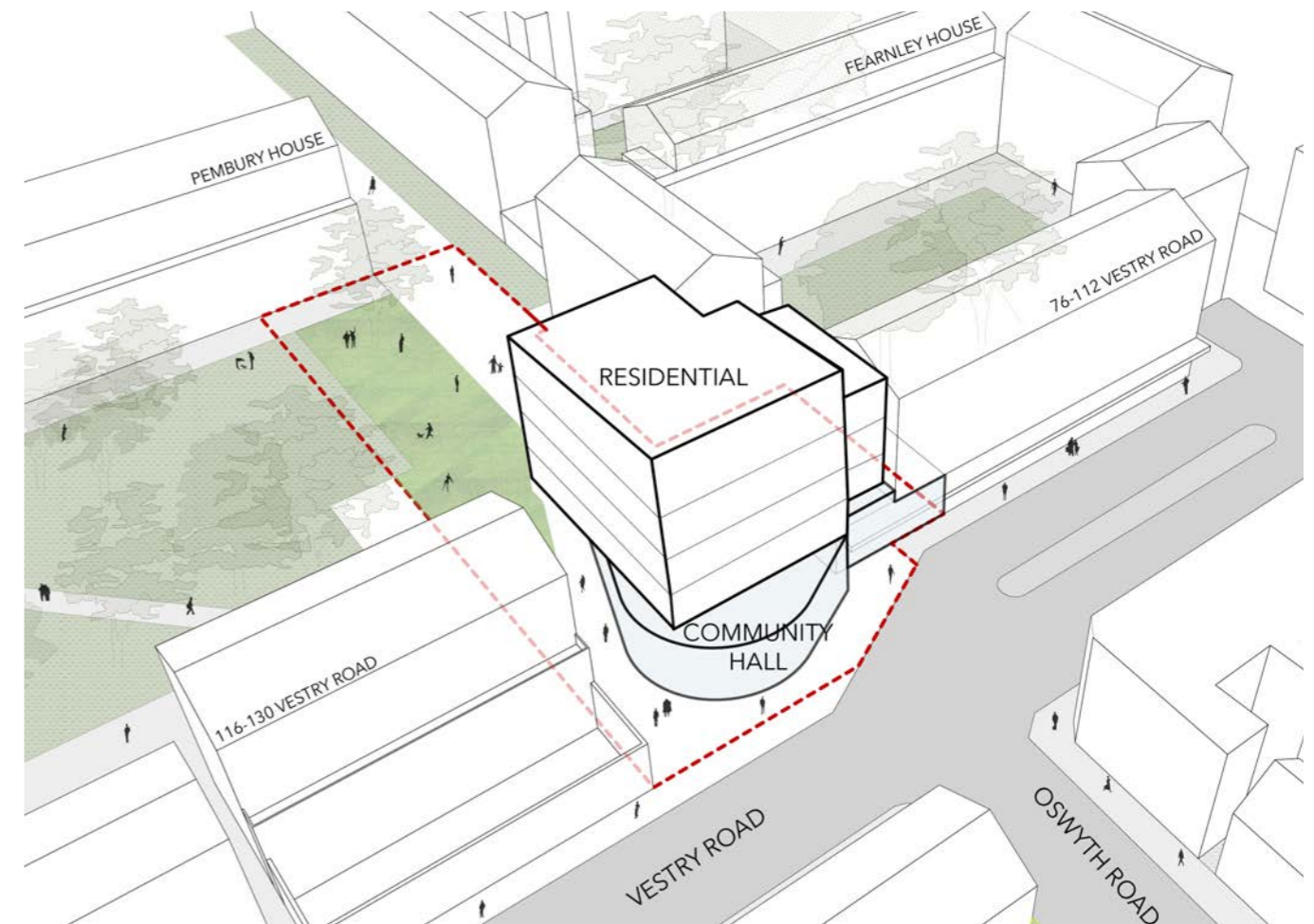


### 5 Proposed massing cuts.

By reducing the mass of the proposed building relates better to the adjacent buildings. Part of the building that connects to the 76-112 Vestry Road is reduced to 4 storeys and set back to create a transition towards the taller part of the building.

The front elevation has been angled to reduce the visual impact of the building.

The shape and position of the building has been carefully design to minimize overshadowing, overlooking and impact on adjacent properties.



