

# 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.

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



Clifton Estate / Clayton Road, SE5



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.

Examples of designs by FBM are shown below:



Pembury Circus / Hackney, FBM Architects



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

## About The Site

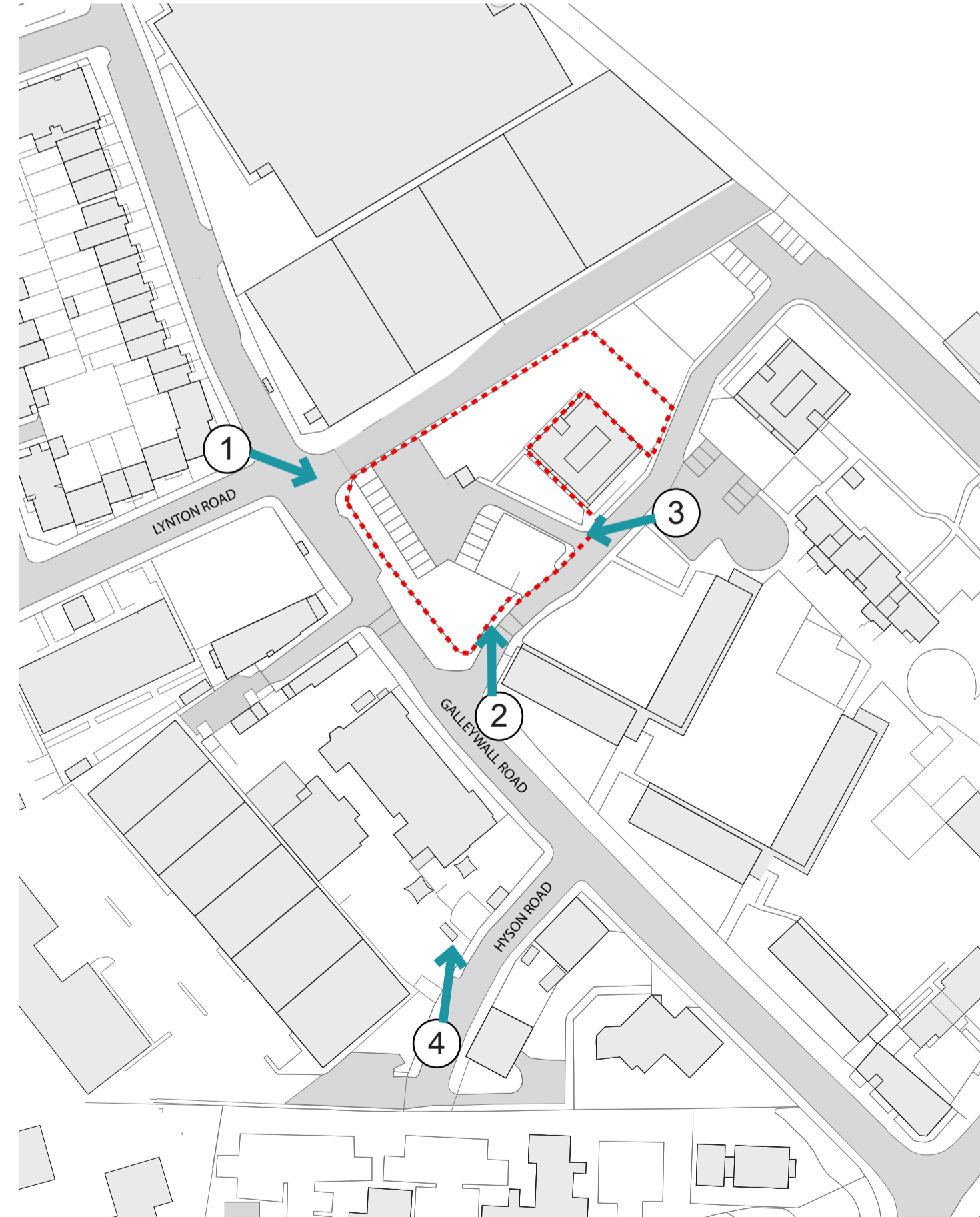
The site is located within the London Borough of Southwark on the north side of Galleywall Road, neighbouring with Barlow House, Trevithick House and Galleywall Trading Estate.

Site sits on the edge of the Rennie Estate, at the junction of Galleywall Road and Galleywall Road Trading Estate.

The closest park is Southwark Park located about 500m north of the site. South Bermondsey station is within five-minute walk to the east of the site and the connection is through a pedestrian route which makes the location very accessible and attractive.

The existing garages were demolished and the site is currently providing temporary parking provision.

The site is bound to the south by Galleywall Primary school and Barlow House which is a part three, part five storey building, to the north-east by 14 storey Trevithick House, industrial buildings to the north and Galleywall Nature Reserve to the west.



