

1 Introduction

About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes to be delivered by 2022.

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
- 50 per cent of the new council homes would be let to local residents in housing need.

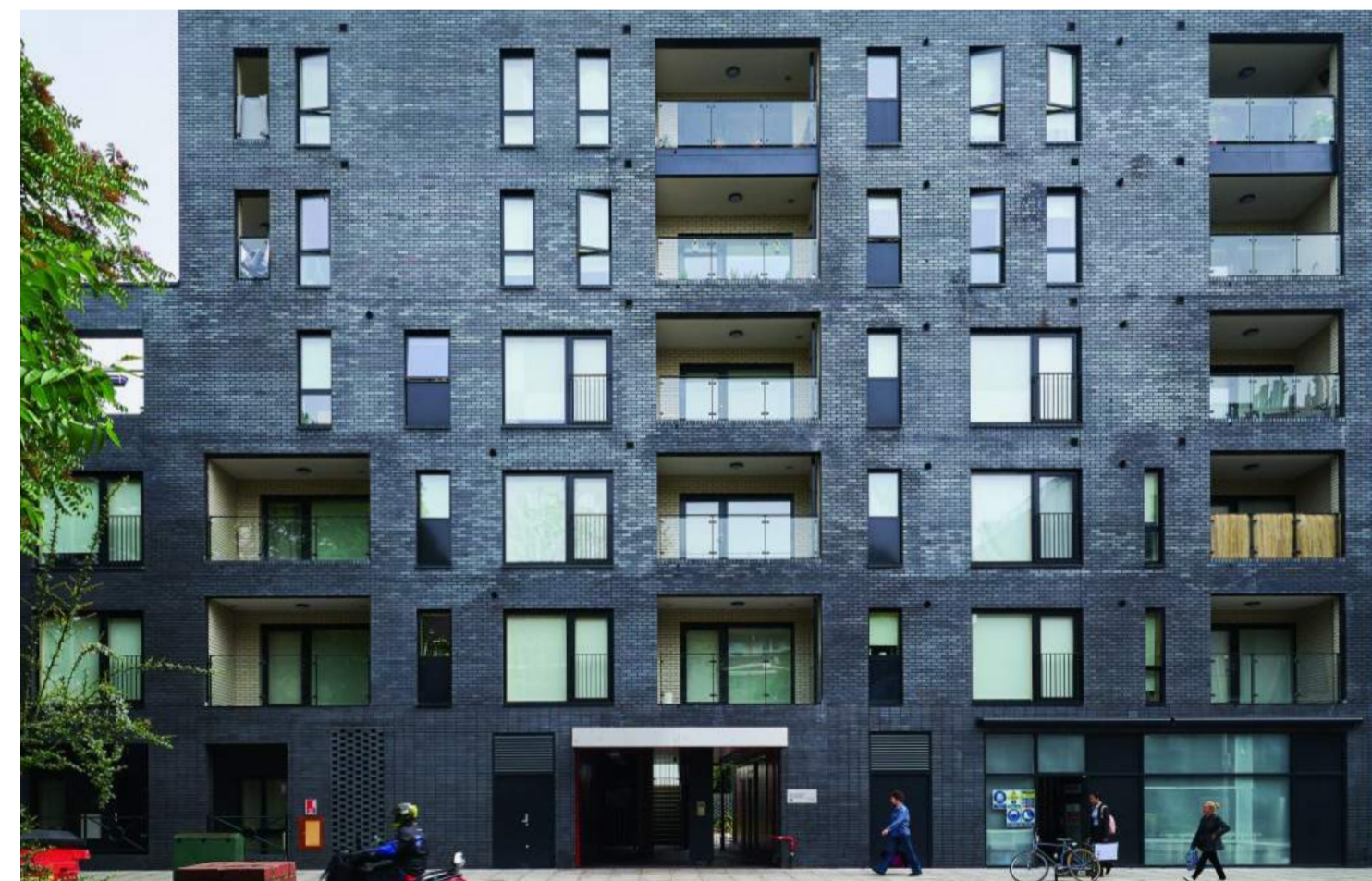
Examples of projects completed in 2016/17 are shown beneath.



