

Welcome...



Indicative aerial view from North-West

Welcome to the Linden Grove Pre-Planning Public Exhibition

Southwark Council is responding to the immediate affordable housing crisis with the biggest programme of council house building in London for over a generation. The New Homes Programme aims to deliver 11,000 new council homes by 2043.

The Council welcomes your views on the proposals presented here today for the Linden Grove site, which aims to provide 27 new homes for Council rent.

Our Vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost;
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population;
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

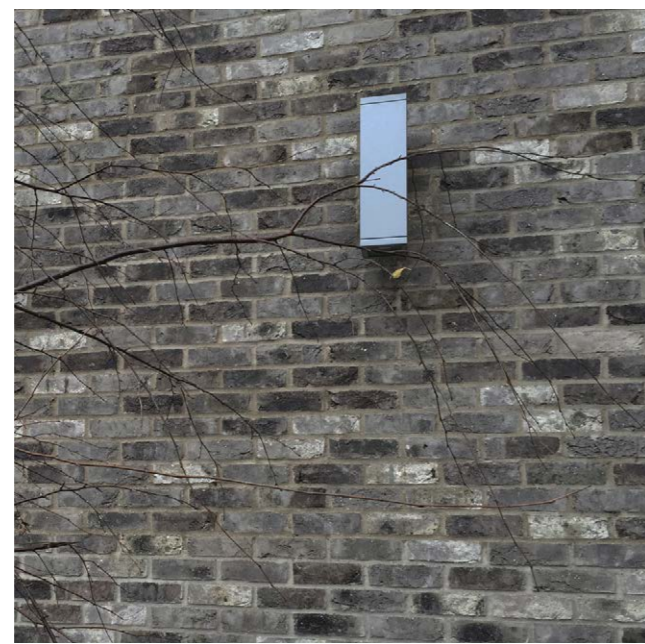
Our Aims:

- To address shortage of council housing for the borough's residents;
- To meet the needs of future generations;
- To develop a scheme that will be 100 per cent council housing at council rents;
- For 50 per cent of the new council homes to be let to local residents.

Which brick would you prefer?

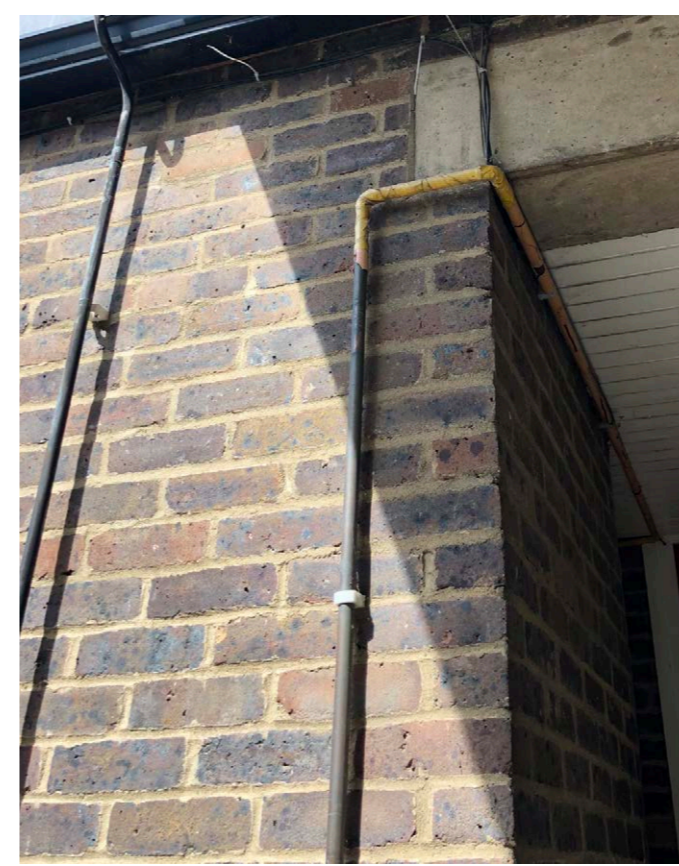


Grey brick



This grey brick was discussed with the residents during the last consultation event. The grey brick would be in contrast with the existing brown brick and grey paving.

Existing brick



The existing brick is a brown textured brick with red tones.

Red-brown brick



We think a red-brown brick would be more appropriate as it would tie in with the existing brown brick and would look vibrant against the grey paving of the courtyard.

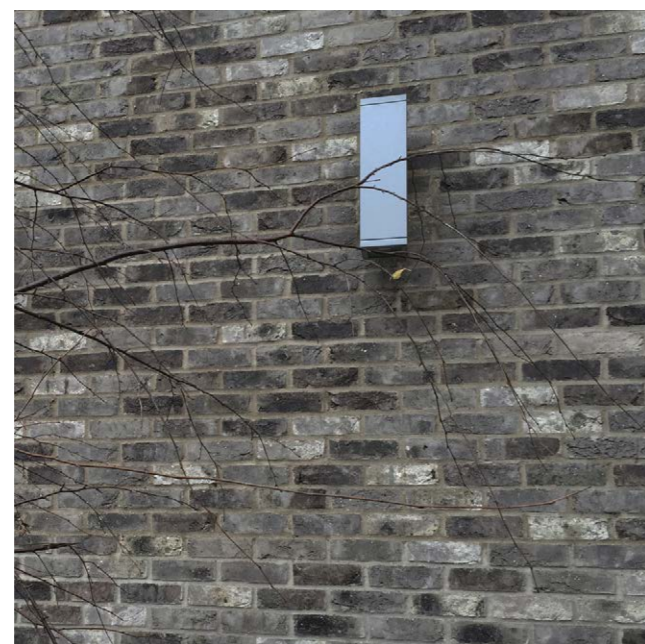


Artist impression of the proposed development as seen from Linden Grove - Red-brown Brick

Which brick would you prefer?

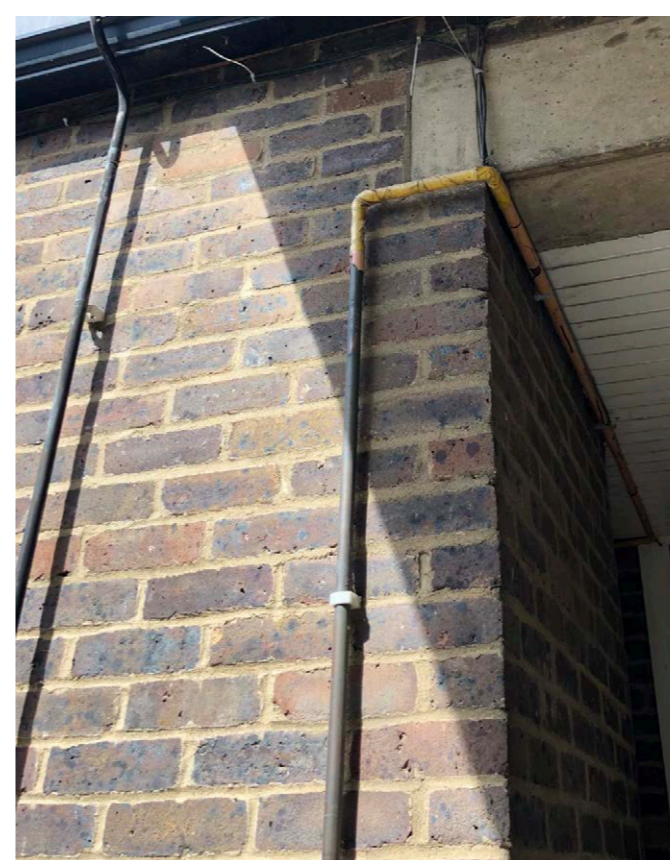


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What will the new building contain?