1. View east along Galleywall Road



2. View from the corner of Barlow House and Galleywall Road



3. View west from Trevithick House

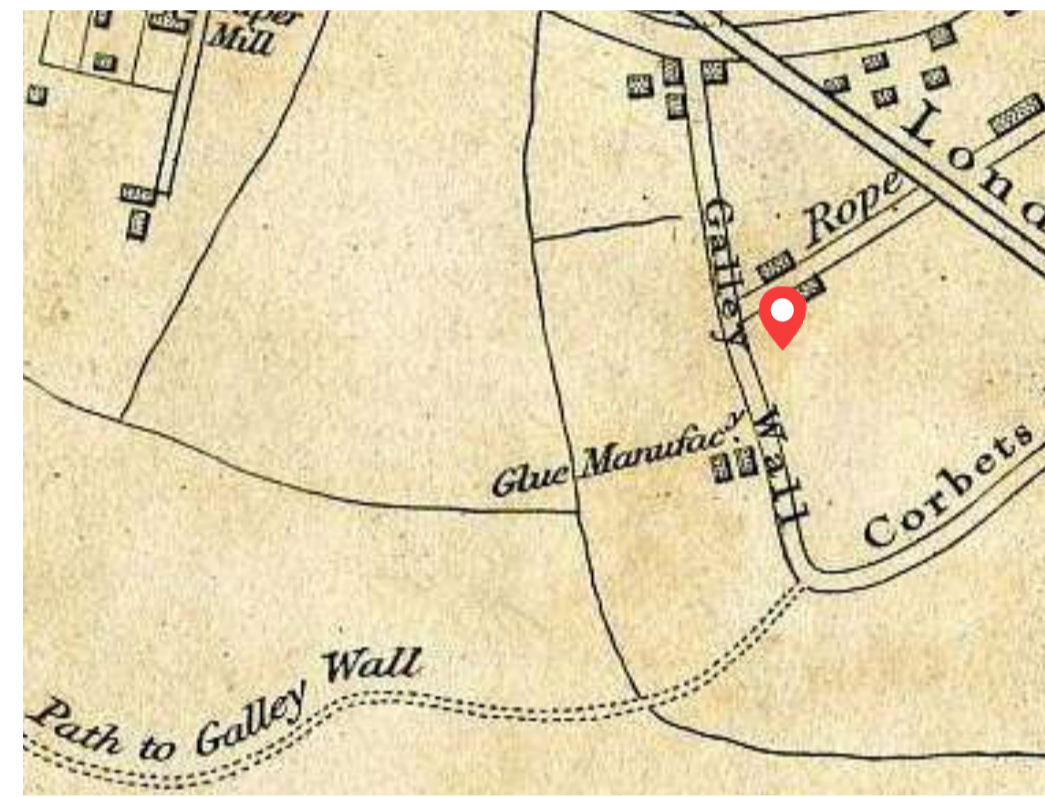


4. Aerial view to the site

# 2 Background

## Area History

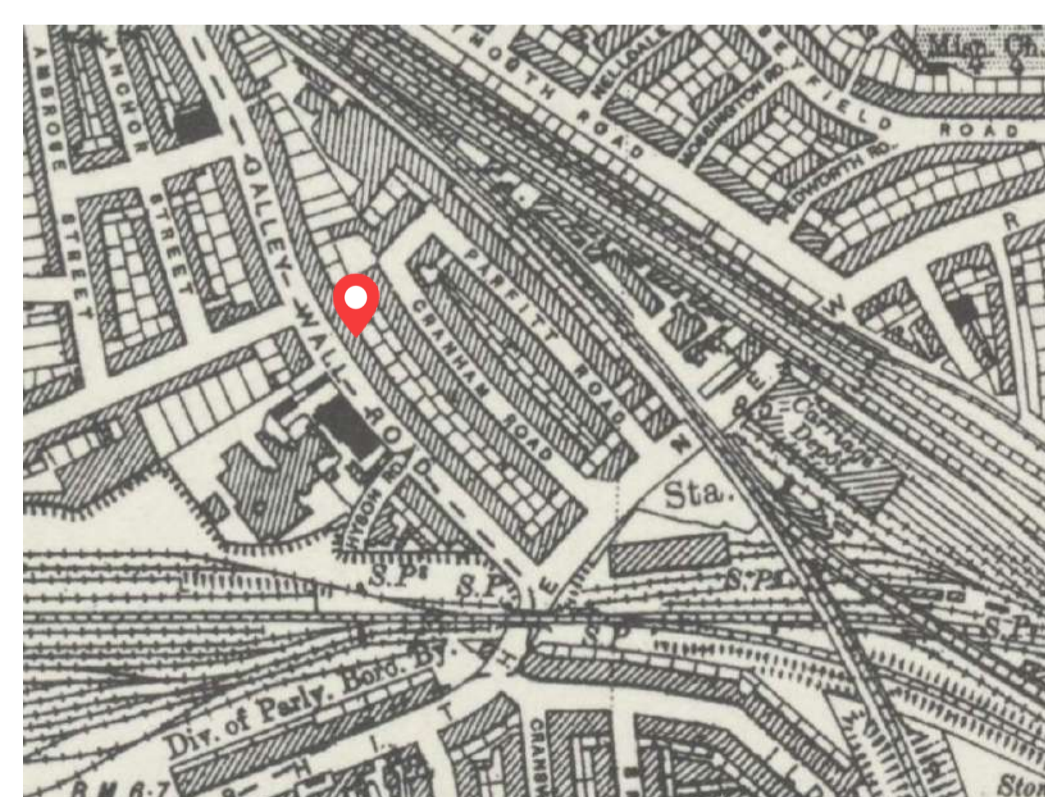
The site sits in close proximity to Southwark Park which is the oldest municipal park in the Borough of Southwark. It was created for the people of Bermondsey, Rotherhithe and Deptford where warrens of new housing and industrial premises allowed increasingly little light to penetrate through the thick, polluted air. The first calls for a park were in the 1850s and a petition was presented to the Metropolitan Board of Works in 1856 who approved the project.



