

Longfield Estate New Council Homes

Project Group Meeting 01 – 25th January 2021

WE'RE BUILDING
11,000 NEW
COUNCIL HOMES
ACROSS SOUTHWARK



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LONGFIELD ESTATE REDEVELOPMENT, Bermondsey

Project Group Meeting 01. 25th January 2021



AGENDA FOR THIS EVENING

- Introductions
- New Homes Project Group - purpose and process
- Residents Drop-In - key concerns
- Existing estate and site
- Approaches to new homes design
- Whole estate approach
- Your views
- Next steps
- Contact

COTTRELL & VERMEULEN and IPT ARCHITECTS

Cottrell & Vermeulen and IPT Architects are both Southwark based practices. We have been working in South and Greater London for 30 years, completing a number of schools, community and housing projects, from small-scale but impactfull community projects to large masterplans or framework design consortia.

We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project.

We look forward to working with Longfield residents to integrate new homes into the existing estate in a sensitive, contextual and positive way



Brentwood School



Live/ Work Development in Bermondsey



Affordable Housing in Hackney



Cardboard Building



Restoring Winkworth Arboretum



Churchill College New Graduate Housing



Streatham & Clapham High School



Residential Development in Northwood

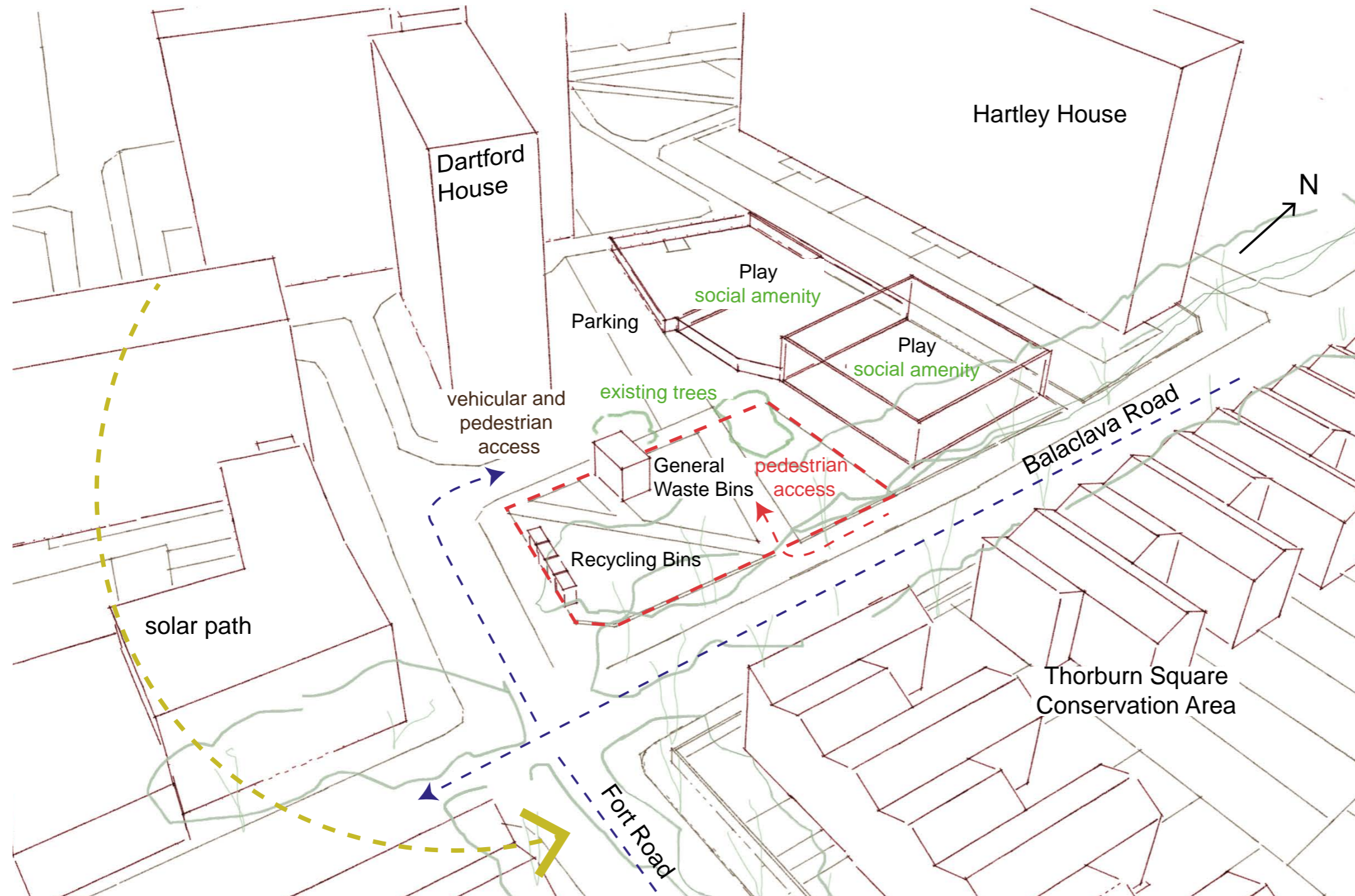
LOCATION

The proposed site consists of a grassed area, hardstanding and a number of refuse and recycling bins on the edge of the Longfield Estate.

There are two large seven storey brick built blocks surrounding the site area. In front of one of these blocks and adjacent to the site is a ball court and play area.



PROJECT SITE



NEW HOMES PROJECT GROUP & PROCESS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design		Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
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QUESTIONS AND CONCERNS

These concerns are expressed here as speculative questions, alongside questions from the design team that arise out of starting to test the brief on the site.

Resident engagement will be designed as an extended dialogue of speculation, proposal and feedback to communicate the process of designing a response to the brief and site.

Engagement

CVA and IPTA will work with Southwark and the resident Project Group to develop an engagement plan that will include the Community, the Design Team and Southwark Estates Development team.