The proposal aims to achieve the following:

- Maintain a pedestrian access to the internal courtyard from Linden Grove
- Increase the width of the internal courtyard and enhance the existing landscaping for both existing and new residents
- Maintain/Enhance existing communal amenity open spaces
- Create active frontages wherever possible. With front doors onto the street on the ground floor
- Create rear and defensible front gardens for family units whenever possible
- Propose a massing that will respond respectfully to the existing adjacent buildings

Accommodation schedule

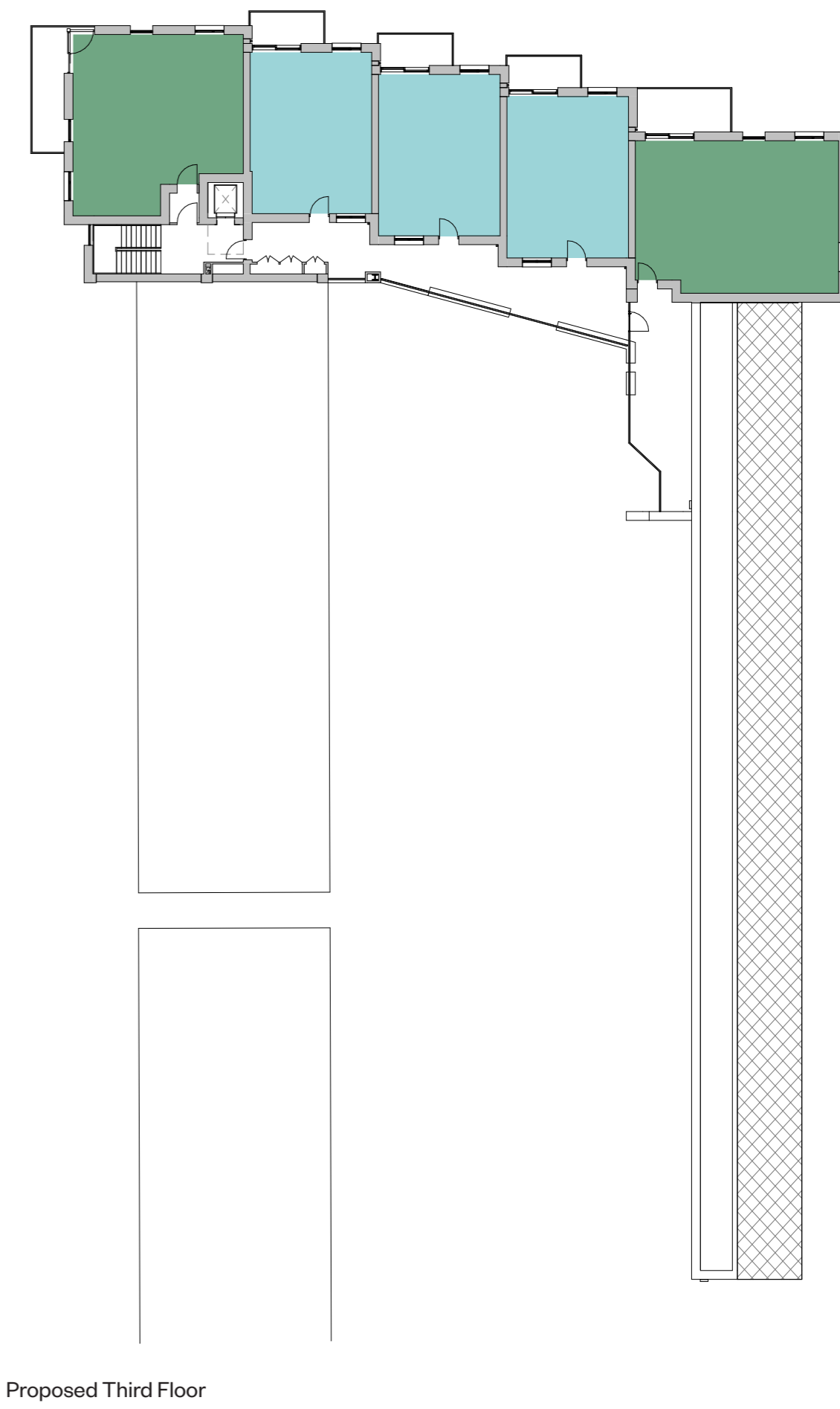
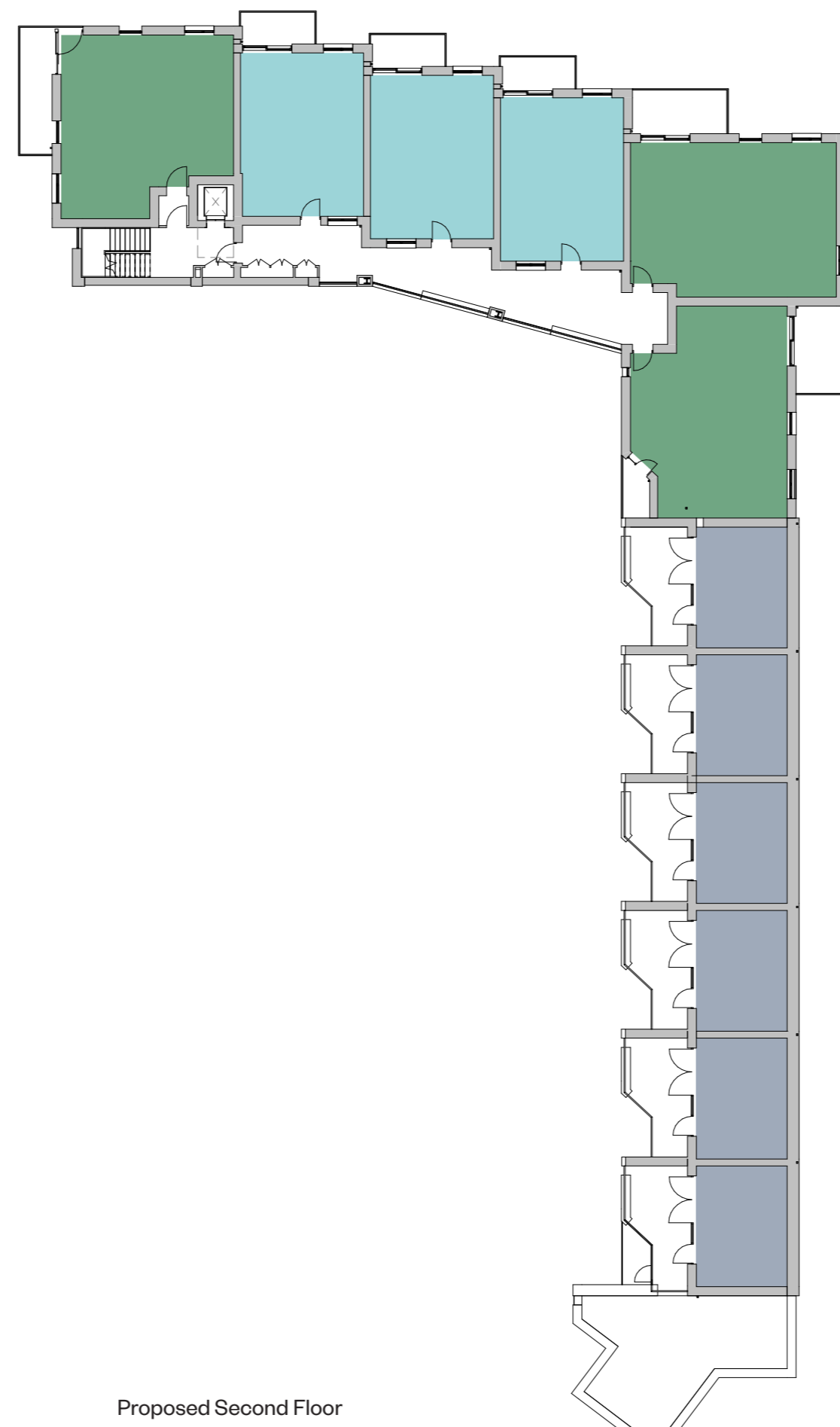
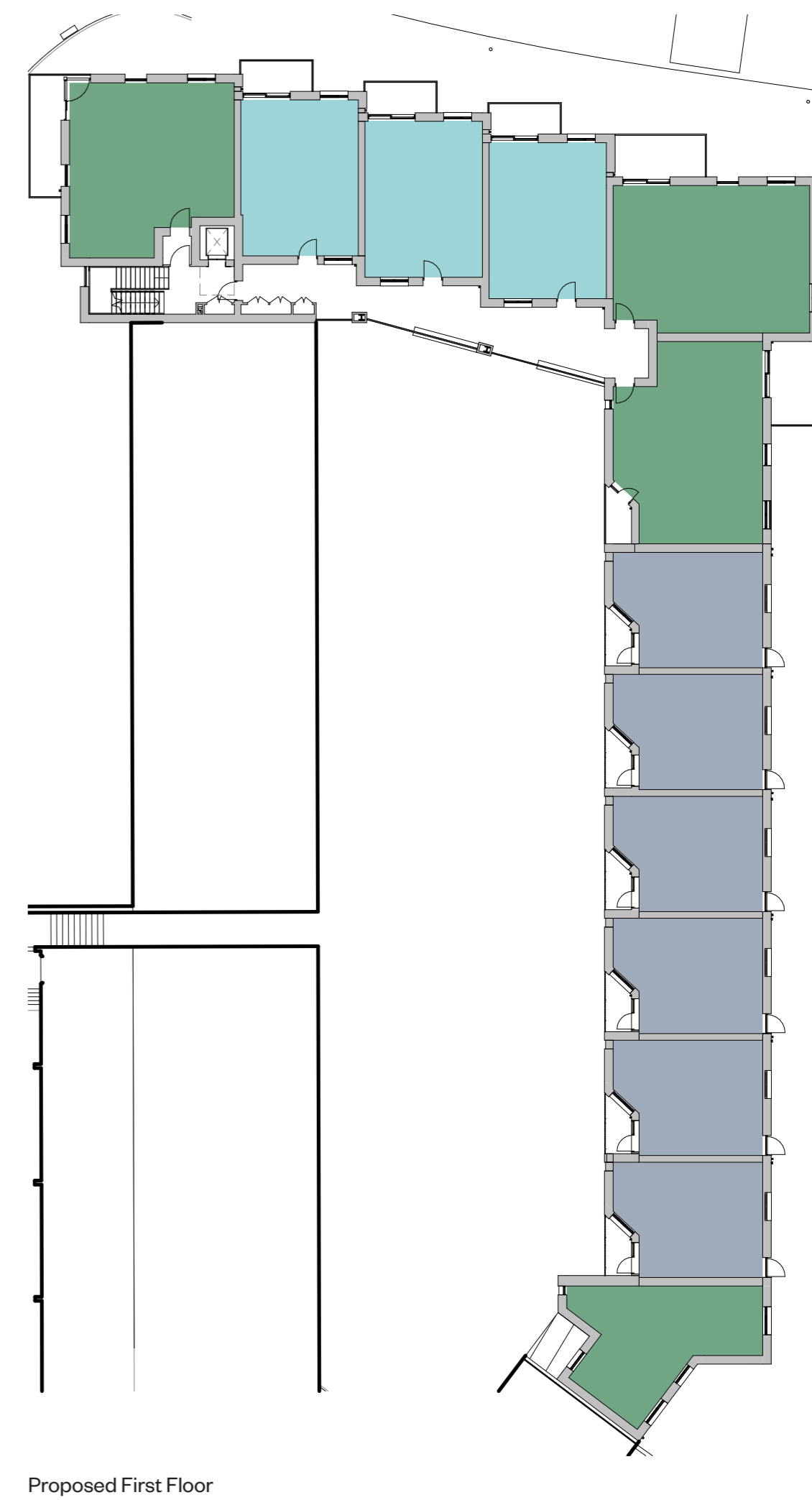
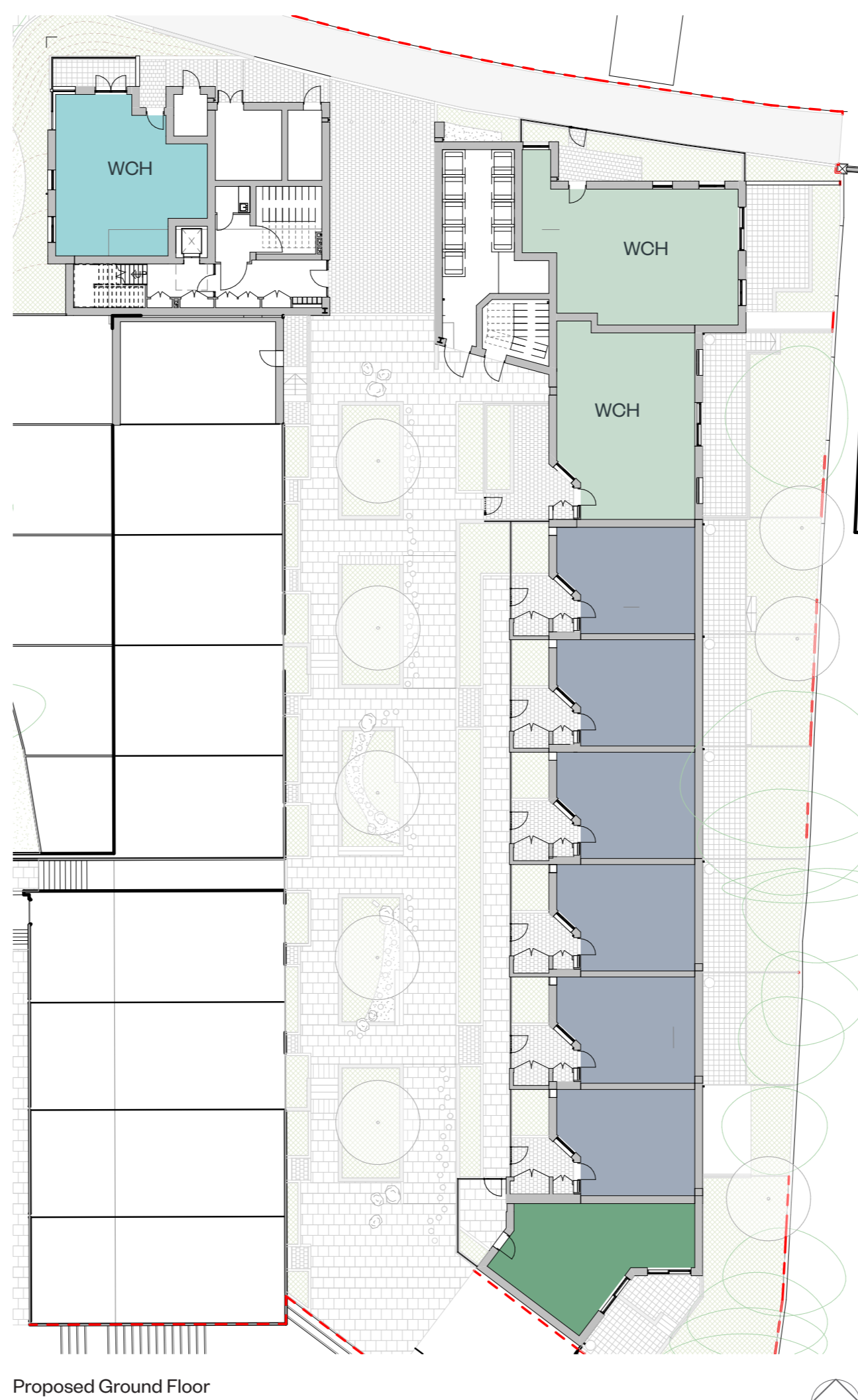
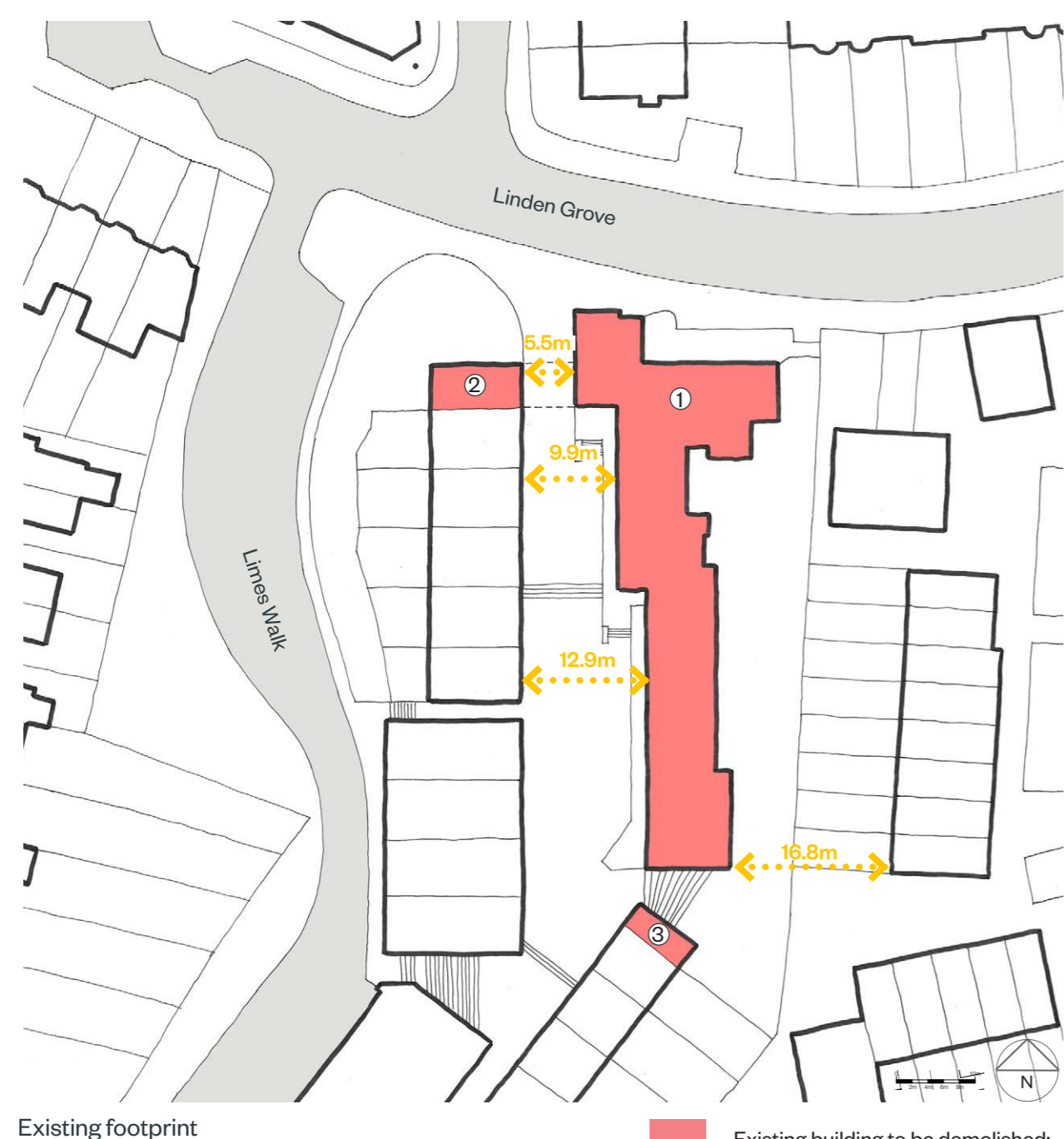
The design proposal is a mixture of family houses and 1-2 bed flats.

