Southwark Regeneration in Partnership Programme

Our Vision:

The council's vision for the borough aims to:

- Achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for people now and in the long term.
- Continue to reflect our diverse cultures positively.
- Reduce the inequalities between people and communities through creating successful places.
- Build more housing and meet the needs of our diverse population.
- This includes how we can provide family housing for first-time buyers, social rented housing, intermediate housing and different types of housing such as flats and houses.

Our aims:

This project forms part of an ongoing programme by Southwark Council to provide:

- 11,000 new council homes by 2043 & 1,500 by 2018.
- Build the right kind of homes to meet a range of needs, with all homes built to Lifetime Homes Standards and 10% built to be fully wheelchair accessible.
- Provide well integrated homes, split between social rent, intermediate rent and private sale.
- Meaningful consultation and engagement with residents.
- Make 50% of new council homes available to tenants living in an agreed estate boundary.
- Build high-quality, secure, sustainable homes with low running costs.

Bird's eye view of the site

We are keen to hear what you think. Please tell us more in the questionnaire provided!

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

How does the site sit within the area?

Site of Kennington Enterprise Centre

- A mix of postwar and earlier industrial buildings.
- A warehouse at the heart of the site used by businesses and charities, a hall used by a 'guardian' scheme on Doddington Grove and a 2 storey brick building sublet as individual studios.
- Buildings are in poor condition with leaking roofs and poor insulation.
- The forecourt is used as ad-hoc parking.
- 3 mature Plane trees on Doddington Grove.

Site next to 26 Braganza Street

- Currently used as parking for 8 vehicles.
- A cherry tree within the site boundary, and a large plane tree on the adjacent pavement.

Transport

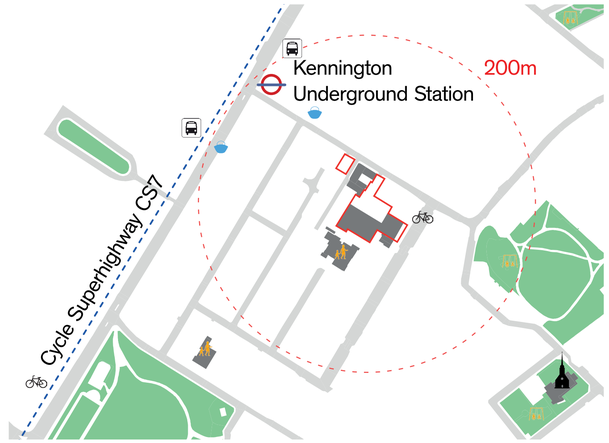
- The site is well connected to transport links.
- Kennington Underground Station and bus stops are within 200m of the site.
- Cycle Superhighway CS7 runs along Kennington Park Rd.
- There is a Bicycle Hire point within 50m of the site on Doddington Grove.
- The site is designated PTAL 6a.
- It is within Controlled Parking Zone E 'West Walworth'

Plan as existing

Site extents

Existing windows / Overlooking constraints

x Site Pictures



Access and Transport

1. View on Braganza Street

2. Former pub on Braganza Street, now occupied by the Royal British Legion

3. Car park on corner of Braganza Street and Gaza Street with nursery and school beyond

4. Site seen from Braganza Street looking south-west

5. Inside the forecourt looking south-east

6. Doddington Grove looking north-east

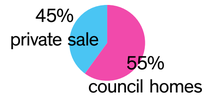
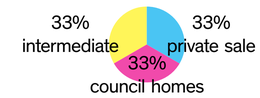
Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