Clifton Estate / Clayton Road,



Masterman House garages / Lomond Grove SE5

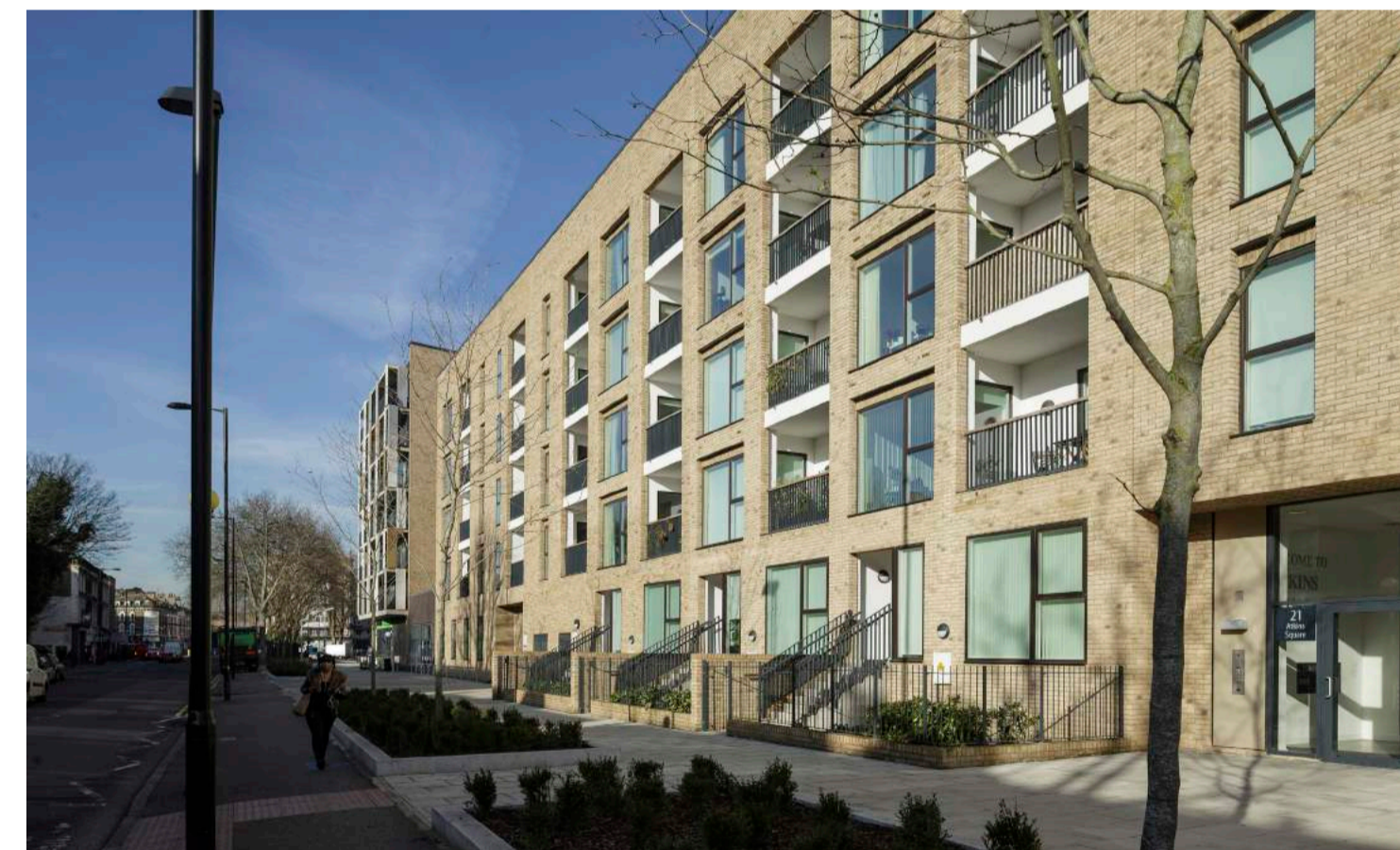


169 Long Lane / Long Lane, SE1

About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.



Pembury Circus / Hackney, FBM Architects



Narford Road / Hackney, FBM Architects

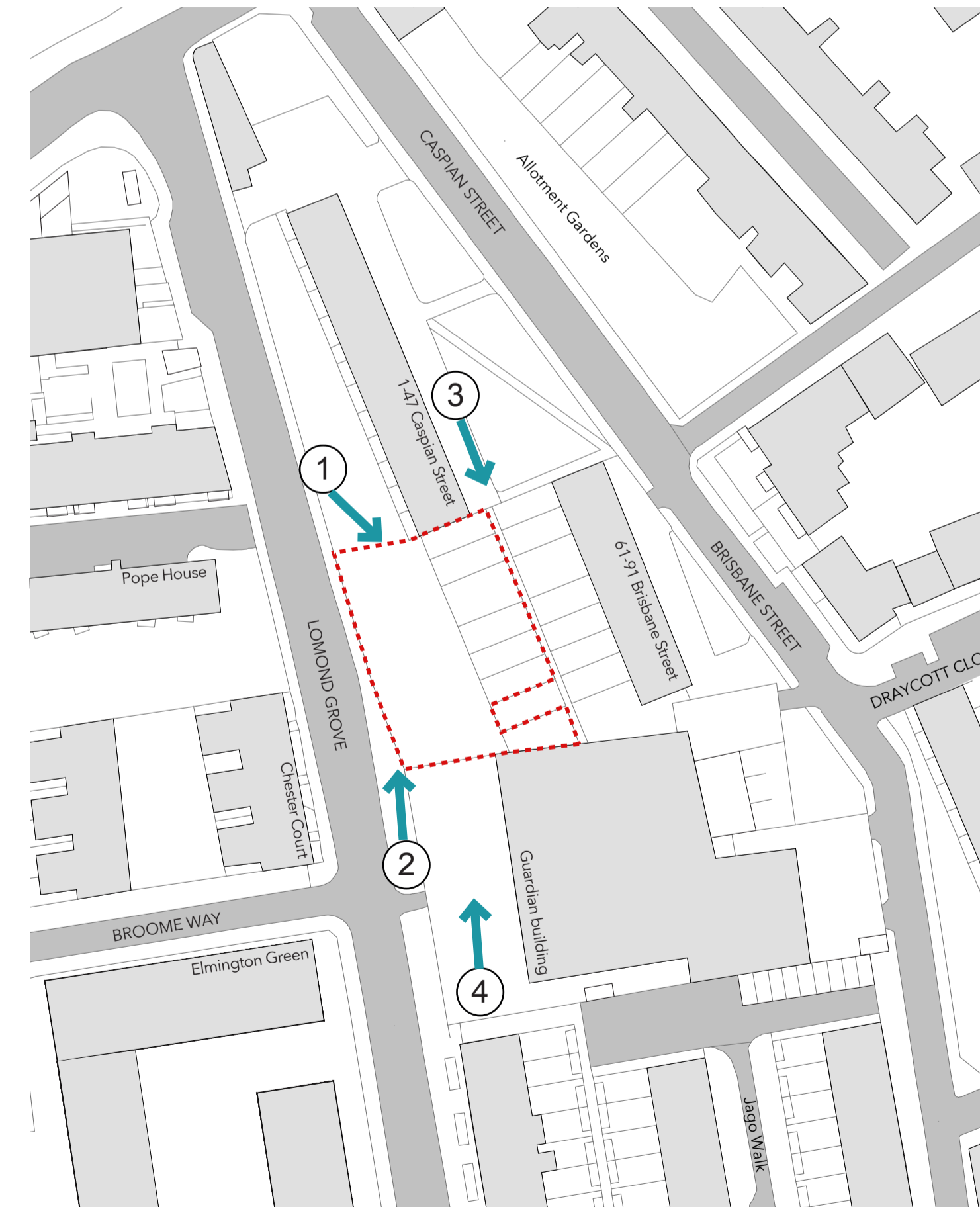


Pembury Circus / Hackney, FBM Architects

About The Site

The site is divided along its north-south axis into two parts: the area next to Lomond Grove which is an open grassed space and the eastern area that is walled off from use and borders the rear gardens of the adjacent four-storey residential building, numbers 61 to 91 Brisbane Street.

The site measures 0.12 hectares in size. There is a 2-storey industrial building to the south, 4-storey residential buildings to the east (61-91 Brisbane Street) and to the north (1-47 Caspian Street), with Chester Court and Pope House to the west at 4 storeys but also include a large pitched roof making them close to 5 storeys in overall height.



