

# 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.

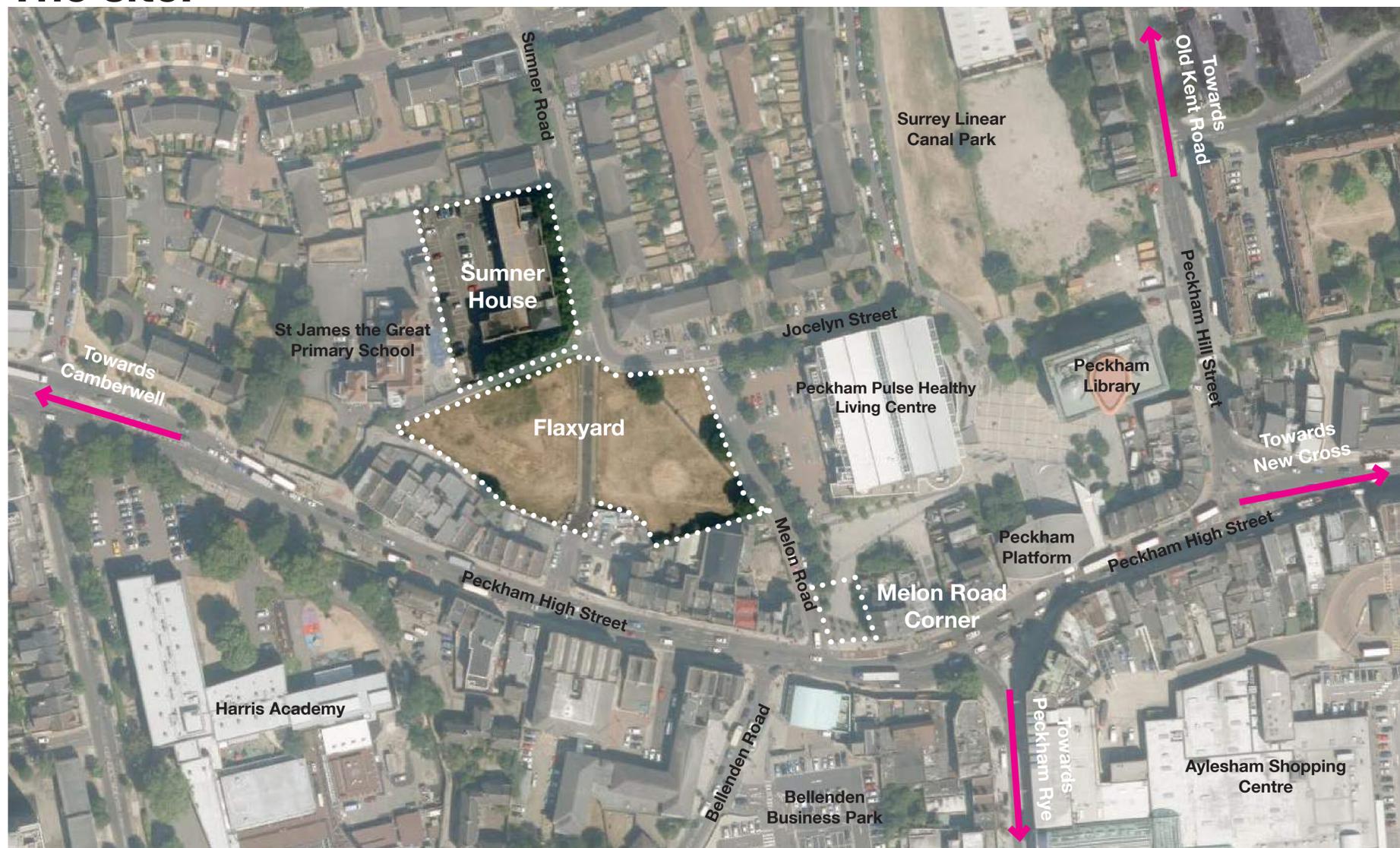
- Continue to reflect our diverse cultures positively.
- Reduce the inequalities between people and communities through creating successful places.
- Build more housing and meet the needs of our diverse population.
- This includes how we can provide family housing for first-time buyers, social rented 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, 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.