The total number of units is 27.

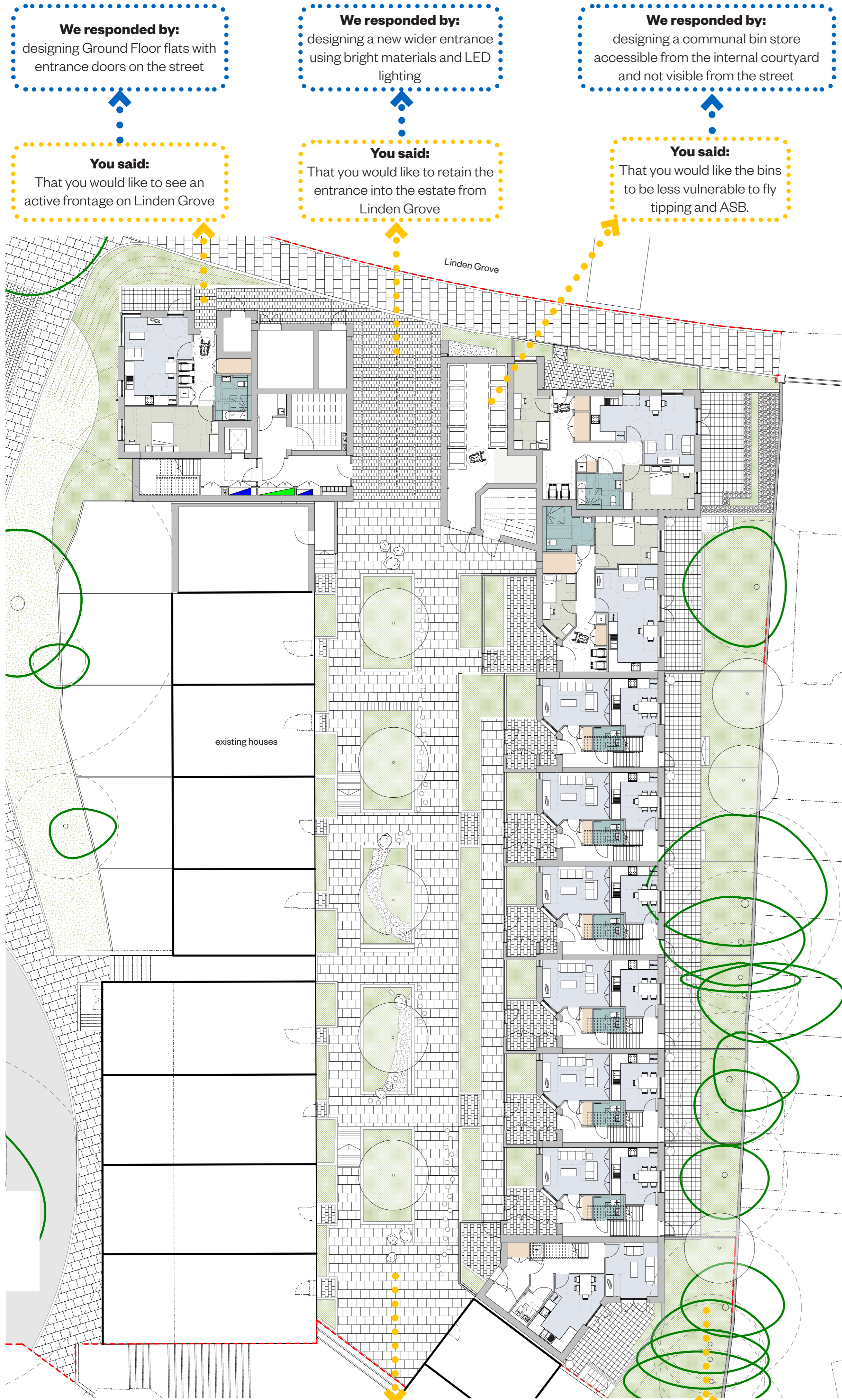
There are 3 wheelchair flats (WCH), all at ground level achieving the minimum 10% requirement.

Unit Type	1b/2p	1b/2p WCH	2b/3p	2b/3p WCH	2b/3p M	2b/4p	3b/5p M
Target GIA (m ²)	50	58-63	61	73-77	70	70	99
Ground Floor		1		2	1		6
First Floor	3					3	
Second Floor	3					3	
Third Floor	3					2	
Sub-Total N' Units by Type:	9	1	0	2	1	8	6
Total N' Units by Type:	10			11			6
Total N' Units	27						

1B2P 2B3P 2B4P 3P5B



What will the homes be like?



Proposed Ground Floor

We responded by:
designing a wider courtyard with new trees, new buffer planting in front of the existing and new houses along with new lighting and paving

You said:
That you would like to see more planting in the courtyard

We responded by:
moving the new houses as far as we could from the boundary, designing a light-weight structure for the back terraces which will not interfere with the tree roots

You said:
That you would like to retain the existing trees

We responded by:
designing Ground Floor flats with entrance doors on the street

You said:
That you would like to see an active frontage on Linden Grove

We responded by:
designing a new wider entrance using bright materials and LED lighting

You said:
That you would like to retain the entrance into the estate from Linden Grove

We responded by:
designing a communal bin store accessible from the internal courtyard and not visible from the street

You said:
That you would like the bins to be less vulnerable to fly tipping and ASB.



