



Slippers Place update

April 2020

Your update about the development of new homes at Slippers Place.

What you need to know:

We're creating new homes at Slippers Place car park as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

We're proposing to build 18 new homes. These new homes will be built on the car park area and where the pram sheds stand.

- 50% will be prioritised for existing tenants from the local area who are in housing need, so they can continue to live near family, friends, and services they currently use.
- 50% will be allocated to people on our wider housing waiting list.

Estimated timeline

Autumn 2020	Pre-planning event Open drop-in event to show final design, for all residents on the estate
Late 2020	Planning submission & approval
Autumn 2021	Meet the Contractor event Opportunity for residents & project group to ask questions and information about the works that will be starting on site.
Late 2021	Construction work starts on site

Latest updates

We held a project group meeting in March 2020, at this meeting revised designs were shared with the group.

Further surveys are still required and engineers and the new homes team continue to discuss with the utilities companies how best to design and build the new homes without disturbing key services.

Once we have an agreement in principle with the utility companies, we will continue with the design of the new homes which will involve another resident project group meeting (Slippers Place project group), followed by an open drop in event for all resident on the estate.

We would like to thank all residents for their patience during the surveying works, unfortunately this took longer than expected for the contracts to complete.

Working with you

It's really important to us that we work with residents when we create new homes in Southwark.

As part of creating new homes at Slipper Place car park, we work alongside a project group made up of representatives from the local estate, local stakeholders and a number of Slippers Place residents.

The group meets regularly with others involved in the new homes project, such as architects and project managers, to help us decide how we're going to deliver new homes in a way that benefits everyone.

We will also hold an open drop-in event for all residents on the estate to show the final design.

Your views

Concerns raised by residents

Potential overlooking of nearby homes and loss of Daylight and sunlight

A preliminary daylight and sunlight survey has been undertaken and this shows that the impact of the new development with regards to existing property is likely to be within the required threshold. New developments are subject to planning policies and regulations, and the local planning authority will also assess any possible overlooking issues of new buildings and therefore, we need to make sure that any potential negative effects are addressed accordingly.

The current proposed massing and shape of the new building has been carefully considered to minimise any overshadowing and impact on privacy, the building's elevations had been angled to avoid direct overlooking of windows and gardens.

Loss of parking bays in the estate.

We will instruct an independent company to carry out a car parking survey to determine parking needs and parking availability in the area. Surveyors will also complete a transport assessment to evaluate public transport links and any possible issues related to the proposed development; the proposed development would be considered car-free, except for the wheelchair units which have a disabled parking bay nearby.

Size and height of new building:

Please note this new building is at design stage, architects are working in the plans and drawings on what it is considered to be the best approach for the new building based on the existing homes, surrounding area and the outcome of various surveys we are carrying out. During this design stage, we meet with the resident's project group to provide updates, listen to their concerns and suggestions. We aim to develop a scheme that meets planning policies and provides high quality homes

Find out more online

You can find ongoing information, including past design architect boards, upcoming events and other useful information, at www.southwark.gov.uk/slippers

Your contacts

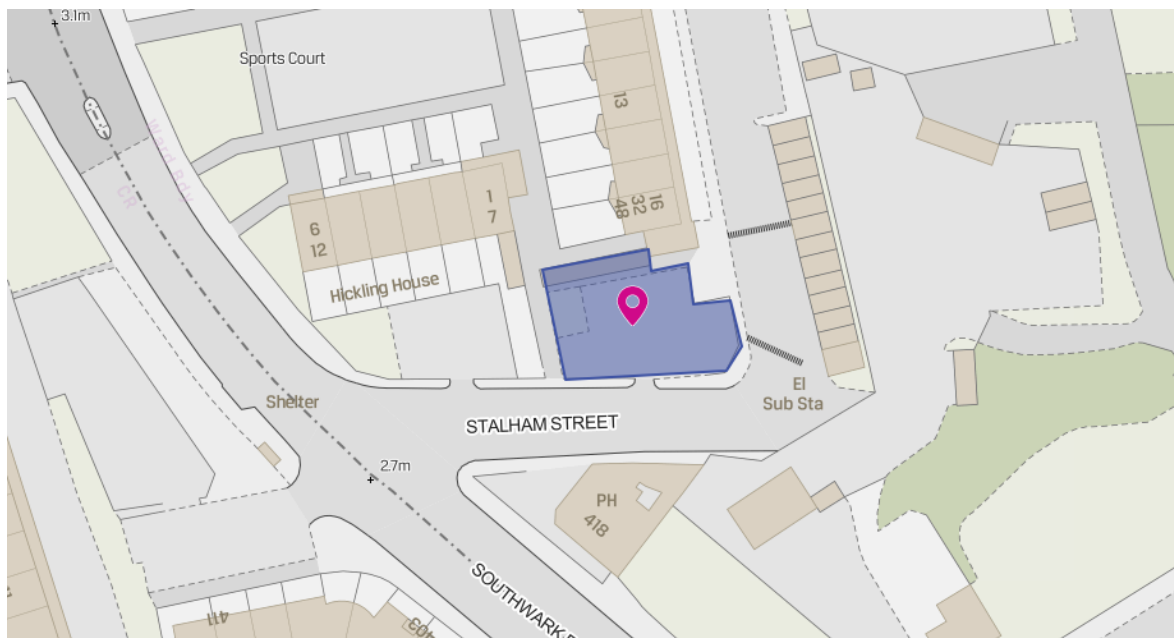
Resident Services Officer:

Obie Ebanks - obie.ebanks@southwark.gov.uk / 020 7525 4198

If you'd like to know more about this project:

Rachel Askew – Rachel.Askew@southwark.gov.uk / 0207 525 3329

Architects Fraser Brown Mackenna, Employer's Agent, Martin Arnold, and other consultants are



also part of the project team developing this scheme.

Site map of where the new homes will be built on Slippers Place