

You said, we did.

Item	Comment/Question/Concern	Responses during the design development
1	There were a few residents that expressed height concerns;	The design team explained how the building sets back and reduces the top floor to response to the surrounding buildings heights.
2	Some residents were concerned about the overshadowing and overlooking impact on the surrounding buildings.	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.
3	The group were concerned about the potential light and overlooking impact on Fearnley House & 76-112 Vestry .	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. We have since run full sunlight and daylight studies which have concluded that surrounding windows are not negatively affected by the new development.
4	Concern was expressed about potential for rats to be displaced during the demolition.	It was confirmed that additional pest control measures could be implemented during the demolition phase.
5	FBM explained the intention to close-off the existing staircase located near the rear of the current hall and re-provide 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.	72-116 Vestry Road residents were directly consulted about the re-provision of the staircase. There were no objections
6	Glazing - would need to be sufficiently robust (vandalism) and any operable windows would need to be carefully considered given possible noise disturbance to nearby residents	External shutters ('fins) have been proposed to protect windows and provide privacy and flexibility.
7	Demolition and construction works - concerns on the extent of noise and dust.	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.
8	Elevations - residents preferred lighter colours to be used.	Lighter colour brickwork has been used on the building.
9	The group asked whether the occupants most likely to be affected by the proposals had been spoken with.	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. We will continue to consult them directly as the design emerges.
10	Residents requested that the lighter colour should be used for the tenants hall facade.	The background colour to the battens has been changed to lighter grey for the tenants hall and white to residential part (NB – this was developed again later).
11	Residents requested further direct consultation with those residents	Southwark continued to do door-knocking and leaflet posting. As a result of this, two additional

	immediately affected by the proposals.	Project Group members had joined (Fearnley House residents).
12	A Fearnley House resident expressed a concern of increased foot traffic at the rear of their boundary	The proposed layout, landscape and new path route would direct people away from the boundary line and from Fearnley House – improving the relationship for those residents.
13	Many Project Group members expressed their dissatisfaction with the existing communal heating system on the estate. They were worried that if the new proposal connects to the existing system, it will be even worse for existing residents.	Specialist engineers would assess the system and possible alternatives to determine suitability. After further investigation, the new building will be self-sufficient. Hot water and heating will be provided by renewable technologies (air source heat pumps).
14	Residents requested that CCTV was included, specifically to over-look the landscaped area.	Southwark advised this would be subject to the requirements of the Designing Out Crime officer appointed by the Metropolitan Police and further advised that Southwark generally were moving away from fixed CCTV systems and adopting mobile CCTV solutions to tackle anti-social behaviour hot spots.
15	Residents were concerned about construction noise.	The main contractor would be responsible for reducing noise and would need to regularly update the community of any planned works which may cause disruption through newsletters and a notice board. Project working groups will continue throughout the construction phase.
16	Hall layout options were shown - the project groups preference was to move the meeting hall to the back reception/meeting area at the front might not be used as effectively as intention.	The layout was amended and meeting room relocated to the rear of the hall. There is also a meeting room space in the location of the former shop, providing greater flexibility potential than the existing hall.
17	FBM presented two views with a darker façade colour at the front and lighter at the back. Residents preference was to make the whole ground floor in lighter colour	FBM have amended the design in with new signage to the hall and new residential entrance.
18	Residents requested that the view from the back will be presented for residents to see the landscape in relationship to the building.	FBM will provide a perspective visual for the final public consultation. Additional CGI's have been created of the front of the building.
19	The group was positive about the idea about the provision of the new crossing.	This will be developed further by Southwark Highways.
20	The group raised concerns surrounding motorbikes and cyclists using the proposed walkway as a 'cut through' to the rest of the estate	Barriers to be installed and slalom style planting to break up the space. It needs to be easy for those in wheelchairs or pushing buggies.
21	Residents were concerns about safety of children in the playground.	Landscape architects have included fencing and secured gate to the playground.
22	The project team queried when the project is likely to be starting on site and likely completion dates.	The current intention, pending no issues at planning, would be to start work on site towards the spring/summer of 2021 and for the works to continue for approximately 18 months.
23	The group requested guidance on where	A temporary meeting hall will be the detached

	<p>the proposed temporary meeting hall would be for the duration of the works on site along with a notice period on when they need to vacate the premises and advise other groups who use the hall.</p>	<p>building on Lettsom Street and the programme will be developed to ensure a suitable timeframe of notice to vacate is provided.</p>
24	<p>Concerns on the removal of the covered walkway</p>	<p>The existing covered route has hidden setbacks and entrances and can attract anti-social behaviour. The new route alongside the building will feel more open and benefit from passive surveillance from the new and existing flats above and the wider area.</p>
25	<p>Access – a question was raised about the slope of the existing pavement outside of the hall and if the new development made it more difficult for those in wheelchairs to access the estate given that the existing route with canopy is to be removed.</p>	<p>There is a continuous slope in front of the shops, hall and buildings up Vestry Road. The steepness of the slope increases just past the existing second access route (the one without the canopy and further up the hill). The new design will remove the existing route with the canopy – people will have to walk slightly further around the building but the slope in front and around the side of the hall will be similar to the existing slope that people use now. The hall and homes themselves have much improved wheelchair access with level entrance thresholds, accessible toilets. The residential units have lift access and are designed to the latest accessible standards.</p>
26	<p>Landscape – there was a concern or question about species of planting and the impact on allergies or asthma etc.</p>	<p>The Landscape architects will look closely at the time of species specified, balancing improving biodiversity against seasonal pollen release etc.</p>