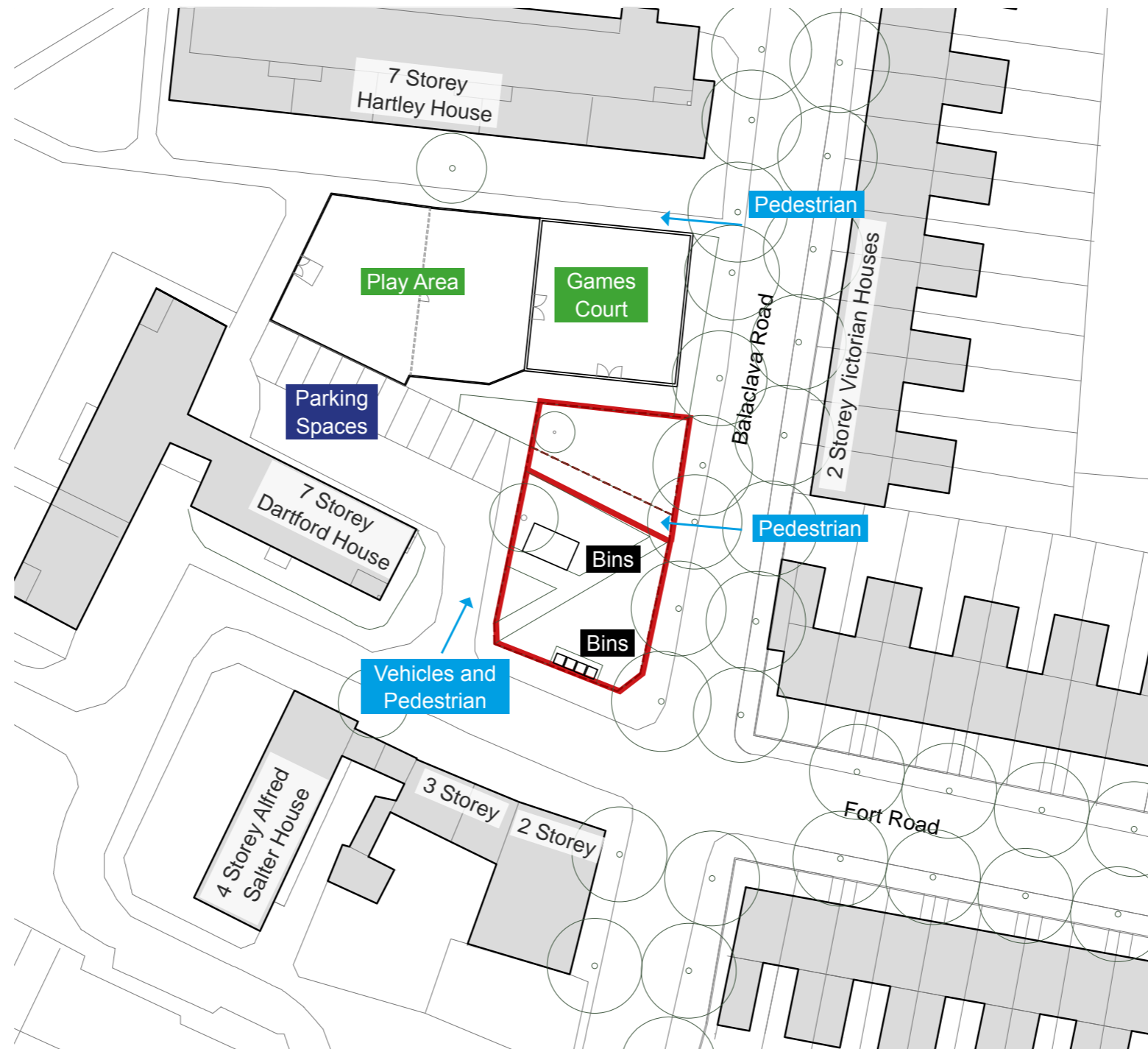


EXISTING ESTATE SITE PLAN

The existing site consists of a grassed area and a paved pathway creating a diagonal path across the site to the larger blocks behind.

There is also a small brick built shelter which is used as a store for general refuse bins and a paved area with further recycling bins. Alternative provision for these refuse facilities used by existing residents will need to be provided as part of the development.

Vehicular access into the site can be obtained from Fort Road. Pedestrian access into the site is available from both Fort Road and Balaclava Road. The access into the estate will need to be re-designed as part of the plans for the development.



CONSTRAINTS AND OPPORTUNITIES

Key site constraints

- The site faces the Thorburn Square conservation area with predominantly 2 storey dwellings facing the site along Balaclava Rd.
- Dartford House is 7 storeys in height and is in close proximity with windows overlooking the site area together with properties opposite on Fort Rd.