3 bedroom / 5 person house - Second Floor

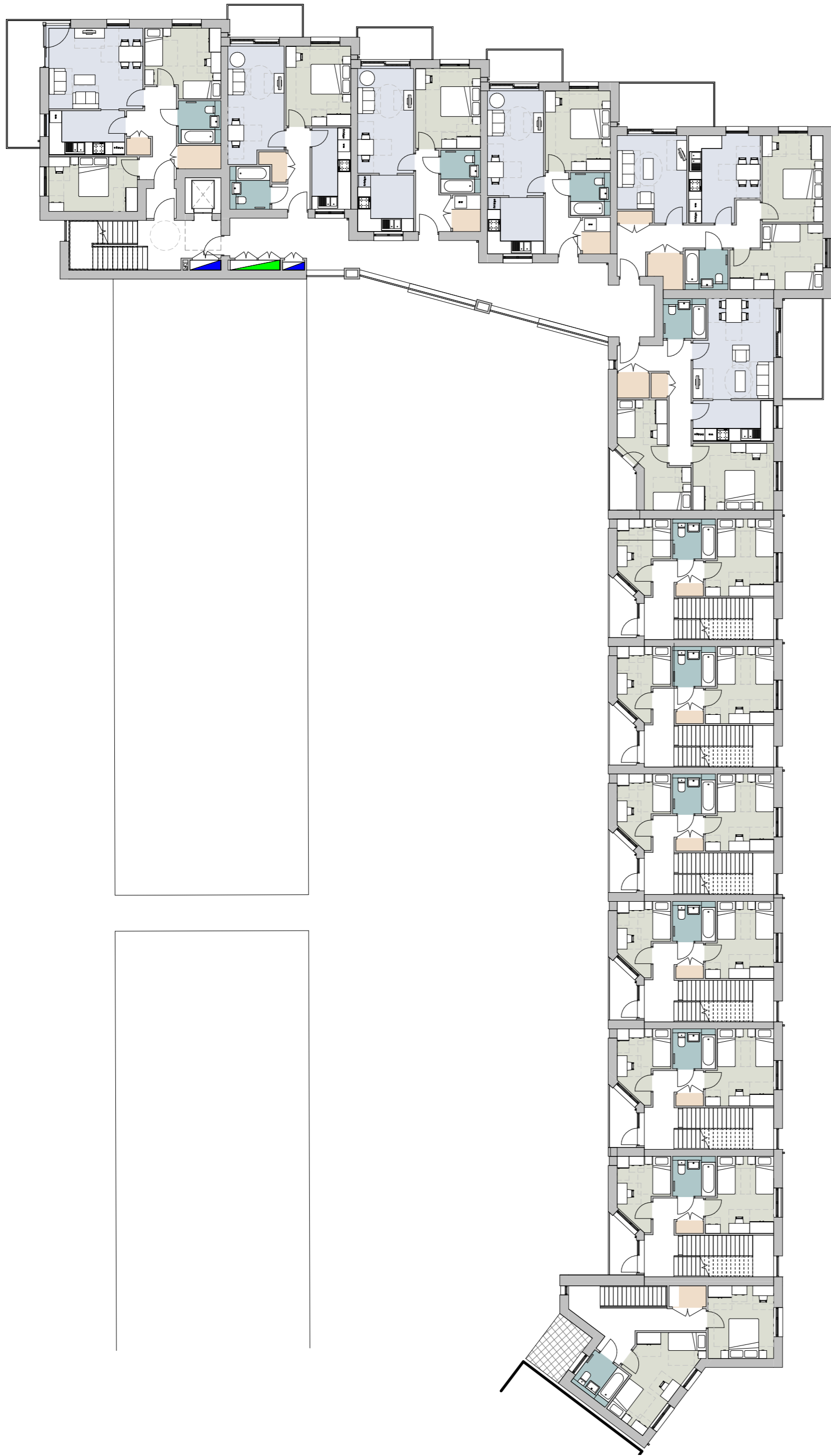


3 bedroom / 5 person house - First Floor

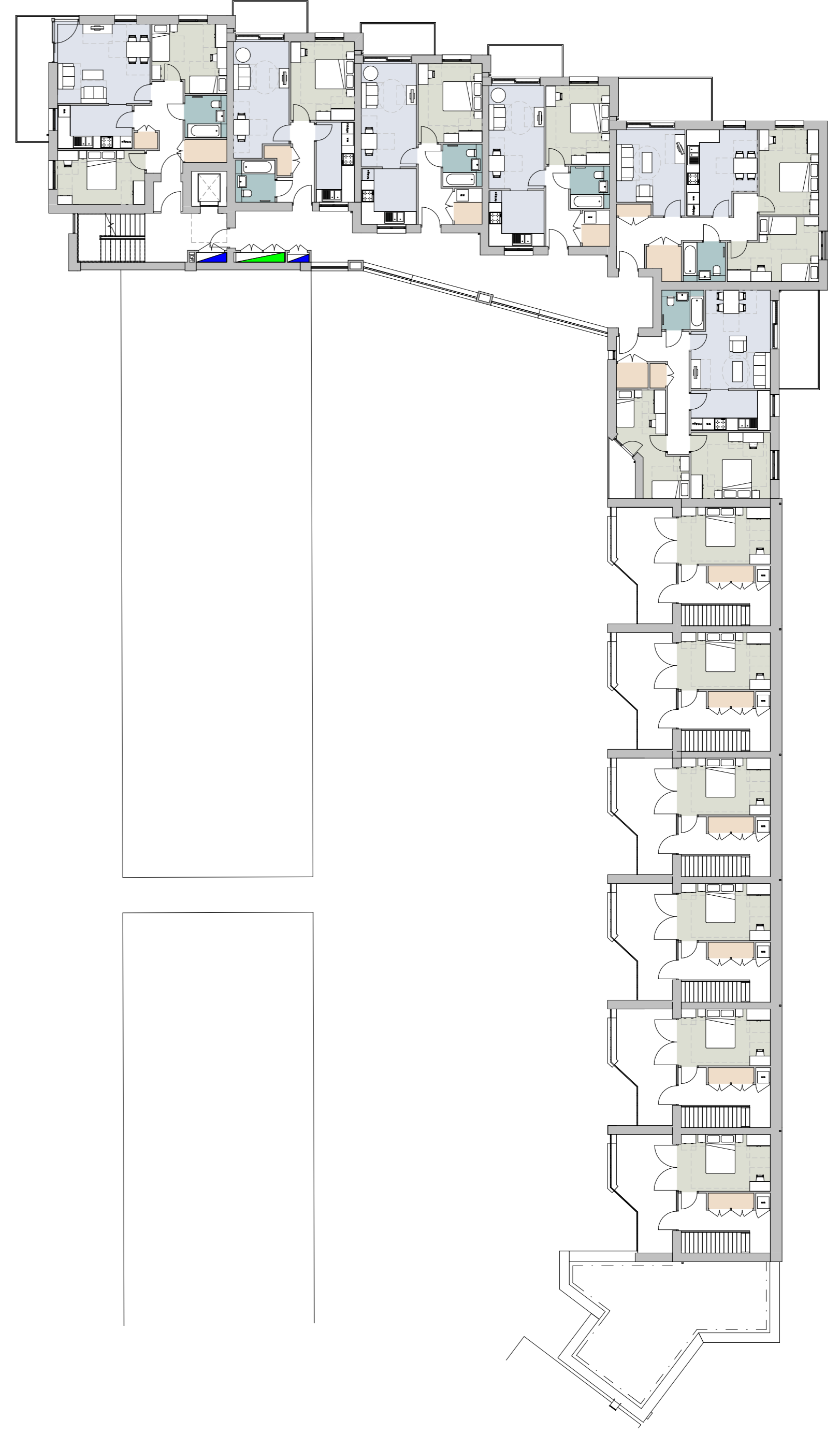


3 bedroom / 5 person house - Ground Floor

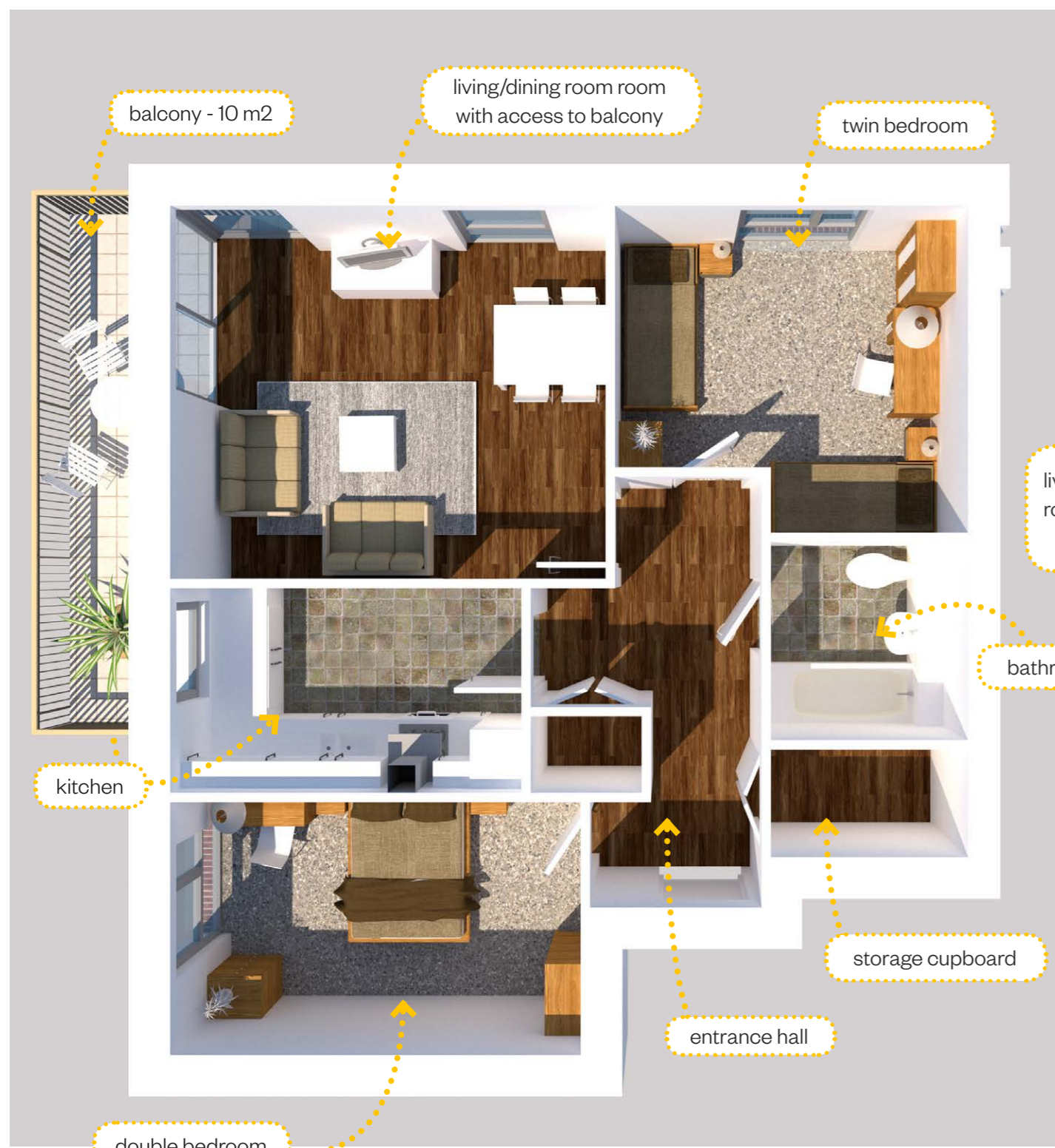
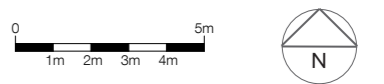
What will the homes be like?