### 6 Proposed landscape

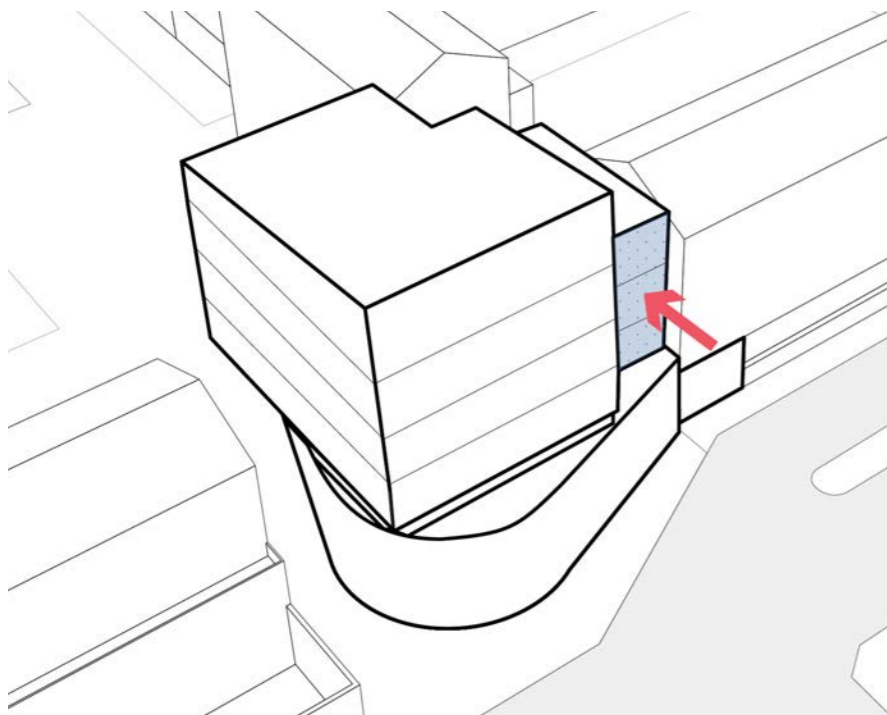
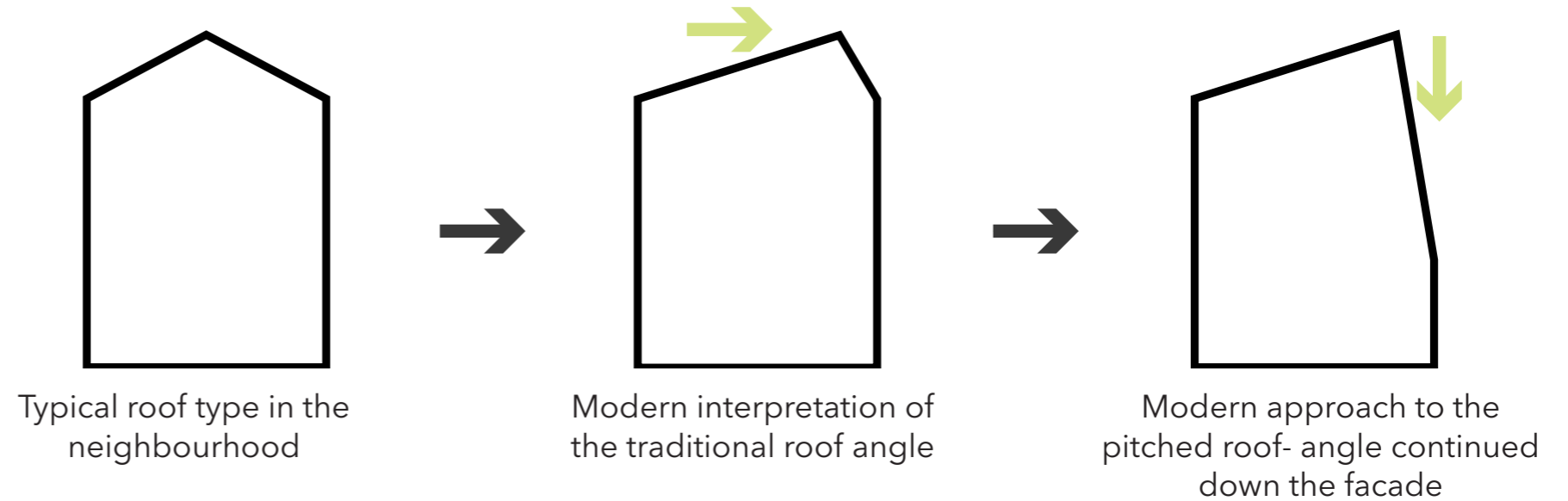
The proposed landscape seeks to enrich the existing community gardens and to improve pedestrian connections.

A playground, new picnic area and planting have been carefully designed with the help of local residents who were part of the project group meetings.

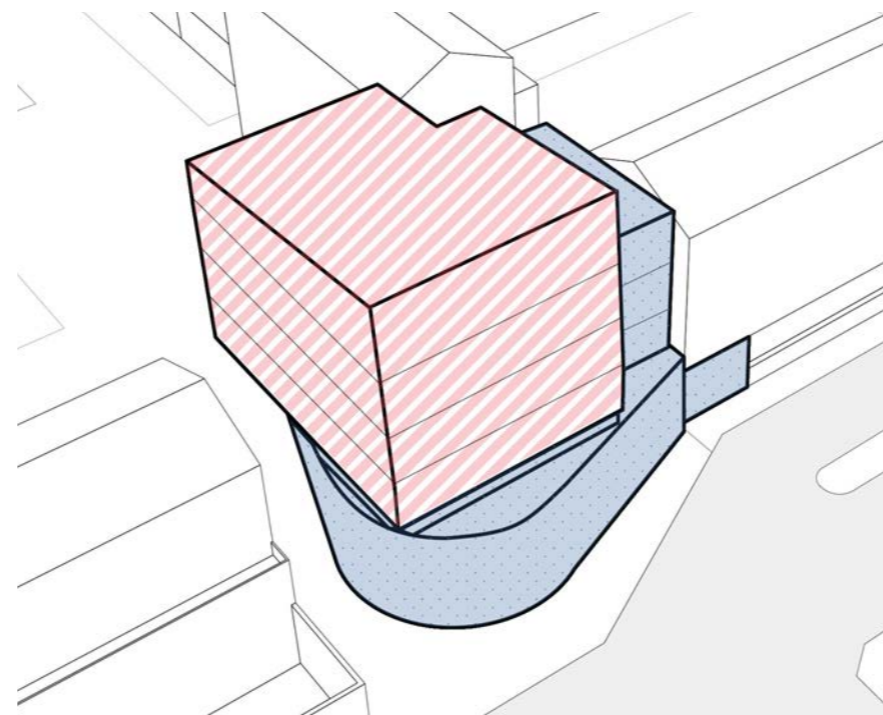
The new pedestrian connection is much wider, open and secure than the existing pair with hidden corners and lack of overlooking.