What you have told us and how we have responded

	Concerns raised	Our responses
Housing Mix	• What will the tenure split be in the new development? • Could more council homes be delivered on the site? • Participants were concerned that the homes would not be affordable for local people.	• The proposed development comprises of 18 council homes and 15 private homes. • The council is maximising the amount of council homes across the programme while having to keep the projects financially viable. Tenure mix for this scheme:  Tenure mix of the Southwark regeneration programme across all sites: 
Charity and Business tenants	• Where would businesses and charity tenants be relocated to, and how would this work proceed? • Business and charity users were concerned that the rents in the new development would not be affordable for existing users.	• The council will endeavour to provide alternative accommodation for Charities and will assist with incidental financial costs such as removal costs and IT, etc. • Businesses will be offered sign posting information to other business spaces and providers. • The council will review individual space requirements and where feasible will provide a transitional rental arrangement.
Keyworth Primary School	• Participants raised concerns about the development restricting the potential of the primary school to expand in the future. • Participants felt that the access route to the school was very congested and the new homes on the Gaza Street site would not help this situation. • The concern of creating a 'tunnel effect' on Gaza Street was raised. • Participants raised concern about potential overlooking from the main development into the school.	• The extension of the school has been planned on its own site. • We are carefully looking at the impact of new homes on the corner of Gaza Street to make sure the pedestrian entrance to the school is well considered, and a good streetscape is achieved. • The proposed housing on Braganza Street has been lowered and stepped back. The mature street tree at the corner is being retained. • A meeting with Keyworth Primary School has taken place and we are investigating how the entrance situation on Gaza Street can be improved and how overlooking can be mitigated.
Building Height and Massing	• Participants felt that the height of the proposed building on Gaza Street should be lower.	• The building on the corner of Gaza Street has been re-designed to better relate to the surrounding buildings. The proposal is now lower than the former pub occupied by the Royal British Legion, the building line has been pushed back and the height steps down next to the existing terraces.
Daylight/Sunlight	• Concern was raised about overlooking and overshadowing of neighbouring properties by the main development.	• We have worked closely with the Daylight/Sunlight consultant to maintain adequate standards across the site and neighbouring properties. Adjustments in the massing have been effective in mitigating the impacts of the development on neighbours. • Window details are currently being refined to mitigate overlooking issues.
Permeability and community safety	• The majority of the participants did not want gates at the entrances of the site, and did not want the new development to be a 'gated community'.	• There will be no gate on the entrance from Braganza Street. • The 'Design Out Crime' Officer has recommended a gate on the alleyway to Doddington Grove, in order to achieve a Secured by Design Full Certification. We are investigating this in detail.
Development process	• Participants wanted to know details of the construction, including how long it would take and how much disruption there would be. • Will the current architects work on the project beyond planning?	• An estimated time-line for the development is shown on the last board, with the first new homes completed in 2018. An overall construction statement will be included with the planning application. More details will be developed if planning consent is granted later on this year. • LBS intend the architects to remain either as quality advisors or as the architects of the development partners.
Consultation process	• Participants wanted to know how their views would be considered and how much of an influence they would have on the proposals.	• What you said at the last consultation has been carefully considered by the team and your views have been taken on board as much as possible. A further opportunity to comment on the revised proposals has been provided through an online consultation running for three weeks from the 16th of May. The final designs will be presented at a public exhibition in June. After the planning application is submitted in June/July there will be a statutory consultation process where you will also be able to have your say (http://www.southwark.gov.uk/info/485/planning_applications/3251/comment_on_planning_applications). For further details of the project please visit the following link: http://www.southwark.gov.uk/info/200079/regeneration/3850/southwark_regeneration_in_partnership_programme/14
Landscaping and open space	• Would it be possible to provide more greenspace and wildlife friendly planting within the development? • Will the existing trees be protected?	• Landscape proposals include play facilities and low maintenance planting, that is attractive to wildlife, and pleasant for residents and neighbours. • We are investigating how the green roofs of the proposal could attract wildlife. • The design proposals seek to retain the mature Plane trees on Doddington Grove and Braganza Street.
Transport and parking	• Participants felt that parking restrictions in the area were inadequate, and that it was often very difficult to find parking spaces.	• The impact of the development on the local parking and traffic will be mitigated as far as possible. The new residents will not be eligible for parking permits. The development will be car free with the exception of on-site disabled parking spaces for some of the new wheelchair accessible homes.

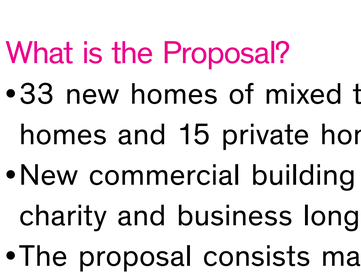
The Proposed Development

What is the Proposal?

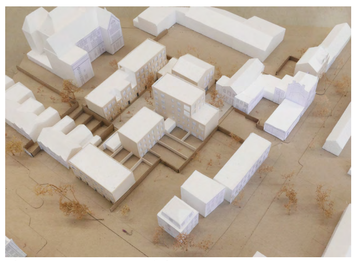
- 33 new homes of mixed tenure, comprising 18 council homes and 15 private homes.
- New commercial building re-providing facilities to existing charity and business long-term tenants.
- The proposal consists mainly of 3 storey buildings stepping up to 4 and 5 storeys in the middle of the site, away from neighbouring residents.

Key Changes since the Public Consultation on 28.01.2016:

- The new development will not be gated on Braganza Street.
- Changes to the height and footprint of the proposed building on Gaza Street in response to comments at the first public consultation, as well as to maintain the Plane tree on Braganza Street.
- Changes to the massing and windows of the buildings near the properties on Doddington Grove to improve daylight and sunlight impact and mitigate overlooking.



