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 equally 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.

The site:

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 site

Poor security to back gardens and parking areas
Centre of site poorly overlooking from surrounding streets
Inactive street frontages

Out of date buildings needing investment

Wyndham Road & Redcar Street
Adam Khan Architects + East + Levitt Bernstein + Southwark Council

Date: 09/10/2015
Site Strategy

**Key Benefits of Proposal:**

- Replacement of 45 existing homes to modern standards
- Provision of up to 75 new homes, including Carey Court and Finley Court,
- A third of all additional homes to be council homes for rent allocated using a local lettings policy, with a similar number offered for intermediate rent
- New layout will improve overlooking & security to the centre of the site.
- Security for neighbouring housing improved to rear gardens
- Access to the rear of shops and homes on Camberwell New Road improved and made safer
- Re-provision of Brandon Baptist Church in a purpose built new building located in a more prominent location
- Construction phased to avoid need for existing residents needing to move off-site

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**Existing buildings**
- Proposed New Buildings
- Proposed New Church
- Rear of existing homes overlooking the site
- Rear of existing homes / shops overlooking site + requiring rear access

**Internal access road**
- Existing building line reinforced with new buildings
- School frontage overlooking site
- New access roads
- No through road

**Improved visibility/security**
- Private communal spaces
- Homes overlooked
- Brandon Church opening out to Camberwell New Road

**Trees**
- Religious building
- Educational Building
- Post Office
- Retail areas
- Bars
- Restaurants

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Conservation Area Parks and Open Spaces Controlled Parking Zones

Wyndham Road & Redcar Street

Adam Khan Architects + East + Levitt Bernstein + Southwark Council

Date: 09/10/2015
Proposals
124 Homes + 21 Parking Spaces

Have your say...

Are the buildings on Wyndham Road the right size?

Is the new Church in the right place?

Are the existing buildings too overlooked?

AGREE  NEUTRAL  DISAGREE

Wyndham Road & Redcar Street
Adam Khan Architects + East + Levitt Bernstein + Council

Date: 09/10/2015
Have your say...

- Are the buildings on Redcar Street and Councillor Street the right size?
- Do the new buildings have enough outdoor space?
- Is there enough parking?

Wyndham Road & Redcar Street

AGREE  NEUTRAL  DISAGREE
Phasing

**EXISTING**

**DEMOLOITION**

**PHASE 1**

Corbet House residents re-housed off site & building demolished

Completion of new Church & 37 new homes

**PHASE 2A**

Demolition of existing Brandon Baptist Church

Completion of 11 new homes

**PHASE 2B**

Finley Court Residents rehoused and Finley Court demolished

Completion of 39 new homes

**PHASE 3**

Carey court residents rehoused and Carey Court demolished

Completion of remaining 25 homes

View of completed proposed development

Wyndham Road & Redcar Street

Adam Khan Architects + East + Levitt Bernstein + Southwark Council

Date: 09/10/2015
What Happens Next...

Project Timeline:

- **TODAY**
  - Consultation
- 2015
  - Early 2017
    - Phase 1 construction starts
  - Summer 2016
    - Planning Submitted
- 2016
  - Mid 2018
    - Phase 2A construction starts
  - Mid 2019
    - Phase 2B construction starts
- 2017
  - Late 2021
    - Phase 3 construction finishes
  - Mid 2020
    - Phase 3 construction starts
- 2018
- 2019
- 2020
- 2021

Have your say & get involved... The team...

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 held this Autumn and Winter 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

In collaboration with:

- Adam Khan Architects
  - East
- Levitt Bernstein
- StUF
  - Strategic Urban Futures

Wyndham Road & Redcar Street

Adam Khan Architects + East + Levitt Bernstein + StUF

Southwark Council

Date: 09/10/2015