## Massing Concepts

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 roofs. The pitched point has been shifted towards Vestry Road. This also celebrates the difference in scale and height between both Vestry Road and Pembury House garden elevations. In addition by shifting the angle we managed to reduce visual impact of the building on adjacent properties.

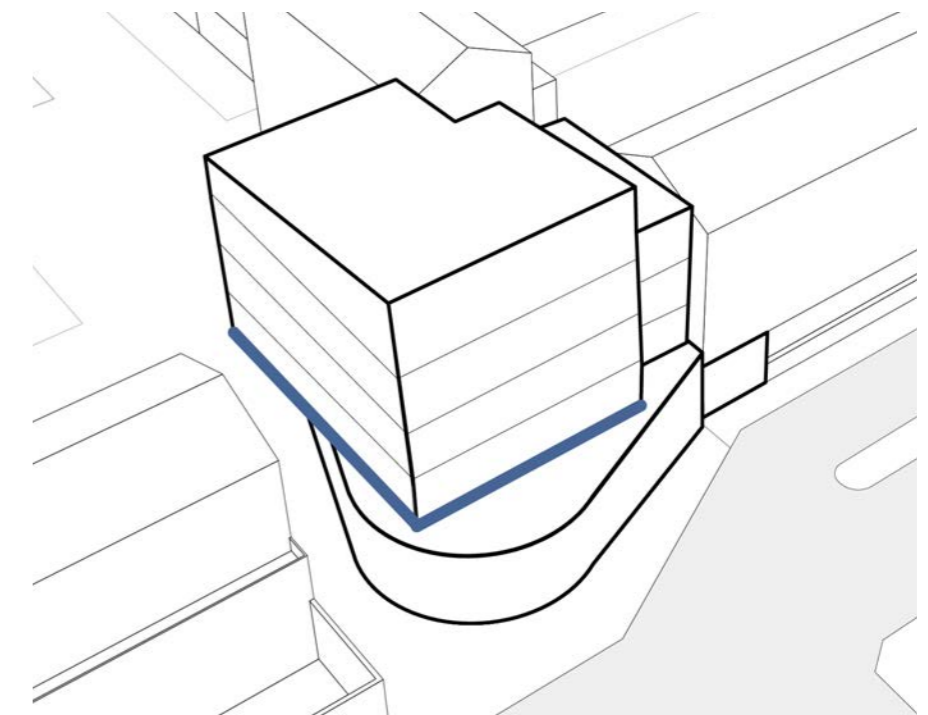


The massing is broken in two pieces. The part attached to the existing 76-112 Vestry Road is set back and lowered to create a transition between the existing and the proposed buildings.



The proposed building consist of 2 different colours and materials. The darker material wraps around the Tenants' Hall and up onto the lower part of residential block.

The main residential block uses a lighter colour and projects further giving the impression that it appears from the darker background.



The Tenants' Hall elevation is higher than typical floor height and the base of the residential block is set back to create the effect of "floating massing".

# 6 Proposed Layout

## Scheme **Benefits**

- Meeting local housing need
- The proposal delivers much needed 100% social rented homes
- Half of the new homes will be for local residents
- New Tenants Hall serving needs of the local community with a unique high quality building with recognisable form and identity.
- Flexible design of the Tenants Hall with several different type of space to allow for different activities at the same time.
- Improved entrance into the estate - open and offers natural surveillance
- Improving existing pedestrian routes and creating an attractive route between Tenants Hall and community garden
- Improving the landscape - new playground, planting and picnic area
- Re-provision of staircase into 76-112 Vestry Road building with secure entry
- Accessible and inclusive homes
- Private amenity space to all flats
- All homes are dual or triple aspect
- New form of the building removes areas of potential anti-social behaviour
- Improves the urban streetscape with a design that maximise the sites development opportunity whilst carefully considering its impact on surrounding buildings
- A good level of daylight and sunlight around the site due to south/east/west orientation. Sunlight/daylight guidance standards compliant scheme.
- Architecture that gives more identity to a place, to encourages stronger sense of community and to reduces inequality
- 22 secure cycle store spaces to encourage sustainable and healthy living.
- Easily accessible bin store to mitigate against fly tipping
- Possible inclusion of the new pedestrian crossing as a part of the highways refurbishment project. This will include removal of three parking spaces

## Scheme **Summary**

- 11 flats
- Range of 1, 2 and 3-bed homes
- 100% council rent housing
- All units are accessible via a lift
- New entrance to the estate and removal of the existing canopied footpath
- Compliant with Southwark design standards.
- New use for the adjacent empty shops
- Improved amenity space for local residents
- Secured cycle store inside the building
- Private amenity space to all flats.
- Due to the capacity of the existing district heating system and Building Regulations that set requirements for cleaner energy sources, the new dwellings won't be connected to the existing communal heating system.
- Air source heat pumps on the roof have been proposed instead as a low carbon energy source providing hot water to radiators and taps.
- New Tenants Hall with improved facilities and design
- Level access throughout with accessible WC facilities.
- Building will be fully compliant with Building Regulations.
- Fire safety considered throughout - Fire consultant and direct discussions with fire safety officers.
- Building will have sprinklers installed.
- Highly efficient LED lighting throughout the hall and residential units.
- Active and passive acoustic measures to be installed to mitigate any noise impact from the Tenants Hall.
- Capacity of the new Tenants Hall is designed to match capacity of the existing hall - up to 120 people.