Proposed First Floor



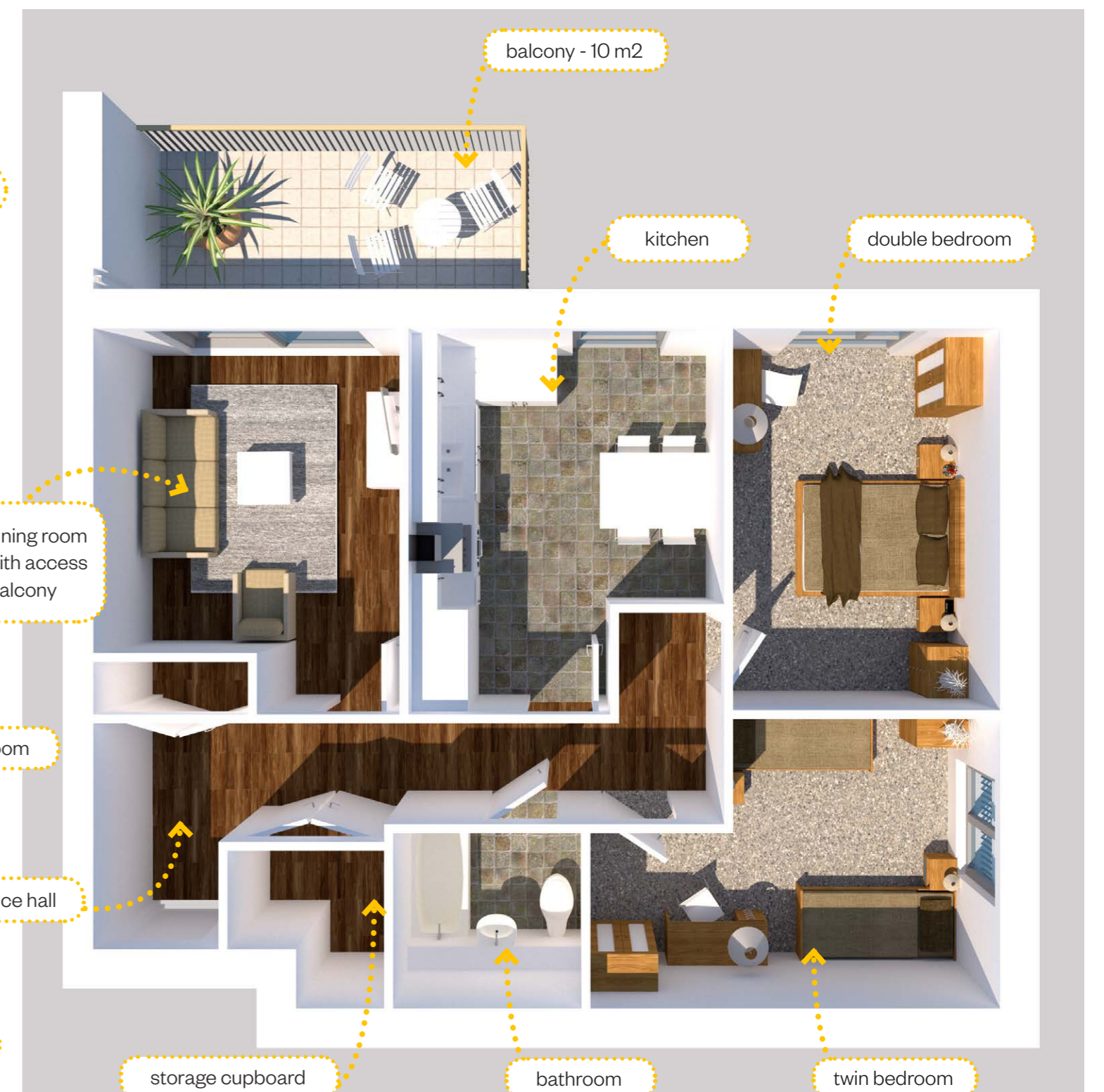
Proposed Second Floor



2 bedroom, 4 person flat



1 bedroom, 2 person flat



2 bedroom, 4 person flat

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Linden Grove

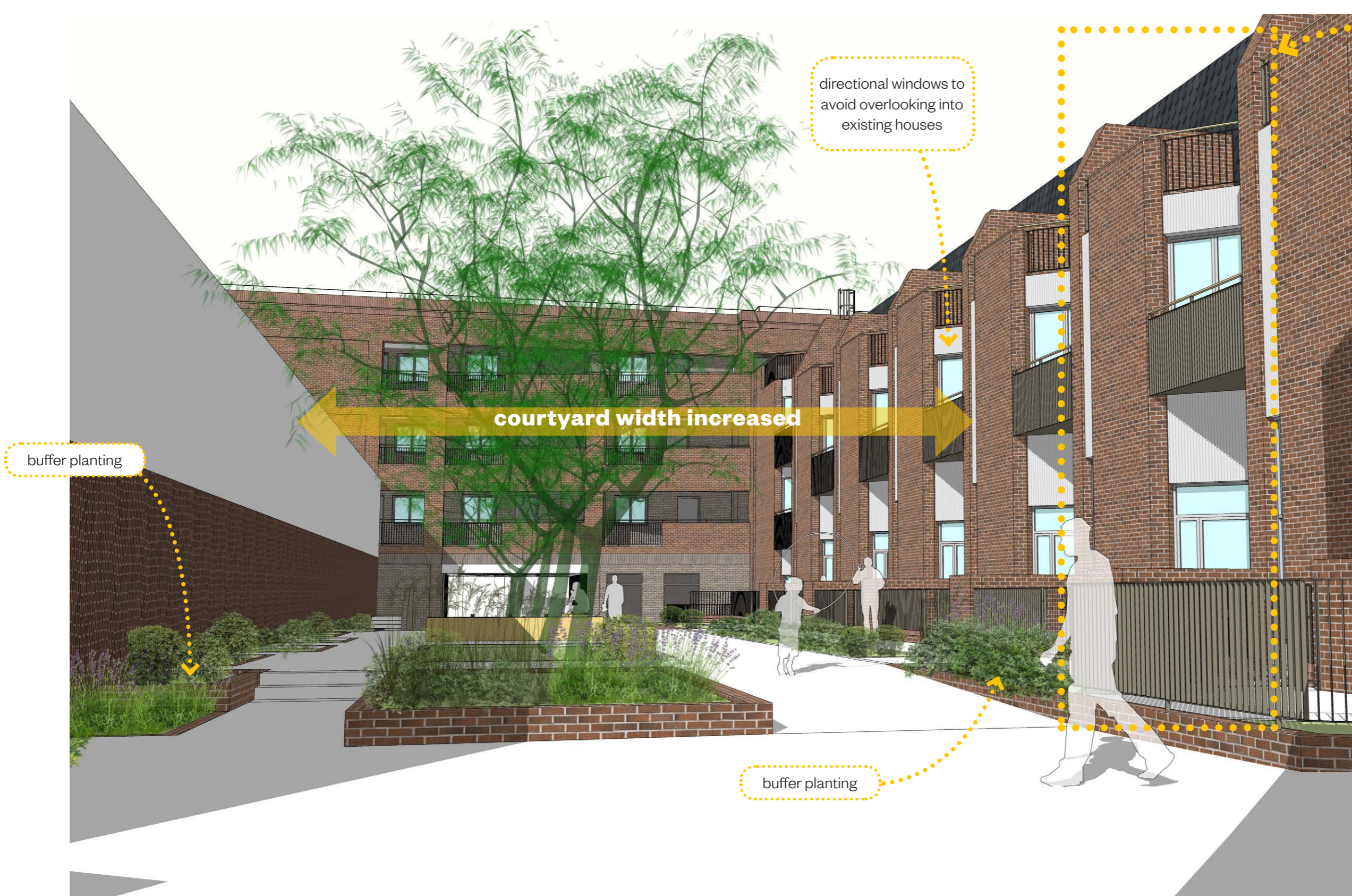
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What will the new building look like?