## 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.



## Flaxyard & Sumner House

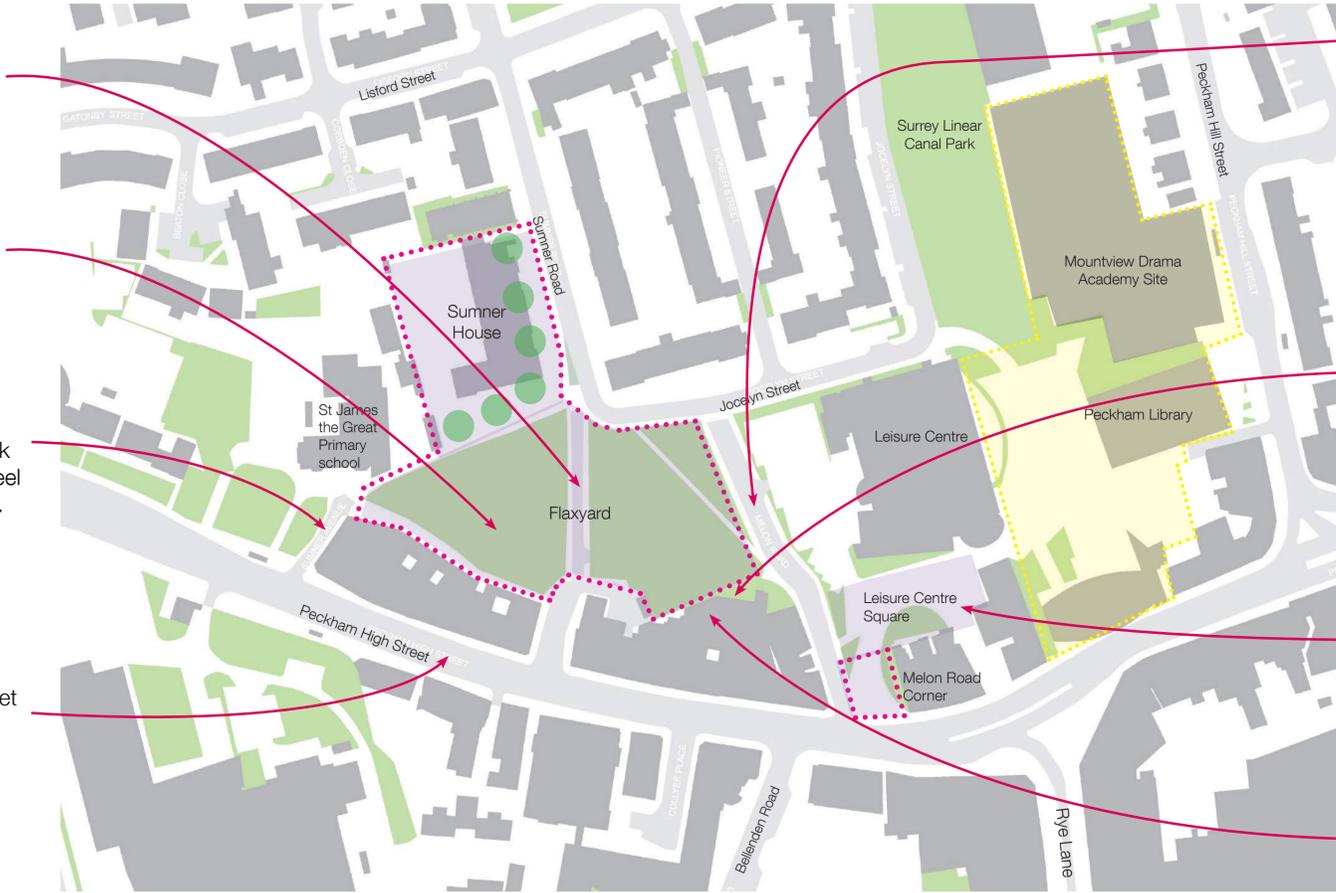
## Your comments from the last consultation (July 2015)

Sumner Road should remain a pedestrian route

We are concerned about the reduction of public green space

Make Sumner Avenue feel appealing and safe as a route. The old brick walls make this place feel narrow and unpleasant. This is a key bus stop entrance.

Pavement too narrow, crossing the High Street is tricky here.



Melon Road should remain closed to vehicles.

More safe cycle storage.