- Potential impact on the adjacent play area and games court
- There are number of trees within the site area and directly adjacent along Balaclava Rd.
- There is a significant amount of existing bin storage on site and a requirement for further refuse recycling.
- The vehicular access into the site can be obtained from Fort Road. Pedestrian access into the site is available from both Fort Road and Balaclava Road. The access into the estate will need to be re-designed as part of the plans for the development.
- Potential impact to 2no trees and 1no parking space.

Opportunities

- To improve green space, bin storage and play areas
- To develop a scheme that successfully mediates between the scale of the adjacent conservation area and Longfield Estate



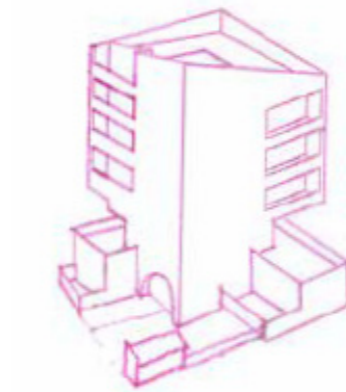
APPROACH 1: FIRST RESPONSE

First Response

- Compact tower set back from trees
- Lower massing to the 'front' to break up scale and provide shared functions as well as
- accessible/family dwellings
- Explore potential for shared community and
- practical facilities near the games court