# Proposed Site Plan

- The location and shape of the building creates new and improved landscaped area
- Shape removes potential spaces for anti-social behaviour by avoiding dark corners
- Promotes passive surveillance by positioning windows that overlook the public realm **(A)**
- Distinctive shape indicate its use as Tenants Hall.
- The proposal improves picnic area taking into account residents' ideas and suggestions with new furniture, paving and planting **(B)**
- Continual pedestrian wheelchair accessible footpath from Vestry Road to Lettsom Estate as a slope without ramp or steps **(C)**
- 'Slalom' style barriers at the both ends of the footpath to prevent motorbikes from entering into the estate **(D)**
- New play area provided to comply with the planning policy and to encourage the use of the pedestrian link and the garden available for new and local residents **(E)**
- New planting in front of Fearnley House to ensure that those residents will have increased privacy buffer and help prevent people from congregating in front of their windows/fences **(F)**
- Windows to the Tenants Hall designed to allow for privacy inside the Hall and passive surveillance alongside the footpath **(A)**
- Additional bike stores for visitors **(G)**

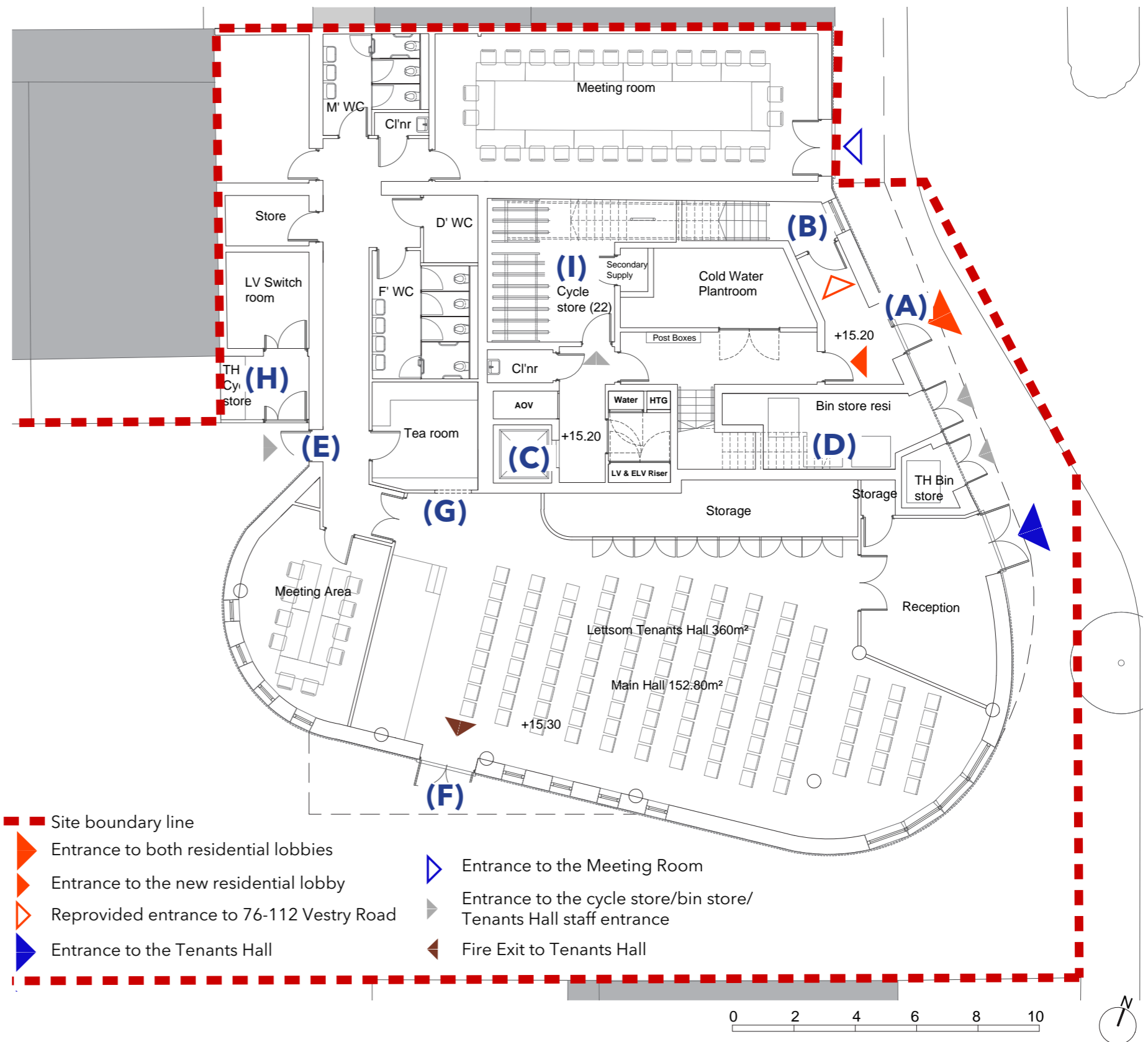


- Site boundary line
- ▶ Entrance to the residential part of the building
- ▶ Entrance to the new residential lobby
- ▶ New Entrance to 76-112 Vestry Road
- ▶ Entrance to the Tenants Hall
- ▶ Entrance to the Meeting Room
- ▶ Entrance to the cycle store/bin store/ Tenants Hall staff entrance
- ▶ Fire Exit to Tenants Hall