Historical map 1837



Historical map 1896

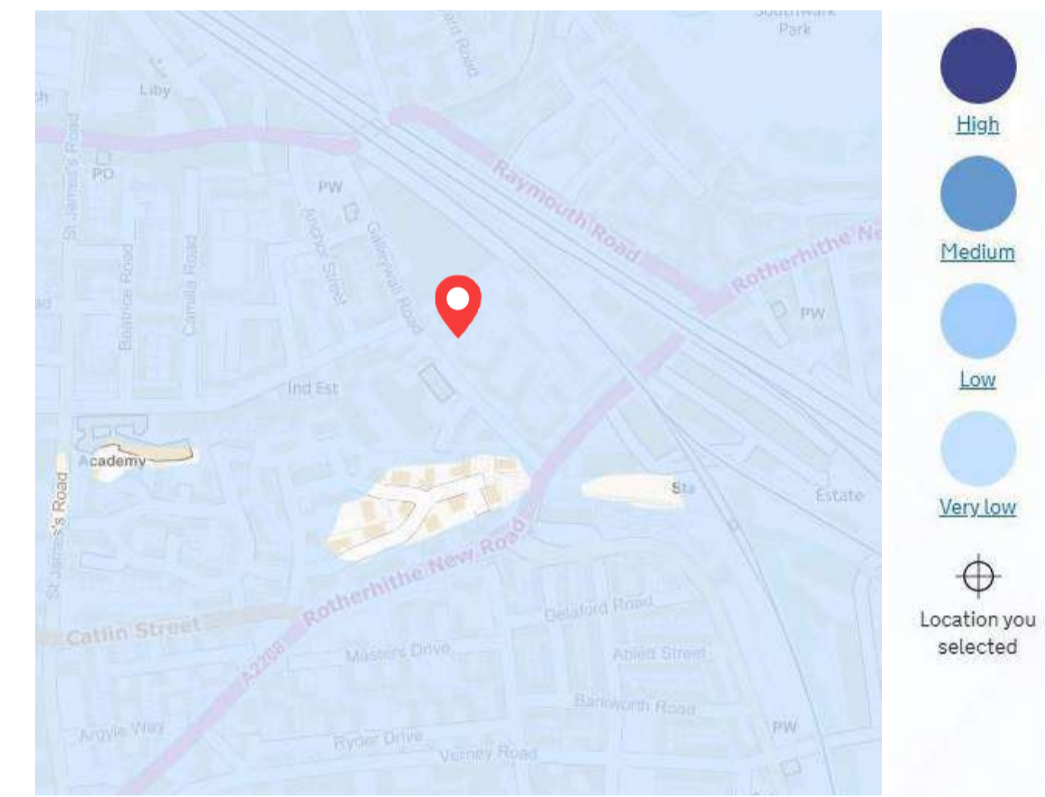


Historical map 1946

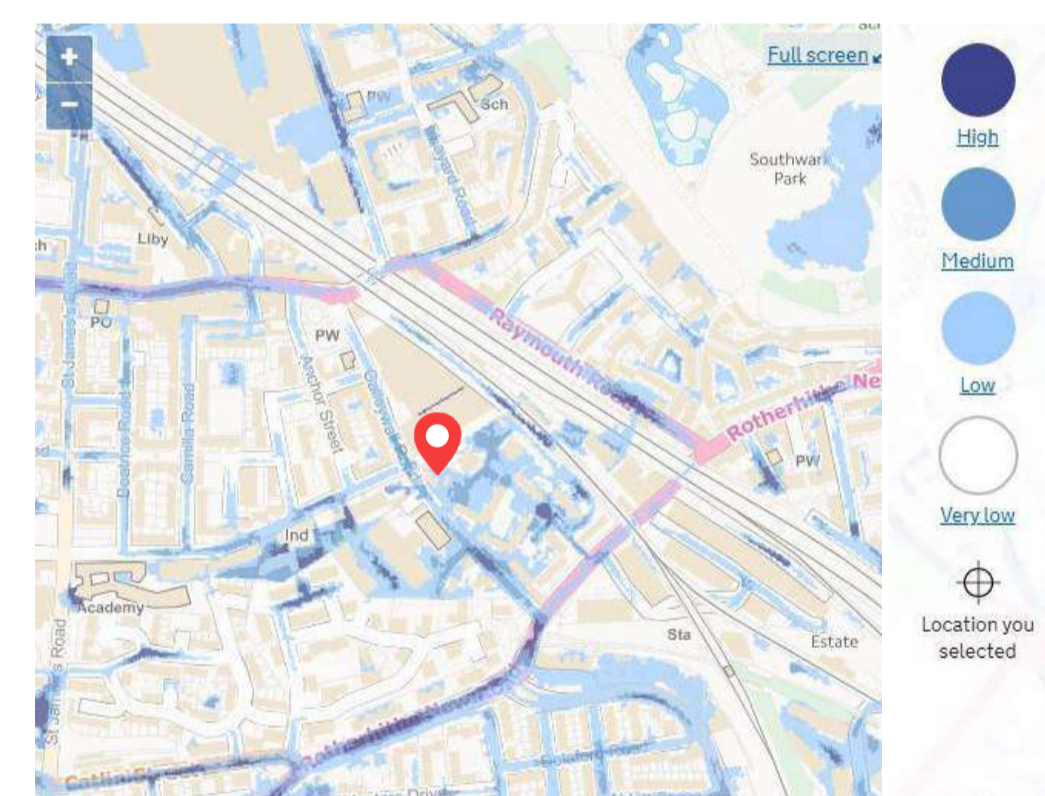
## Planning Context

The site is not any specific planning zone or policy. The area immediately around the site is mostly residential and industrial. The surrounding buildings are generally from 50's to 70's except Galleywall Road School whose opening day was in 1876 and it was designed by Edward Robert Robson.

The site is not part of any conservation area neither has listed buildings nearby.



Flood risk from river



Flood risk from surface water



PTAL Rating of the area- graded as 3 (tfl.gov.uk - April 2018)

## Wider Context and accessibility

The site is in an urban area on the periphery of Bermondsey area and is in very close proximity to transport links and amenities.

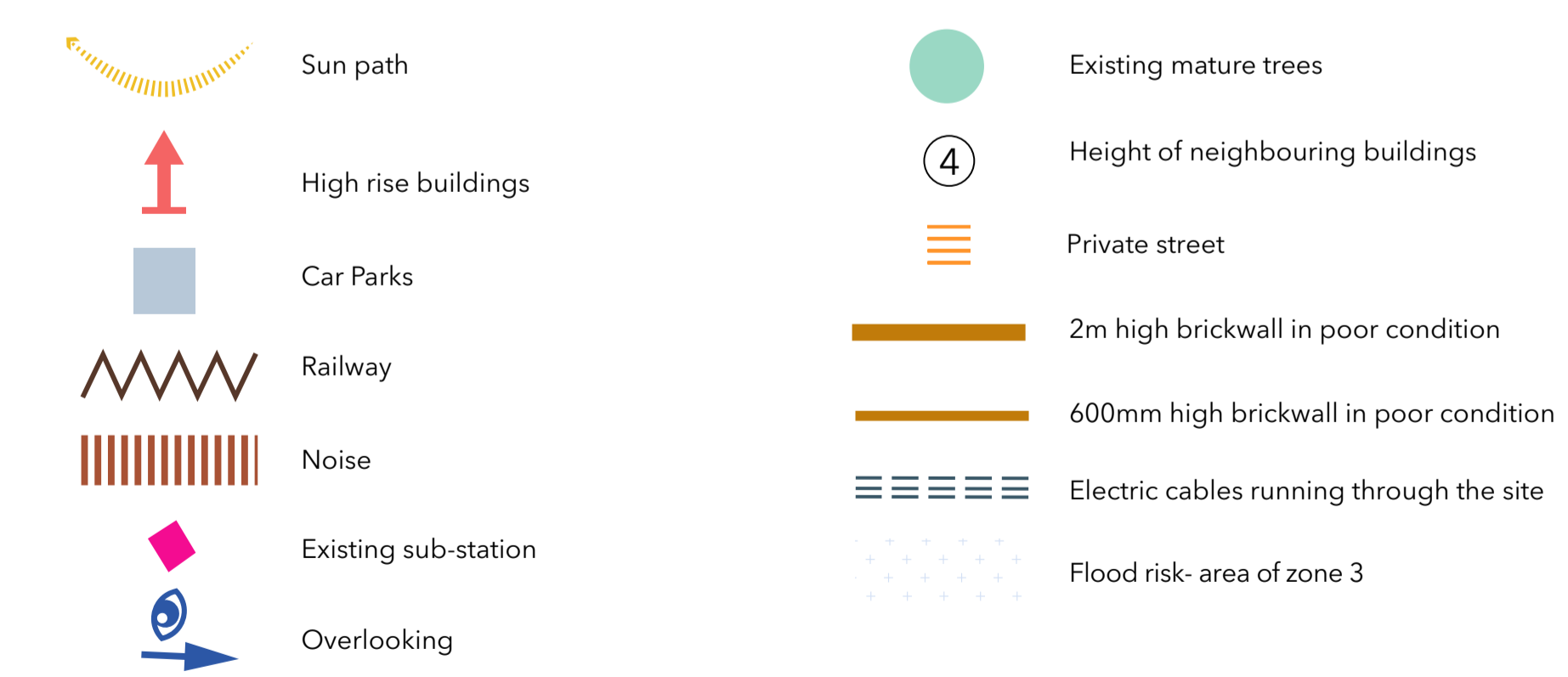
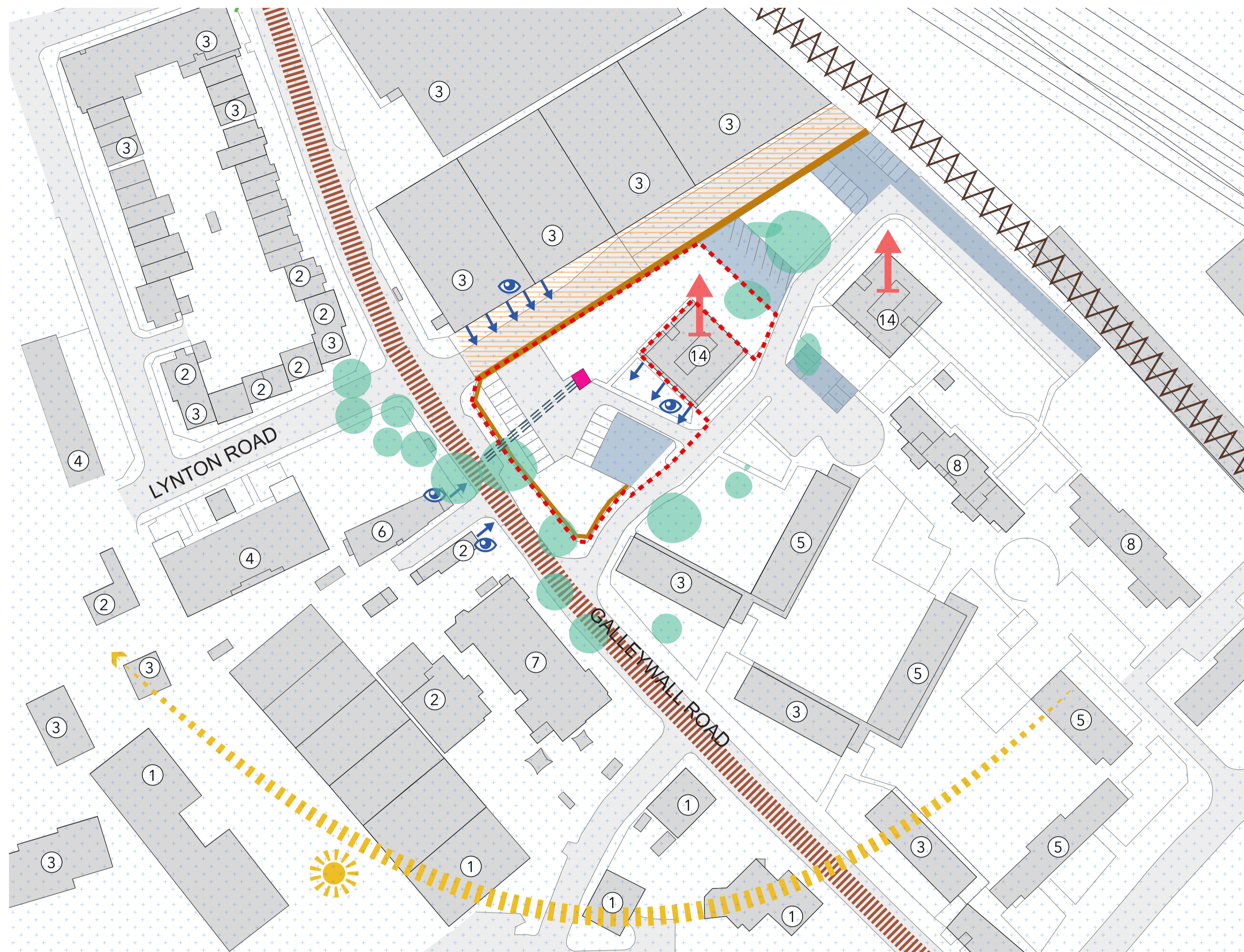
Southwark Park is within a seven-minute walk. There are also many local amenities such as post office, schools, nurseries, petrol station, community centre, as well as variety of food and coffee shops.