Bird's eye view of the existing looking south-west

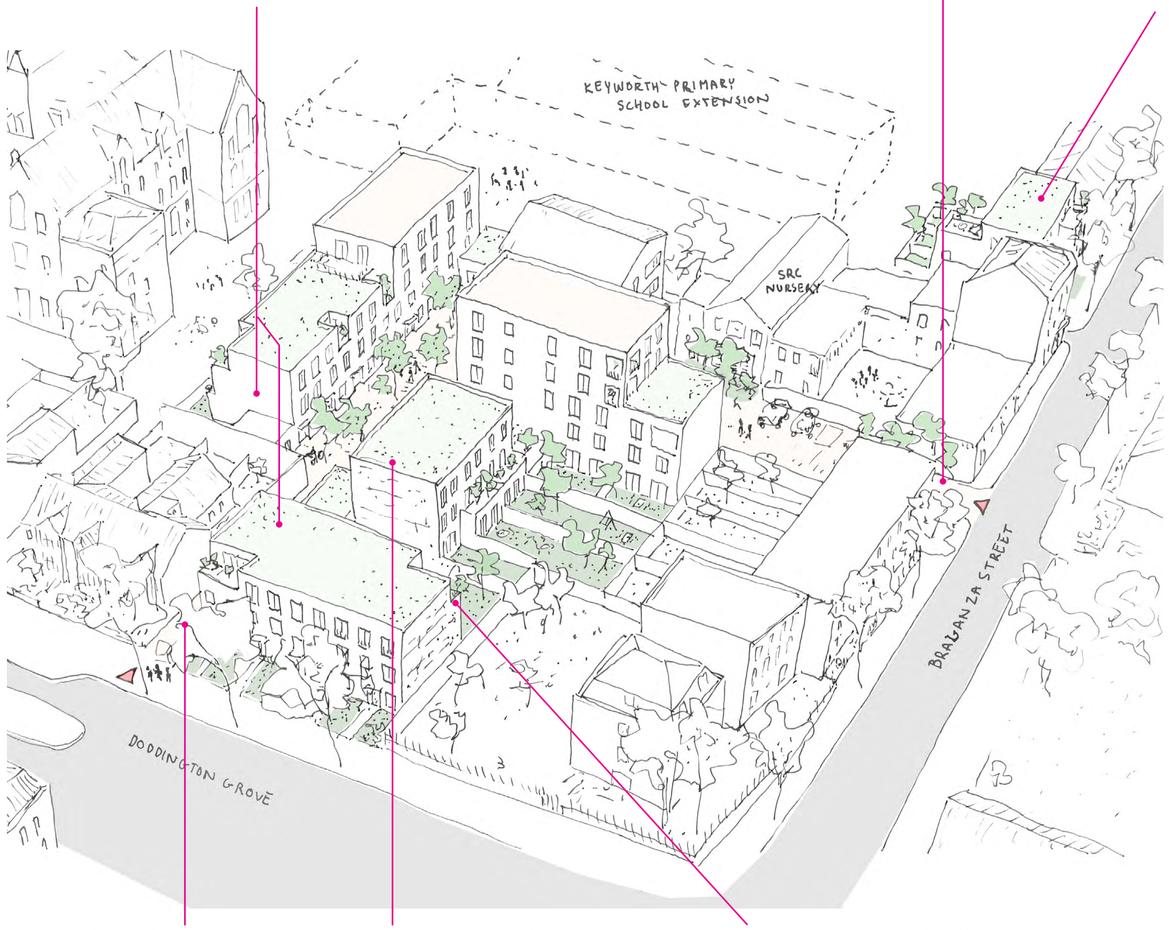


Bird's eye view of the proposal shown on 28.01.16, looking south-west

Bird's eye view of the current proposal, looking south-west

Massing and openings near the Doddington Grove properties

- In order to increase the levels of Daylight/Sunlight of the Doddington Grove properties, proposed buildings have been pushed back, reduced in width, and balconies on the corners of the proposal lighten the mass.
- Windows layouts have been adjusted in order to mitigate overlooking onto neighbouring properties.



No gate on the entrance from Braganza Street

Massing of the proposed building on Gaza Street

- Re-designed to better relate with the surrounding buildings.
- The new proposal is lower than the Royal British Legion building.
- The proposed building has been moved further back, making the entrance to the school feel more inviting.
- Pushing back the building also allows the Plane tree in front of the site to be maintained.
- The height steps down next to the existing terraced housing.

Previous proposal

Current proposal

Community Safety

- Careful attention to lighting
- Motorbikes can be prevented from using the passage by either landscape measures, or by potentially a low gate at this entrance.
- Habitable rooms with windows on the ground floor provide passive surveillance of the passageway.

Privacy and Amenity

- Window details are currently being refined to mitigate overlooking issues.

Massing on Doddington Grove

- Balconies on the corners of the proposal on Doddington Grove lighten the mass of the building on the street.