1. View of the site from Lomond Grove.



2. View from south of Lomond Grove



3. View from Caspian Street towards the walled off part of the site



4. Aerial view to the site

2 Background

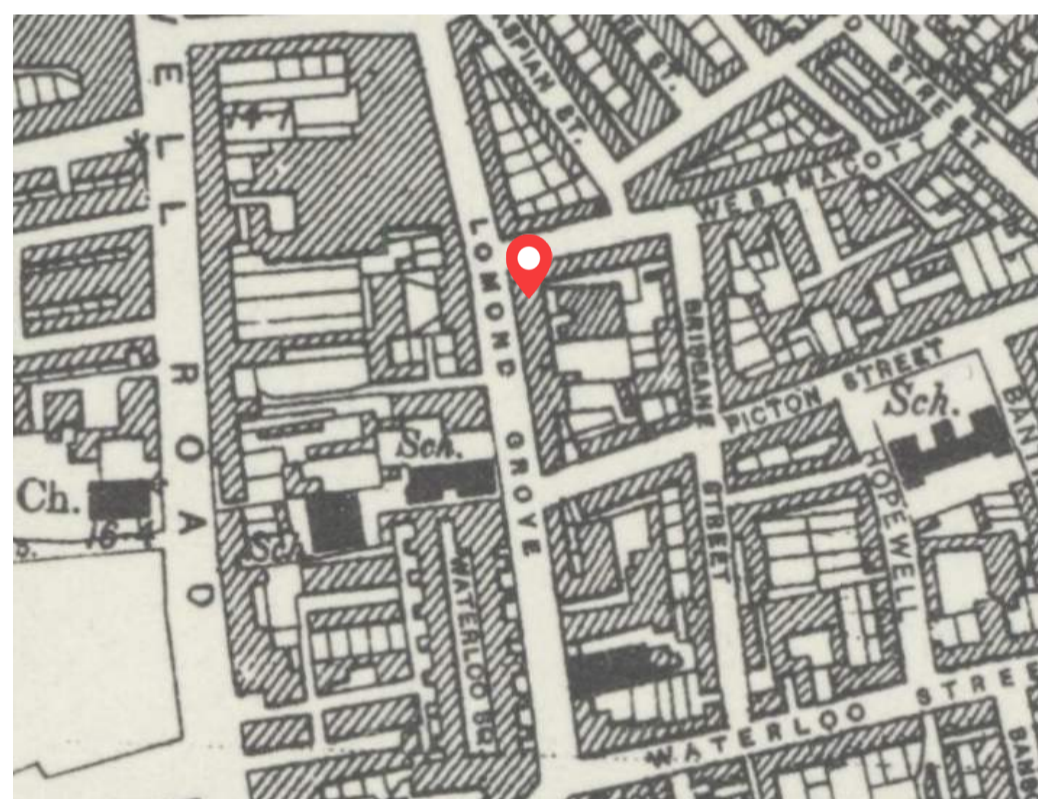
Area History

The map below shows that the area had been heavily built upon by the late 19th century. In the beginning of the 20th century, Waterloo Square near Camberwell Green - a late Victorian development comprising 13 tenement blocks providing much needed better quality housing for local workers - had been completed. It was located at the bottom of George Street, now called Lomond Grove.

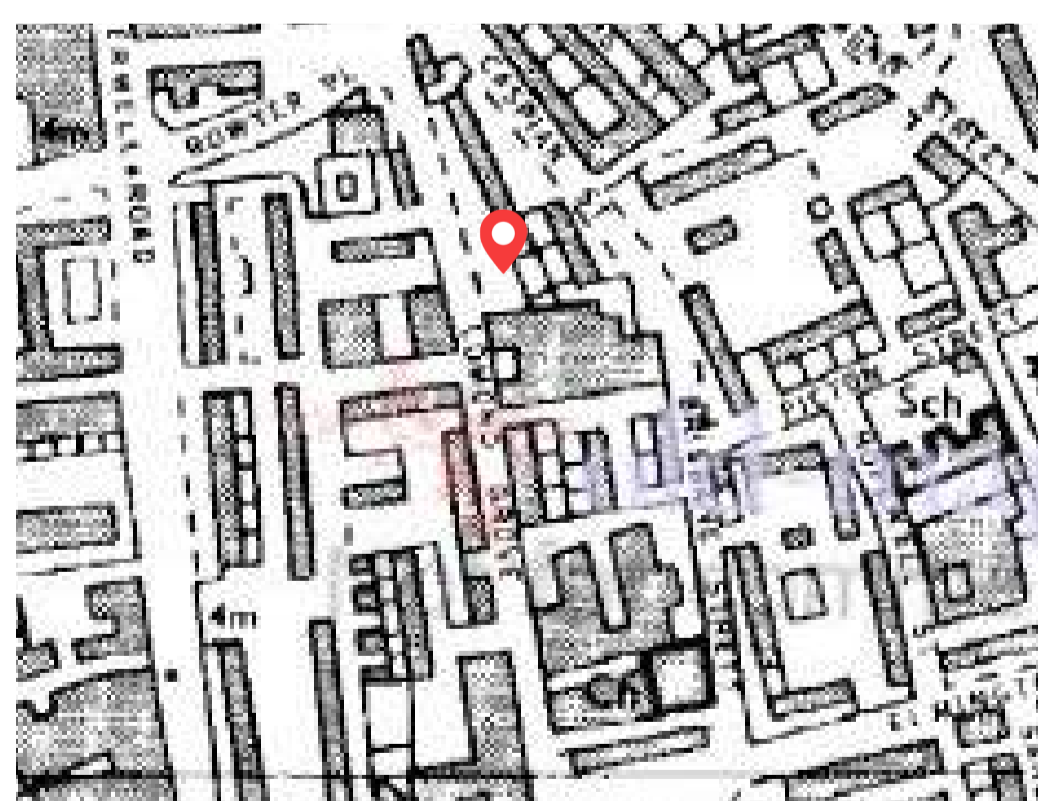
After the war the urban layout was comprehensively redeveloped to what it is today with the construction of the Lomond Estate, comprising of low rise buildings with a mix of general and sheltered housing. Recently, a new regeneration housing scheme called Elmington Green, located towards the south of the site, has been completed providing 247 new dwellings.



