

Hello & welcome...

...to our public consultation event on the emerging proposals for 345 Southwark Park Road. Today is an opportunity for local people to meet with members of the project team, ask questions and provide feedback on the early proposals for the site.

Southwark Council are working in collaboration with Lovell Homes and PRP Architects to redevelop the currently disused 345 Southwark Park Road and deliver much needed social rent and market homes for the Borough, with a sensitively designed residential-led scheme.

What is the purpose of these events?

Consultation events are taking place on the 21st, 25th and 28th January, providing the opportunity for local residents and businesses to discuss the emerging proposals for the site.



Contact us

For more information or any questions you might have about 345 Southwark Park Road, please contact:

Josh Coldicott

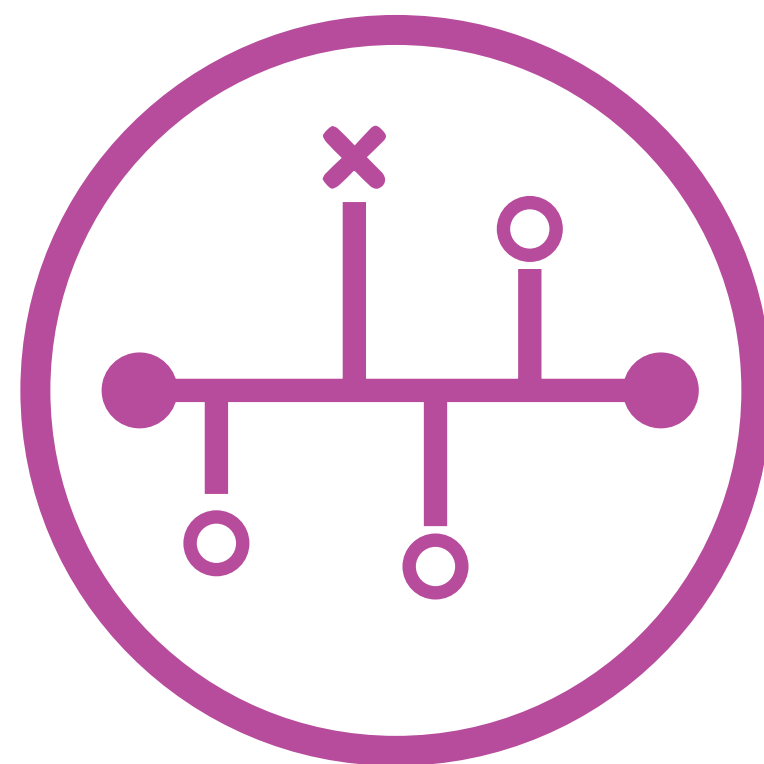
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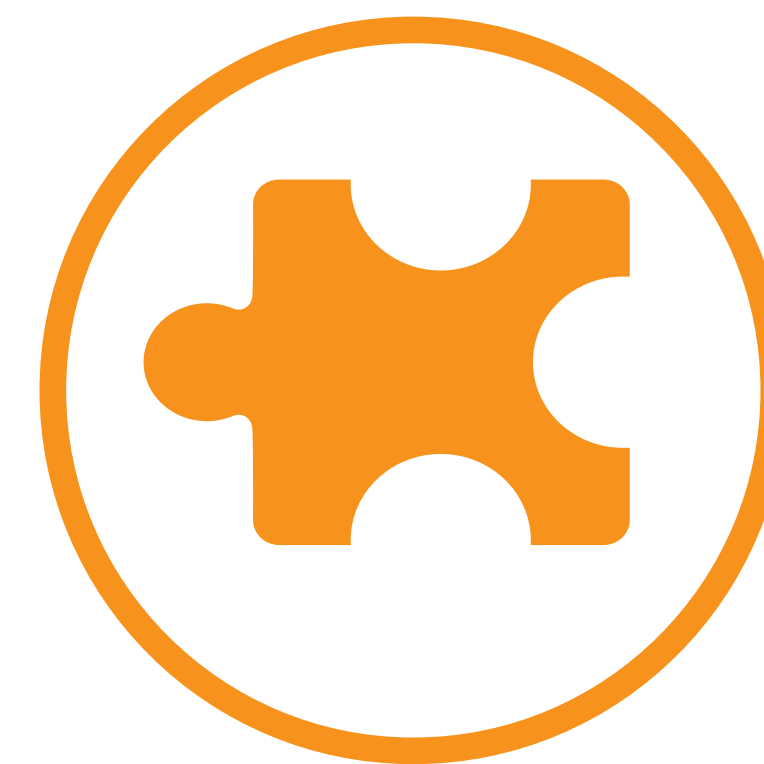
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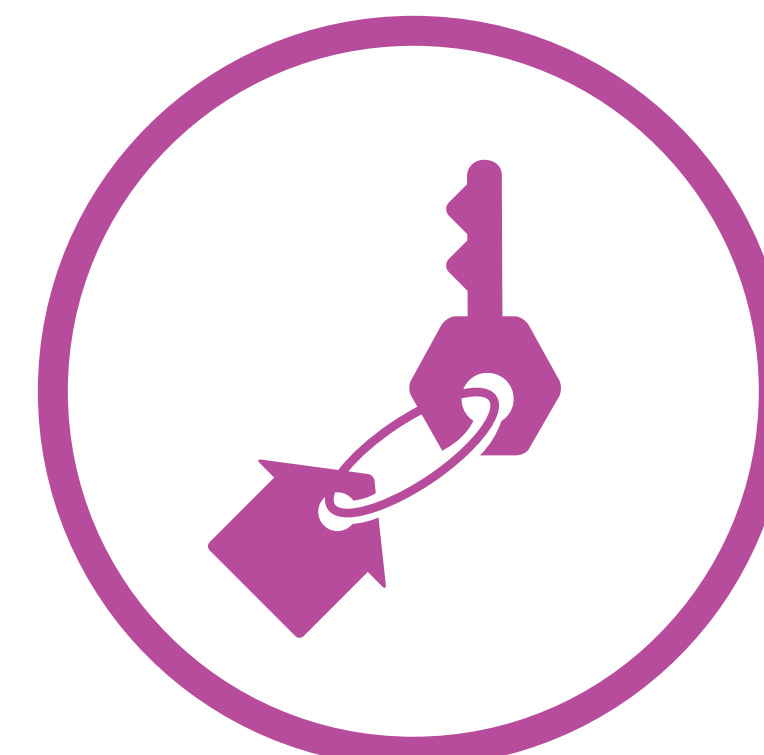
What's been happening so far and the site today