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

How would the development be integrated within the neighbourhood?

- The proposed development is centred on new publicly accessible courtyard and mews garden.
- The commercial building on the site will bring activity to these spaces during the day.
- All ground floor homes have individual entrances animating the mews.
- Kitchens / dining rooms will have windows onto the mews providing passive surveillance at ground level.
- On the passageway to Doddington Grove, windows on the ground floor will provide passive surveillance.
- Good lighting design will provide comfort and safety.

Parking & cycling provision

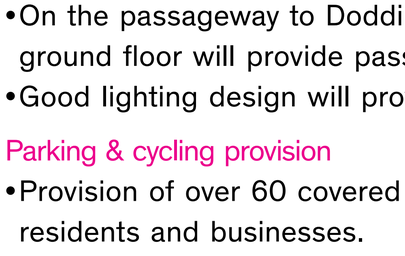
- Provision of over 60 covered bike parking spaces for new residents and businesses.
- Two on-site disabled car parking spaces for new residents.
- In line with local planning policy, new residents will not be eligible for parking permits.

Overlooking

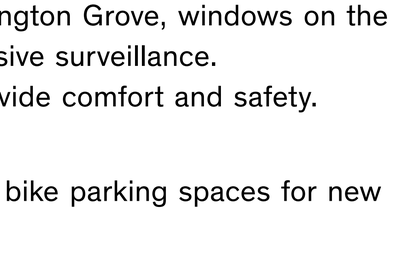
- We are carefully considering potential overlooking to neighbouring properties: design of new window positions, and distances between windows, are being looked at while developing the facade design.

Daylight/Sunlight

- We are working closely with Daylight/Sunlight consultants and we expect all surrounding properties to maintain adequate levels of light.



A lively mews - Iliffe Yard, Pullens Estate



A green mews - Choumert Square, Peckham

Plan of the proposal, GFL

KEY:

- Sun-path
- Vehicular and pedestrian access
- Pedestrian access
- Site boundary
- Distances to neighbours
- Overlooking avoided
- Passive surveillance
- Front gardens
- Mews Garden
- Central Courtyard
- Private gardens

The amenity spaces are carved out from the building's volume in order to maximise direct sunlight from above.
This also enables a lighter massing to the mews.

Ground floor homes will have their kitchens overlooking the mews with generous windows. This will help animate the mews, and contribute to passive surveillance

'Defensible' space with planting, designed without walls

A recessed porch creates a threshold between the outside and the inside and gives shelter for the entrance

Windows to commercial units will activate the mews during the day

Elevation through the mews looking South

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

What would the buildings look like?

New Terraces and massing

- The proposals on Braganza Street and Doddington Grove reflect the character of the area. The new terraced housing reinforces the existing building line and streetscape.
- The heights of the buildings respond to neighbouring properties. The majority of the proposal is 3-storeys high, with 4 and 5-storeys accents in the centre of the site.

Entrances

- New terraced housing on Doddington Grove and Braganza Street will have private entrances on the street.
- Careful attention will be given to the design of the entrances and front gardens.
- The proposed entranceways will be informed by local precedents.

Materiality

- The façades will be made of bricks, a robust material with low maintenance requirements, that will fit in with the surrounding buildings.
- Soft colours for the windows and doors.
- We are currently working on defining these materials.

Colour tests for the street elevations

Colour tests for the mews elevations

View from the north of Doddington Grove

Elevation on Braganza Street

Elevation on Doddington Grove

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

What should the landscape layout be?

Street scape

- New terraced dwellings will have front gardens on the street. Their character and rhythm, will tie the new development into the existing street scape.