Historical map 1895



Historical map 1946

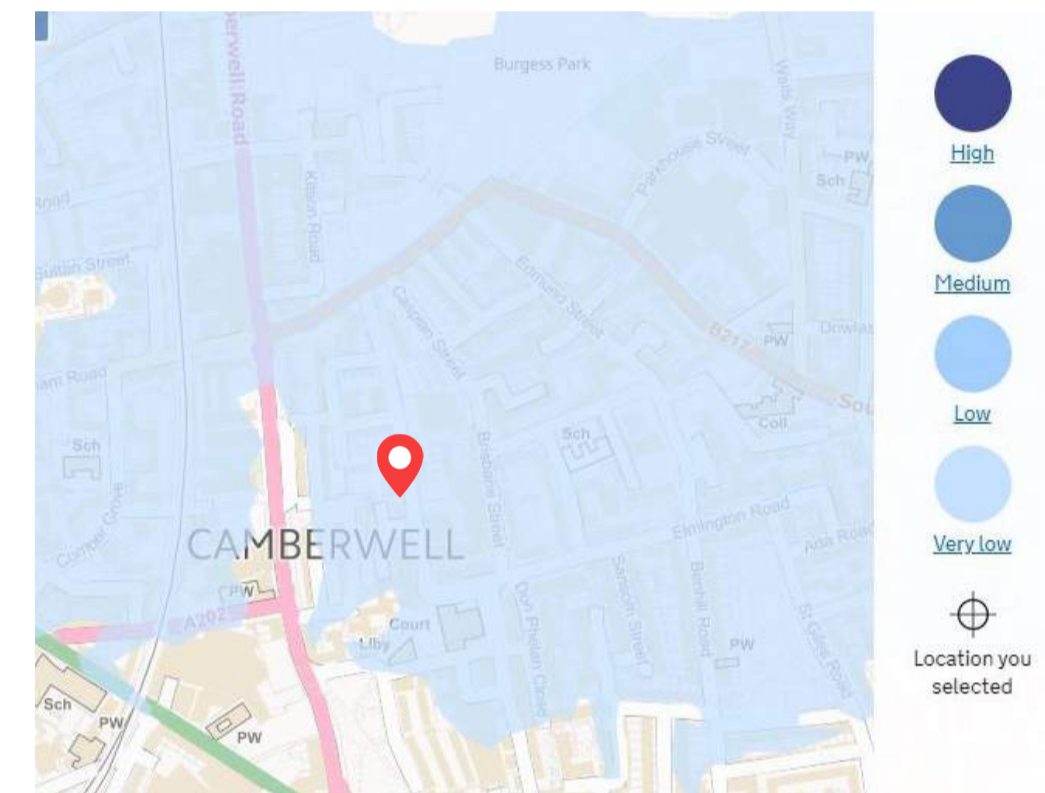


Historical map 1981

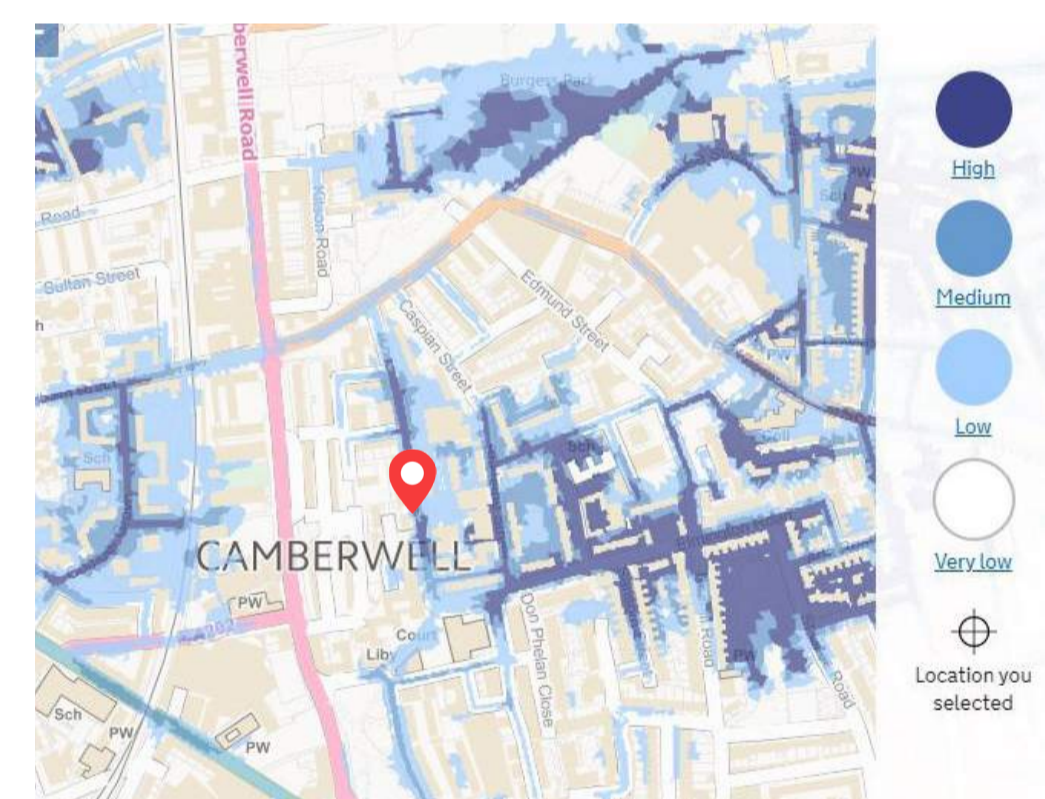
Planning Context

The area immediately around the site is mainly residential dwellings and industrial units. The surrounding buildings are generally from the 1970's, Chester Court is from the Victorian period with new development such as Elmington Green just next to Masterman House to the north of the site.