The opportunities for the site



The proposal and design for 345 Southwark Park Road

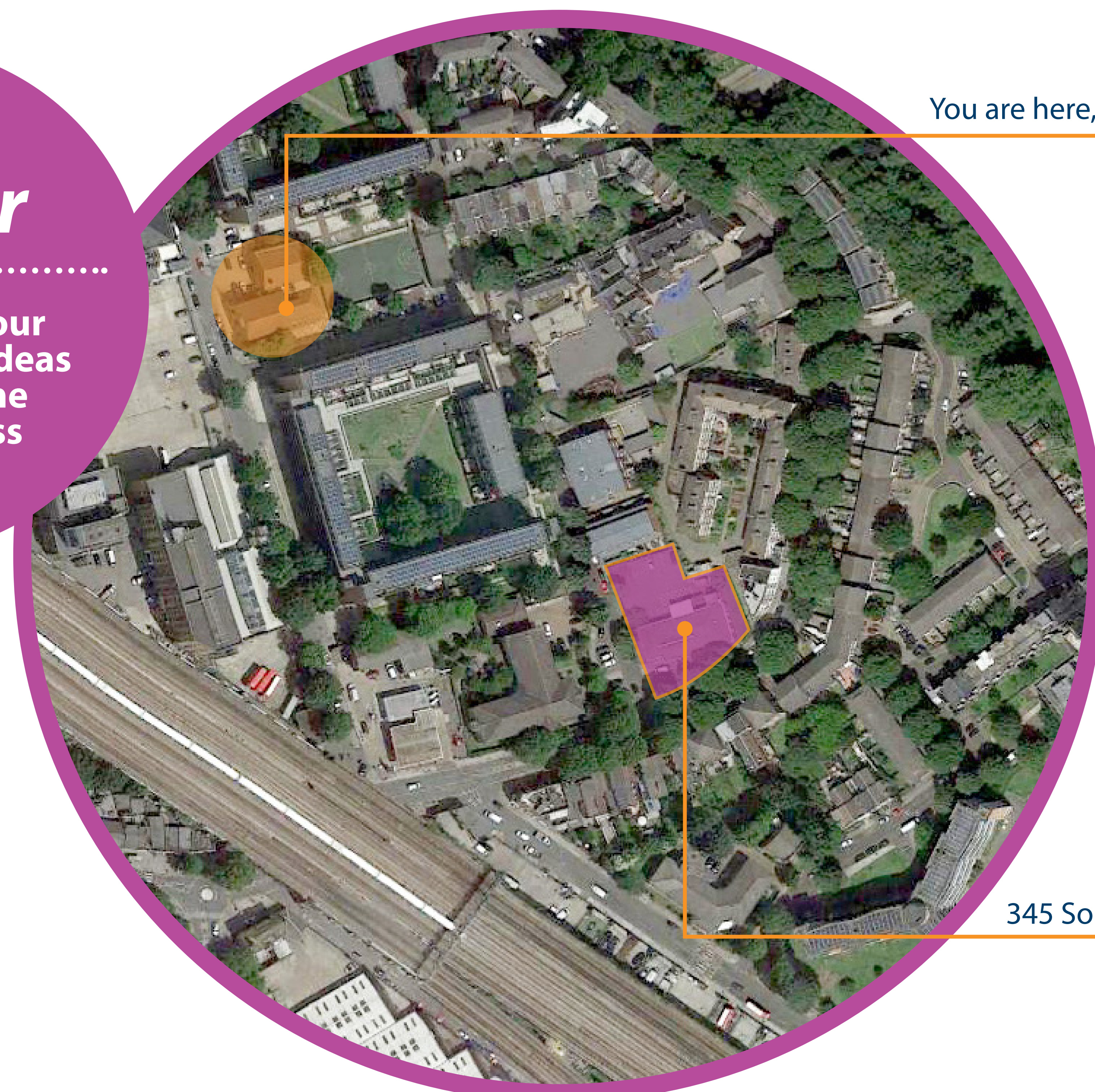


A closer look of the new homes to be provided

Your views **matter**

We welcome your comments and ideas throughout the design process

please take time to complete a feedback form and discuss the proposals with a member of the project team.