South Bermondsey Station is located 500m to the east of the site. Within fifteen minutes' walk there is Bermondsey Station and within twelve minutes Surrey Quays. Galleywall Road and Rotherhithe New Road provide a variety of bus routes.



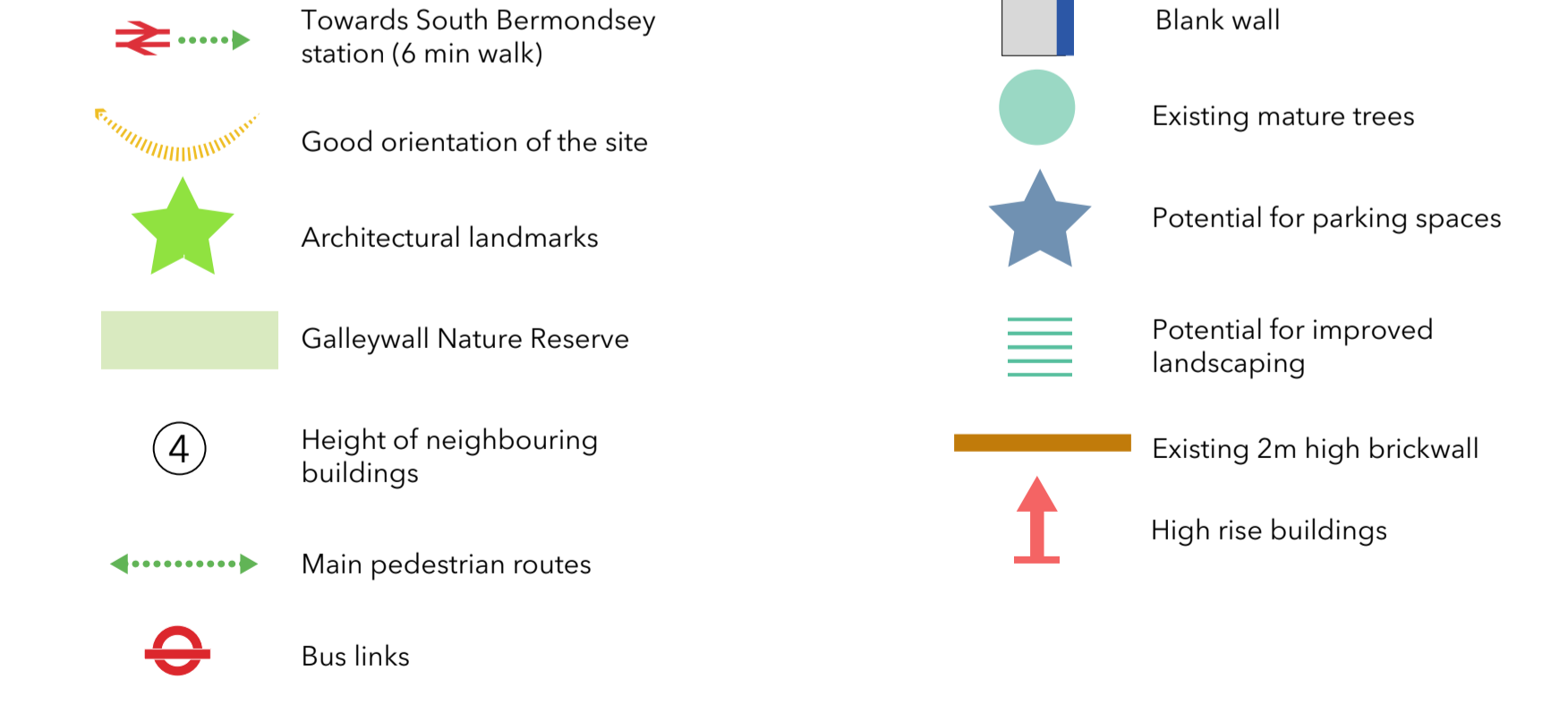
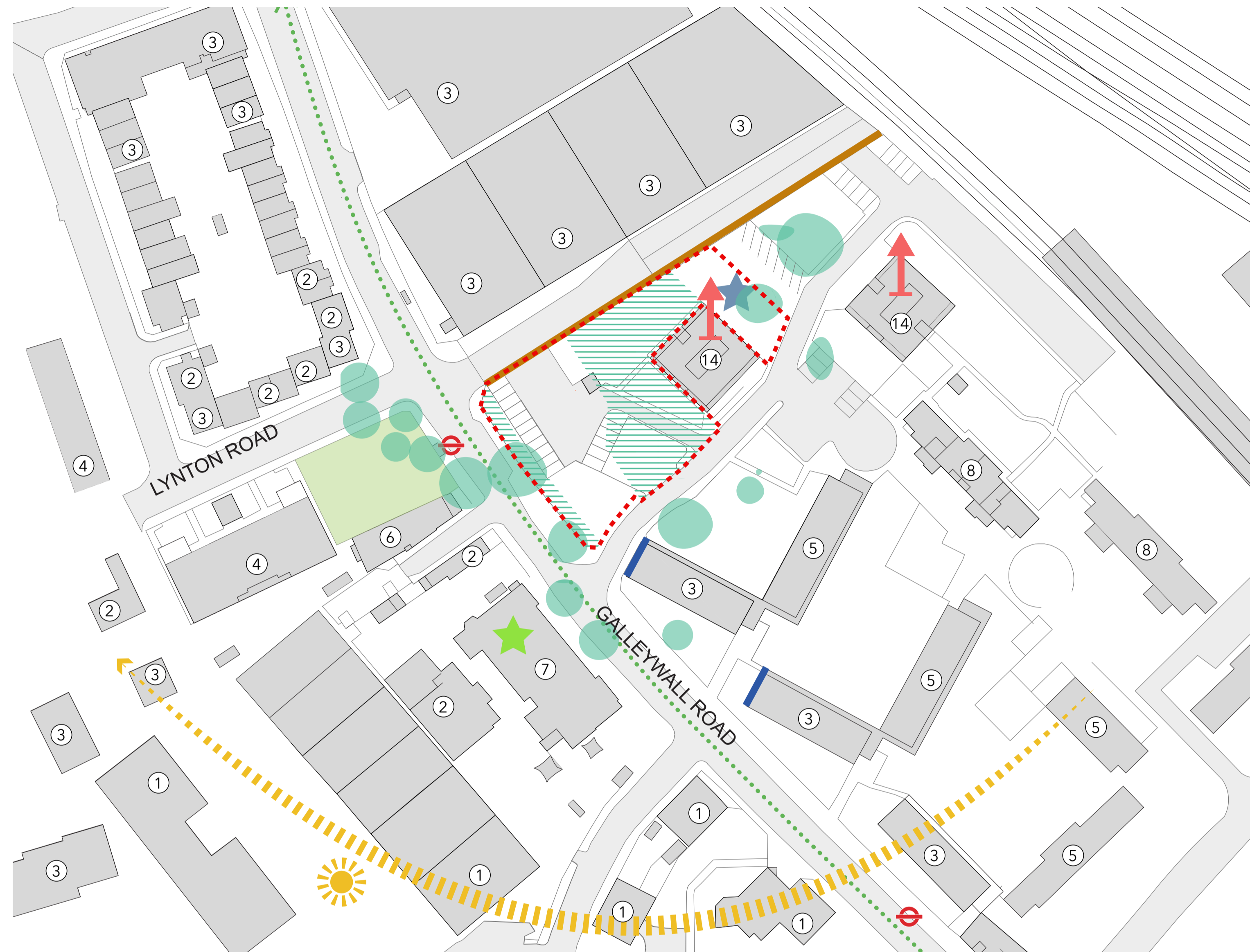
# 3 Analysis of the Site