The mews and the courtyard

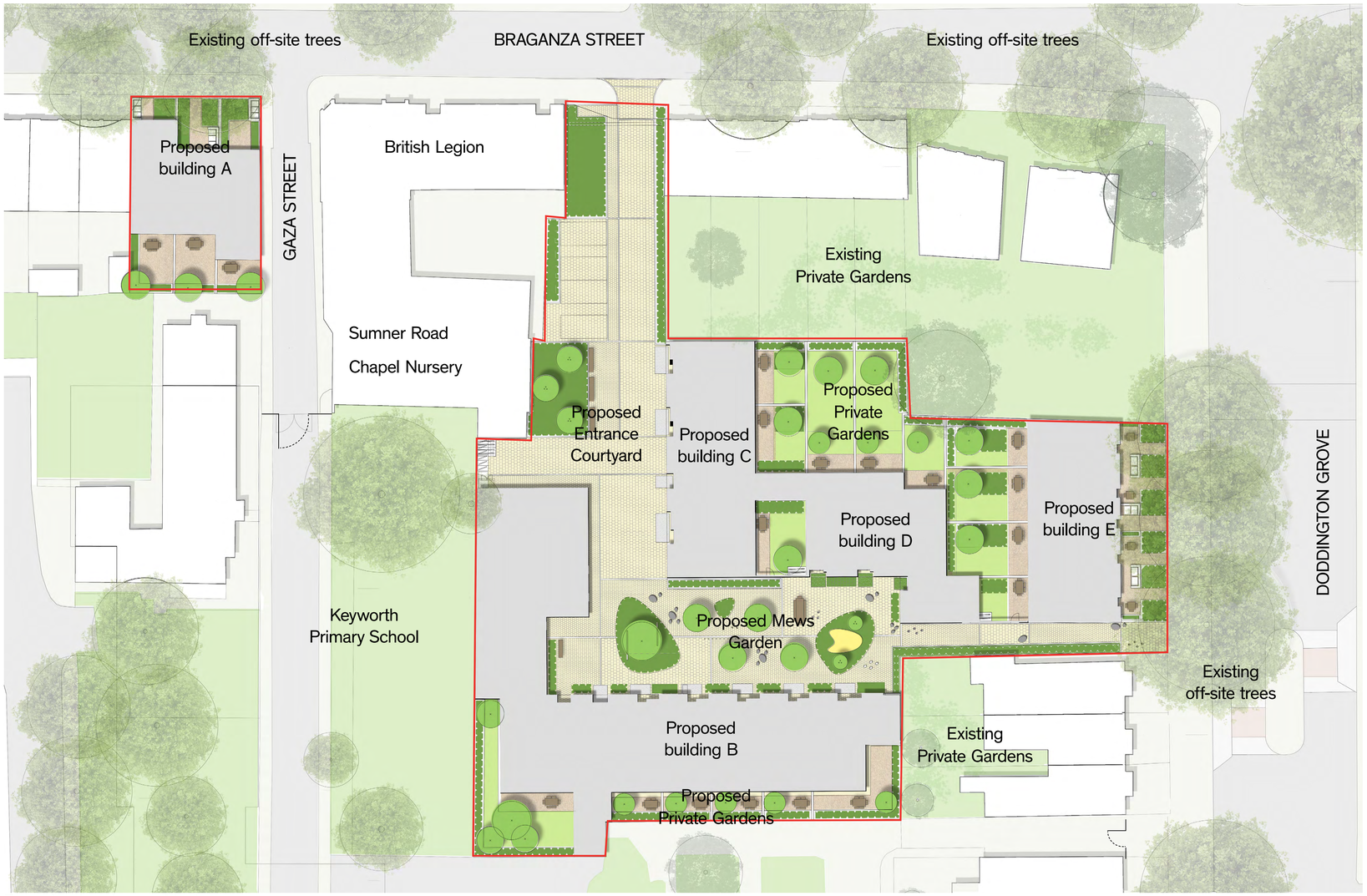
- The proposed buildings frame an entrance courtyard and a mews garden.
- The existing nursery (off-site) looks onto the new courtyard and planting will give an improved outlook and privacy.
- Residential frontages activate the mews.
- Vehicular movement is limited to the Braganza Street entrance with the mews wholly pedestrian.
- Play for under 5 years old children will be incorporated into the mews landscape.

Planting

- Native and seasonally rich planting palette.
- Greening of vertical surfaces.

Private gardens and amenity spaces

- All ground floor units will have private gardens.
- All upper floor units will have balconies.

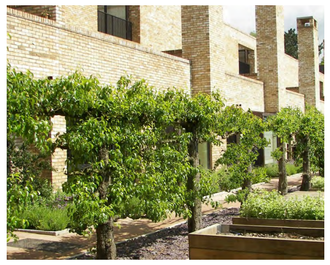


Emerging Landscape Masterplan

Reinterpreting a traditional mews character

Dwellings over-looking a new mews courtyard

Privacy created through planted frontages



Planting to create outdoor 'rooms'

Playful planting forms

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

Play Strategy & Landscape Materials

Play Strategy

- 'Escape of the Menagerie' theme, referencing the Surrey Zoological Gardens that used to be nearby in the 1800's.
- Toddler play provision with integration of sculptural elements for imaginative games within the mews garden.
- Play for children over 6yrs is available in nearby Pasley Park, and Kennington Park is within safe walking distance.

Etching of animals at The Surrey Zoological Gardens

Surrey Zoological Gardens - 1834

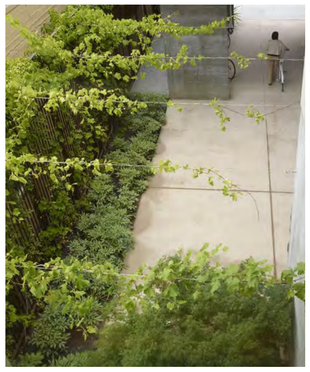
Site

Surrey Zoological Gardens

Planting Materials

- The planting will have vibrancy, colour and texture throughout the year.
- A focus on shrub planting with evergreen species which requires little maintenance.
- Plant species to encourage birds, butterflies and other insects.
- A range of plants suitable for the space available and light levels.