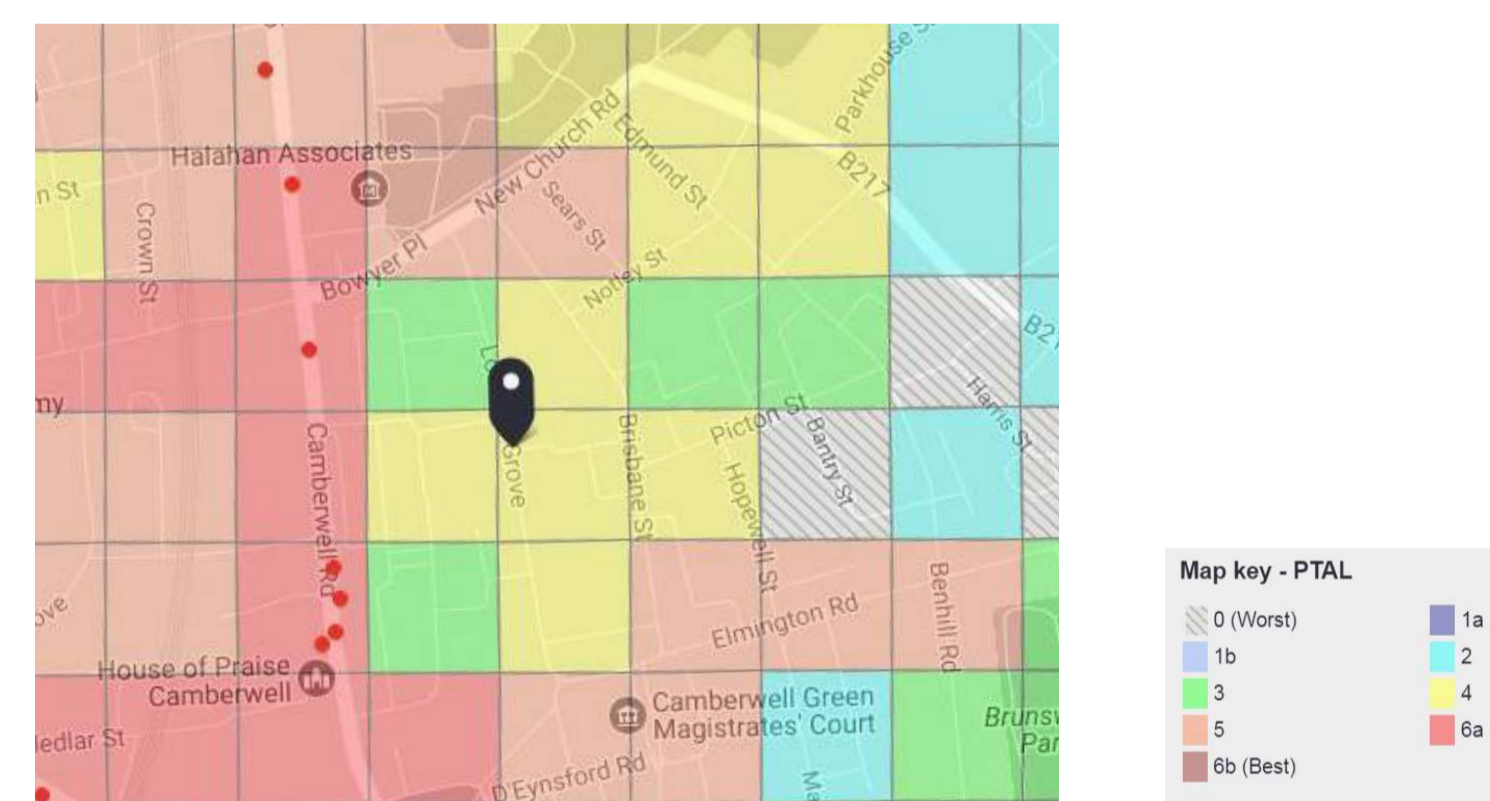
The site is within the Camberwell SPD area. The site is not part of any conservation area nor does it have any listed buildings nearby. There is a low risk of flooding from river and water courses but there is a high risk of flooding from surface water. This requires the new building to have a higher ground floor level than the existing ground - up to 1.2m higher - along with passive flood resistance measures.



