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 home standards and 10% built to be fully wheelchair accessible.
- Provide well integrated homes, split between social rent, shared ownership 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.
About the Site

Site of Kennington Enterprise Centre
- The buildings comprise a mix of post-war and earlier industrial buildings formerly of mixed purpose.
- At the heart of the site, a large warehouse is currently occupied used by businesses and charities. Opposite this a 2 storey brick building is sublet to individual studios. A hall located on Doddington Grove is currently occupied by a ‘guardian’ scheme.
- Buildings are in poor condition with frequent leaks.
- The forecourt is currently used as ad-hoc parking.
- The site is lined with 3 mature plane trees on Doddington Grove.

Site next to 26 Braganza Street
- It is currently used as parking for 8 vehicles. There is also a garden door to the private garden of 26 Braganza Street.
- The site has a cherry tree within its boundary, and a large plane tree on the adjacent pavement.

Transport
- The site is well connected to transport links. Kennington Underground Station is within 200m of the site. The station is Zone 2 Northern line.
- Bus stops are also within 200m on Kennington Park Road.
- Cycle Superhighway CS7 runs along Kennington Park Rd. There is a Barclays Bicycle Hire point within 50m of the site on Doddington Grove.
- The site has been designated PTAL 6a.
- It is within Controlled Parking Zone E ‘West Walworth’
Site Strategy

What is the Proposal?
• A new mixed-use development including 33 new homes of mixed tenure and reprovision for the commercial units to long-term tenants of the Kennington Enterprise Centre.

Overall Massing
• Careful attention to massing in order to minimise impact on immediate neighbours.
• The proposal consists mainly of 3 storey buildings that step up to 4 or 5 storey in the middle of the site.
• The tall buildings proposed are away from existing residents and school.

New Terraces & Mews
• The new buildings on Braganza Street and Doddington Grove will consolidate the lines of terraced housing with front gardens.
• The proposal consists of 3 landscape conditions within the main site: a public square, a Mews, shared and private gardens.
• The Mews is animated by the residential blocks on either sides and the commercial units at the heart of the site, adjacent to the small public square.
Proposals

Commercial units
• The proposals includes 440m2 GIA of commercial units.
• Long-term residents will have new facilities provided in the new development. Temporary accommodation for the interim period can be arranged by the Local Authority.

New Homes of Mixed Tenure
• The proposals includes 45% private homes and 54% social homes.

Parking & Cycling provision
• The proposals includes over 60 covered bike parking spaces for new residents and businesses.
• 2 Disabled car parking spaces for new residents, 1 Disabled car parking space for commercial units, 1 On-street car-club space as well as 1 Drop-off point next to commercial units.
• In line with local planning policy, new residents will not be allowed to have cars in the area and employees of commercial units will not be able to drive and park at work.
• Further research will be done in early 2016 to understand the traffic and parking situation, especially regarding the commercial units.
Landscape

A landscape designed for the community
• A well detailed landscape proposal including a square for the use of commercial units and residents as well as a pedestrian mews garden with play spaces.
• Private back gardens to all ground floor units - a green outlook from neighbouring houses offering filtered views beyond.

Community Life & Safety
• During the day the commercial units will bring life to the mews - landscape will be clearly demarcated between the pedestrian mews and the square.
• Good attention to detailing defensible spaces without walls.
• The development will be gated with fob access at night.
• Kitchens / dining rooms will have windows onto the mews and will provide passive surveillance at street level.
• Windows from residential units will also overlook the pedestrian lane and then improve security.
• Careful attention to lighting design in the proposal will provide comfort and safety.

Do you like the proposal?
Have we got the amount of housing right?
Have we got the tenure and family mix right?
Have we got the amount of commercial units right?
Would you like to live in it or next to it?

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

View within the mews, looking toward the commercial unit in the west.

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Braganza Street
Adam Khan Architects + Levitt Bernstein
What happens next...

Project Timeline:

2015

2016

2017

2018

Have your say & get involved...

How to get involved?

- Throughout the project the Council will be 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)

- 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

Tell us what you like

Tell us what you don’t like

The team...

In collaboration with:

Adam Khan Architects + Levitt Bernstein + StUF Strategic Urban Futures

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