You are here, City Hope Church

345 Southwark Park Road

The site

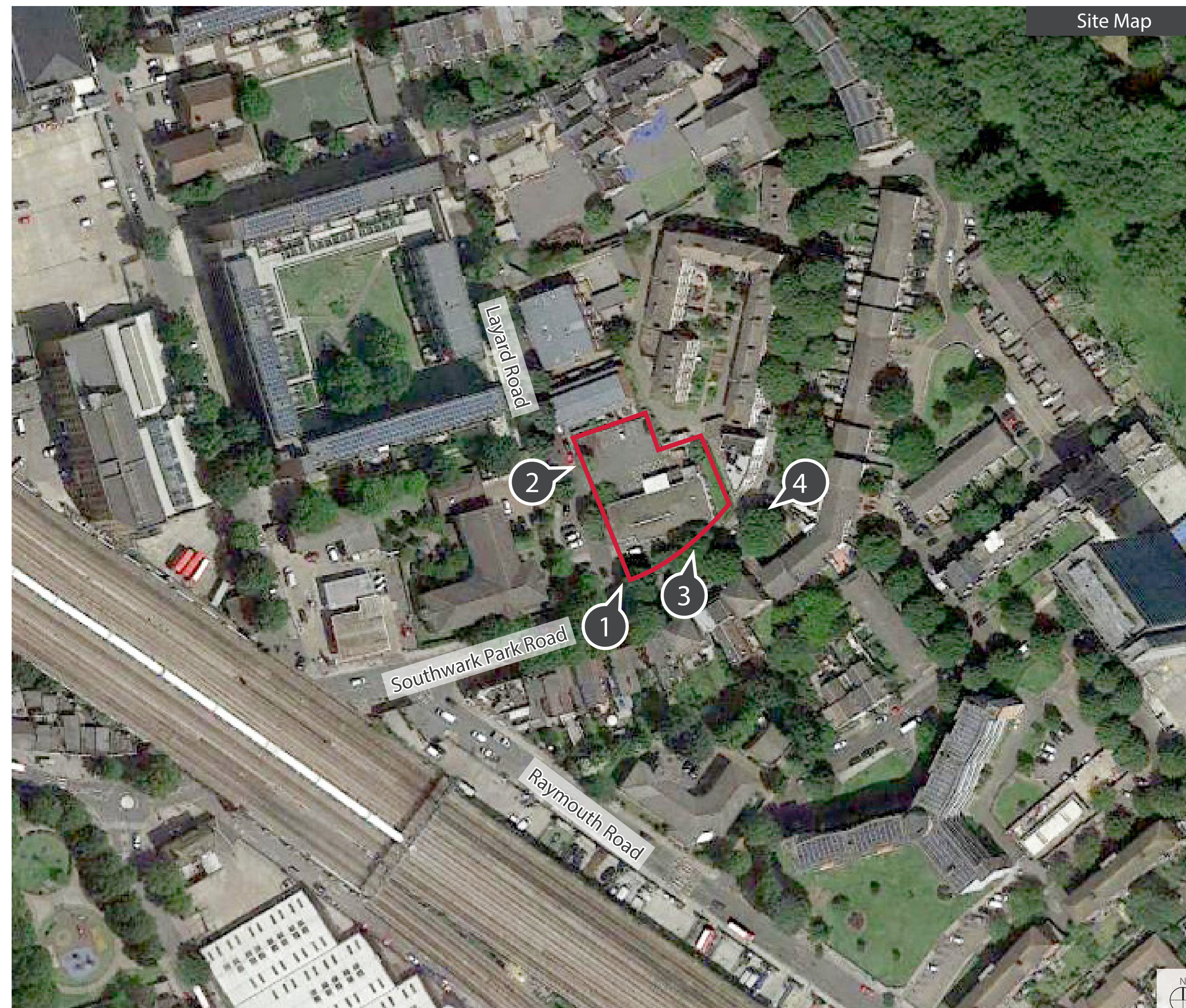
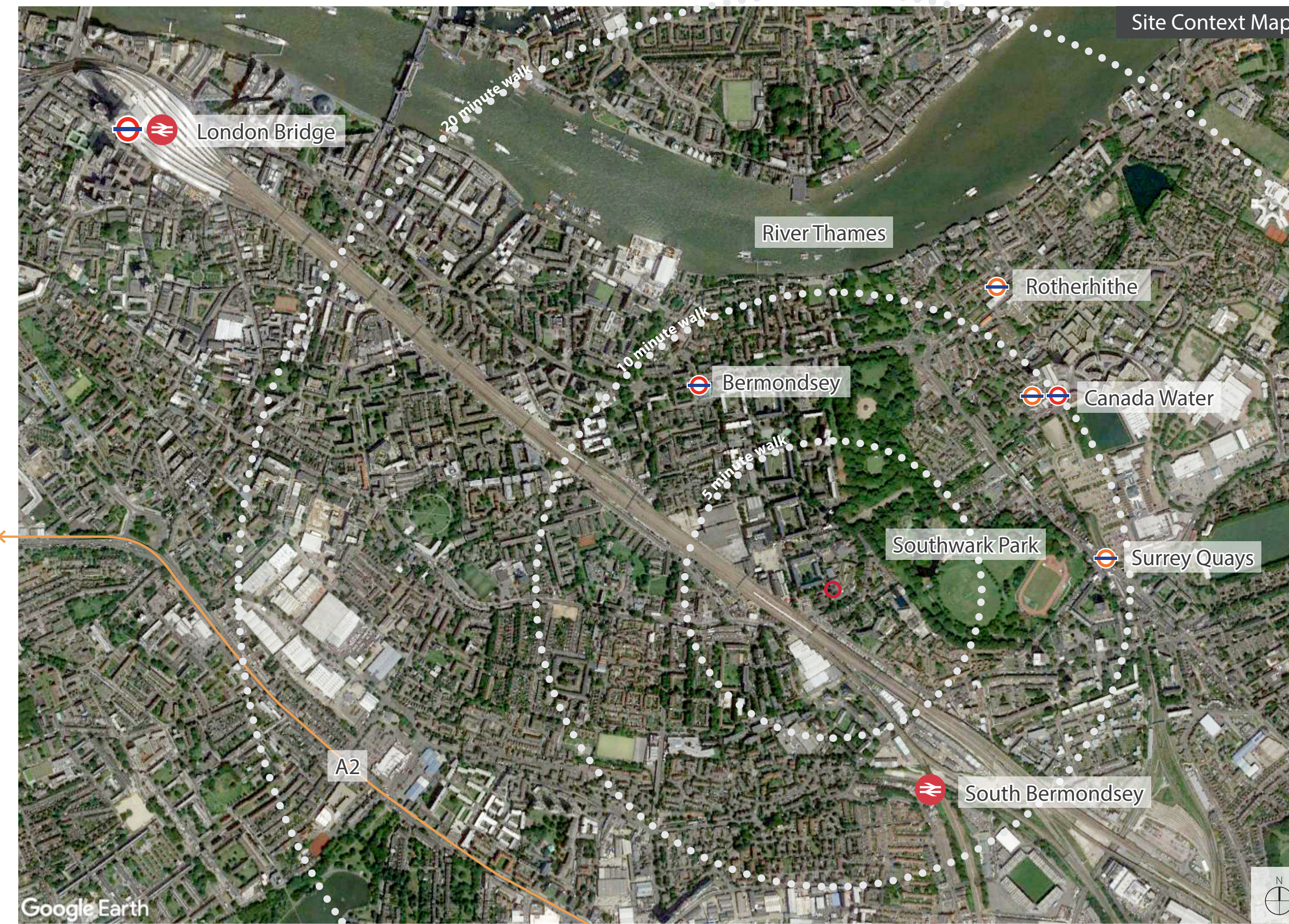
The site and its context