Flood risk from river



Flood risk from surface water



PTAL Rating of the area- graded as 4 (tfl.gov.uk - April 2018)

Wider Context and accessibility

The site is in an urban area within the Camberwell area and it is in very close proximity to transport links and amenities.

Burgess Park is within a two-minute walk. There are also many local amenities such as post office, schools, nurseries, library, as well as a variety of food and coffee shops along Camberwell Road.

Denmark Hill Station is within 18 minutes' walk and Camberwell Road provides a variety of bus routes towards Victoria, Queen's Road, Liverpool Street, King's Cross and Algate. Peckham Road is located 650m to the south of the site and Old Kent Road is within

21 minutes' walk.

The site has a Public Transport Accessibility Level (PTAL) of 4 which indicates good accessibility to public transport.



3 Analysis of the Site

Constraints



- Existing windows
- Potential overlooking
- Existing trees
- Height of neighbouring buildings
- Noise
- Possible location of water pipe
- Possible location of gas pipe

- Potential overlooking from 61-91 Brisbane Street .
- Mature trees and its root protection area within the site boundary line.
- Commercial vehicular traffic related to the adjacent commercial building to the south of the site.

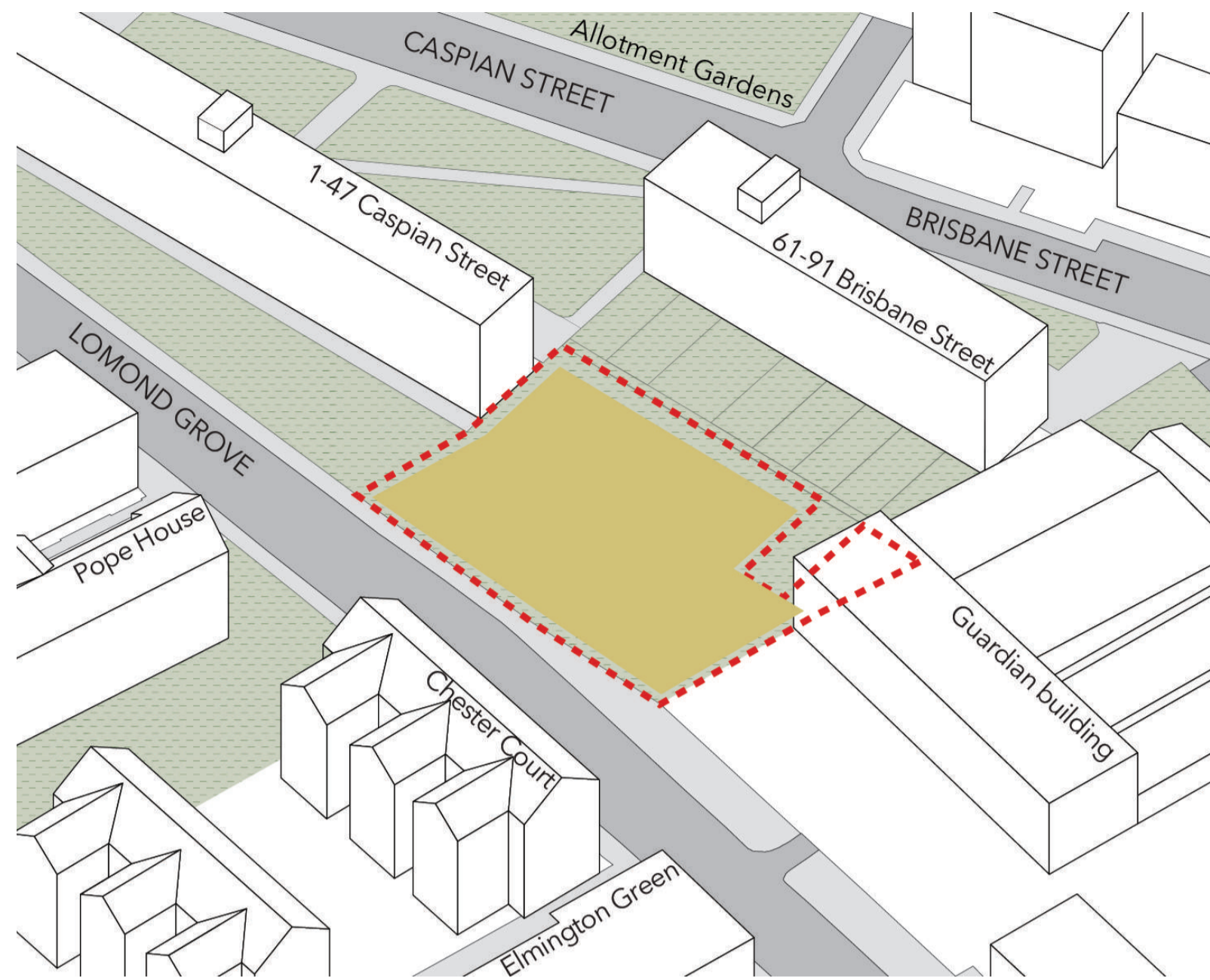
Opportunities



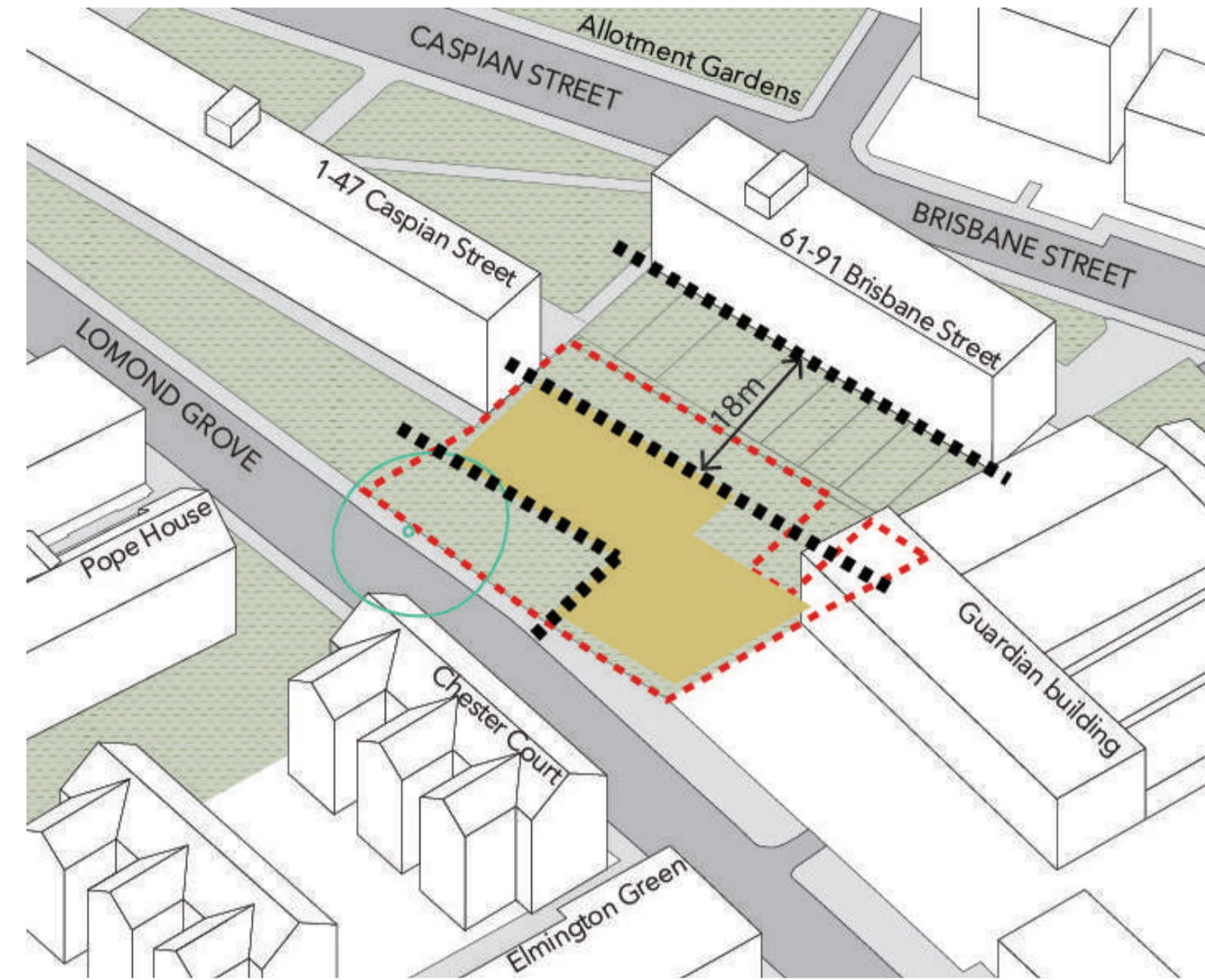
- Wall with no window
- Height of neighbouring buildings
- Main pedestrian routes
- Bus links
- Good orientation of the site
- Existing buildings frontage line
- Opportunity to improve buildings frontage line
- New development 4-6 storey high
- Existing trees alongside Lomond Grove improve visual amenity.
- High rise buildings

- No potential overlooking from 1-47 Caspian Street or Guardian building.
- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Close proximity to Burgess Park.
- Excellent bus links to Victoria, Battersea Park Station, Queen's Park, King's Cross, Liverpool Street and Algate.
- Long frontage towards Lomond Grove.
- Prominent trees in public realm that may help to buffer the new development.