A mix of low maintenance shrub and flowering plants



Climbing plants to green boundaries

Pockets of seasonal, textural feature planting

Fastigiate tree planting to mews courtyard

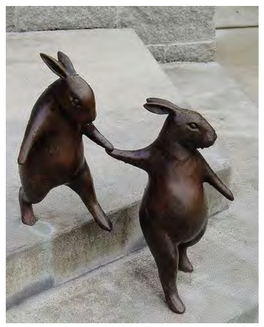
Playful elements Inlaid into paving

Footprints to discover...

Sculptural animal forms

Silhouettes to identify...

Use of ground plan and vertical faces



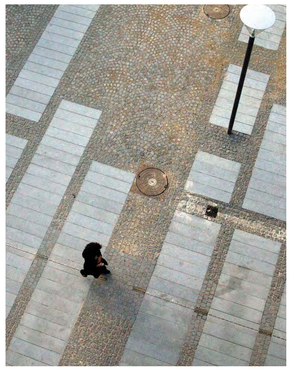
Child-size sculptures

'Wilderness' style planting

Counting zoo animals

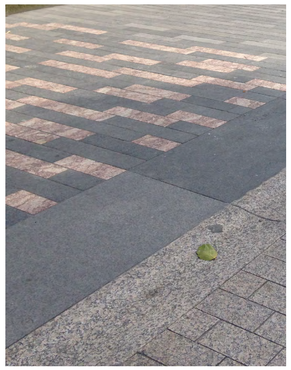
Hard Materials

- Materials that are robust and long lasting with low maintenance requirements.
- Creative patterning and paving design in a considered manner.
- Drainage channels incorporated into the landscape.
- Surfacing establishes pedestrian priority and allows for occasional car use.



Patterning in paving details

Inlaid edges and subtle details



Sett paving to allow vehicular use in areas

Drainage channels integrated into paving design

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

What is the proposal and what would the new homes be like to live in?

Mixed Tenure New Homes

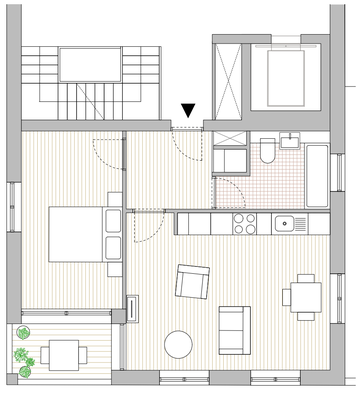
The proposals includes 15 private sale homes (45%), and 18 council homes (54%).

Unit Mix

- 1 × Studio (private sale)
- 10 × 1 bed units (6 social rent, 5 private sale)
- 13 × 2 bed units (6 social rent, 8 private sale)
- 6 × 3 bed units (4 social rent, 2 private sale)
- 3 × 4 bed units (3 social rent)
- Provision of 9 family homes (3bed+), 7 of those within social rent tenure
- Provision of 6 wheelchair units including 1 adaptable.

Commercial Units

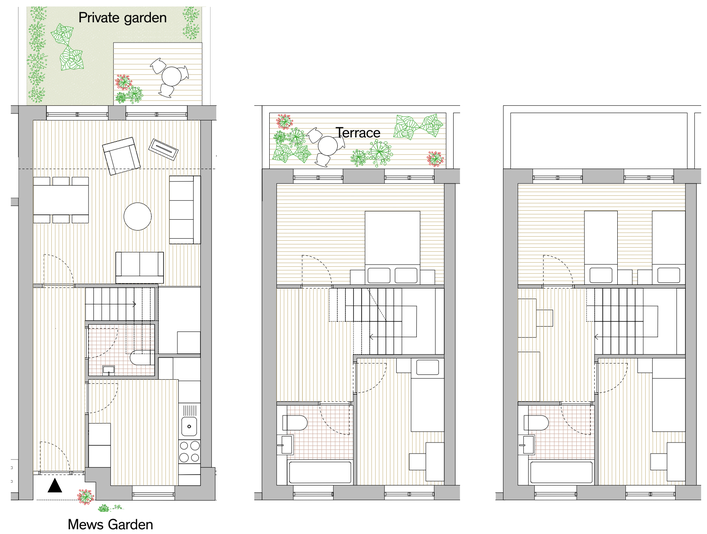
- The proposal includes 435m2 GIA of commercial units.
- Re-provision of facilities for existing long-term tenants.