# Proposed Ground Floor Plan

- Active frontages to both Tenants Hall, meeting room and residential part located along Vestry Road. Clear and strong visual distinction between Tenants Hall and residential entrance by signage and door size.
- Canopy over the entrance doors provides The weather protection for both residential and Tenants Hall entrances
- The new residential entrance (A) will provide secure access to the new dwellings and also provides the secondary route into the existing dwellings of 76-112 Vestry Road (B). Their existing second access will be demolished as its current hidden/set back location has potential for anti-social behaviour.
- Lift access to all new dwellings (C).
- Bin store located at the front of the building and next to the main entrance (D).
- Additional Tenants Hall staff and delivery access at the back of the building (E)
- Doors from the hall to Pembury Gardens for emergency exit only (F)
- Tenants' Hall design is flexible allowing for different types of activities happening at the same time. Two meeting rooms of different sizes and Tenants Hall with flexible form can host various events at the same time.
- Tea room facilities with serving hatch into the main hall provided (G).
- Additional secured bike store for Tenants Hall located at the back behind secured doors (H)
- The Tenants' Hall uses two existing adjacent shops (currently vacant) to provide meeting rooms and ancillary accommodation for both the hall and residential flats.
- Secured 22 cycle spaces for new residents inside the building (I).

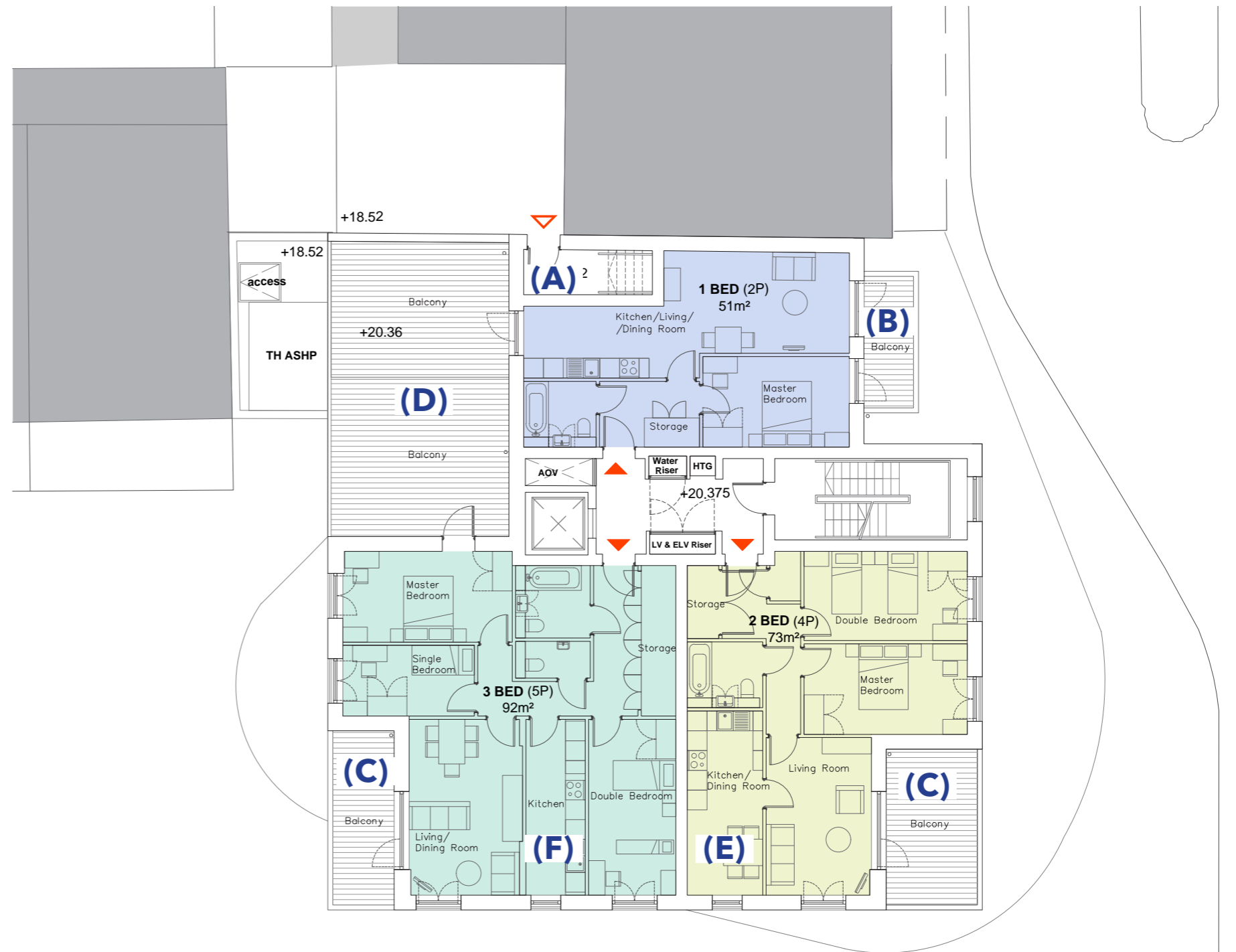


- Site boundary line
- ▶ Entrance to both residential lobbies
- ▶ Entrance to the new residential lobby
- ▶ Reprovided entrance to 76-112 Vestry Road
- ▶ Entrance to the Tenants Hall
- ▶ Entrance to the Meeting Room
- ▶ Entrance to the cycle store/bin store/ Tenants Hall staff entrance
- ▶ Fire Exit to Tenants Hall

