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.
What you said

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.

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.
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.

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 located to the south of the site. So we: have worked hard to achieve this, and top set back top floors on all other sides.

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.

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.

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.

• Four storey base visible with top floors recessed to new buildings.
• New public green play space within Sumner Road
• Refurbished Sumner House with two new storeys
• New building of four storey base with top floors recessed
• Existing brick wall reduced
• Public realm widened
• Lowest section of buildings face Jocelyn Street
• An improved route from the library to the High Street.

Have your say

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

Does Summer Avenue feel wide enough?

Agree Neutral Disagree
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

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.

Have your say

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

Would the proposals make the area safer?

Agree  Neutral  Disagree
Flaxyard & Sumner House

Flaxyard

- 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

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.

Proposed Plans

Have your say

Are the buildings the right height?

- Agree
- Neutral
- Disagree

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

- Agree
- Neutral
- Disagree
The landscape strategy aims to improve the experience of the surrounding streets making them feel safer and welcoming.

The improvements will not only benefit the development itself but also the surrounding buildings and area.

### Public Realm Interventions

1. Improved access area along Sumner Avenue.

2. Brick walls and gates contrasted with existing site.

3. A play space.


5. An open playing streets.

6. Outdoor sitting areas on the public square.

### Offsite Play & Amenity

#### Improved Open Green Space

- 400m

#### Separate CTA Peckham Square Scheme

- Walking time
- Distance between park and project site
- New proposed doorstep playable spaces

#### Impacted area

- Existing religious building
- Children's playground
- Educational building

#### The Flaxyard

- Sumner House
- Melon Road
- Corner

#### Surrey Linear Canal Park

- Sumner Road Park
- Peckham High Street
- Melon Road
- Peckham Leisure Centre
- Carl Turner Architects site

#### An improved public square taking advantage of active building fronts facing on to it.

- Sumner Road becomes a high quality pedestrian route.

#### Proportioned landscape.

1. Playground in the courtyard complemented by a public playground off Sumner Road.

2. Green space surrounds the footprint of the west Flaxyard building.

3. Summer Avenue forms an improved alternative route leading to Peckham Library square and the future Mountview Drama Academy.

4. An improved access area along Sumner Avenue.

5. Brick walls and gates connect proposal with existing site.

6. Remove part of wall between old gates for more permeability to create visually open spaces.

#### You said

- The rear of the high street was unattractive and small.

- So we have ensured this edge to secure, only accessible by residents and adjoins the new courtyard spaces.

- The rear of the high street was unsafe.

- So we have ensured this edge to secure, only accessible by residents and adjoins the new courtyard spaces.

### Have your say

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

Where could we improve play in the surrounding area?

- Agree
- Neutral
- Disagree
What happens next?

Project Timeline

- **2016**
  - Spring: Gather feedback on the proposals

- **2017**
  - Summer: Planning for new buildings
  - Spring: Public Exhibition
  - 2017: Works start on site

- **2018**
  - 2018: First new homes completed

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

The team

In collaboration with:

- East
- Levitt Bernstein
- StUF
  - Strategic Urban Futures