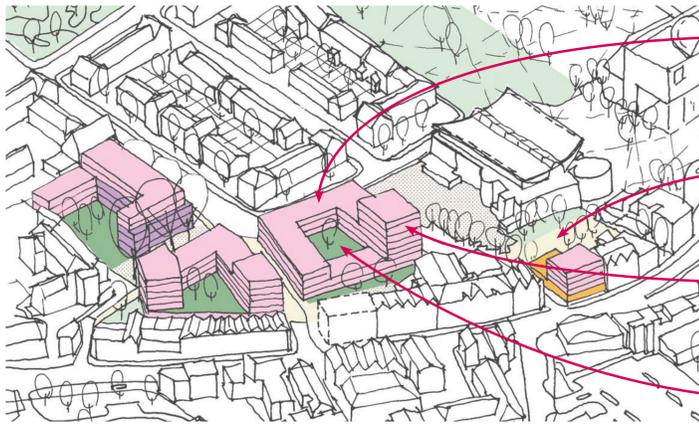
The majority of height should be focused to the south of the site.

Open space in front of the Leisure Centre should be kept feeling open and safe as possible.

The rear of the high street is unattractive and unsafe.

## Your comments on the three options presented

### Option 1 New Buildings line the old streets forming communal courtyards



New homes on Jocelyn Street should not open straight onto the street but have some front gardens.

Open space in front of the Leisure Centre should be kept open and feeling safe.

8 Storey end on Melon Road too high, however this location is the best suited for height on the site.

Courtyards shouldn't be totally enclosed.

### Option 2 North south orientated buildings with gardens between



Too high along Jocelyn Street.

Too much like 'old council blocks', should be more modern.

We like to see the courtyards from the street.

Public green corner felt too constricted.