Ground Floor Plan

# Proposed Floor Plans

- 3 dwellings on this floor.
- Staircase to 76-112 Vestry Road provides access to the existing podium deck (A).
- 1-bedroom flat balcony is set back to avoid overlooking into adjacent properties (B)
- Private amenity space (balcony) has been provided to all homes with minimum depth of 1500 mm to provide usable space (C)
- Additional terraces to 1 bedroom and 3 bedroom flat on ground floor divided by privacy screen (D)
- Flats layouts have been carefully considered in order to mitigate potential overlooking by appropriate location of balconies, windows and keeping suitable distance from existing windows
- Separate kitchen-dining room from living room in 2 bedroom unit (E)
- Separate kitchen in 3 bedroom unit (F)
- Additional WC facility to 3 bedroom unit
- Generous storage to each unit
- Good level of sunlight/daylight to all flats
- Excellent corner location of 2-bedroom and 3-bedroom living room with its dual aspects
- Generous corridor size and good access to the lift and staircase.
- All flats are dual or triple aspect
- Flats layout and design meets Southwark and GLA requirements
- The scheme does not provide any accessible (wheelchair) flats as the Tenants' Hall and ancillary spaces occupy the whole of the ground floor. The outlook on the ground floor at this location is also not desirable for residential use.



- ▶ Entrance to reprovided residential entrance for 76-112 Vestry Road
- ▶ Entrance to the flats

First Floor Plan

1BED (2P) 2BED (4P) 3BED (5P) PRIV AMENITY





▶ Entrance to the flats

Second and Third Floor Plan (Second Floor shown)



1BED (2P) 2BED (4P) 3BED (5P) PRIV AMENITY

0 2 4 6 8 10



Fourth Floor Plan

# 7 Appearance

## Surrounding **Context**

### 18th Century

On the north side of Peckham Road, there is a row of elegant Georgian houses built in 1790. Originally called Alfred House, the premises were initially used as a school and later sold to the Royal Navy. The houses, renamed Camberwell House, became an asylum in 1846. The building became council offices in 1955 and more recently halls of residence for UAL Camberwell School of Art with the exception of the Southwark Registry Office which remains in one of the houses on the south side. The extensive gardens behind the houses on this side of the road was formed into a public park, Lucas Gardens, which opened in 1955.

### Late 19th Century terraced houses

On the opposite corner to Lucas Gardens the Bickleigh Arms had been serving Camberwell since Victorian times, being recorded as a tavern in the 1881 census. It's been closed since circa 2004 and now used for other uses.

The area between Camberwell, Lucas Gardens and the railway was formed of terraced houses. It remains two and three-storey Victorian houses along Vestry Road, Linnell Road, Oswyth road and Gairloch Road which create a quiet and intimate complex with its own identity.



Lucas Gardens



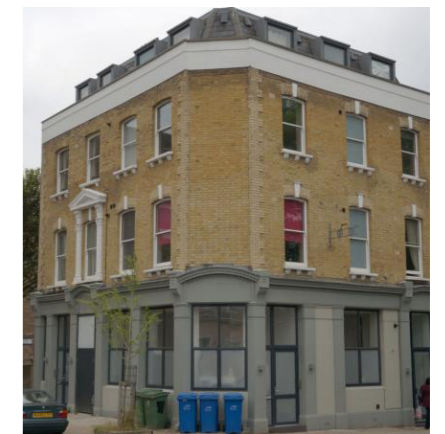
Southwark Registry Office and UAL Camberwell School of Art



43-53 Vestry Road



Oswyth Road



70 Vestry Road in 2018



70 Vestry Road in 2007

## 1970's redevelopment

Lettsom Estate. The area within Lettsom Street, Camberwell Grove, McNeil Road and Vestry Road, was redeveloped around 1970. Three storey buildings with pitch roof and four storey duplex deck-access blocks with pitch roof set around courtyards. The building features two types of elevations: deck galleries along one facade and a regular fenestration design along the opposite one with blank ends.

Common across all periods of development is the use of brick, generally London stocks. This common feature has been the starting point in our proposals for the facade as shown in the following pages.



76-112 Vestry Road



116-130 Vestry Road and 132-142 Vestry Road



Fearnley House



Pembury House

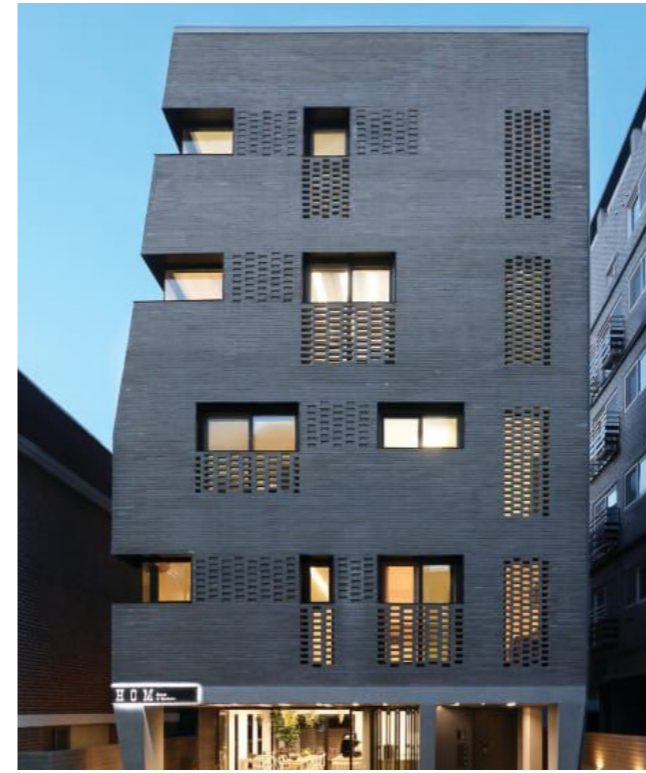
## Precedents of modern buildings in Victorian setting



Slanted facade, full height windows and deep reveals



Full height windows with dark frames and reveals



Slanted facade, corner recessed balconies with high parapet.