Indicative view of the new courtyard



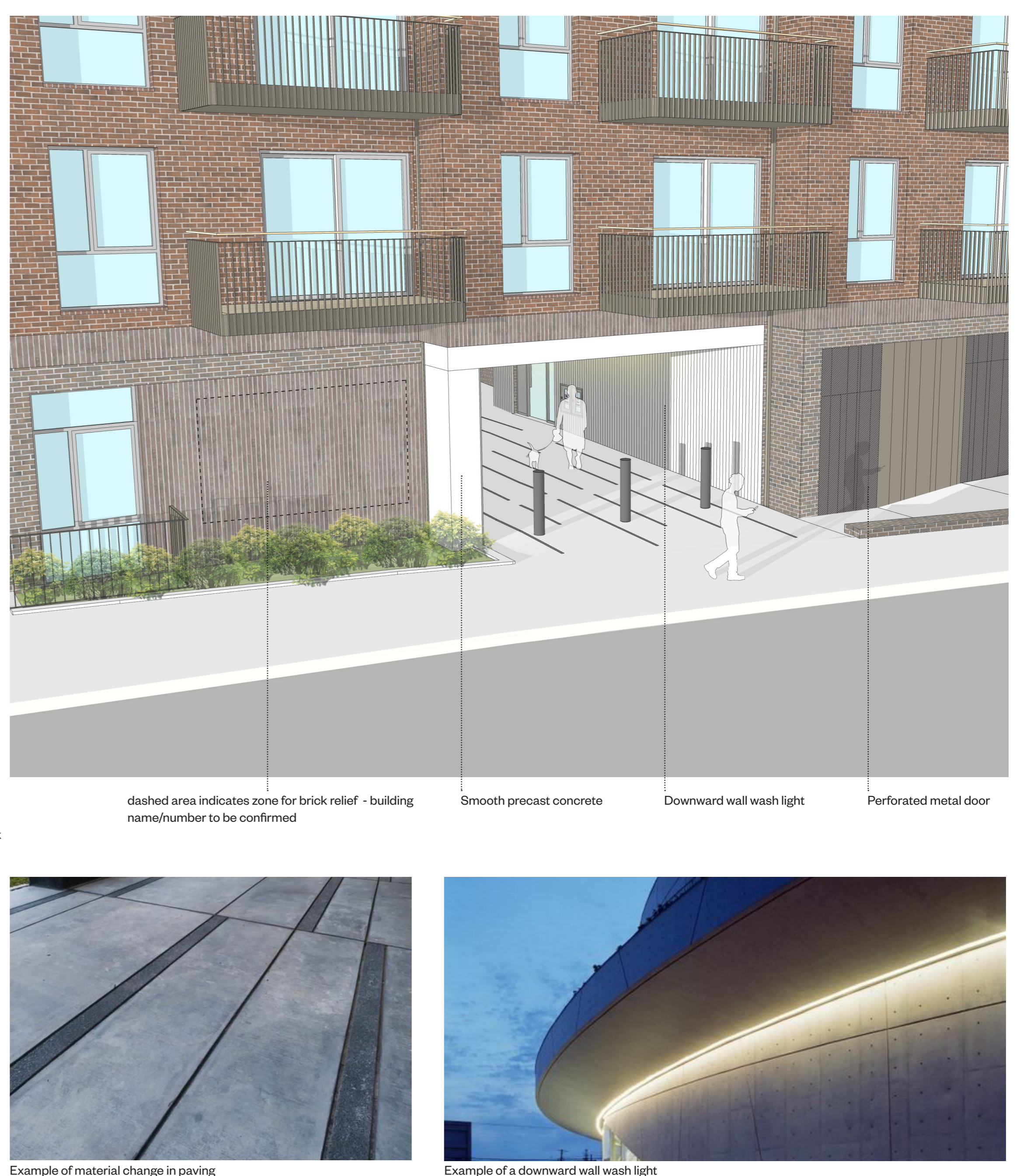
Proposed detail elevation - Courtyard elevation



Proposed detail elevation - Street elevation



Indicative aerial of the entrance from Linden Grove

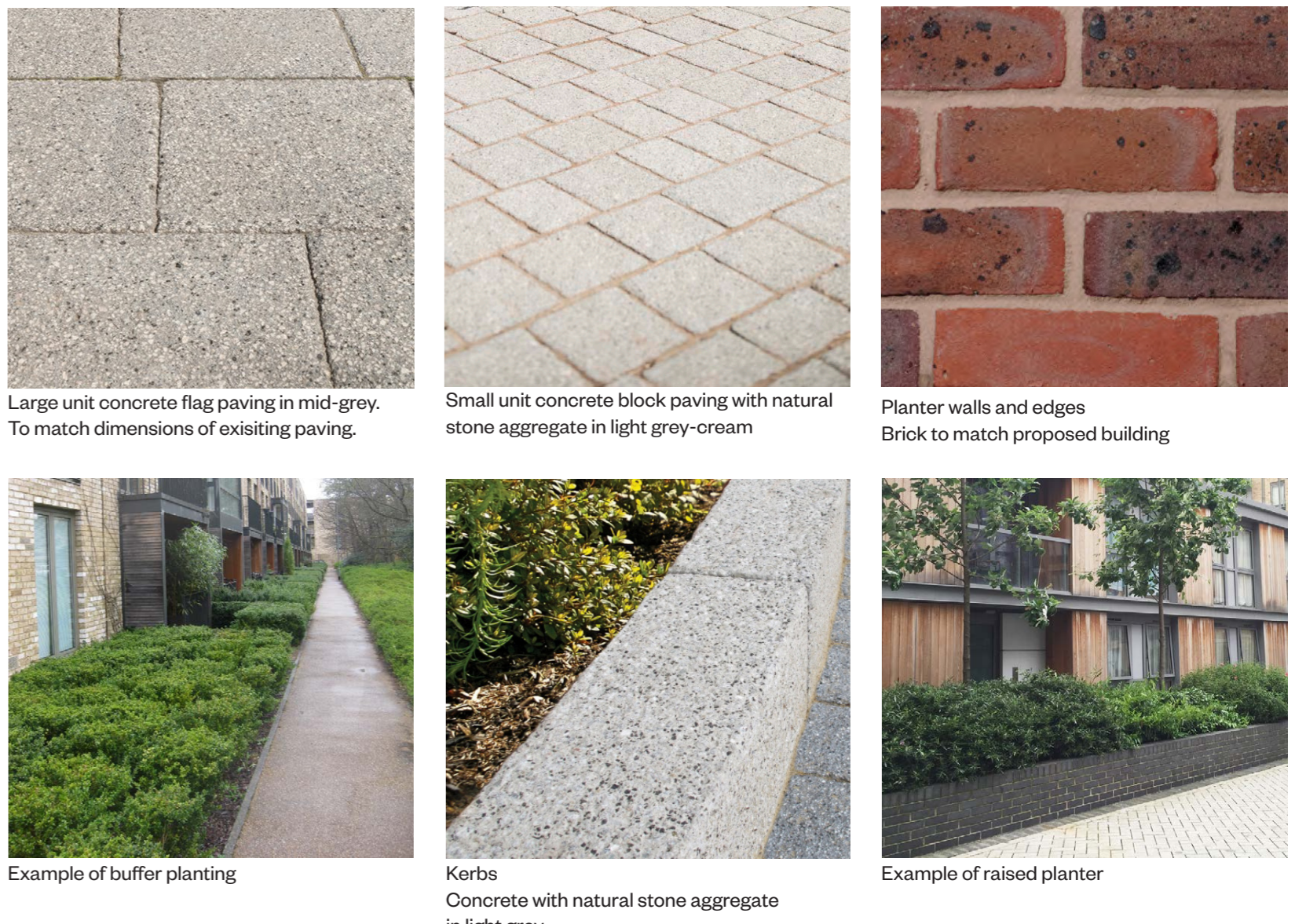


Landscape, trees and play

Landscape Design



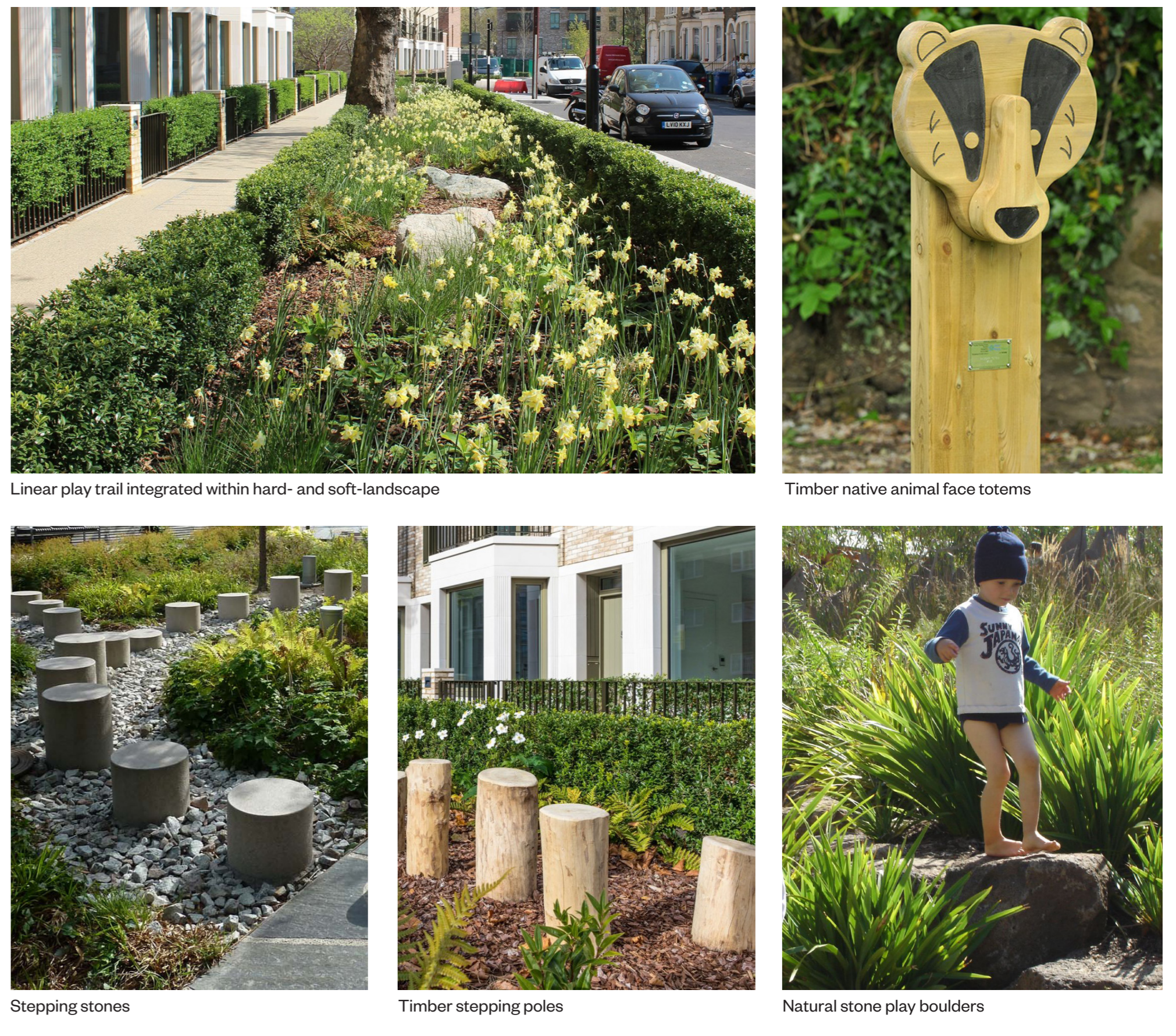
- Large unit flag paving. Concrete, light grey
 - Large unit flag paving. Concrete with natural stone aggregate, mid-grey
 - Small unit block paving. Concrete with natural stone aggregate, light grey-cream
 - Medium unit flag paving. Concrete with natural stone aggregate, light grey-cream
 - Small unit block paving. Concrete with natural stone aggregate, mid-grey
 - Bitumen macadam
 - Play bark mulch
 - Brick wall. Bricks to match new building
 - Steps
 - Seating wall
 - Play features
 - Cycle hoops
 - Bollards
 - Planting
 - Lawn
 - Proposed tree
 - Existing tree
- ① Line of brick planters (raised and flush) containing trees and planting
 - ② Low level planted area
 - ③ Buffer planting
 - ④ Stepped access
 - ⑤ Level access
 - ⑥ Doorstep play trail for 0-5s