345 Southwark Park Road is a highly accessible site. Situated close to several train and tube stations, all within a 12 minute walk of the site.

The nearby Southwark Park can be accessed via Jamaica Gate and Dilston Grove Entrance within a short 5 minute walk and provides a number of leisure facilities such as football pitches, tennis courts and a bowling green.

The site currently has a single storey, disused day centre occupying half of the site, with the other half acting as an 'interim' car park.

The south of the site is lined with mature trees, most located outside the site boundary with some smaller trees within the site.



The disused Day Centre



'Interim' Car Park to the rear of the site



The disused Day Centre and mature trees



The site from Southwark Park Road

Design History

Prior to Lovell's involvement with the site, an initial feasibility study was undertaken as part of a wider appraisal process carried out by Southwark Council.

Lovell was then selected as the preferred contractor and appointed Alan Camp Architects to draw up the proposals to planning. PRP were appointed at a later stage to review and amend the designs to focus on buildability without compromising on design.



The previous proposal had a larger building footprint and was placed closer to the adjacent buildings.



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Opportunities and considerations for the site

The area is changing and this will affect residents living in the neighbourhood, any change therefore needs to look at the existing opportunities and challenges to be well integrated within it's surroundings, respecting the character of the existing built form, whilst also delivering much needed new homes for the Borough.

Retain mature trees

The southern and eastern side of the site are marked by a mature boundary hedge with notable mature street trees and areas of lawn around the existing building.

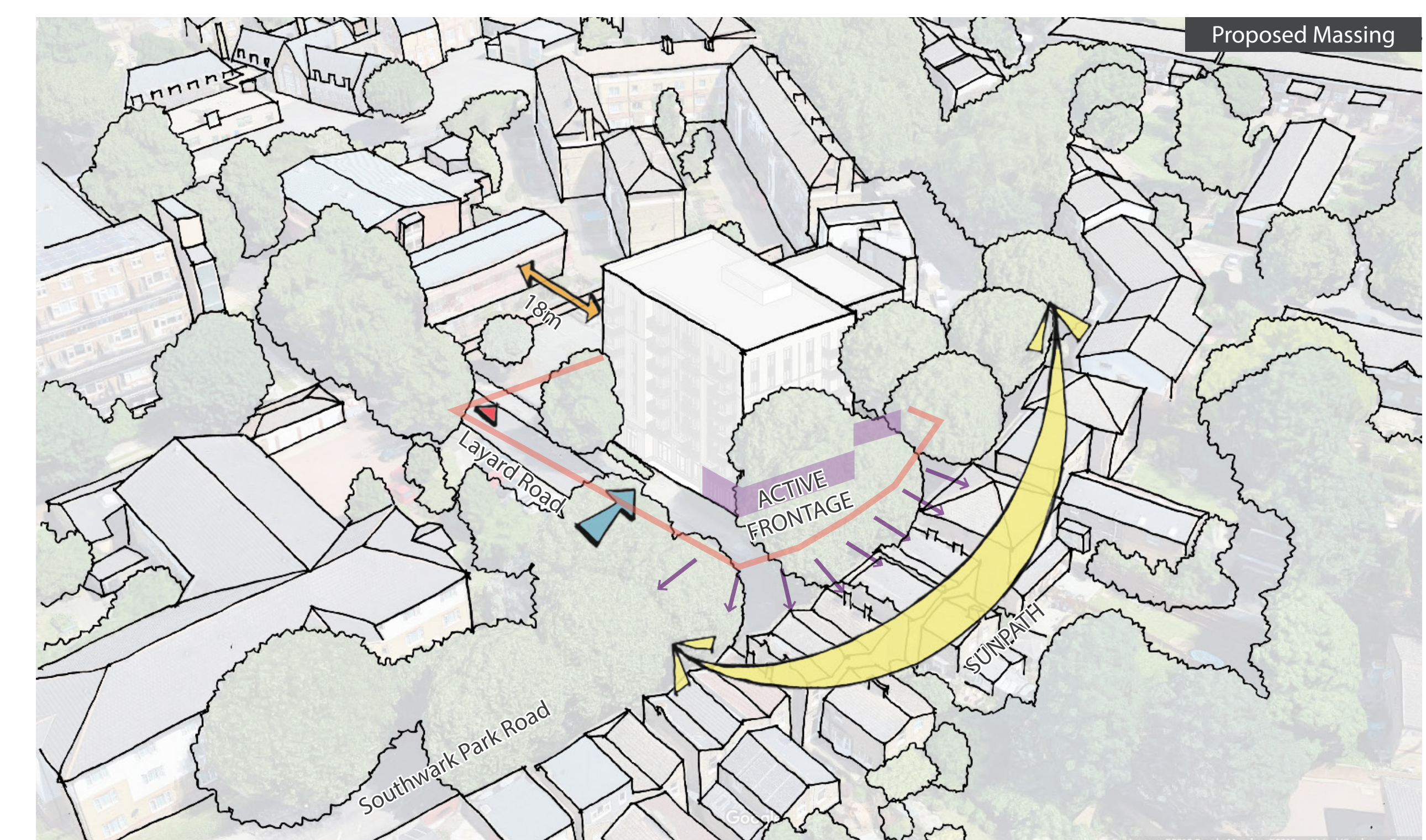
There are significant street trees planted on the public footpath which the proposal takes into account. Lovell and Southwark will seek to retain all mature trees where possible.