Typical 1bedroom flat, Block C

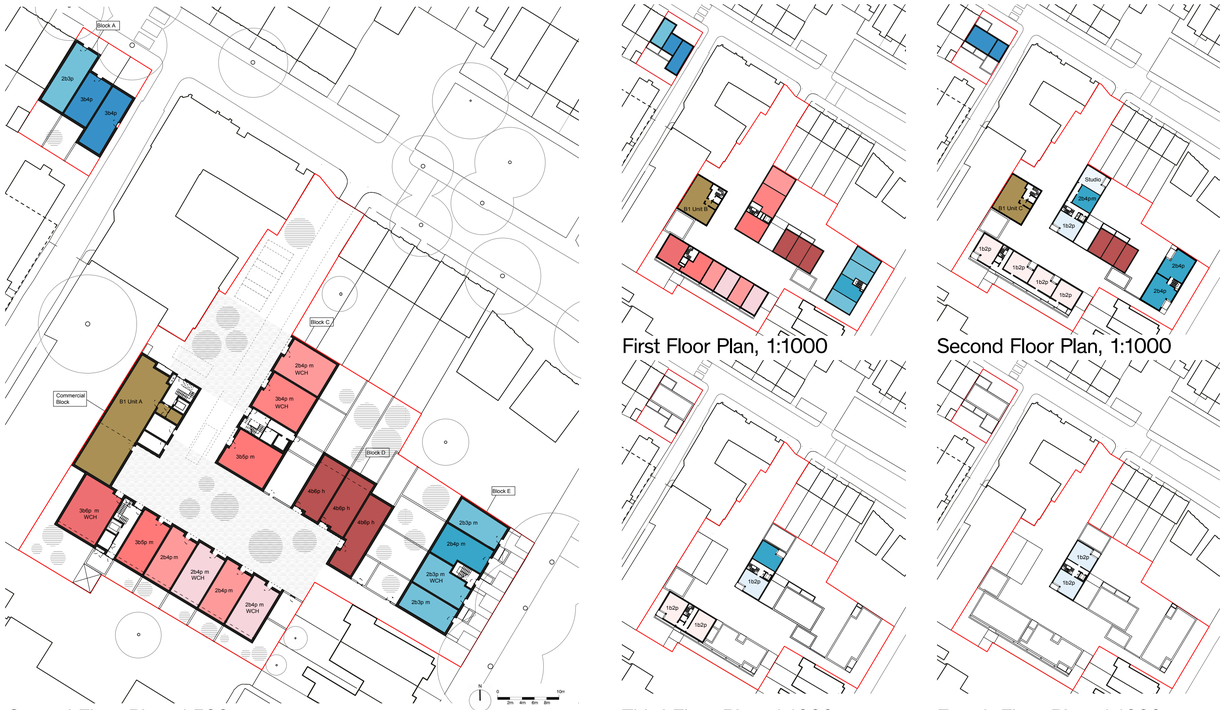
GFL Plan 1FL Plan

Typical 2bedroom maisonette, Block B



GFL Plan 1FL Plan 2FL Plan

Typical 4bedroom house, Block D



Ground Floor Plan, 1:500

First Floor Plan, 1:1000

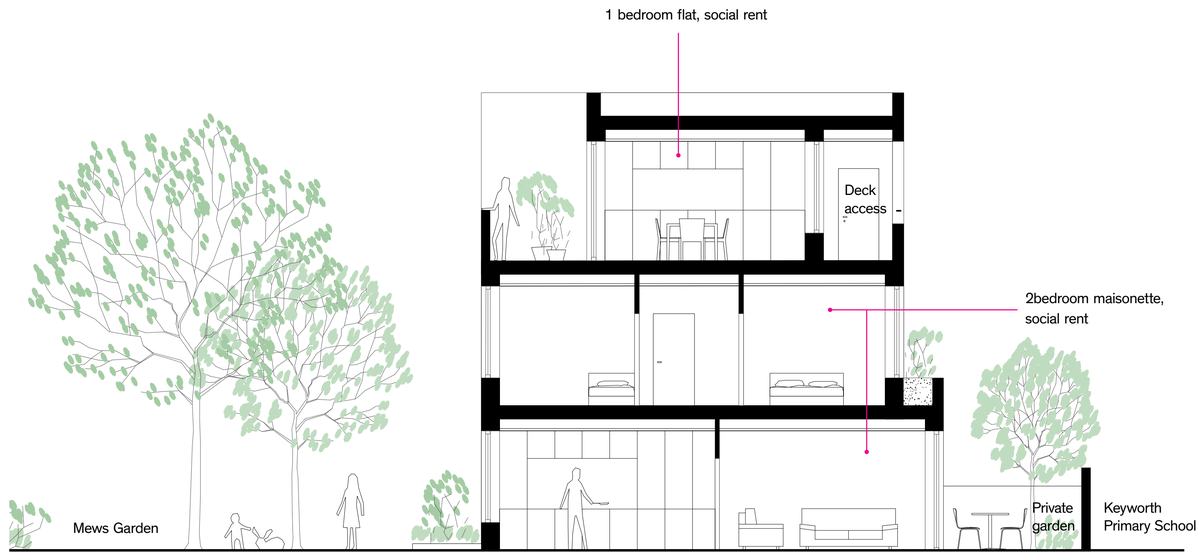
Second Floor Plan, 1:1000

Third Floor Plan, 1:1000

Fourth Floor Plan, 1:1000

B1 Unit Social rent: 1b2p 2b4p 3b4p 4b6p 4b7p Private sale: Studio 1b2p 2b3p 2b4p 3b4p

- All ground floor units will be houses or maisonettes, with bedrooms on the first floor, enabling good levels of privacy.



Section through the Block B

Braganza Street

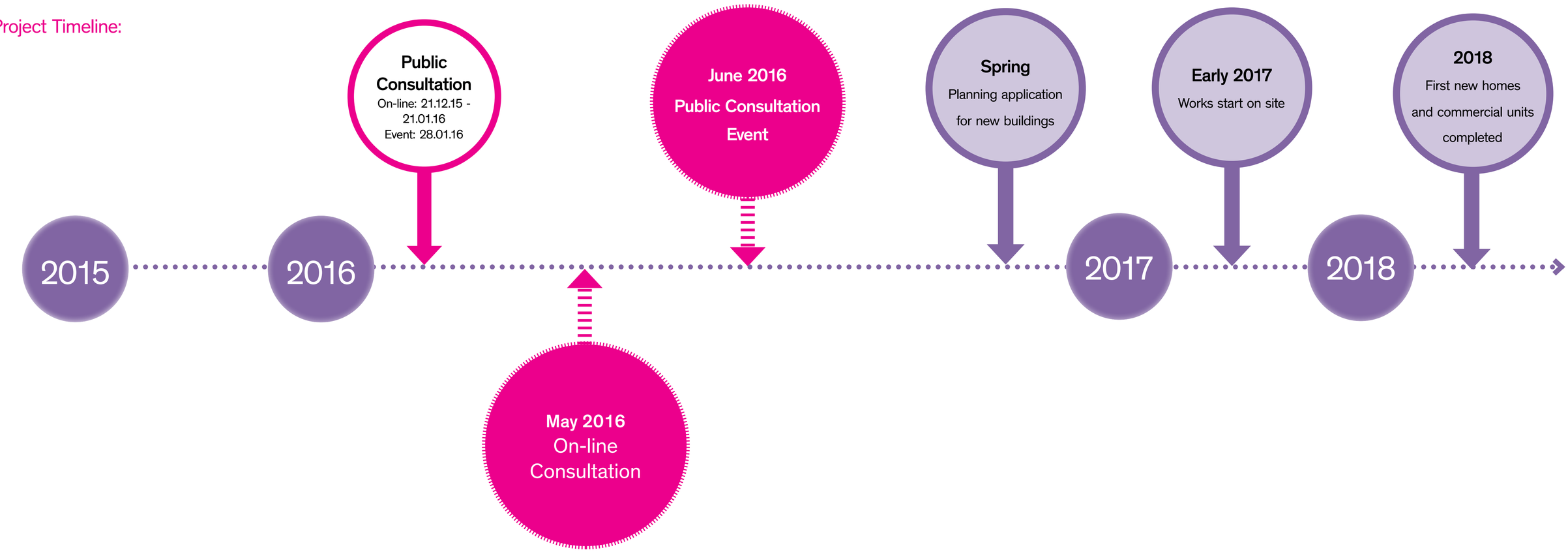
Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council

What happens next...

Project Timeline:



Tell us what you like

Tell us what you don't like

Have your say & get involved...

How to get involved?

- The Council is involving those who live, work and may be affected by any changes, in line with the Council's 'Charter of Principles' (see the Council's web site for details: www.southwark.gov.uk)
- This will include a series of public exhibitions and workshops open to all
- If you would like to be kept informed of progress with this project please contact: housingregen@southwark.gov.uk

We are keen to hear what you think.

	AGREE	NEUTRAL	DISAGREE
Do you like the proposal?			
What do you think of the character of the proposal?			
Would you like to live in it or next to it?			
What do you think of the new homes?			
Have we got the tenure and family mix right?			

Please tell us more in the questionnaire provided!

Braganza Street

Adam Khan Architects + Levitt Bernstein

Date:23/05/2016

Southwark Council