

The New Homes Commitment



Draft proposal July 2016

- **11,000 new council homes by 2043, 1,500 by 2018**
- Build the right kind of homes to meet a range of needs
- Build high quality and well integrated homes
- Meaningful consultation and engagement with residents
- Make 50% of the new council homes available to tenants living within an agreed estate boundary

The **Southwark Regeneration in Partnership Programme** aims to deliver new homes and facilities through joint partnerships with developers to maximise the regeneration outcomes and benefits.



About the Petrol Station at 233-247 Old Kent Road



- KEY
- 1. Bricklayer's Arms distribution centre
 - 2. Shops and Cafés
 - 3. Leysdown House
 - 4. Tesco Supermarket
 - A-F Location of photographs

1. Aerial Photo of site

1. Tell us about the site and area?



What's happening?

- The former petrol station which currently occupies the site will be removed
- Shops, cafés or restaurants at street level to continue vibrant high street environment
- The maximum number of new homes for local people
- Good local transport links nearby, so no need to provide on site parking



1. A - Corner of Old Kent Road and Penry Street



1. B - Old Kent Road looking north



1. C - Old Kent Road looking north, site behind tree on right



1. D - View of site from Surrey Square

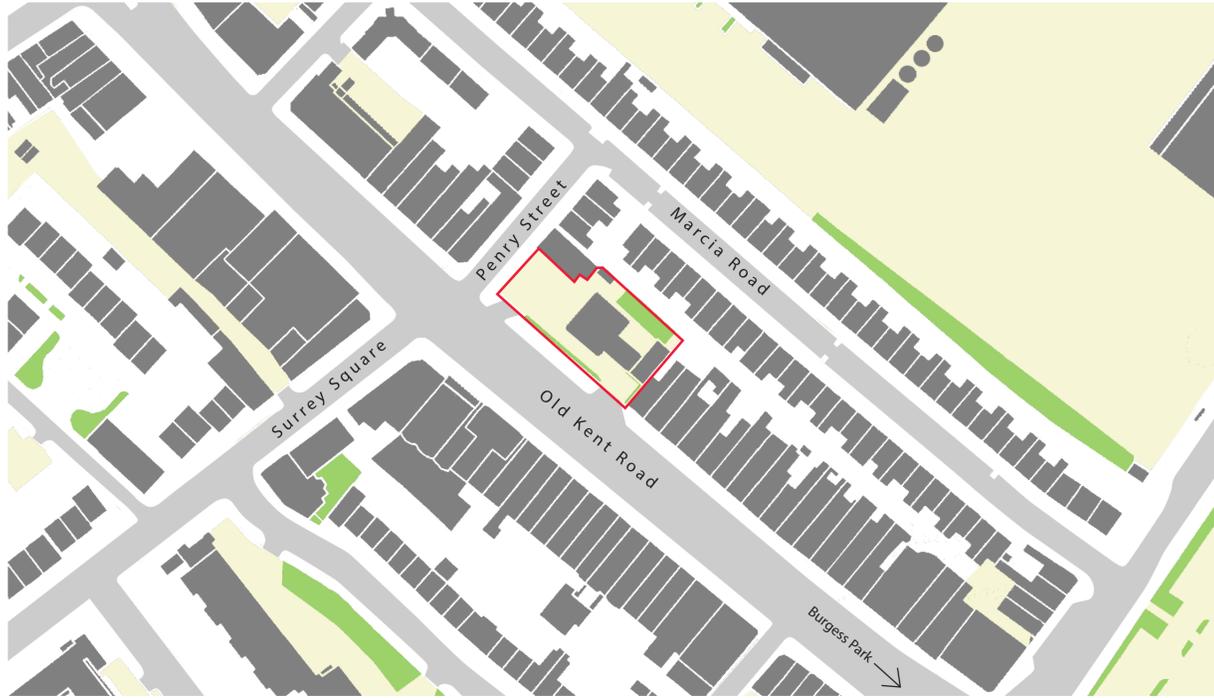


1. E - Penry Street, with site on left



1. F - Neighbouring buildings on Penry Street

Opportunities - Petrol Station at 233-247 Old Kent Road

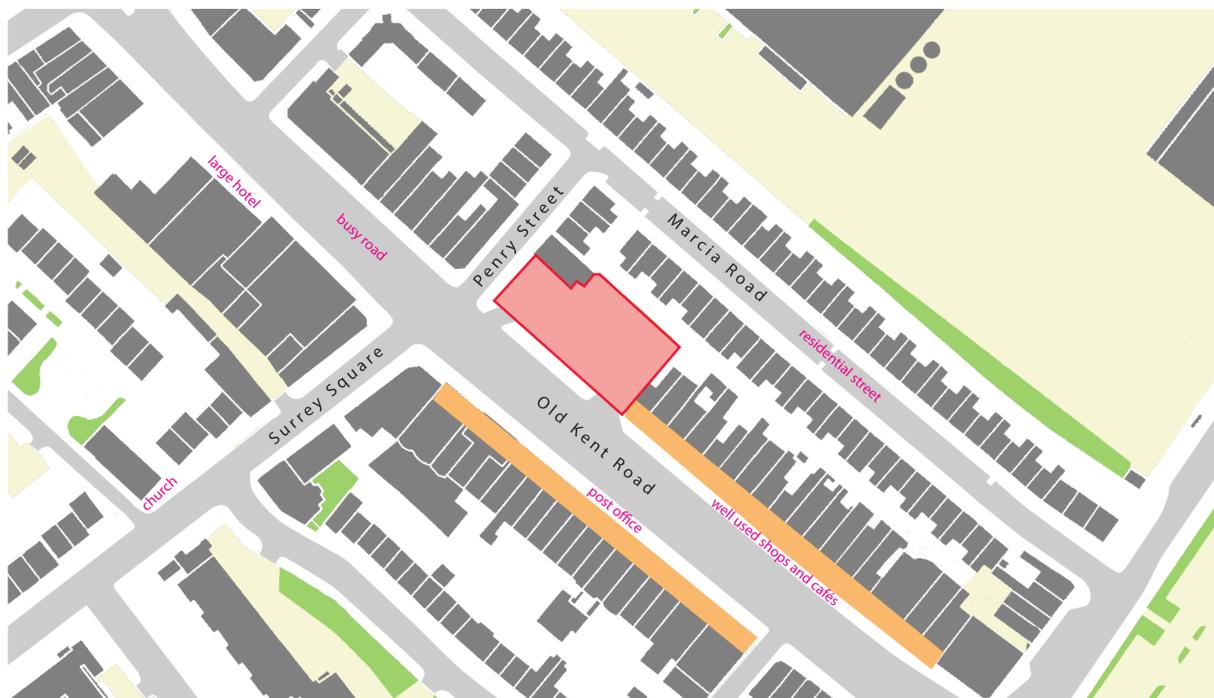


Location Plan



THE SITE

- Positioned on Old Kent Road, a busy street for traffic and shopping
- Well used bus route
- Retail opposite and adjacent to site
- Housing to the rear of the site on Penry Street and Marcia Road
- Large supermarket nearby
- 5 minute walk to Burgess Park and Walworth Academy



Site Plan



KEY

- Buildings of Interest
- Site

THE OPPORTUNITIES

- Provide new flats for local people
- Provide wheelchair accessible units
- Private gardens for ground floor units
- Retail units to complement and maintain lively and active street level