Directions Of Travel

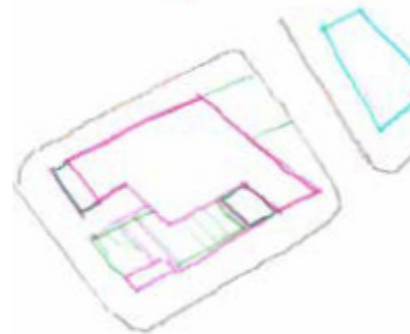
- Understand your concerns and questions in
- more detail
- Link project to current and planned estate
- improvements
- Test options and scenarios
- Develop material palette



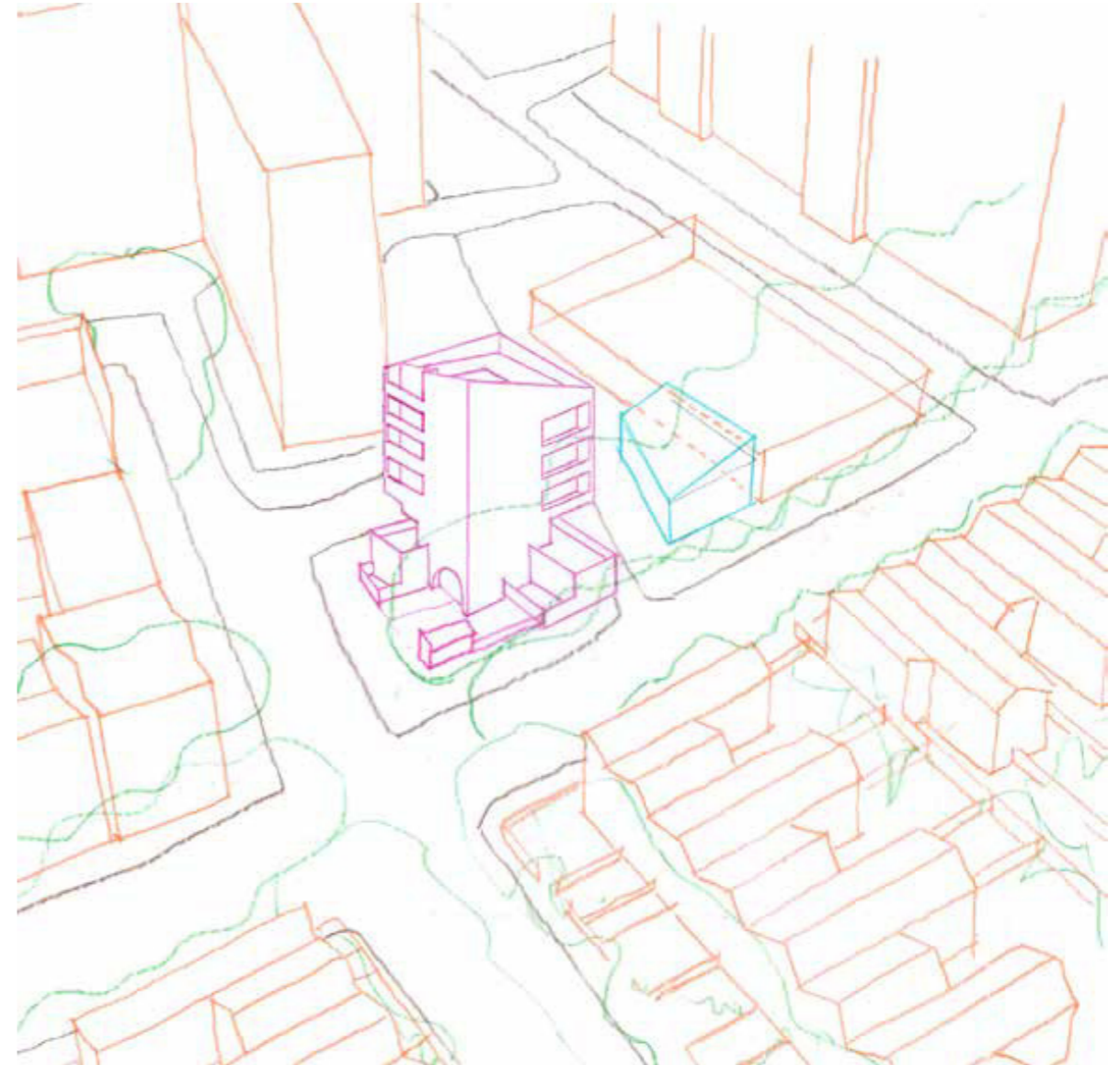
Tower with ground floor gardens and shared facilities