Respect adjacent buildings

The surrounding urban character is characterised by a varied building scale of between 1-7 storeys.

The council properties on Layard Road are 7 storeys, however, most of the adjacent properties vary from 2 to 5 storeys high. The proposed massing is for a 7 storey building dropping down to 6 storeys along Southwark Park Road adjacent to Bede Community office.





The massing responds to the constraints of the site by setting the rear of the building a sufficient distance from the existing residential properties on Fenner Close, minimising any impacts on residential amenity.

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The proposal

The proposal for 345 Southwark Park Road will provide 46 new homes, with 22 social rent and 24 flats with opportunity for commercial units on the ground floor.

The Southwark Park Road boundary contains several mature trees. The aim is to retain as many existing trees as possible and enhance the development with new planting, whilst providing clear legible routes to the building frontage and communal amenity.

The landscape has three distinct character areas:

Street frontage

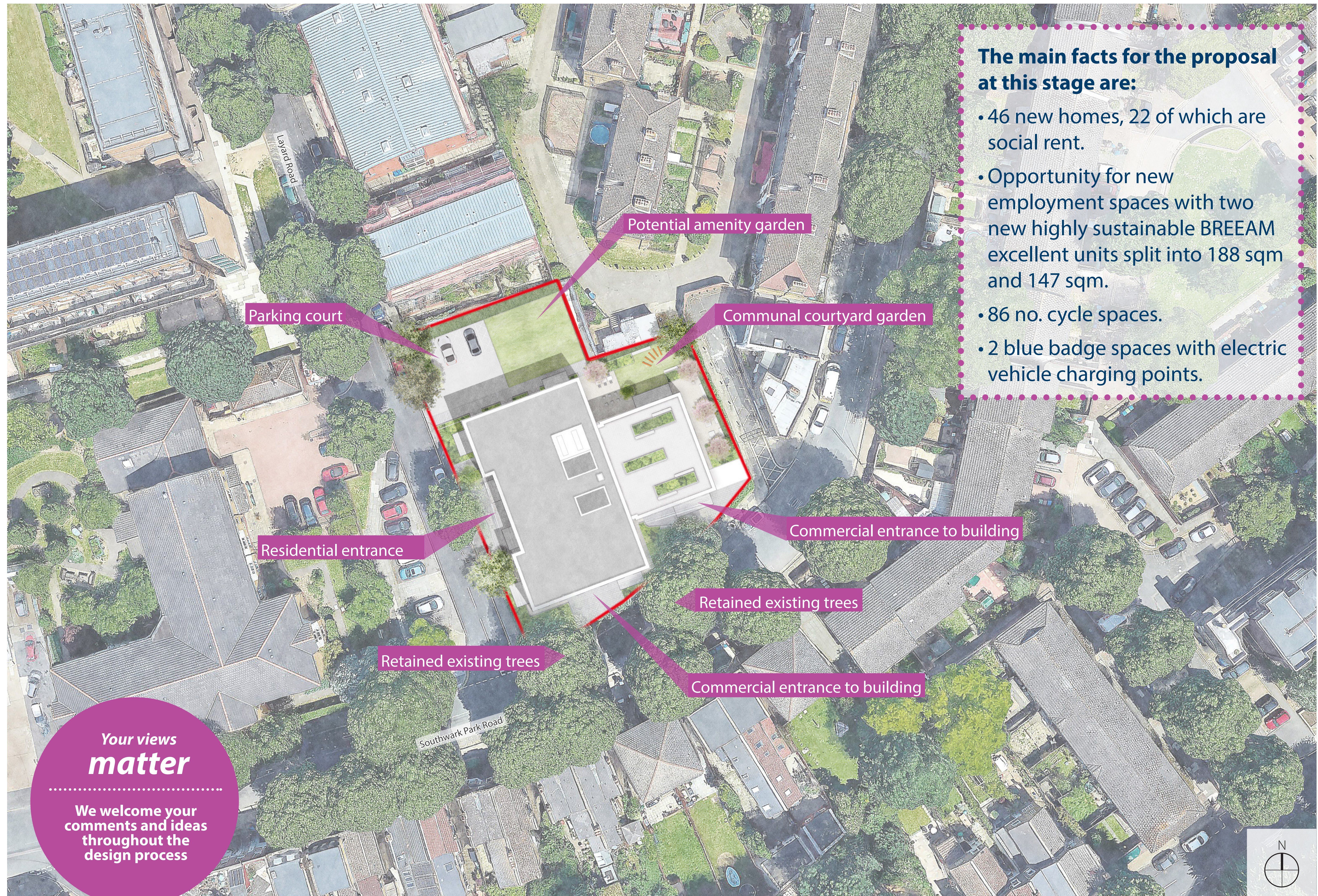
The street frontage is defined by a strong planted boundary of shrubs and trees providing year round interest enhancing the streetscape.