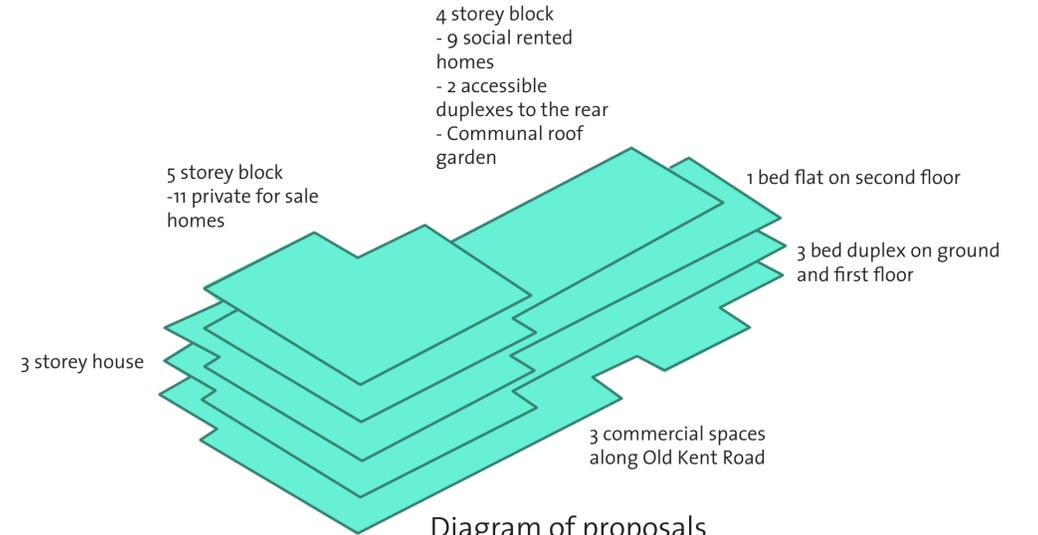


Diagram of proposals
5 storeys at corner dropping to 4 and 3 storeys.
23 new homes



Plenty of cycle storage for residents



Retail space onto the street to maintain active frontage



Lots of natural light

Do you agree with the design principles?

What other design principles should we consider?

Proposed Plans and Elevations - Petrol Station at 233-247 Old Kent Road



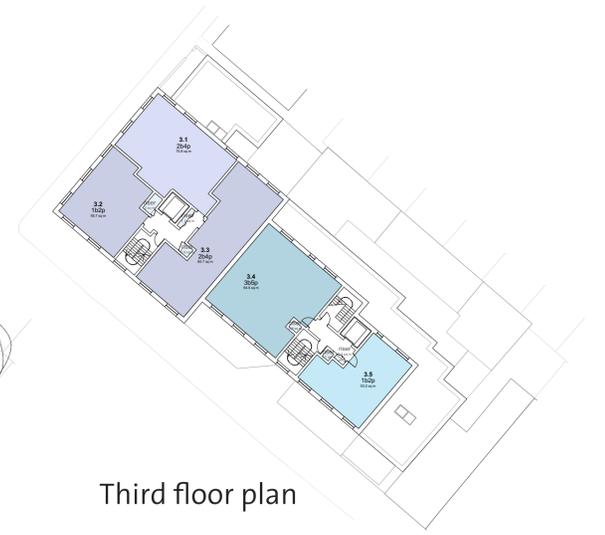
Ground floor plan



First floor plan



Second floor plan



Third floor plan



Fourth floor plan



Roof plan

Key

- Private home
- Social home
- Garden
- Commercial
- Service areas
- Timber decking
- Green roof



Elevation to Old Kent Road



Elevation to Penry Street



Elevation of rear as seen from properties on Marcia Road

Changes from last consultation - Petrol Station at 233-247 Old Kent Road

At the previous consultation in January 2016 our proposal was a stepped building rising to 8 storeys on the corner providing 36 homes

The current proposal steps up from 3 to 5 storeys on the corner and provides 23 homes

To reduce overlooking and protect residents from air contamination and noise we have removed balconies on the Old Kent Road

Social units will have access to a spacious communal roof terrace

We now have 196 sqm of retail space on Old Kent Road

30 sqm more commercial space than at the last consultation



Previous view from junction of Old Kent Road and Penry Street



Proposed view from junction of Old Kent Road and Penry Street