Light buff brick with metal projecting balconies. Karakusevic and Carson. Great Eastern Buildings.



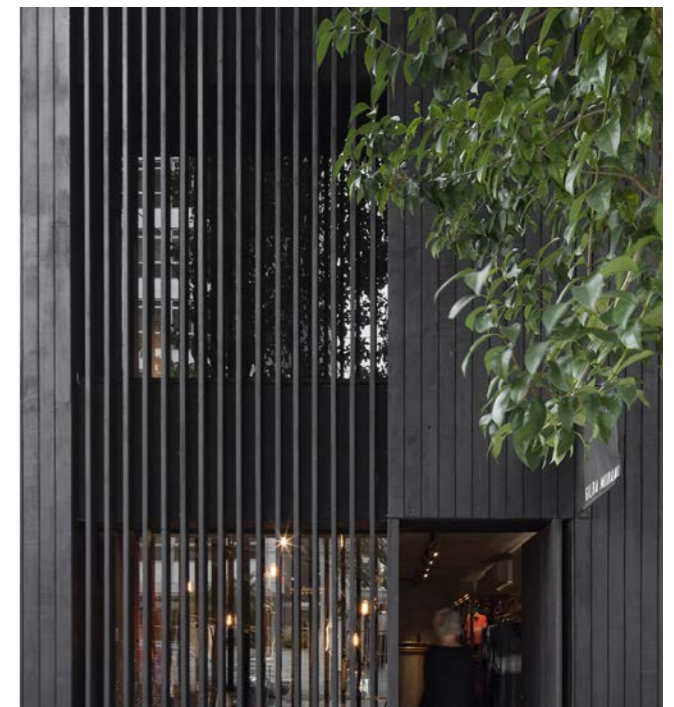
Warm grey undulated metal sheet. Clear difference between both building uses, Tenants' Hall and residential.



Clear difference between building uses in terms of materials and shape. FBM Architects. Pembury Circus



Opening protected by 'fins' during evenings



Opening protected by 'fins' with natural light

Proposed **View from Vestry Road**



## Proposed Elevations

The facade materials and decorative elements contribute positively to the historic urban character of the neighbourhood but responds to contemporary standards of living with a modern approach.

- There are three main elements to the design
  - A)** Tenants Hall on the ground floor,
  - B)** 3-storey residential element next to 76-112 Vestry Road building and
  - C)** 4-storey residential element.
- Both residential elements have a gently sloped front elevation whilst the Hall is curved to provide a contrast in recognition of its different use inside.
- A new canopy extends the existing one found above the row of shops. It will be finished in the same tiled material and helps to connect new with the existing development.

### A) The Tenants Hall

- The Tenants Hall design differs from residential part by its distinguished form and material.
- It is clad with vertical metal 'fins' to unify the overall elevation of solid walls, doors and windows - in some parts these are over the top of windows to allow light in. Some locations the fins stop short of windows to allow views into the space.
- The main entrance is emphasised by a wide glass double door and clear signage. Alongside the yellow sign are yellow metal 'fins' to add additional interest and highlight its entrance
- Similar signage alongside a narrower door opening indicates the residential entrance.

### B) + C) Residential Elements

- The proposed brick references the colour to the existing context but with a slightly lighter tone.
- This same brick colour is used throughout, however, in order to provide a transition between the existing building and proposed 4-storey (**B**) (over hall) element, a darker mortar colour will be used to the 3-storey element (**C**). This helps create a vertical proportion to the elevation and adds visual variation.
- Projecting balconies to the 3-storey part (**C**) are finished with the same metal 'fins' as the ground floor but with gaps in between to lighten its character whilst maintaining privacy.
- Recessed balconies to the 4-storey element (**B**) are finished in brickwork and within the mass of the building.

Other decorative elements have been added to the elevation and are shown on the following pages.



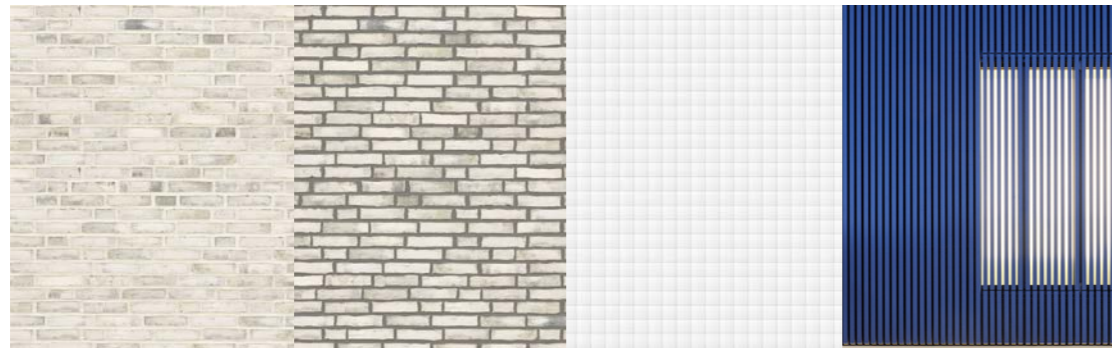
Proposed Vestry Road elevation







# Proposed Elevation Details



Proposed brickwork, tiles and metal batten

Brickwork feature - Gradually projecting brick to the corner to add patterning and visual interest.

Metal coping

Feature vertical brickwork header course to the top of the balcony

Flemish bond brickwork pattern, colour light buff with dark mortar

Projecting balconies with metal battens as perforated balustrades to match Tenants' Hall

Feature course of recessed course of brickwork to create a shadow gap effect, reduce the visual scale.