## Constraints



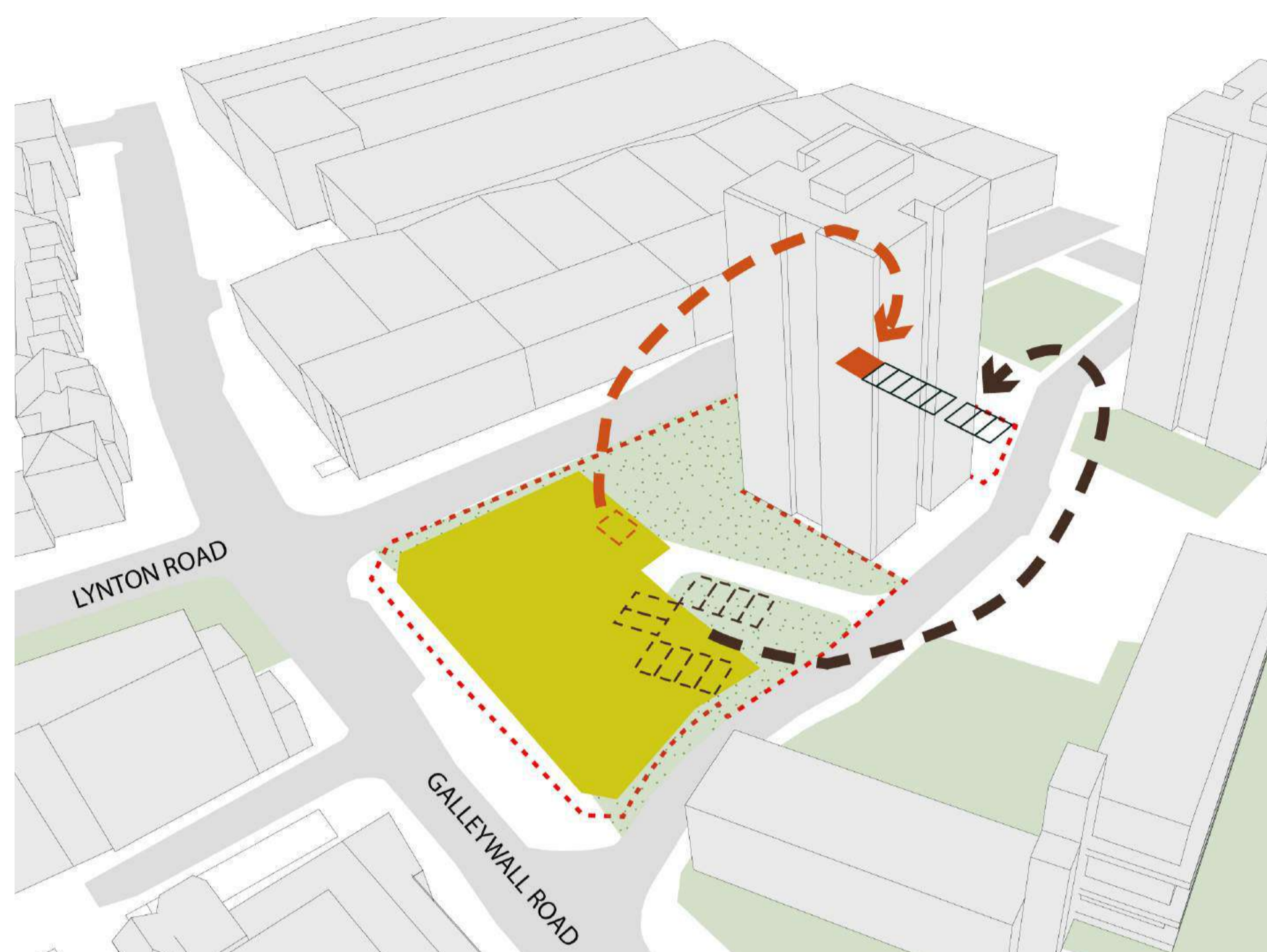
- Huge difference in the height of the neighbouring buildings
- Overlooking from two sides
- Close proximity to Trevithick House
- Existing sub-station