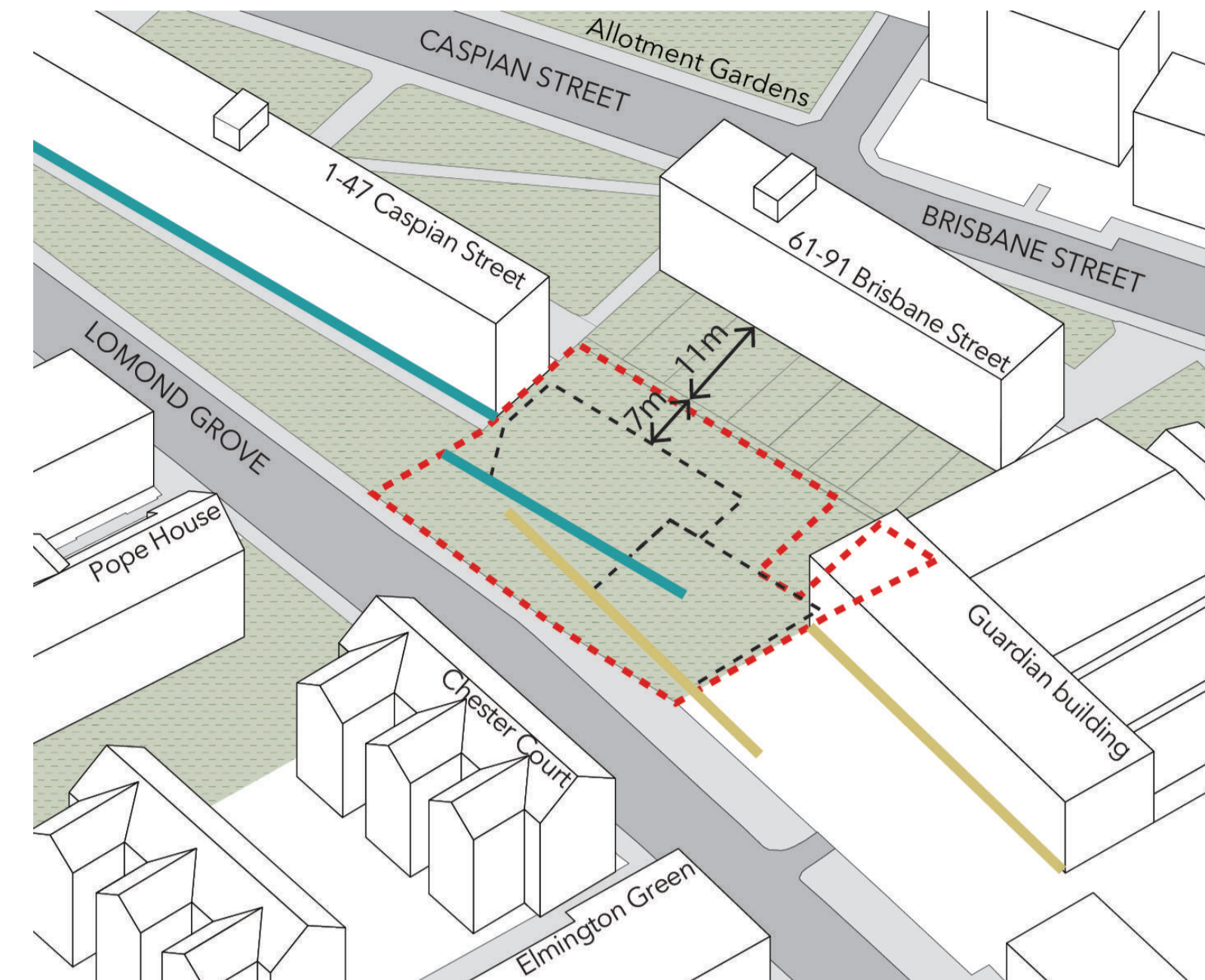
4 Design Rationale



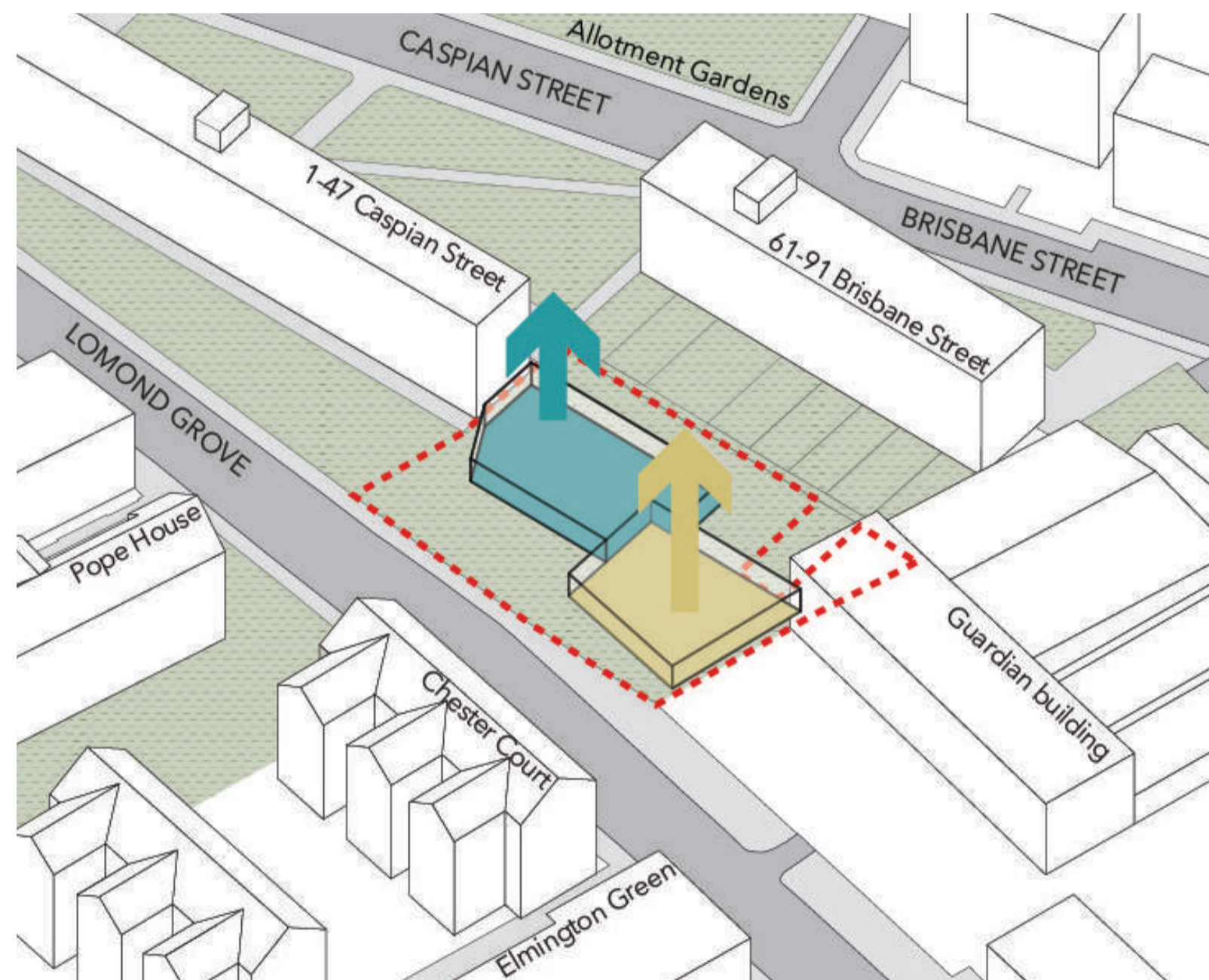
1 **Existing site boundary and max building footprint**
Potential footprint of the building.