Juliette style balcony windows with metal balustrade - lots of light and ventilation.

Flemish bond brickwork pattern, colour light buff with light mortar

Feature course of recessed brickwork to create a shadow gap effect.

Square ceramic tiles, colour white, to match existing canopy in 76-112 Vestry Road

Metal battens to the ground floor, colour grey and some yellow

Yellow perforated metal signage



Details of the elevation

## Proposed **View of the ground floor entrances**



Entrance to the hall.

Separate refuse stores for the residential dwellings and hall.

Entrance to the new residential dwellings and the existing ones on Vestry Road.

Existing vacant shop turned into a multiuse meeting room as part of the tenants hall.

# Proposed **View from Vestry Road**



# 8 Landscape

## Existing **Site**

The site currently incorporates the Lettsom Tenant's Hall, together with an open paved area of trees with two picnic benches. The northern edge of the site is a pedestrian/ cyclist route from the wider estate to Vestry Road; this passes to the north of the Tenant's Hall.

To the south of the site is a large green space with closely mown lawns and mature trees, planted when the estate was developed.



View north along Vestry Road



Central open space to the south of the site



Steps down from Vestry Road



Picnic area



Vestry Road

## Proposed Landscape

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. 90m<sup>2</sup> area provided, based on child yield calculations). This is to be fenced and have seating/ litter bins for parents/ carers;
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 '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;
6. Southwark Highways are exploring the potential for a new crossing point along Vestry Road, close to the junction with Oswyth Road;
7. Use of raised planters as barriers to control and slow cyclists/ motorcyclists entering the area from Vestry Road.

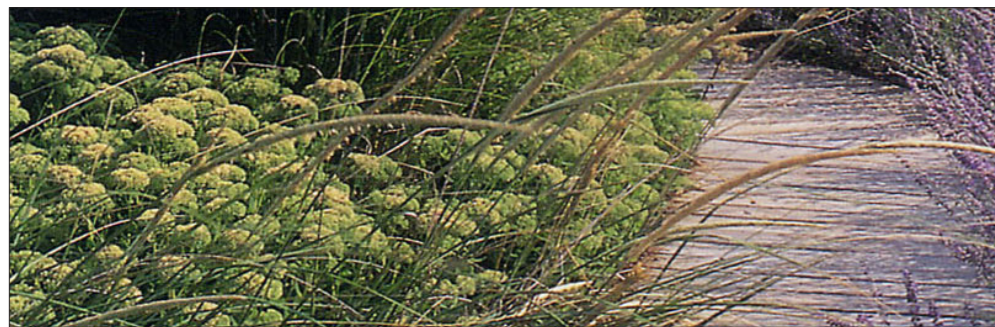




Play opportunities - for younger children



Small tree and perennials



Planting



Bow Top Metal fencing to play area



Typical road crossing



Site furniture (including seating, picnic tables and bins)



Block paving

Cycle parking

The key characteristics of the plant species are:

- Low-maintenance requirements;
- Shade-tolerant species, particularly important underneath the tree canopies of the existing trees;
- Evergreens/perennials, including hedges - providing screening and 'greening' throughout the year;
- Interest at different times of the year (flower colour in Spring/Summer; Autumn leaf colour; stem colour in Winter; scent);
- Native species where appropriate, to increase the nature conservation value of the landscape spaces and tie the site in to it's wider context;
- Many species are wildlife-friendly, following guidance from the Royal Horticultural Society, to improve biodiversity.



Yew hedge



*Helleborus* spp.



*Verbena bonariensis*



*Anemone nemerosa*



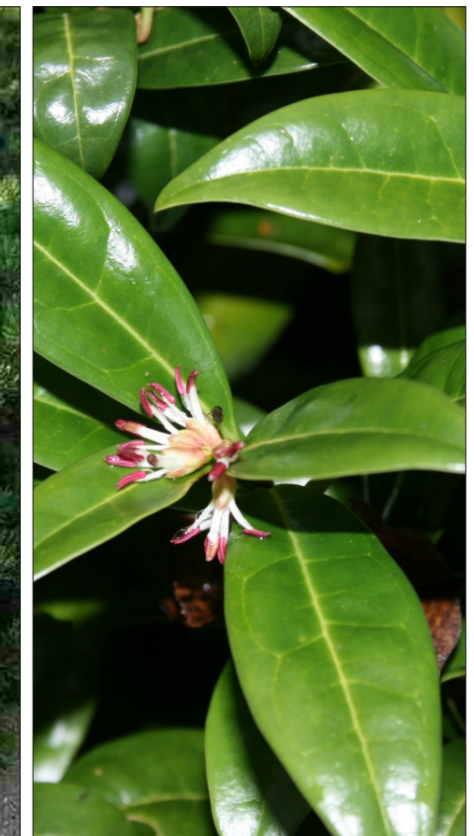
Maple - *Acer palmatum*



*Epimedium* spp.



*Pinus mugo* 'Pumilio'



Sweet Box - *Sarcococca humilis*



# Proposed **View from The Community Garden of Pembury House**



# 9 Expected project timeline

## 1) Consultation & planning stage

## 2) Construction stage



- Statutory Consultation = The Local Planning Authority will write to each property within a set distance from the site to advise occupants that a formal application has been received. This will provide the reference number of the application which can be used to find all of the submitted information on the planning website [www.planning.southwark.gov.uk/online-applications/](http://www.planning.southwark.gov.uk/online-applications/)
- Timescale shown above are a general guide and are subject to change as the schemes progresses.