Community / Sport space



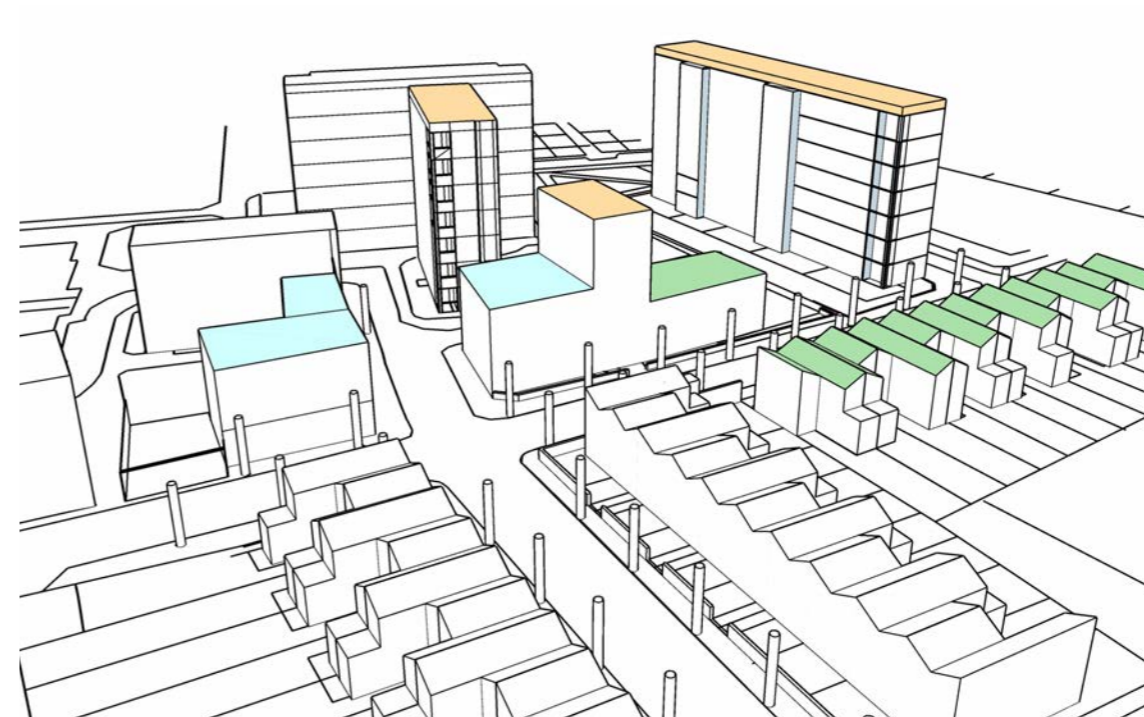
Footprint



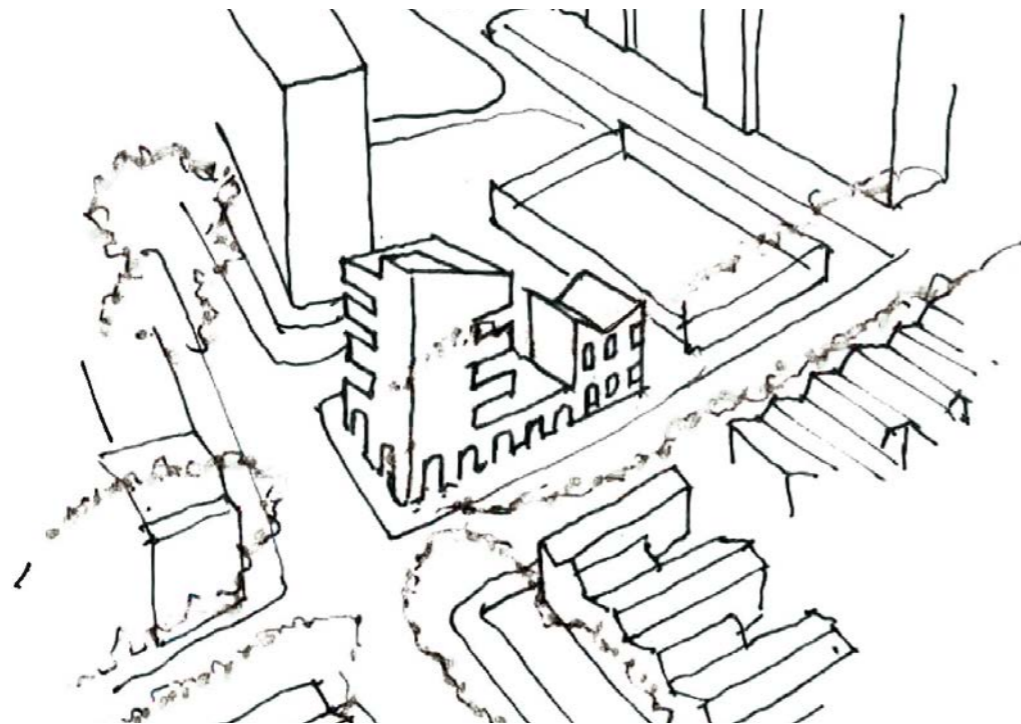
APPROACH 2: VOLUME & MASSING STUDY



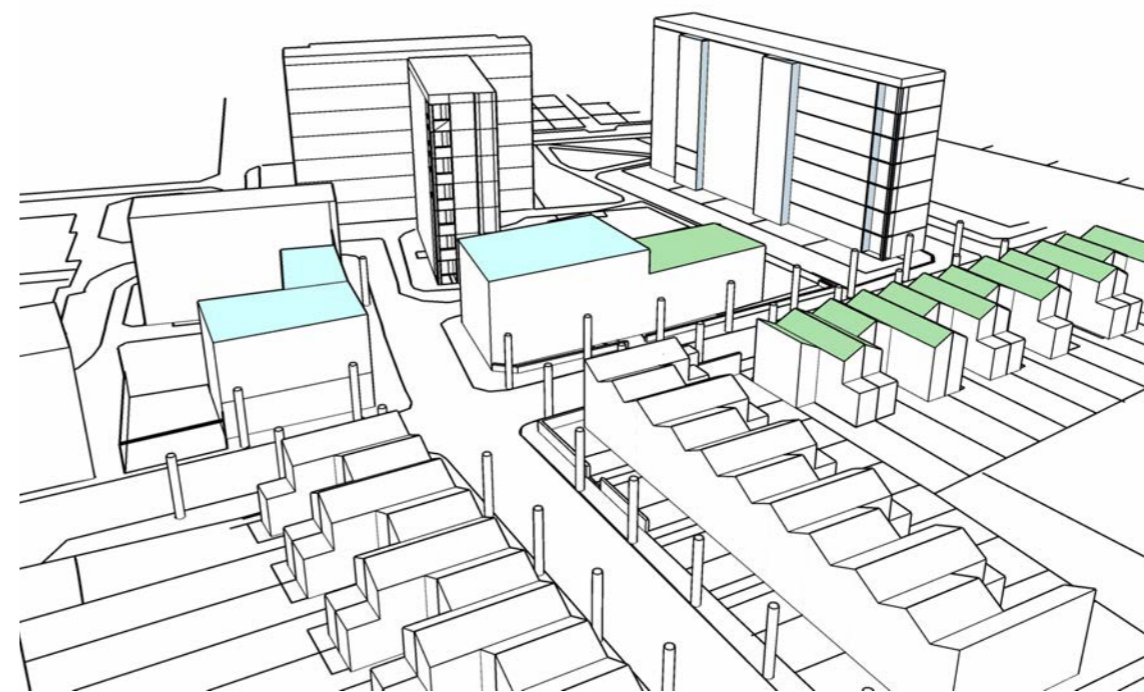
Creating a street edge on Balaclava Road by relocating the existing ball court and play space. The scale could step down from 3 storeys at the corner with Fort Road, stepping down to 2 storeys to reflect the scale of the houses towards to the north east on Balaclava Road.



