

Improving the Elim Estate



Over the past year, the **Leathermarket CBS** Community & Communications Officers have been speaking to Elim residents about your hopes and concerns for improving your estate and providing new homes and community facilities for local residents. This feedback has been used to develop a design brief, and our architects have prepared some initial design proposals for the new homes.

You told us that you want **new affordable housing** and **community facilities**, so the designs in this leaflet illustrate how these could be provided on your estate.

The Design Brief

You said you want us to:

- Provide **new, high-quality homes** for residents in housing need
- Improve **communal facilities**

We can achieve this by:

- Building new homes
- Providing different types of homes for different tenants and family types
- Maintaining the number of car parking spaces
- Providing new community and sports facilities that improve on the existing ball court
- Protecting or improving green and communal spaces across the Elim Estate

Consultation boards at the Decima Street TRA hall in September

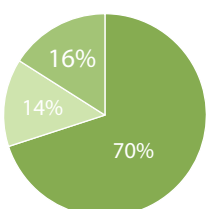


New CBS homes built for Leathermarket residents



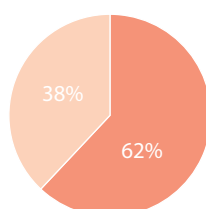
What you've said so far...

86% of residents are supportive or unconcerned about new development.



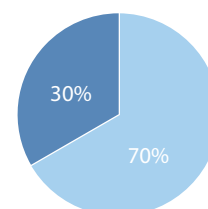
■ Yes
■ Unconcerned / unsure
■ No

38% of residents are in some form of housing need.

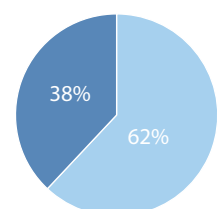


■ No
■ Yes

38% of people on Elim Estate want to move - more than on other JMB Estates



Other JMB managed estates



Elim Estate residents

■ No
■ Yes

The Sites

You identified three underused sites across the estate:

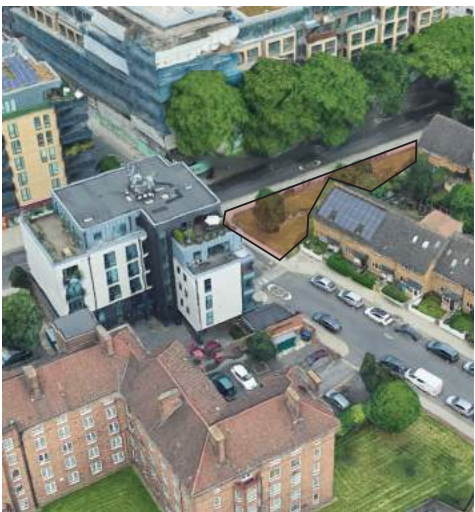
- Ⓐ The triangular site on the corner of Long Lane and Weston Street
- Ⓑ The garage site located adjacent to Weston Street
- Ⓒ The multi-use games area on Long Lane



A. Triangle Site

B. Garage Site

C. Basketball Court Site



Triangle Site

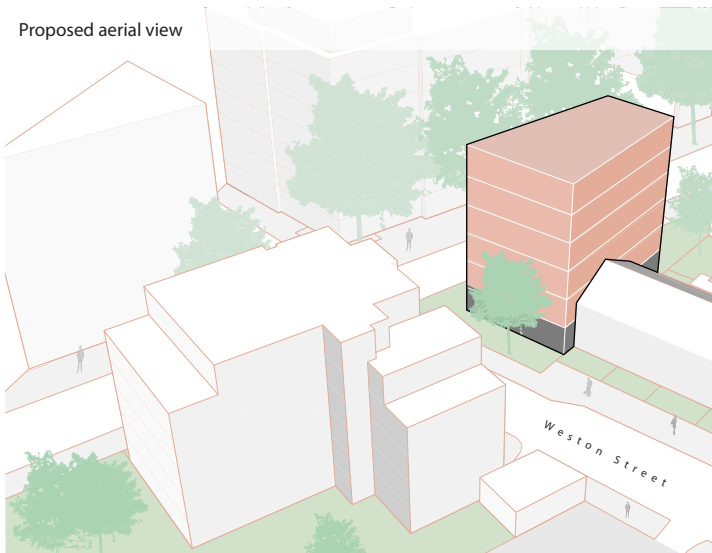
Existing aerial view of site



Existing view of site



Proposed aerial view



Proposed street view



- Residential
- Bikes / Bins / Plant / Entrance lobby

Key Points

- **6-storey residential block**
- 10 flats
- The height is similar to adjacent buildings on Long Lane which are 6, 7 and 8 storeys tall.
- A daylight and sunlight assessment will be carried out to ensure all neighbouring properties will not be adversely affected.
- The triangular shaped building helps fit more flats on the site.
- The shape helps the building look slimmer when viewed from the east on Long Lane.