## Opportunities

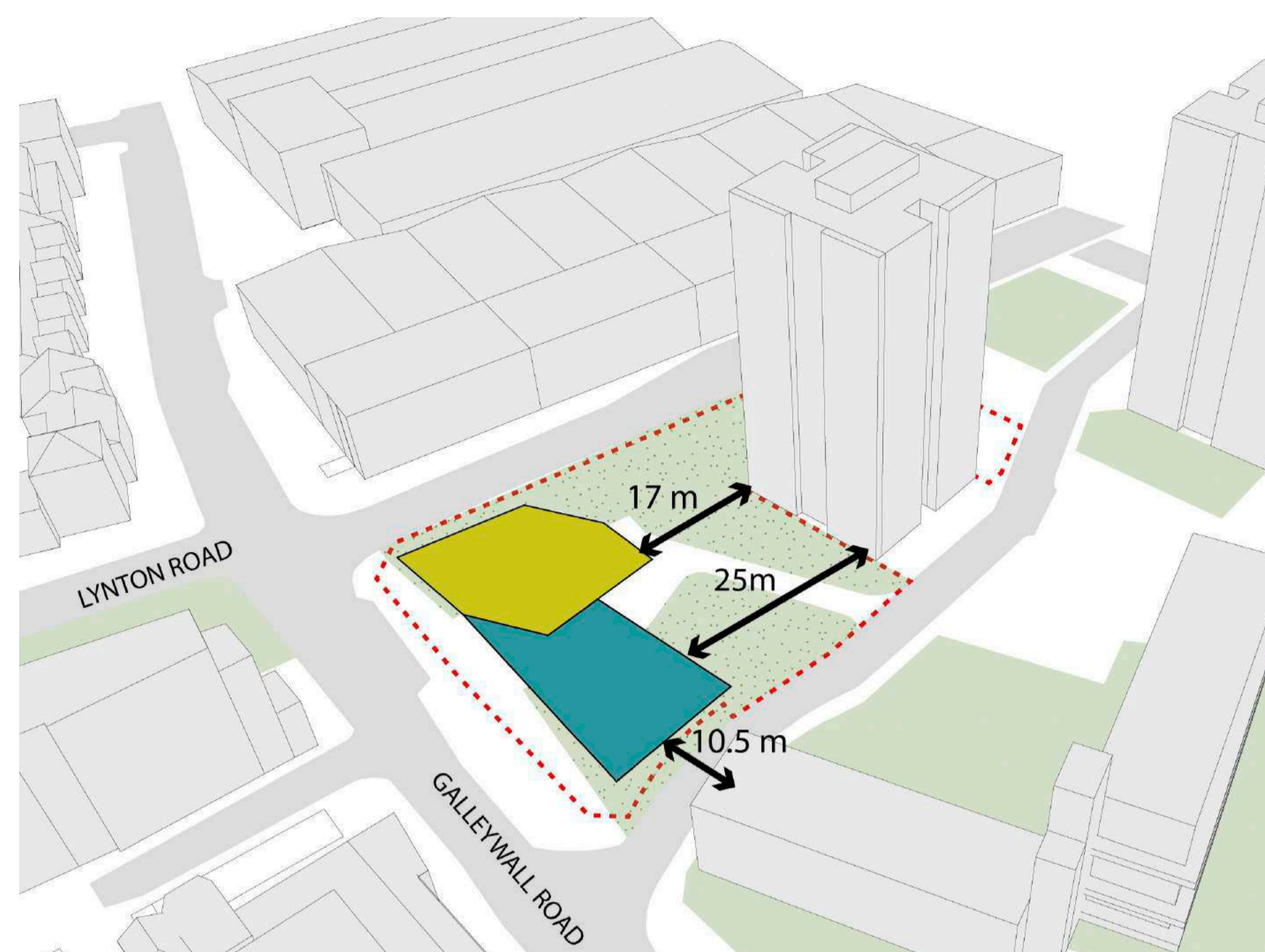


- A good level of daylight and sunlight around the site due to south/east/west orientation
- Close proximity (app. 500 m) to South Bermondsey Station via pedestrian route.
- Close proximity to Southwark Park
- Excellent bus links to Canada Water and Waterloo
- Long frontage towards Galleywall Road
- Potential views towards Galleywall Nature Reserve
- Potential for parking spaces and improved landscaping