Parking areas

Two blue badge parking spaces are being provided with electrical charging points in line with Southwark Council and the Greater London Authorities planning policies. An adjacent area will be paved with reinforced grass so that it can accommodate additional spaces if required in the future, meanwhile use could be an amenity garden with planters.

Residential courtyard

This area contains both paved areas, planting and a lawn. It has space for sitting out, an area for tables and chairs for dining, working outside and a lawn with play features.



The main facts for the proposal at this stage are:

- 46 new homes, 22 of which are social rent.
- Opportunity for new employment spaces with two new highly sustainable BREEAM excellent units split into 188 sqm and 147 sqm.
- 86 no. cycle spaces.
- 2 blue badge spaces with electric vehicle charging points.

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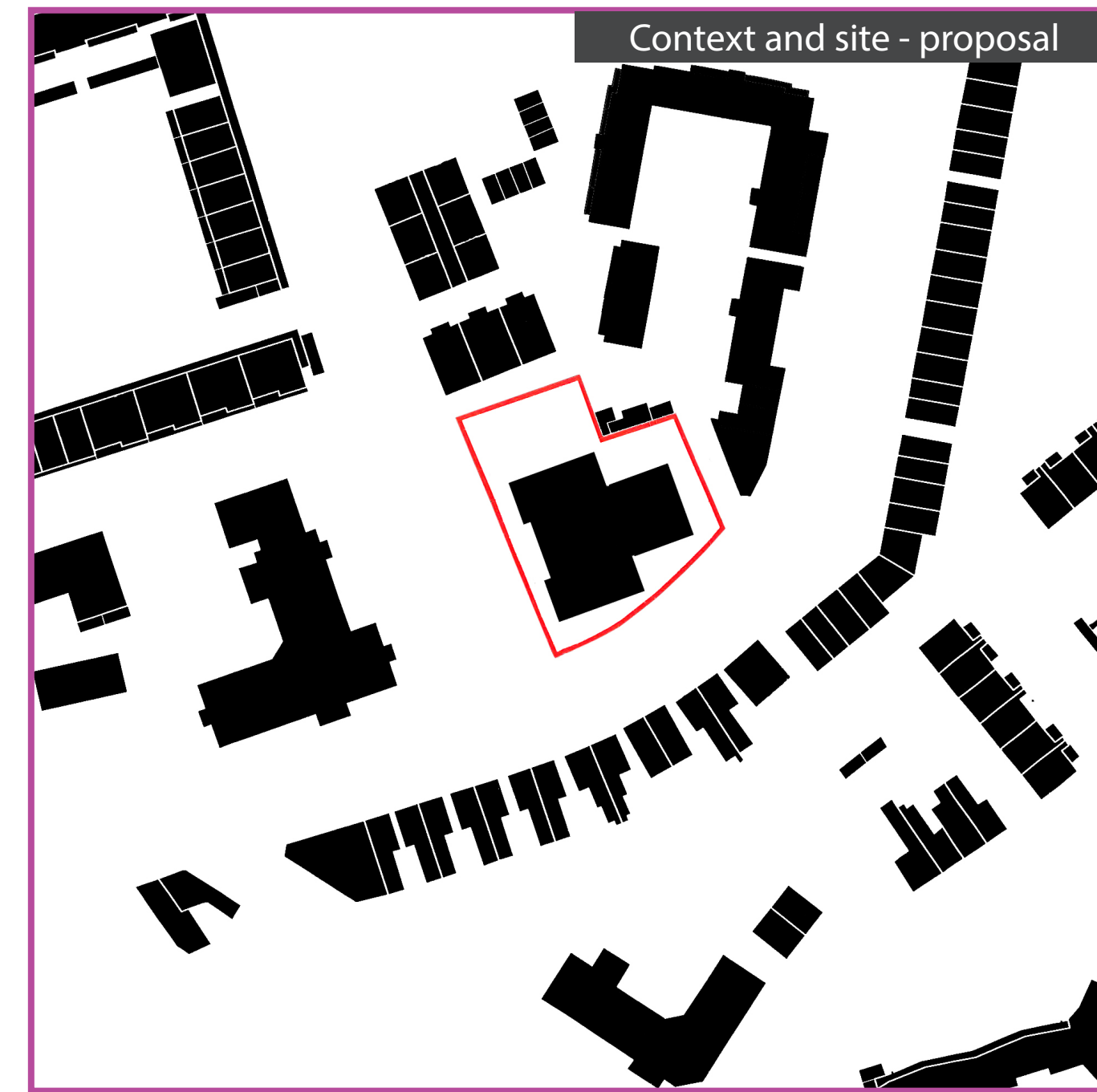
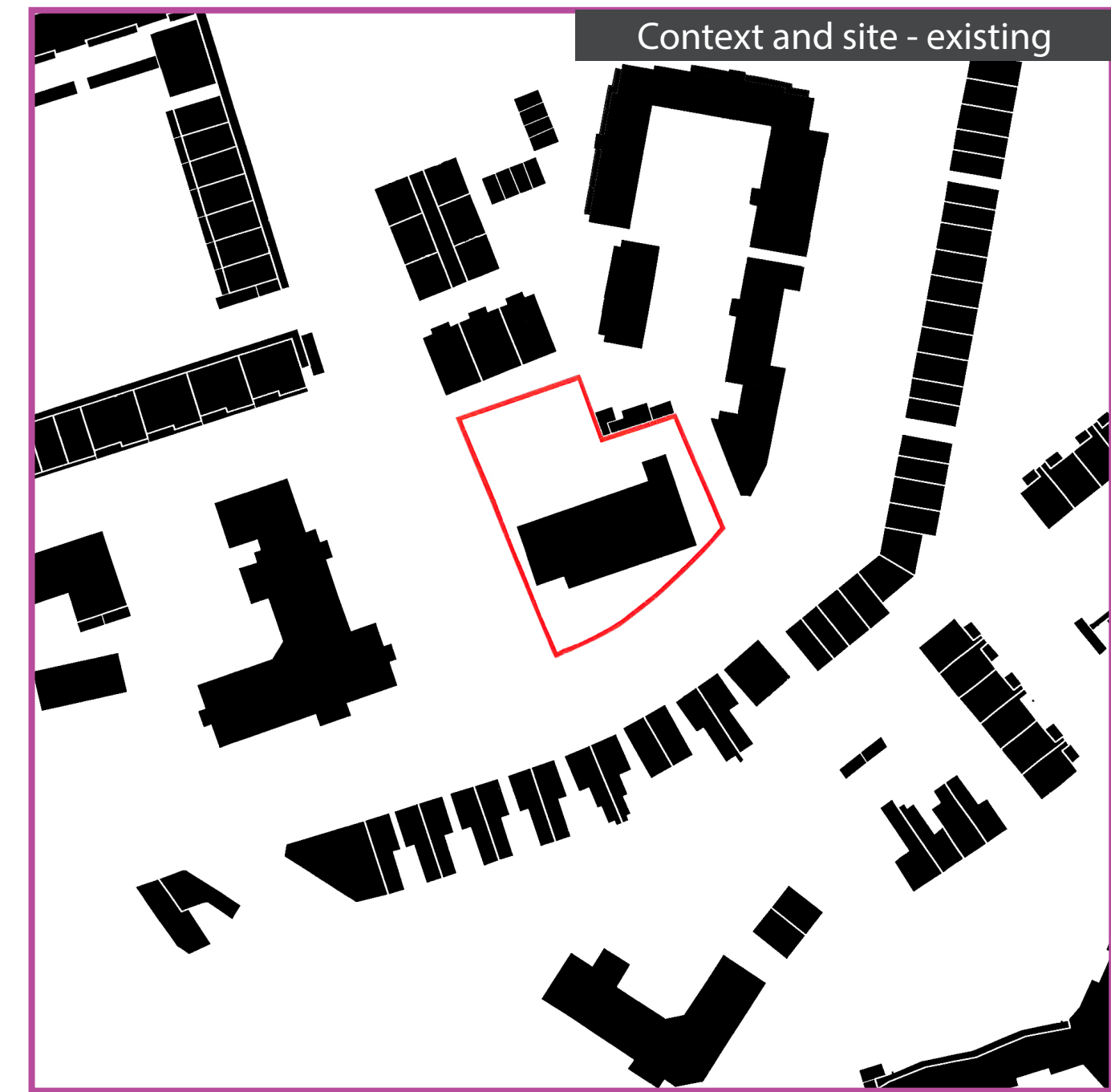


The proposal

The 46 new apartments consist of a mix of 1, 2 and 3 bedroom apartments with direct access to private balconies. Most of the apartments exceed the minimum space standards and provide bright, light and generous sized rooms. All apartments have been designed to the same standards regardless of their tenure whether that by market or social rent.

The proposed scheme will offer a total of 5 wheelchair apartments which are all 2 bedrooms and social rent providing much needed accommodation for people with disabilities in the Borough.

Local Lettings Policy relating to regeneration schemes require 50% of new build homes for social rent will be allocated to existing tenants local to the redevelopment/new build. Eligible household will be prioritised based on their banding.

