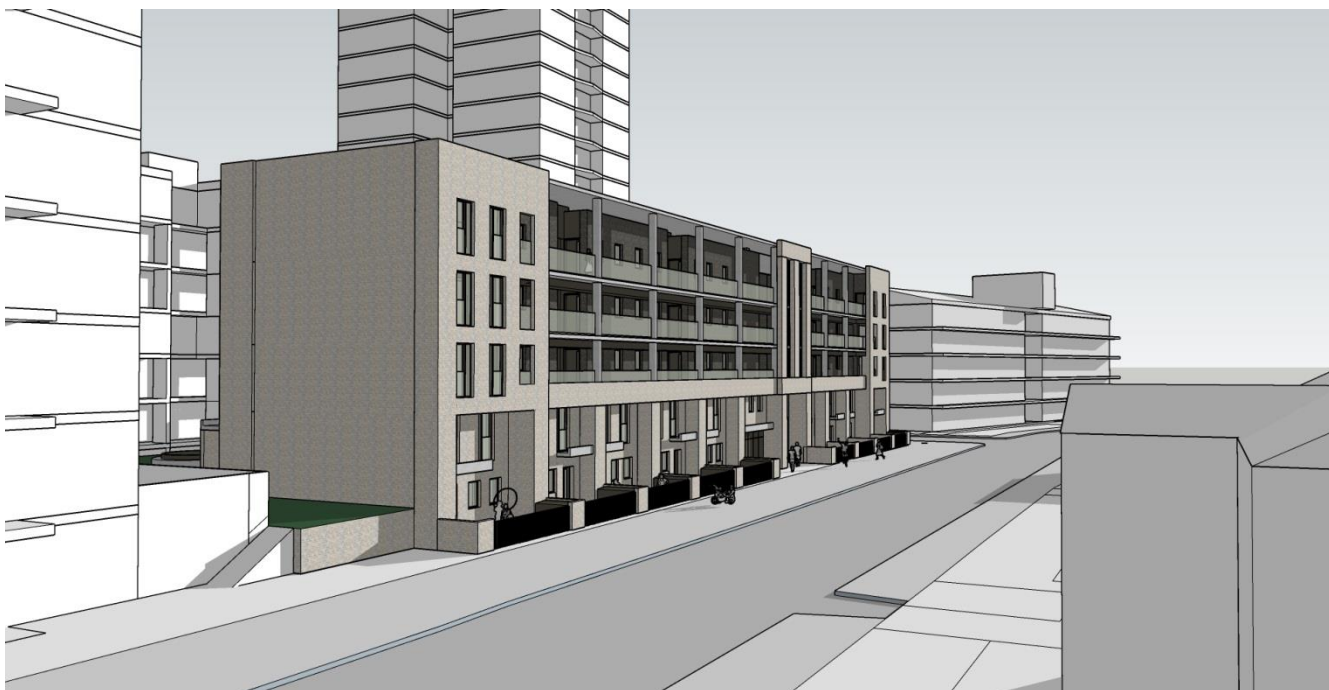


# 11,000 Homes

## Proposed new council homes on the Tissington Estate.

Newsletter - October 2019



### What is the Council proposing?

As you may be aware Southwark Council have been developing proposals for 35 new council flats in a 5 storey block to be built at Tissington Court on the podium facing on to Rotherhithe New Road SE16. (subject to planning approval)

The 35 flats will be a mix of one, two and three-bedroom flats, some of which will be wheelchair accessible. All of the proposed flats will be council homes at council rents; and at least 50% of the new homes will go to local residents from your estate that are in housing need. This is in response to the need for decent affordable homes within the borough and Southwark Council's commitment to deliver 11,000 new homes by 2043. There are currently over 20,000 people on the council's Housing list, of which at least 100 live on the Tissington Estate and nearby Silverlock, Haddonfield and Hawkstone Estates.

## Have the Council changed any of the plans we have seen so far?

So far we have held a series of drop in sessions for residents to have their say. The most recent event was held on 21<sup>st</sup> May 2019. Thank you to all those who attended to review the plans and meet the design team, it was good to see you.

At this event, we had some good feedback from residents on the scheme designs and some further concerns were raised. The concerns have been looked at and we have amended the plans where we can, taking into account planning policy and building regulations.