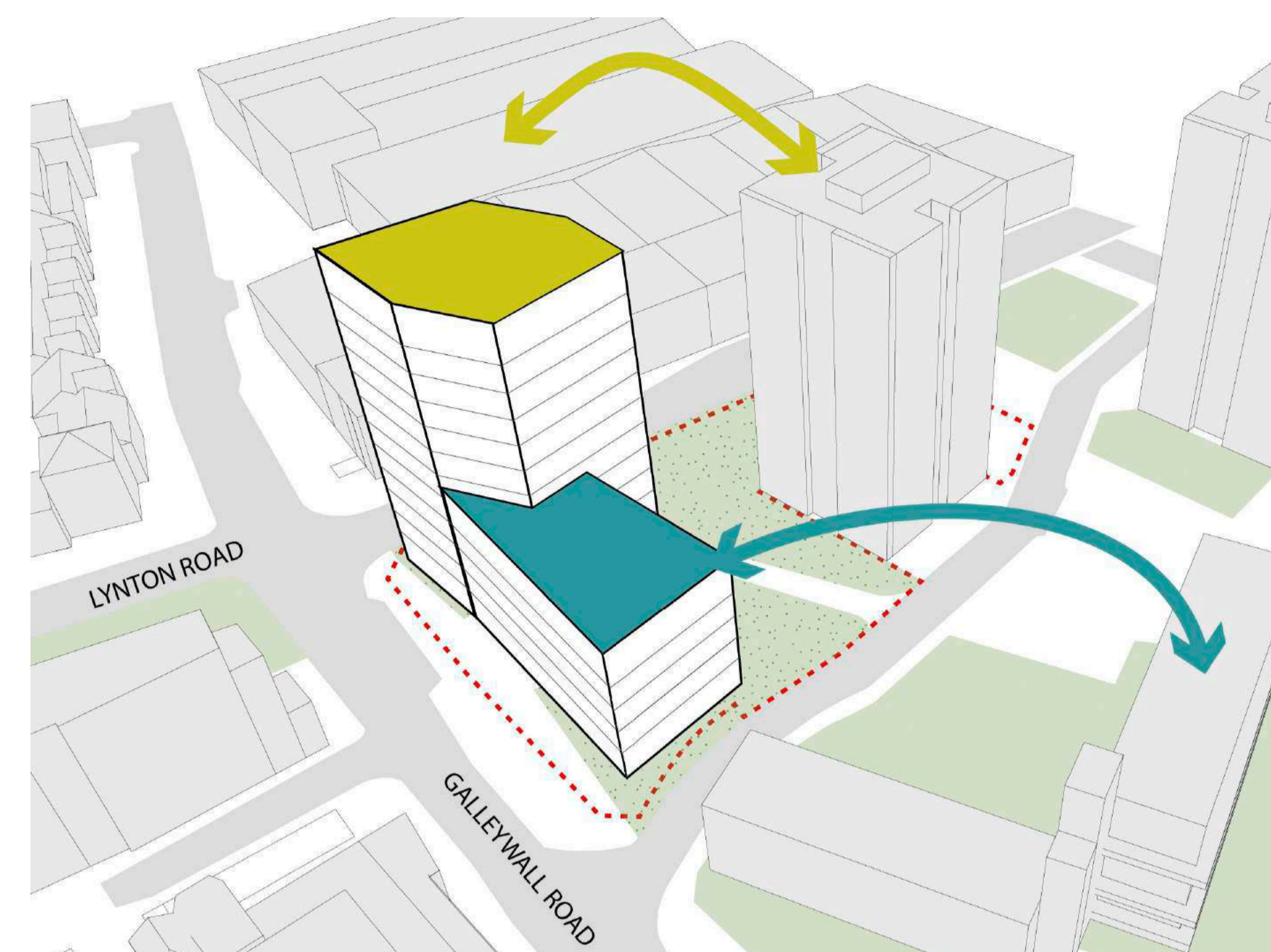
# 4 Design rationale



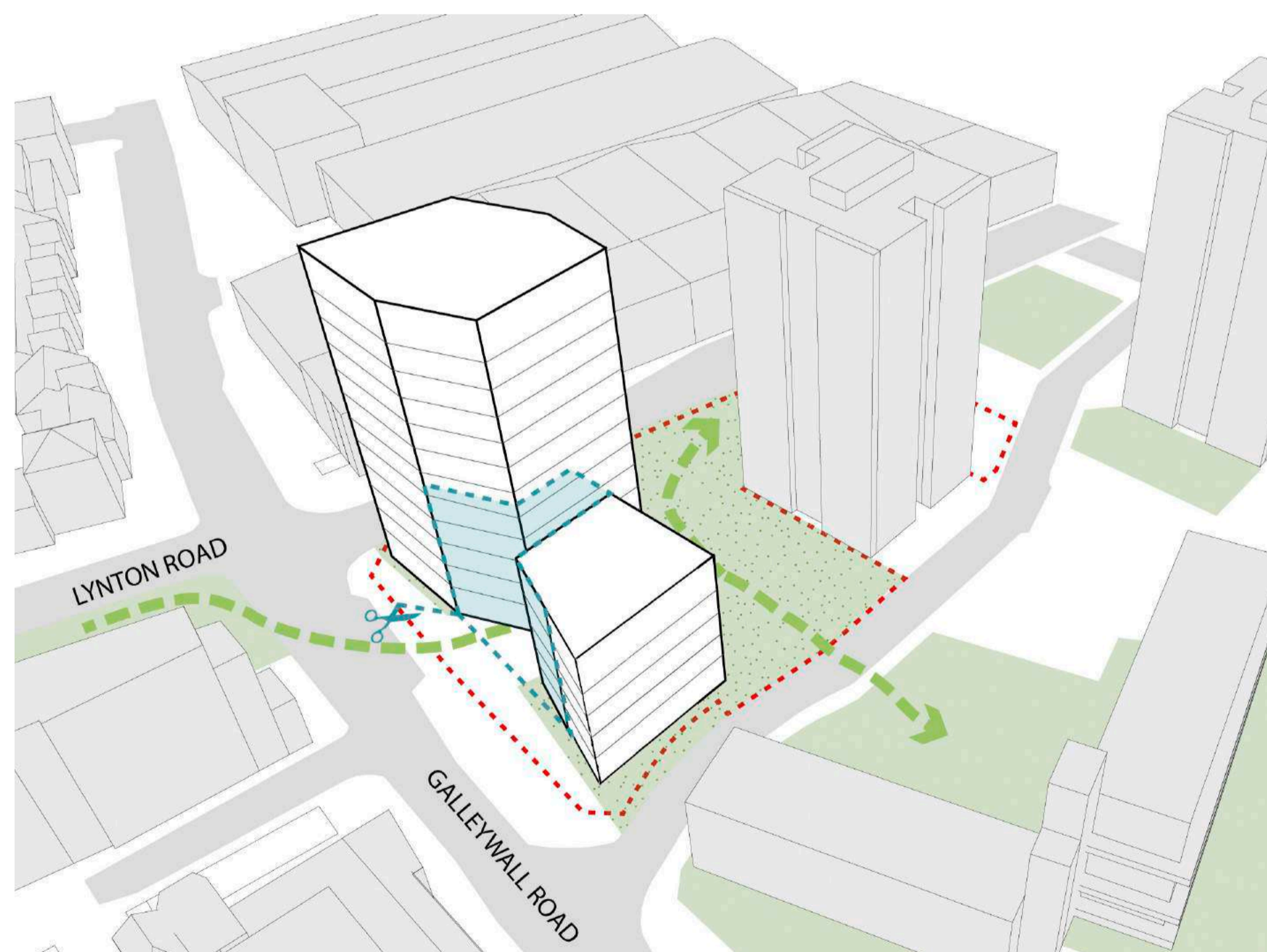
① **Site boundary, potential building footprint and parking reversion**  
The diagram shows the proposed site boundary and potential footprint as well as reversion of the existing parking spaces and substation.



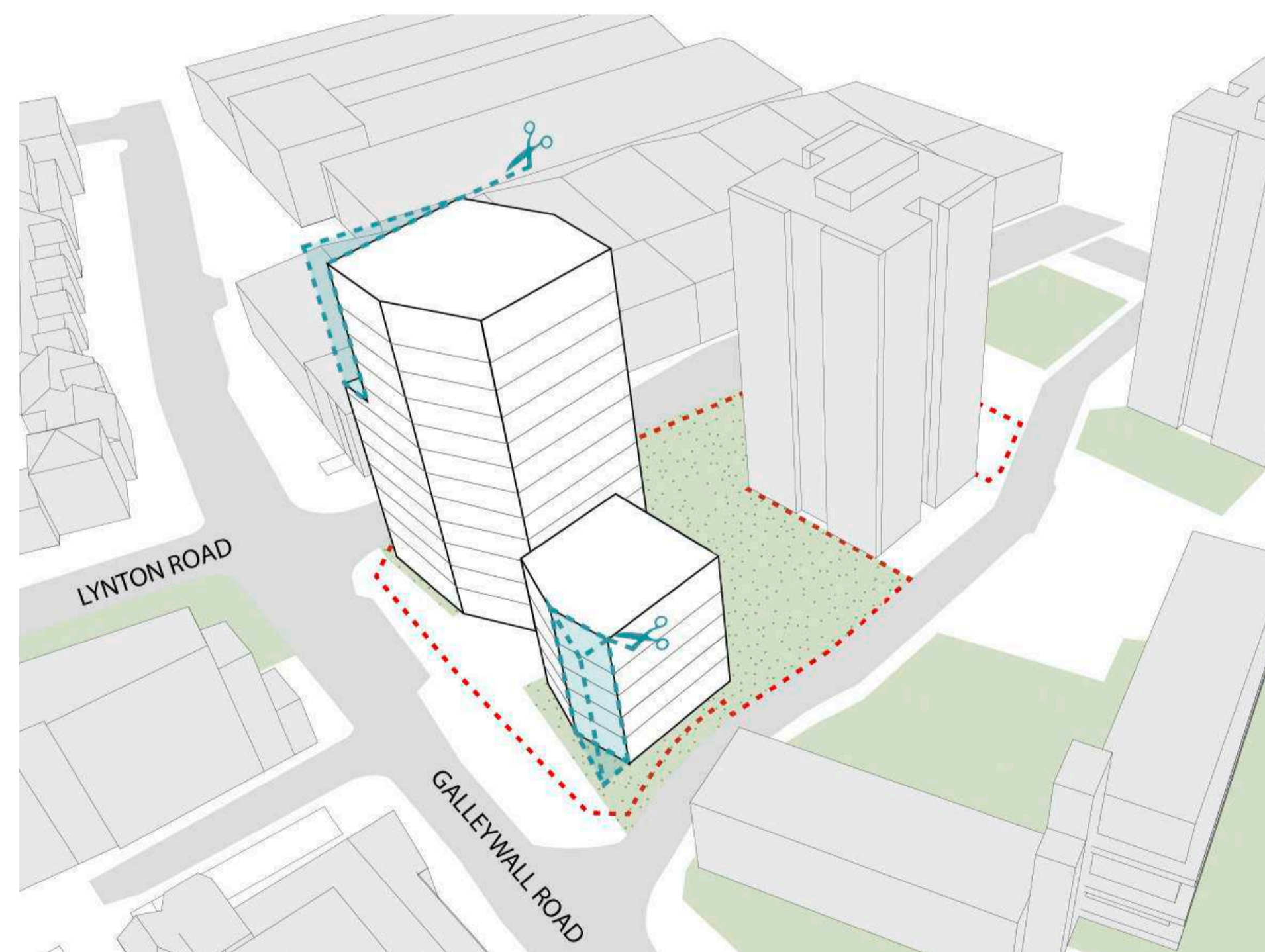
② **Proposed footprint**  
Potential building footprint relates to Trevithick, Landmann House and Barlow House to reduce overlooking and overshadowing. The layout follows the Galleywall Road street line and creates a new amenity space for residents.