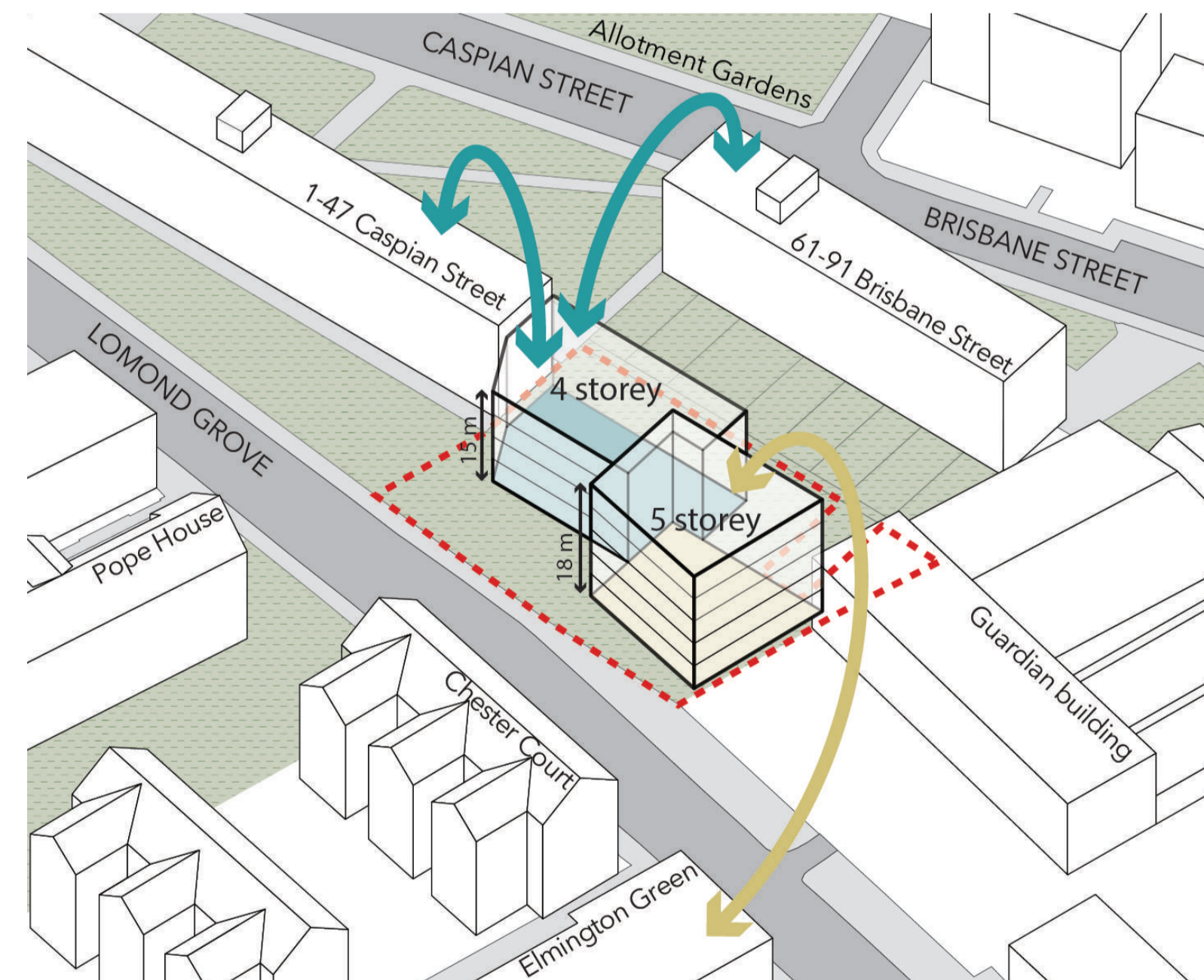
2 **Possible building footprint**
Proposed footprint sets back from 61-91 Brisbane Street and from the mature existing tree on Lomond Grove.



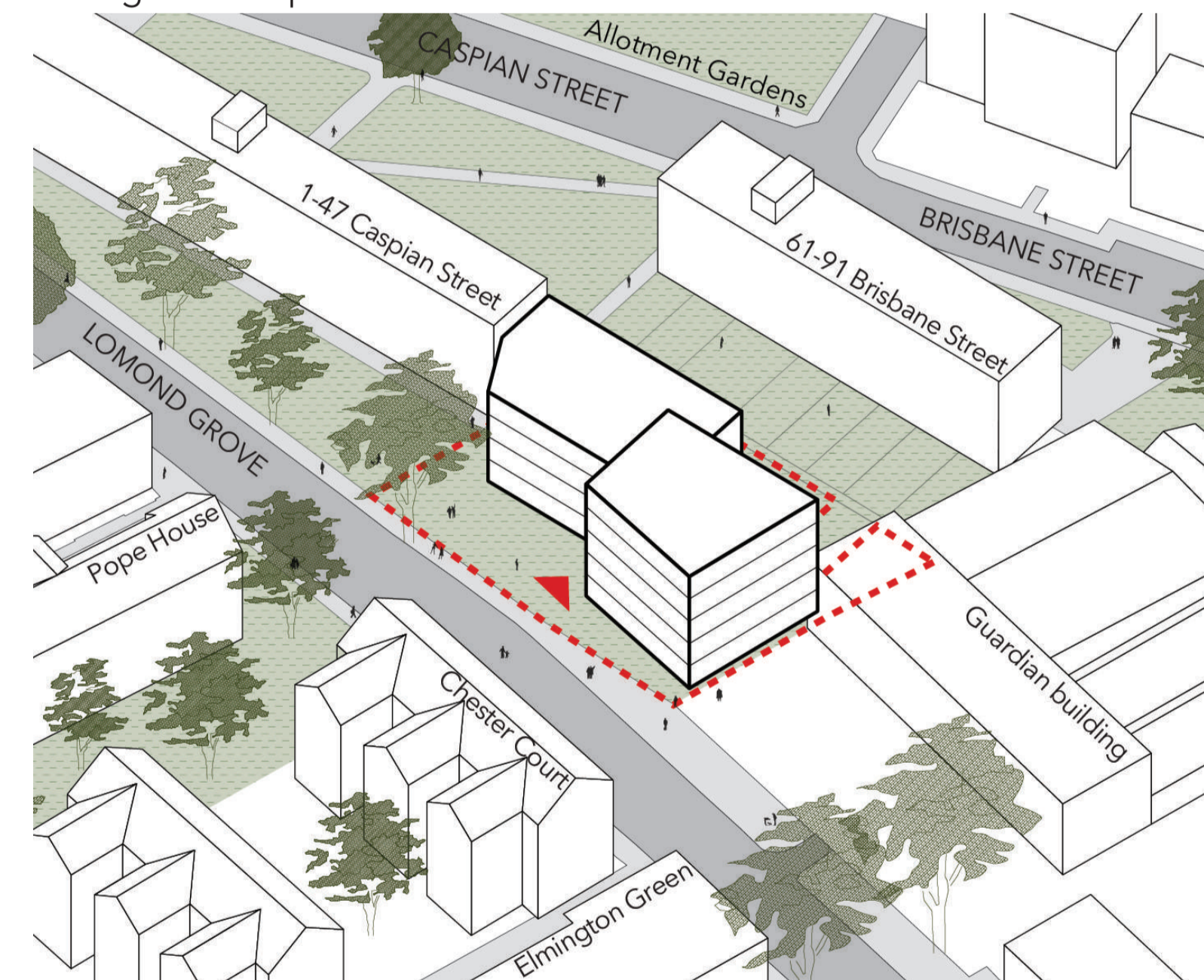
3 **Improving streetscape definition**
Proposed layout relates to the existing frontage line of the building to the north but seeks to restore the historical urban grain and provide definition to the street.



4 **Proposed layout**
Proposal relates to the adjacent buildings.



5 **Proposed height**
Proposal relates to the mass and height of the adjacent buildings. The taller building is set further away from 61-91 Brisbane Street and alongside the industrial unit, avoiding impact to existing dwellings.



6 **Proposed massing and landscape**
Proposed landscape enriches the existing area. Existing trees to be re-provided across the estate.

SCHEME SUMMARY

- Range of 1, 2 and 3-bed accommodation
- Anticipated number of units: 22 flats
- Car free development
- 10% fully accessible wheelchair units
- 100% council rent housing
- Compliant with Southwark design standards and building regulations

SCHEME BENEFITS

- Meeting local housing need
- Accessible and inclusive homes
- Contributing to the local landscape
- Good access to local amenities and outdoor space
- High quality design
- Private balconies/ gardens to all units
- Improve buildings frontage line and street view

PROPOSED TIMELINE