Offset the main volume away from Dartford House and breaks down massing with lower volumes that mediates between the surrounding buildings. Play areas are located towards the western part of the site.



Hybrid approach between a tower and lower level development.



Creating a street edge on Balaclava Road by relocating the existing ball court and play space.

APPROACH 3: RESPONSE FROM PLANNERS

Creating an hybrid approach with a tower and a low level development further along Balaclava.

- Linear block is preferable to the block in the corner.
- Setting the buildings back and keeping to 2-3 storeys was suggested.
- Carefully consider how to re provide the play spaces.
- Block not higher than 5 storeys. This design only provides 7 or 8 units.
- It may be that some of the existing community space needs to be taken to provide housing due to local housing need.
- Hybrid approach whereby there is a tower and a separate low level development further along Balaclava.
- Take a survey of the use of the play area or look for existing data on how the space is used.



Version 1 Proposed GA Layout

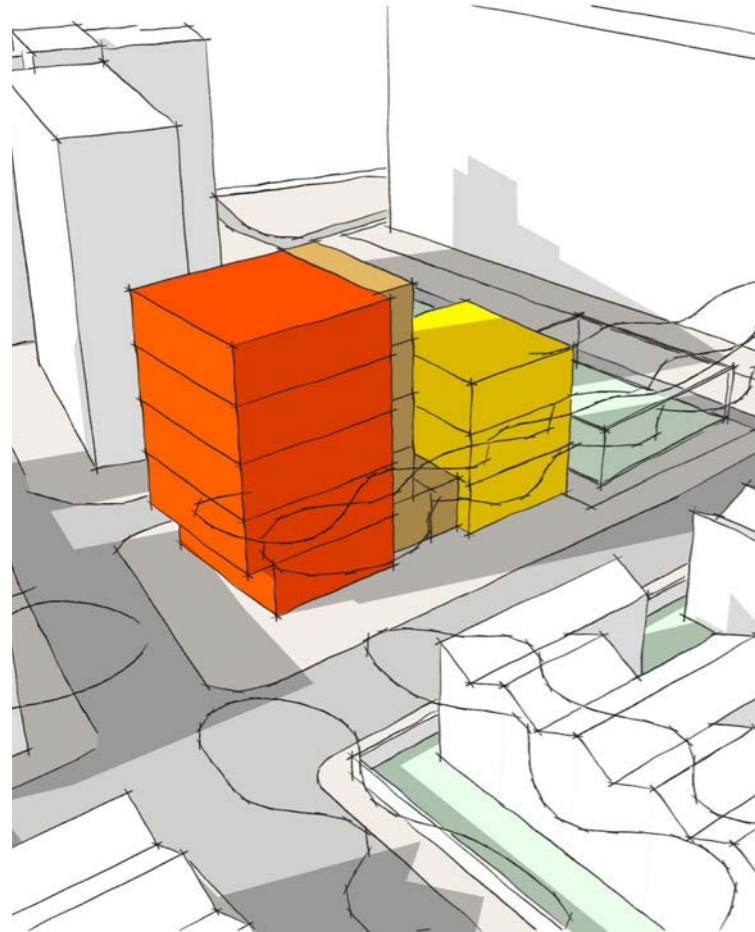


Version 2 Proposed GA Layout

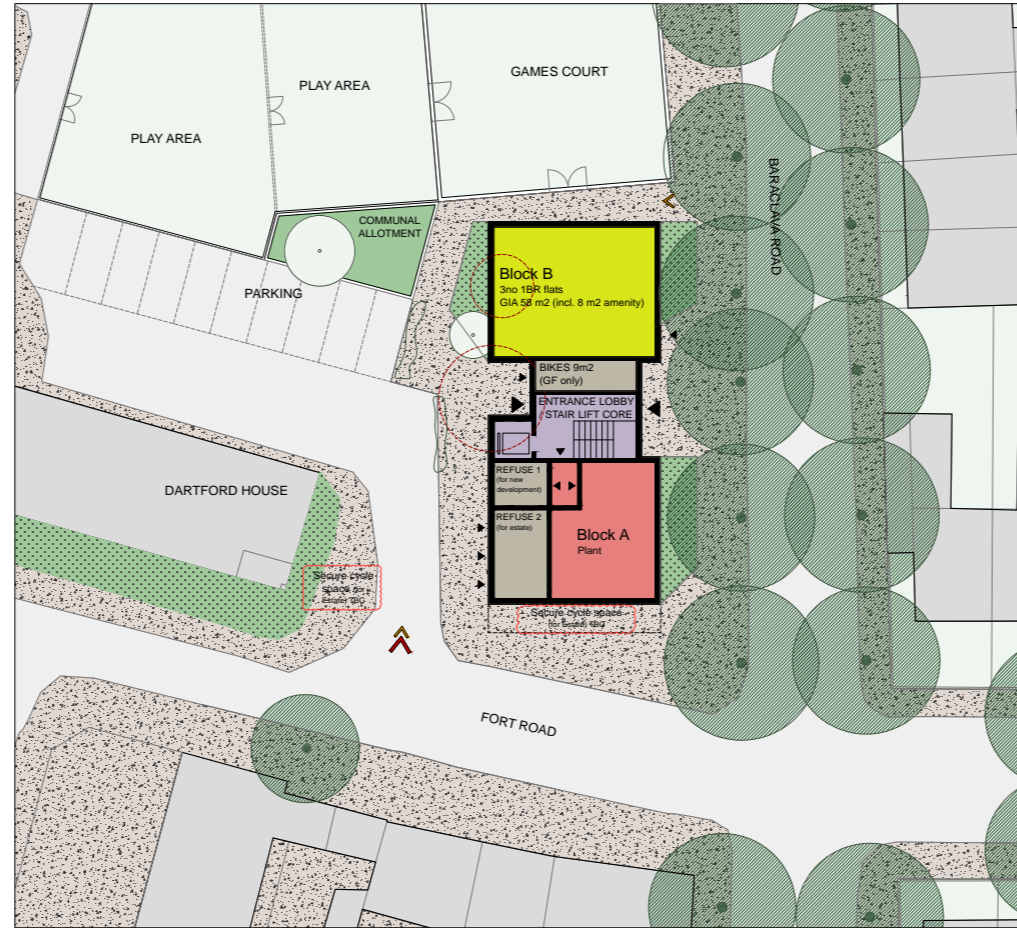
KEY

 Block A	 bikes and refuse store	 tree to be removed and replanted
 Block B	 pedestrian access	 existing tree to be retained
 entrance lobby	 vehicular access	 new tree

APPROACH 3: RESPONSE FROM PLANNERS



Version 3 Proposed View



Version 3 Proposed GF Layout



Version 3 Proposed FF Layout

KEY

- | | | |
|--|--|---|
| Block A | bikes and refuse store | tree to be removed and replanted |
| Block B | pedestrian access | existing tree to be retained |
| entrance lobby | vehicular access | new tree |

YOUR VIEWS

POSITIVE FEEDBACK

Tell us what you think

CONCERNS

Tell us what you think

SUGGESTIONS

Tell us what you think

INFORMATION

*Tell us how you use and
experience the estate landscape*

Access and safety

Quality and use of spaces - good & bad

Social activities and interactions

Waste and recycling - locations, capacity

Dropoffs and deliveries

Lock up garages

Green areas

Play area

Planting beds

NEXT STEPS

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Contact



How to get in touch

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address NHDTPhase5Consultation@southwark.gov.uk

Or you can give us a call on 07395 854 757.

Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.