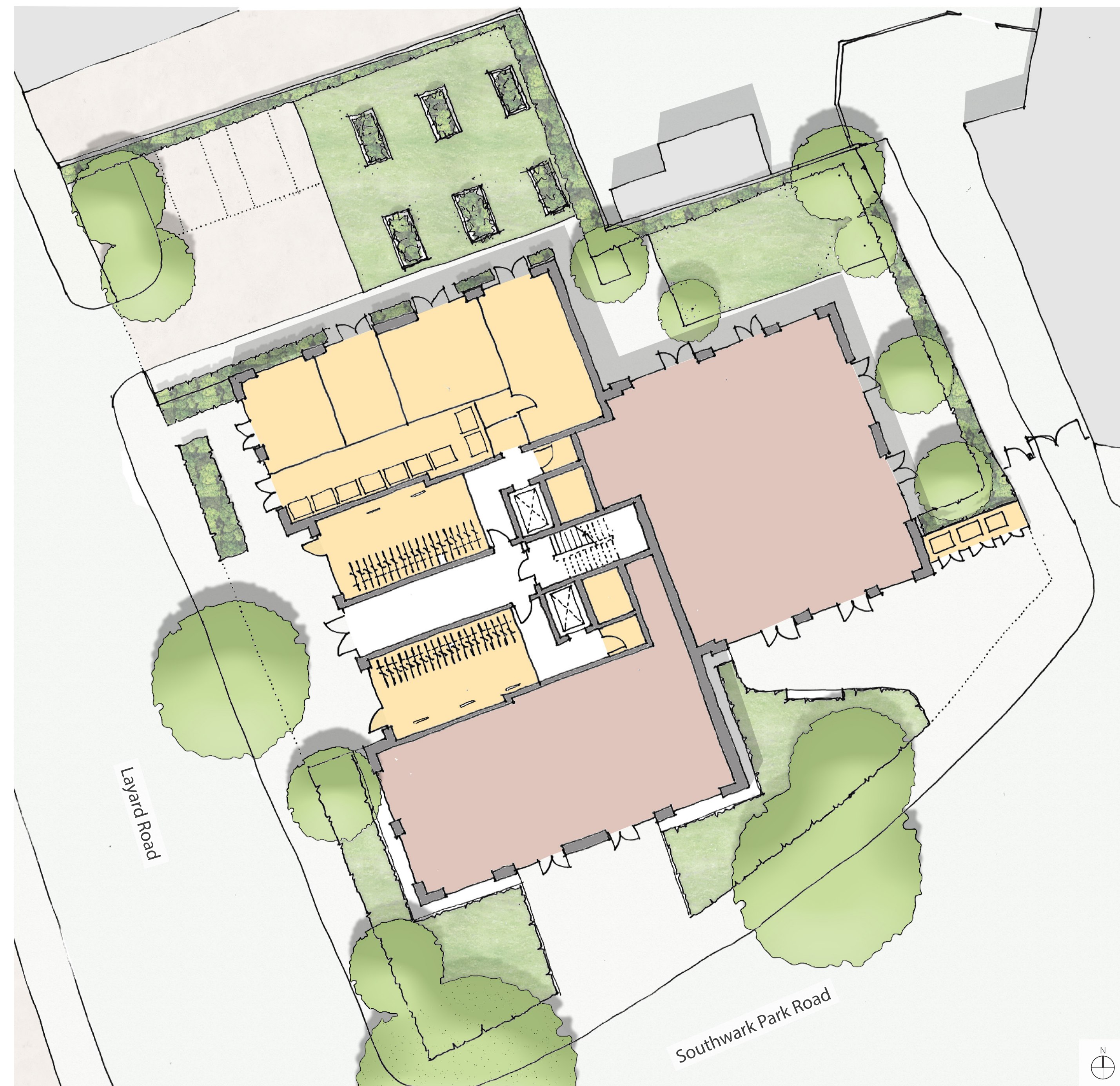


Building footprint comparison

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Precedents of new homes (PRP)



Ground floor plan with employment space



Indicative floor plan

Accommodation Schedule			
Social rent	Number of units	Private	Number of units
1B2P	6	1B2P	6
2B3P	6	2B3P	6
2B3P (wheelchair)	5	2B4P	6
2B4P	1	3B4P	1
3B5P	4	3B5P	5
	Total 22		Total 24
Total 46 apartments			
335 sqm employment space (split into two units, 188 sqm and 147 sqm)			

Architectural approach

The proposal takes inspiration from the local character and traditional brick detailing found in the vicinity of the site.

The proposal suggest a simple approach with a brick detail panel underneath the windows, a double stacked soldier course at the top of each grouping of windows and stone banding to create a distinct top, middle and bottom.

The use of two brick colours, a light and a dark also help to create two distinct parts of the building.

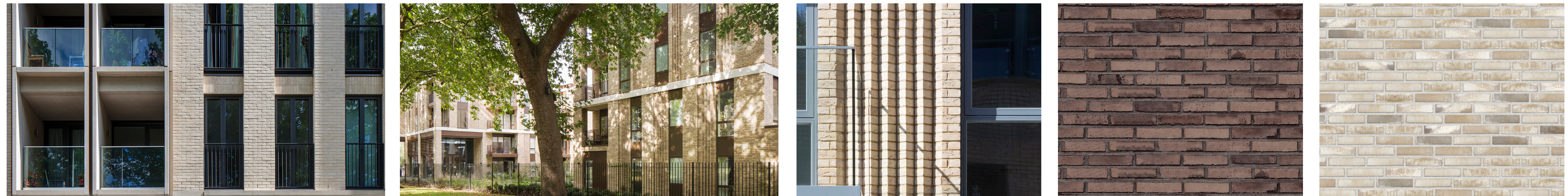
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Illustrative sketch of proposal from Southwark Park Road, looking south-west



Illustrative sketch of facade articulation



Precedents of facade and brick treatment

Next steps

Thank you for attending our exhibition. We are keen to hear your views on our proposal before the upcoming final exhibition in February.

Feedback forms are available for you to fill in and members of the project team are on hand to discuss any questions you may have about the proposal. Please take the time to complete one of the feedback forms.

Programme aspirations - timeline



Summary of the proposal

- The proposal will provide 46 new homes for the growing population in the Borough including 22 social rent homes, therefore far exceeding the policy requirements of the Council.
- Modern and flexible employment spaces will activate the ground floor as well as enhance the opportunity for new jobs and services in the local area.
- The proposal will seek to retain the green leafy character and consist of a brick facade inspired from the neighbourhood.



Contact us

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