### Option 3 A large perimeter block provides a green square.



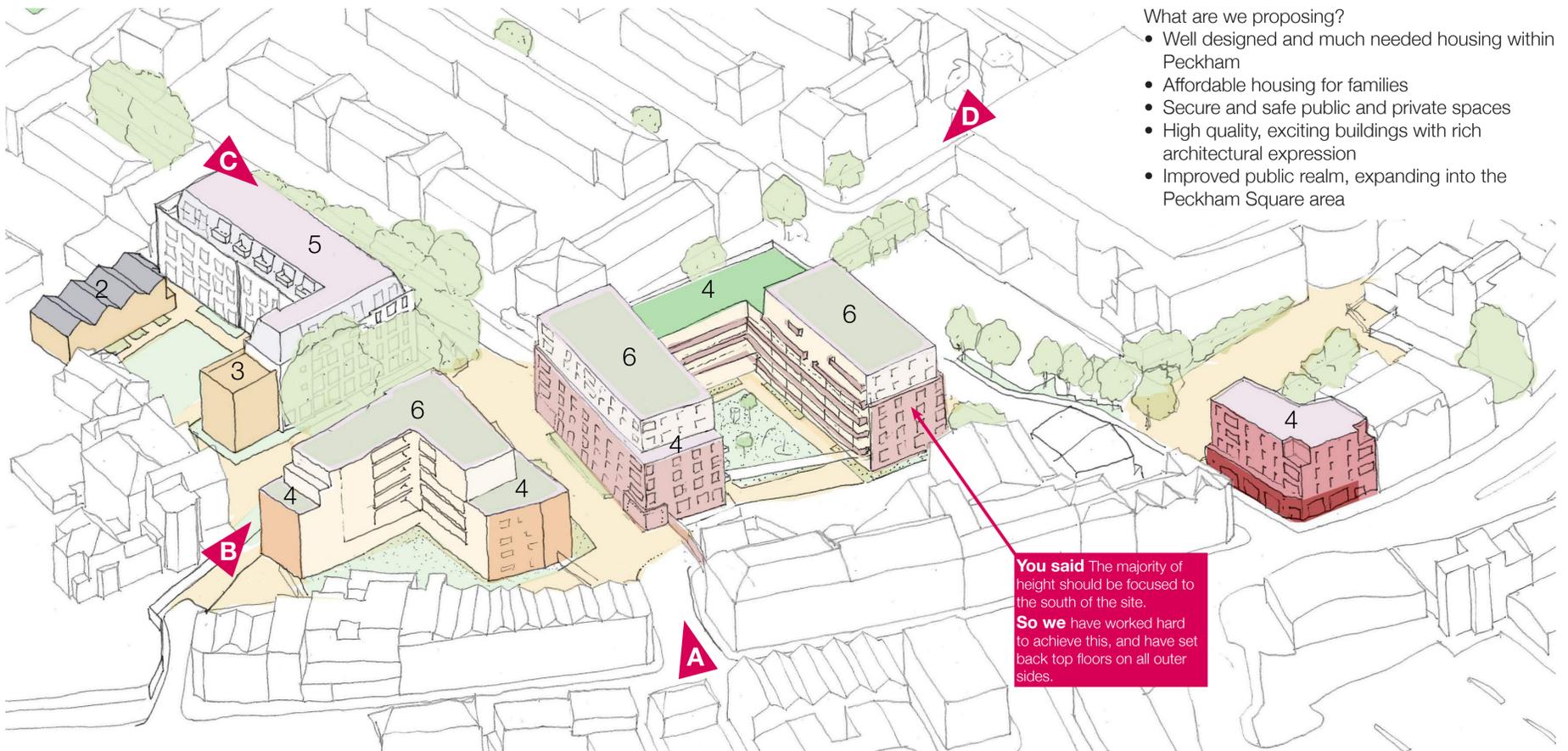
Too high along Jocelyn Street

8 Storey end on Melon Road too high, however this location is the best suited for height on the site.

Green spaces in courtyard should avoid being too large and unused.

As well as trees open green space is wanted.

Sumner Road potentially not the right place for a cycle route, too much conflict with pedestrians.



- What are we proposing?
- Well designed and much needed housing within Peckham
  - Affordable housing for families
  - Secure and safe public and private spaces
  - High quality, exciting buildings with rich architectural expression
  - Improved public realm, expanding into the Peckham Square area

**You said** The majority of height should be focused to the south of the site.  
**So we** have worked hard to achieve this, and have set back top floors on all outer sides.

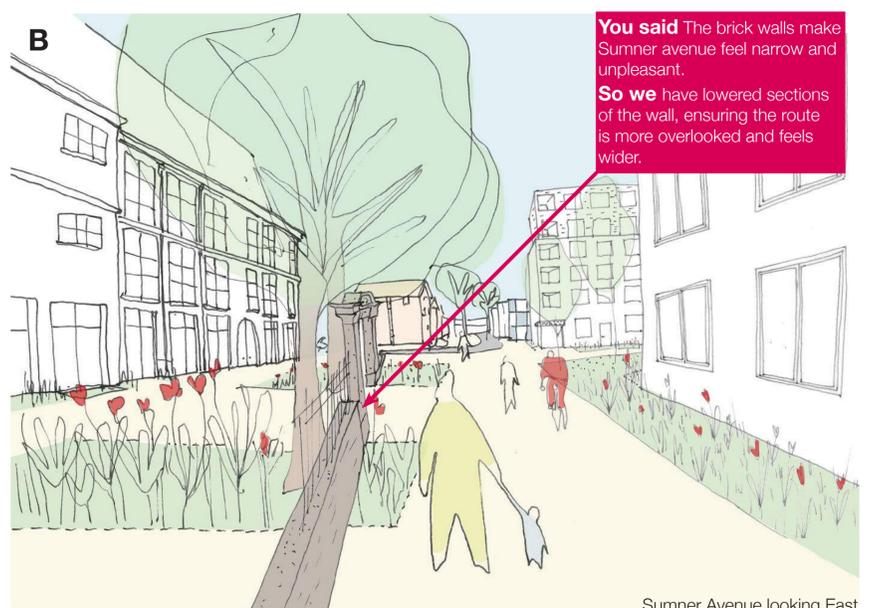
East and Levitt Bernstein are designing the buildings and landscape for Sumner House and Flaxyard. The design combines the refurbishment of Sumner House with new buildings on the Flaxyard sites.



**You said** You were concerned about the reduction of public green space.  
**So we** have provided Green spaces for public amenity and play along Sumner Road.

- Four storey base visible with top floors recessed to new buildings.
- New public green play space within Sumner Road

Sumner Road looking north



**You said** The brick walls make Sumner avenue feel narrow and unpleasant.  
**So we** have lowered sections of the wall, ensuring the route is more overlooked and feels wider.

- Existing brick wall reduced
- Public realm widened

Sumner Avenue looking East



**You said** Sumner Road should remain a pedestrian route.  
**So we** have kept a clear physical and visual connection to the High Street creating a pedestrian priority route.

- Refurbished Sumner House with two new storeys
- New building of four storey base with top floors recessed

Sumner Road looking south



- Lowest section of buildings face Jocelyn Street
- An improved route from the library to the High Street.

Jocelyn Street looking west

## Have your say

Do you feel courtyard spaces benefit from having views into them from the surrounding streets?