Please find below our response to the issues raised:

### **The Multi Use Games Area**

The caged ball games area or MUGA will need to be relocated from the podium to an alternative location. The council were proposing to relocate this behind the existing Tissington Court blocks on St Helena Road. Some residents were concerned that this was too close to Tissington Court tower block and may cause noise & disturbance. We are looking at moving this over to a more central point on the St Helena Road green and introducing shrubs around the tower to act as a buffer to minimise noise levels.

### **Garage area ventilation**

In order to bring the underground parking and garage area up to modern day standards ventilation to the garage area will need to be increased. This could be done mechanically but would mean installing an expensive to maintain electrical ventilation system and this would not be a sustainable solution.

A simple and more sustainable solution is to create tree pits with trees growing up through a ventilation shaft. This will create both ventilation and light to the garage areas. Residents raised concerns that the ventilation shaft would make the garage area less secure. It is envisaged that the ventilation shafts will be fenced off at garage area level with a grill at ground floor level, with access for cleaning.

### **Garage area security**

Residents were concerned that the garage area must be secure to prevent anti-social behaviour. The garage area will be refurbished and new secure parking spaces will be created for existing residents. The scheme will include security gates accessible for garages users and residents who are permitted to park.

## **Balustrades on the Communal Walkways**

Residents asked that the glass balustrades on the proposed new building be replaced by railings. This is not possible due fire safety regulations. The balustrades on the walkways will be made of strengthened glass to comply with fire safety regulations.

## **Construction Management Plan**

Residents have raised concerns about the potential effect of the proposed demolition and construction works.

The Council wishes to minimise disruption to residents and it is a legal requirement from any contractor to provide a Construction Management Plan.

The purpose of this plan is to help the contractor minimise constructional impacts, relating to both the activities on site and the transport arrangements for vehicles that go to and from site. The CMP is usually prepared once the contractor has been selected, but before demolition or construction works begins on site.

## **Will existing residents benefit from the Scheme?**

The new homes will result in a number of benefits to existing residents which include:

- At least 50% of the new homes for those tenants who are in priority need for re-housing on the estate
- New planting and landscaping of the podium to create a private courtyard accessed by residents of the estate only
- Improved landscaping at St Helena Road where the multi use games area will be relocated & new play space for younger children
- Improved estate lighting & accessways to the blocks
- a cost saving to leaseholders for the structural works to the podium under a major works scheme

## **What will the timetable be for building the new homes?**

<b>Autumn 2019</b>	Submission of Planning Application.
<b>Spring 2020</b>	Appointment of a Contractor
<b>Summer 2020</b>	Start on Site
<b>Winter 2021</b>	Completion of Construction works and residents move in

## Will I have a chance to review the scheme again prior to the council submitting a planning application?

We would like to invite you to a pre-planning drop in exhibition for you to review the current proposals subject to the council submitting a planning application. This will be an opportunity to discuss the scheme with the Design Team.

**Residents Pre-planning Drop-in Exhibition**  
**Wednesday 30<sup>th</sup> October 2019**  
**Drop-in from 4-7pm**  
**Silverlock Tenants Hall**  
**Warndon Street**  
**London SE16 2SD**

If you are unable to attend this drop in event the presentation boards will also be available on Southwark Council's consultation hub  
[www.southwark.gov.uk/Tissingtoncourt](http://www.southwark.gov.uk/Tissingtoncourt)

## Who can I contact about this proposal?

If you have any concerns or queries please let us know. You can contact:

- **Danielle Patten**  
Project Manager  
Telephone – 020 7525 1526  
[danielle.patten@southwark.gov.uk](mailto:danielle.patten@southwark.gov.uk)
- **Sonia Hamilton**  
Development Manager  
Telephone – 020 7525 7743  
[sonia.hamilton@southwark.gov.uk](mailto:sonia.hamilton@southwark.gov.uk)
- **Sophia Opoko-Addo**  
Resident Services Officer  
Telephone – 020 7525 7829  
[sophia.opoko-addo@southwark.gov.uk](mailto:sophia.opoko-addo@southwark.gov.uk)
- **Councillor Leo Pollak**  
Cabinet Member for Social  
regeneration, Great Estates and  
New Homes

[leo.pollak@southwark.gov.uk](mailto:leo.pollak@southwark.gov.uk)