Garage Site

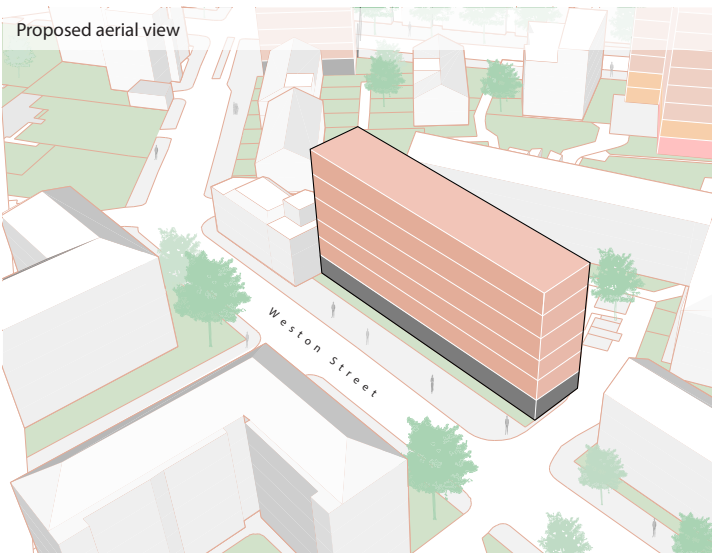
Existing aerial view of site



Existing view of site



Proposed aerial view



Proposed street view



- Residential
- Bikes / Bins / Plant / Entrance lobby

Key Points

- **6-storey residential block**
- 15 flats
- The height is similar to the buildings on Weston Street and on the Elim Estate which are 4 and 5 storeys with pitched roofs.
- The long, rectangular perimeter block is similar to the existing building to the south
- The proposal re-defines the street edge on Weston Street, integrating with the existing estate and making the estate feel more sheltered and protected.
- Reorganised car parking and bin storage

Basketball Court Site

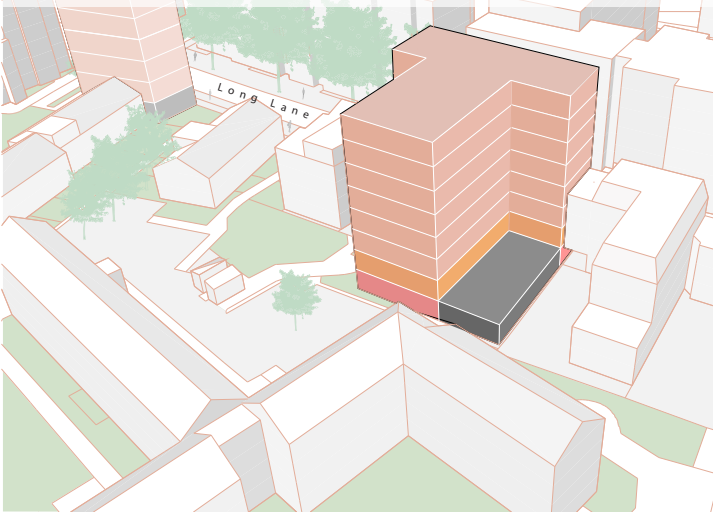
Existing aerial view of site



Existing view of site



Proposed aerial view



Proposed street view



- Community space
- Office
- Residential
- Bikes / Bins / Plant / Entrance lobby

Key Points

- **8-storey residential block with community facilities and offices on ground and first floors**
- 24 flats
- The height is similar to the buildings on Long Lane which are 6 and 7 storeys tall.
- The T-shaped building maintains privacy and daylight to the neighbouring buildings. It also ensures that all of the new flats have excellent views, natural light and ventilation.
- The proposal re-defines the street edge on Long Lane which is currently broken by the fencing to the multi-use games area.

Community Space and Sports Facilities

Improving your estate

You told us you'd like to see new and improved community space and sports facilities on your estate - we need your help to identify the priorities.

These are examples of possibilities from elsewhere...

A greener environment



Location of existing community space and sports facilities



Indoor recreation space



New communal indoor space



Outdoor play space



A community hub





About Leathermarket CBS

Leathermarket CBS was set up by Leathermarket JMB in 2014, in response to residents' concerns about the lack of affordable housing in the area. We work with JMB residents to co-design and build new social housing on underused areas of their Estates, and we completed our first scheme of 27 new homes in 2018.



Tell us what you think!



We need your feedback to design a development that will be right for Elim residents – **please tell us what you think!**

You can get in touch in any of the following ways:

- Fill in your comments in the space below and return this page to the Leathermarket JMB Office, at 26 Leathermarket Street (SE1 3HN)
- Call or email one of the CBS Community & Communications Officers:
 - Rachel Brain - 020 7450 8026, rachel.brain@leathermarketcbs.org.uk
 - Jane Mepham - 020 7450 8025, jane.mepham@leathermarketcbs.org.uk
- Speak to Rachel and Jane when they are out door-knocking on your Estate