Does Sumner Avenue feel wide enough?

<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>



**Overall Tenure split**  
 Social rent **57%**  
 Intermediate **15%**  
 Private **28%**

The Sumner House site is located to the corner of Sumner Road and Sumner Avenue. The Flaxyard sites sit between the rear of Peckham High Street and Sumner Avenue and Jocelyn Street to the north. Buildings will have courtyards which will provide semi-private open space amenity for residents.

The overall intent is to provide new homes and some commercial uses all within a high quality landscaped public space to celebrate and enhance the vicinity.

The design will improve the local environment and leave a positive lasting legacy for the existing and new residents of the area.

## Sumner House



Courtyard facing elevation

Sumner House will be refurbished, including 2 new storeys and integrating a new-build extension and townhouses. Residents will benefit from a family friendly semi-private green space, overlooked by townhouses.

- 48 homes overall including:
- 4 new townhouses
- A new build extension
- 2 additional storeys

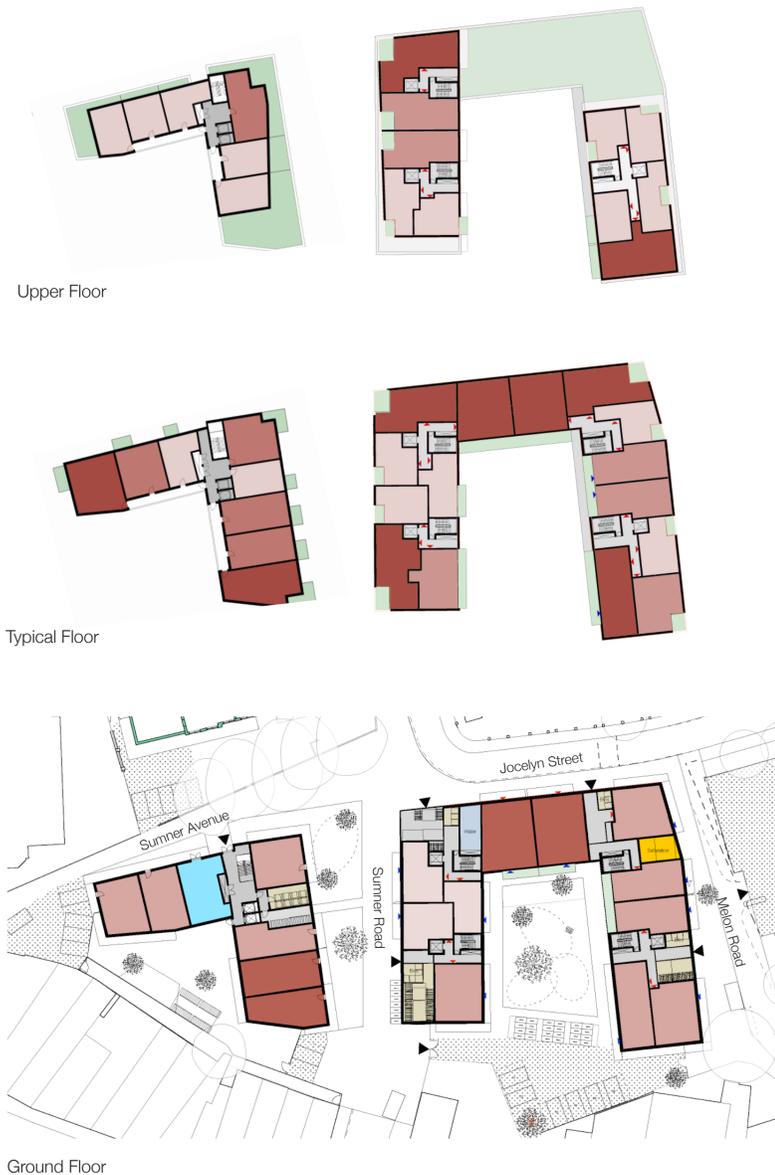
## Have your say

Do you feel refurbishing and extending Sumner House for housing is an improvement?

Would the proposals make the area safer?

