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 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 We Know About the Site

The site is:

- An operating boatyard
- Provides employment
- On the river edge
- Along the Jubilee Greenway (Thames Path)
- Has mature trees along the Thames Path
- 15min walk to Surrey Quays Station
- 2min walk to the Thames Clipper Stop

In the local area, there are:

- Only few doorstep play spaces nearby
- Only few existing local amenities
- New residential & commercial developments underway.
Providing High Quality New Homes

What we are proposing?

Potentially
- 213 new homes
- Equal mix of council, intermediate and private homes
- A mix of 1, 2, 3 & 4 bedroom flats
- Height ranging from 8 to 15 & 20 storeys
- Proportion of new homes will be for wheelchair users
- Covered parking for 20 to 25 cars.
- Provision of a car club.

What the new homes will be like?

- High architectural quality
- Built to Lifetime Homes Standards
- Low maintenance
- Highly insulated

The new homes will also have:

- Safe entrances
- Good views for everyone
- Private outdoor space
- Shared gardens
- Doorstep play.

Have we got the amount of housing right?
Have we got the tenure mix right?
Is the mix of bedroom sizes ok?
Have we got the parking provision right?
Would you like to live in it or next to it?

We are keen to hear what you think. Please tell us more in the questionnaire provided!
Keeping the Boatyard and Improving Local Facilities

What could be possible here?

A vibrant active marina
• with more local jobs
• a working boatyard,
• and increased vitality.

What is important to you?

• Upgraded marina facilities with direct access from the dockside?
• New cafes & restaurants with terraces on the lock and on the River Thames?
• New shops?
• A new pocket park on the River Thames with a playground?
• New workspaces for local people?

Do you like the proposals?
Would you like new cafes and restaurants?
Would you like to see new shops there?
Do you think a new pocket park is a good idea?

We are keen to hear what you think. Please tell us more in the questionnaire provided!

South Dock Marina
Adam Khan Architects + East + Levitt Bernstein

Date: 29/07/2015
Views and Daylight

3: View from across the marina

4: View along the Thames Path

5: View of the proposal from the ground floor of Baltic Quay

We are keen to hear what you think. Please tell us more in the questionnaire provided!
What happens next...

Project Timeline:

Tell us what you like

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 a series of public exhibitions and workshops held this Autumn and Winter open to all

• If you would like to be kept informed of progress with this project please contact: housingregen@southwark.gov.uk

2015

TODAY
Opening event
to gather ideas for the area

2016

Spring
Planning application
for new buildings

2017

2016/2017
Works start on site

2017

2017
Local Lettings
Assessments

2018

2018
First new homes
completed

The team...

In collaboration with:

Adam Khan Architects

East

+ Levitt Bernstein

StUF
Strategic Urban Futures

South Dock Marina
Adam Khan Architects + East + Levitt Bernstein

Date: 29/07/2015