Trees



Play features



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Linden Grove

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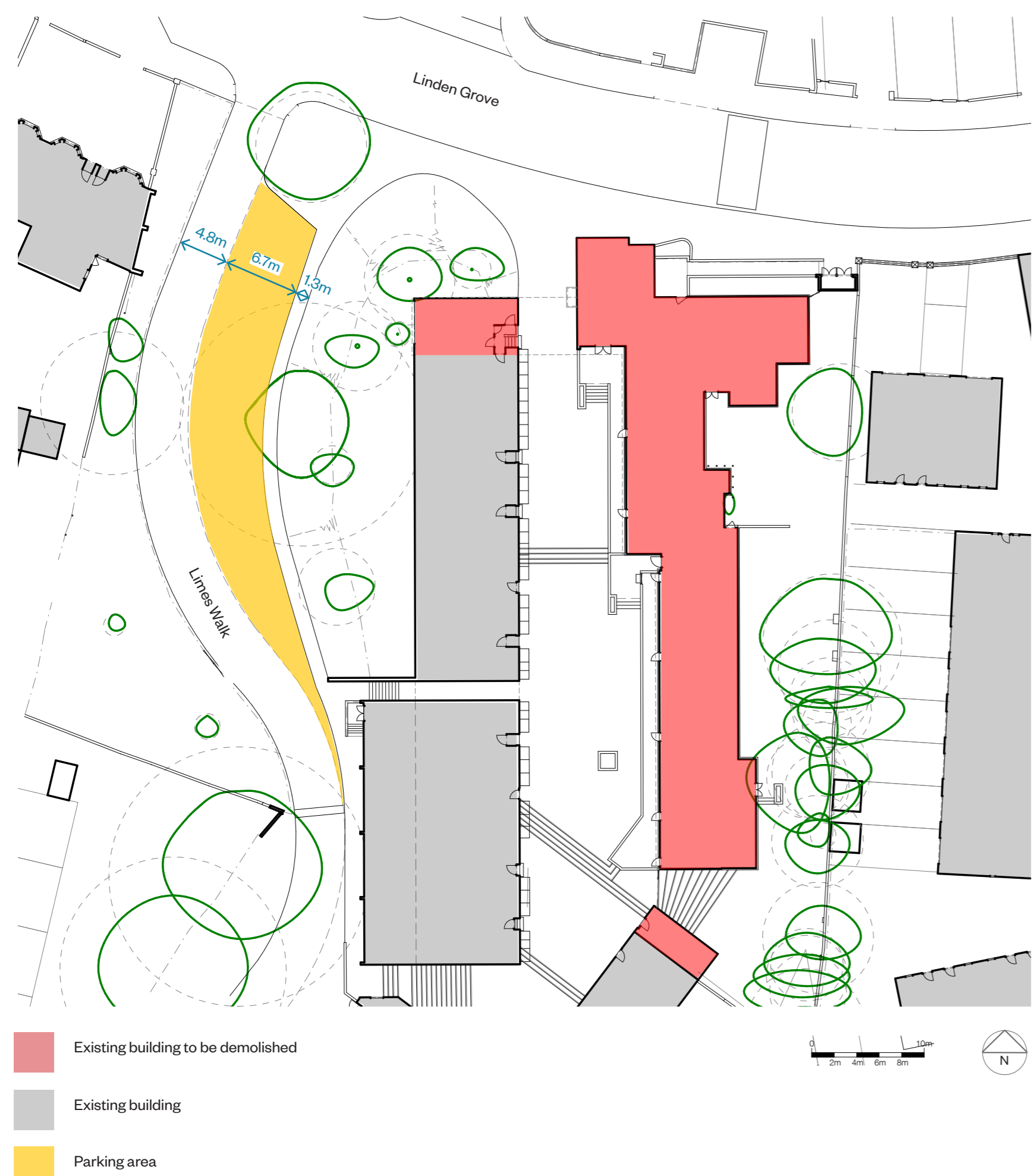
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Parking and refuse

Existing parking

The current parking along Limes Walk has no formal markings and allows for 11no. cars to be parked without narrowing the road below the minimum 6m required for maneuvering.



Proposed parking

As part of the proposal, we aim to re-organise Limes Walk, formalising the parking bays and providing the residents with a wider pavement and new street lighting. There will be no change in existing parking control.



Refuse

The new communal bin store will serve not only the 27no. new units, but also the 9no. existing houses fronting the internal courtyard (3-11 Limes Walk). The bin store will be accessible from the internal courtyard making it less vulnerable to anti-social behaviour and fly-tipping.



The new garden room

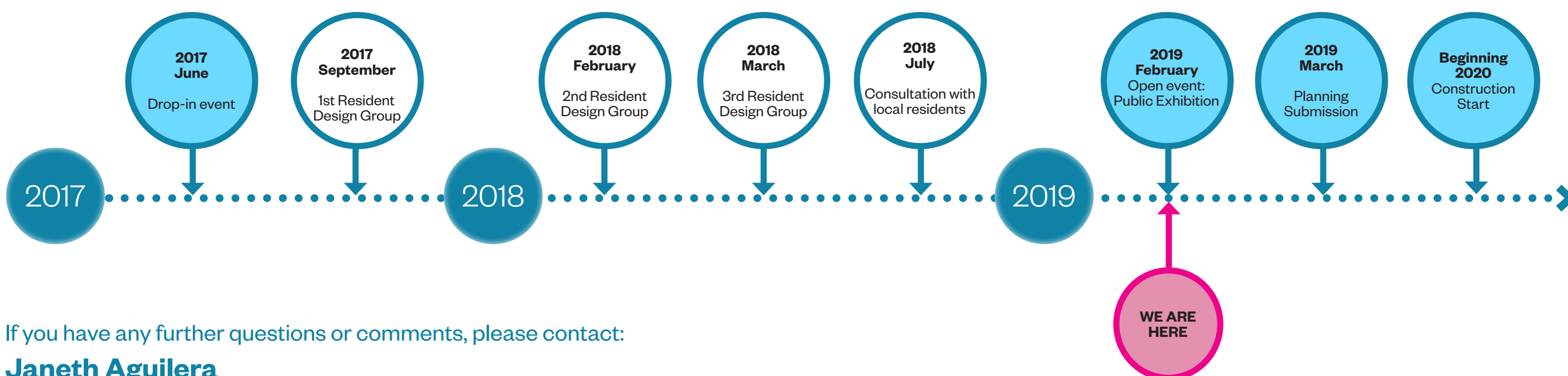


Southwark Council is keen to provide the residents with a new garden room located in the allotment area. The Council will hold a consultation event with existing residents to discuss the design, and a separate planning application will be made for the garden room.

The new garden room will:

- be equal in size to the existing laundry room (17 m²)
- be a one storey brick clad structure
- be secure as possible, to minimise anti-social behaviour
- provide water and electricity
- provide residents with space for tools
- provide residents with a space to sit down for a coffee and a chat

What happens next?



If you have any further questions or comments, please contact:

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