<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>

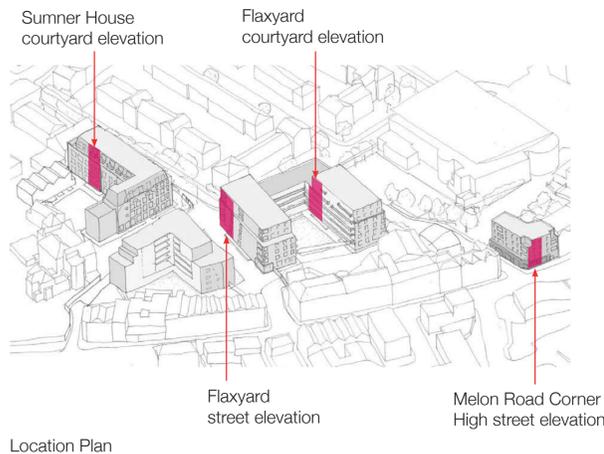
## Flaxyard



The two Flaxyard buildings are sited East and West of Sumner Road and are between 4 and 6 storeys tall. Both are fully residential and are accessed directly off Sumner Avenue, Sumner Road, Jocelyn Street and Melon Road.

Both buildings ensure the rear of the Peckham High Street terraces are resident only accessible, enabling a more secure environment for all residents. Front doors at ground floor are accessed directly off the surrounding streets, ensuring a high level of activity.

The top two floors to both buildings are deliberately setback to reduce impact on neighbouring properties and will be designed to feel less prominent, as shown in the elevations below.



### Flaxyard West

- A main element of 4 storeys with 2 set back upper storeys.
- Total of 41 homes
- Including 4 wheelchair accessible homes

### Flaxyard East

- A main element of 4 storeys with two set back upper storeys positioned away from homes on Jocelyn Street
- Total of 76 homes overall
- Including 8 wheelchair accessible homes

## Melon Road Corner

This building sits on the currently vacant corner of Melon Road and Peckham High Street. At 4 storeys it ties in with the neighbouring buildings along the high street, providing commercial space at ground floor and residential flats to the upper floors. Recessed individual balconies for each flat and roof terraces provide private amenity space.



- Shop space at ground floor
- 9 homes overall



## Have your say

Are the buildings the right height?

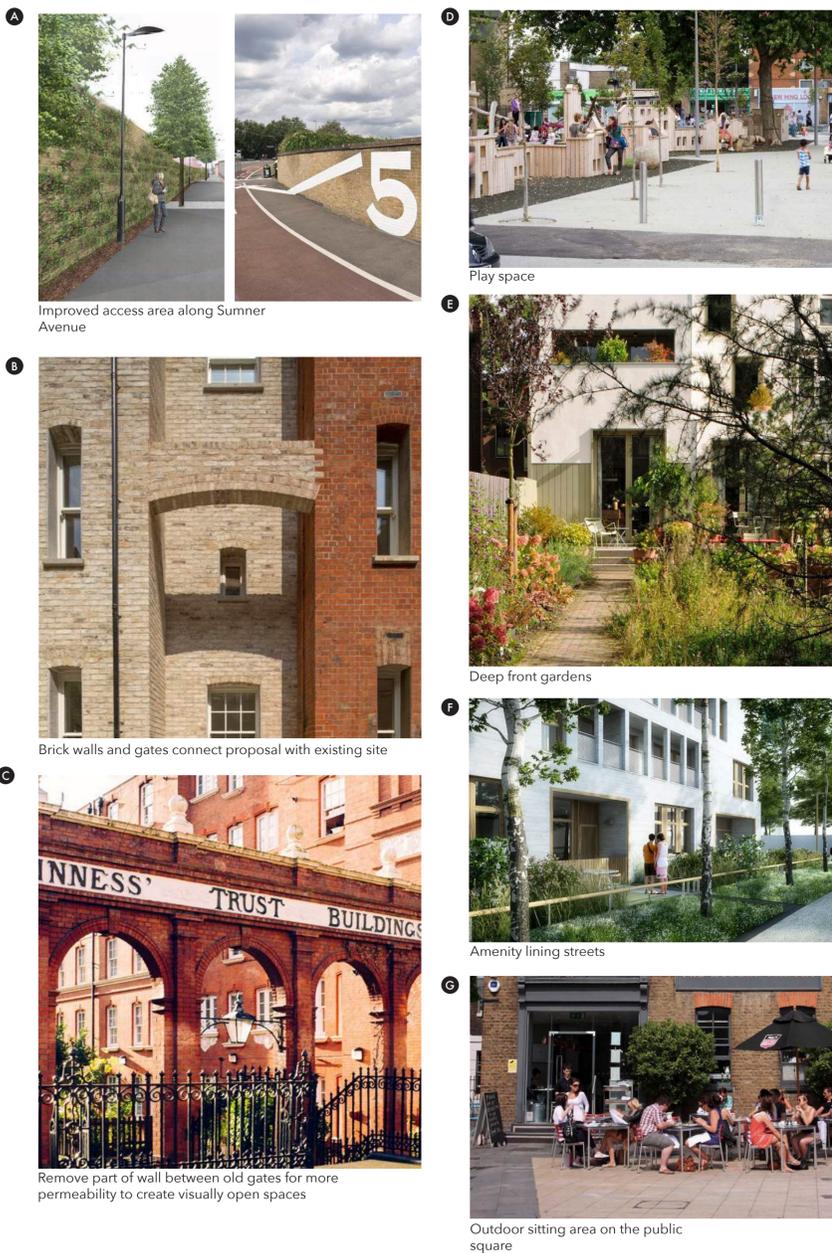
Should Sumner Road and Sumner Avenue be kept free of cars and parking (pedestrian priority)?

<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>

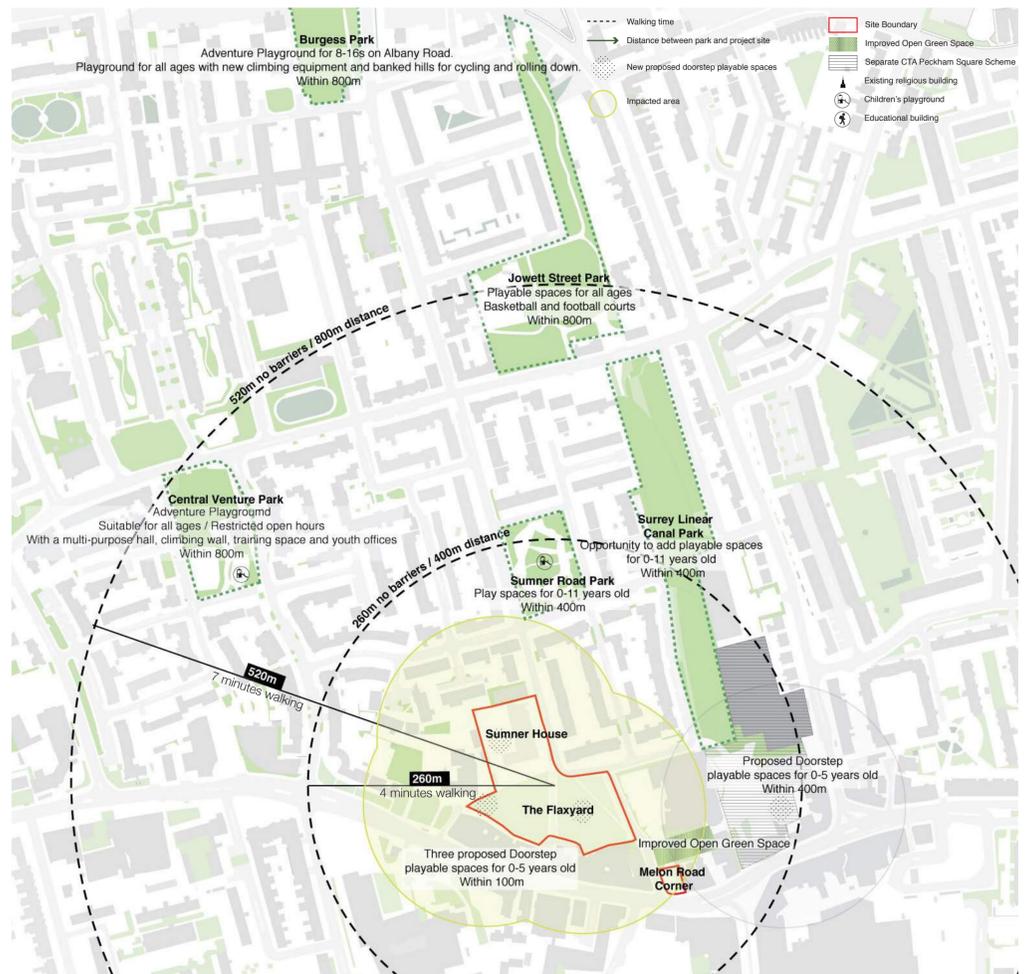
# Proposed Landscape & Public Realm 6



## Public Realm Interventions



## Offsite Play & Amenity



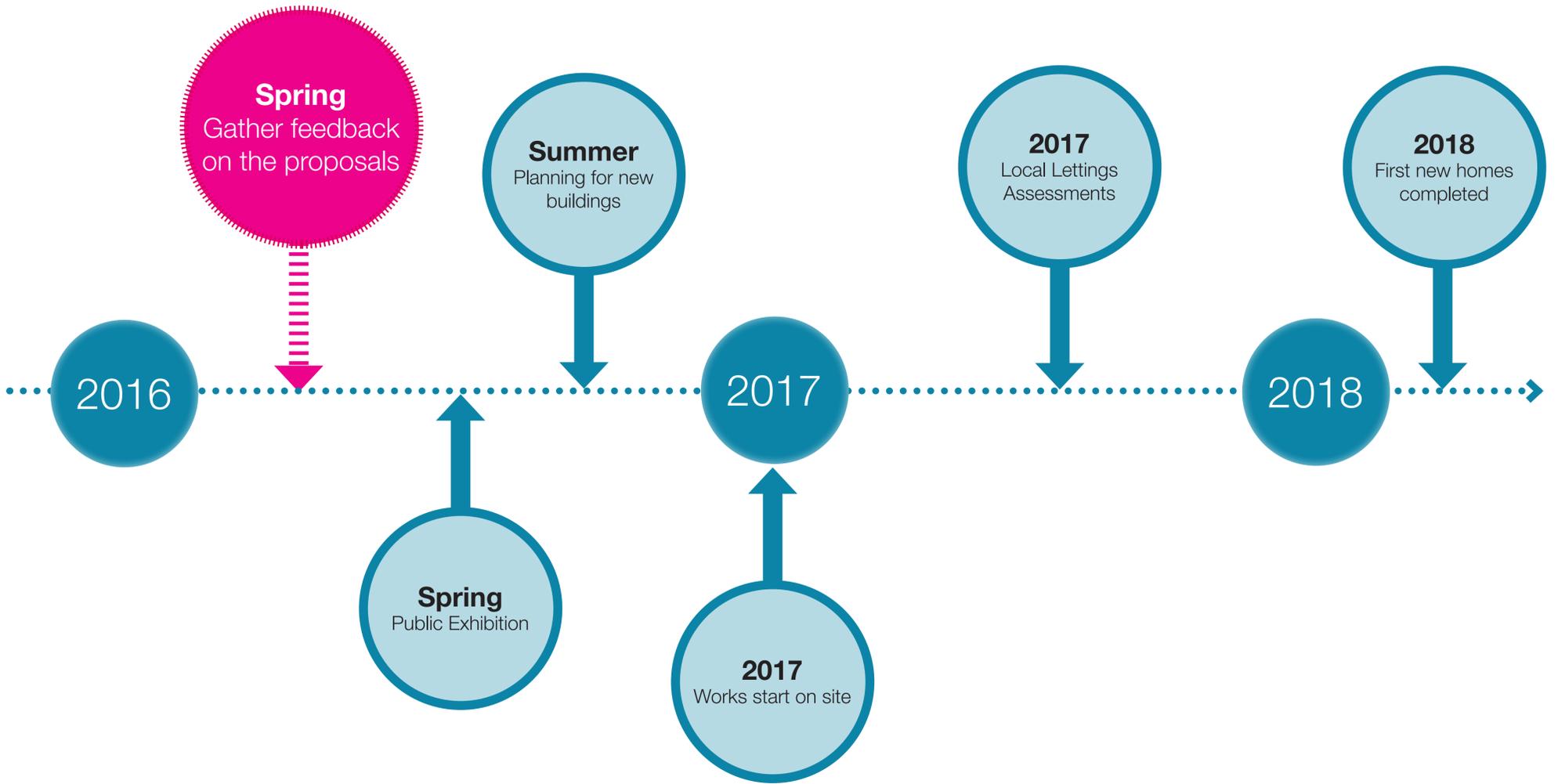
## Have your say

Would you use a new public green space and play area within Summer Road?

Where could we improve play in the surrounding area?

<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>

## Project Timeline



## 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 an exhibition and workshops held this Summer open to all.
- If you would like to be kept informed of progress with this project please contact: [housingregen@southwark.gov.uk](mailto:housingregen@southwark.gov.uk)



## The team



In collaboration with:

East  
+  
Levitt Bernstein  
+  
**StUF**  
Strategic Urban Futures