③ **Proposed massing**  
The Proposed massing responds to adjacent buildings Trevithick House and Barlow House.



④ **Green link and enhancement of local green spaces.**  
The building is divided into two pieces to create a new link that connects Galleywall Nature Reserve, the new green space and Barlow House amenity space.



⑤ **Massing 'cuts away' to adjust better to the local context.**  
By reducing the mass in strategic places the building relates to the height of adjacent buildings and opens the connections between Rennie Estate and Galleywall Road.



⑥ **Proposed massing and landscape**  
Proposed landscape enriches the Rennie Estate

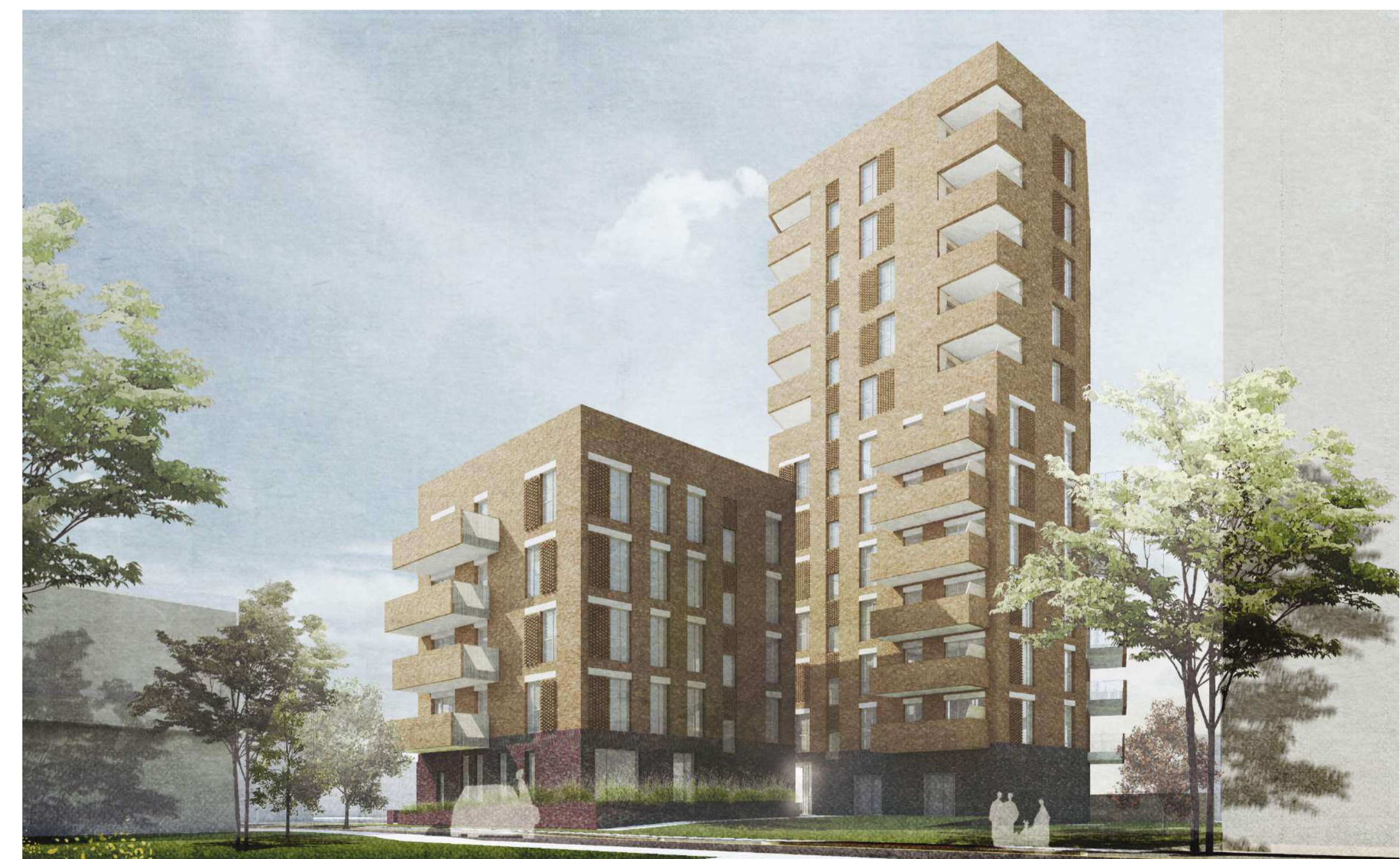
# 5 Proposed site plan and views



Proposed Site Plan



View from Galleywall Road



View from Rennie estate access road

# 6 Appearance

**Windows**  
South Chase Housing  
Alison Brooks

**Main Brick**  
Newport Street Gallery  
Caruso St John Architects

**Recessed balconies**  
Fenman House  
Maccreeanor Lavington Architects

**Light colour for recessed balcony**  
Urban Housing Finsbury Park  
Sergison Bates Architects

**Projecting balconies**  
Grahame Park  
Peter Barber

**Projecting brick pattern**  
Queens Court  
Child Graddon Lewis

**Brick & balustrade balcony**  
Grahame Park  
Peter Barber Architects

**Concrete lintel & soffit**  
Material Store  
HUB

**Plinth & darker brick colour on the ground floor**  
Warmbüchenstrasse,  
Hannover  
Architekten Lsm

**Main Entrance**  
Grauwaart  
Hans van der Heijden Architect

Galleywall Trading Estate Access Site Access road Barlow House

ROOF  
ELEV. 146.700

ELEVENTH FLOOR  
E.F.L. 143.275

TENTH FLOOR  
E.F.L. 142.125

NINTH FLOOR  
E.F.L. 140.975

EIGHTH FLOOR  
E.F.L. 139.825

SEVENTH FLOOR  
E.F.L. 128.675

SIXTH FLOOR  
E.F.L. 127.525

FIFTH FLOOR  
E.F.L. 116.375

FOURTH FLOOR  
E.F.L. 115.225

THIRD FLOOR  
E.F.L. 114.075

SECOND FLOOR  
E.F.L. 102.925

FIRST FLOOR  
E.F.L. 101.775

GROUND FLOOR  
E.F.L. 90.625

Galleywall Road Elevation \_ South Elevation

Barlow House Access road Site Galleywall Trading Estate Access

ELEVENTH FLOOR  
E.F.L. 143.275

TENTH FLOOR  
E.F.L. 142.125

NINTH FLOOR  
E.F.L. 140.975

EIGHTH FLOOR  
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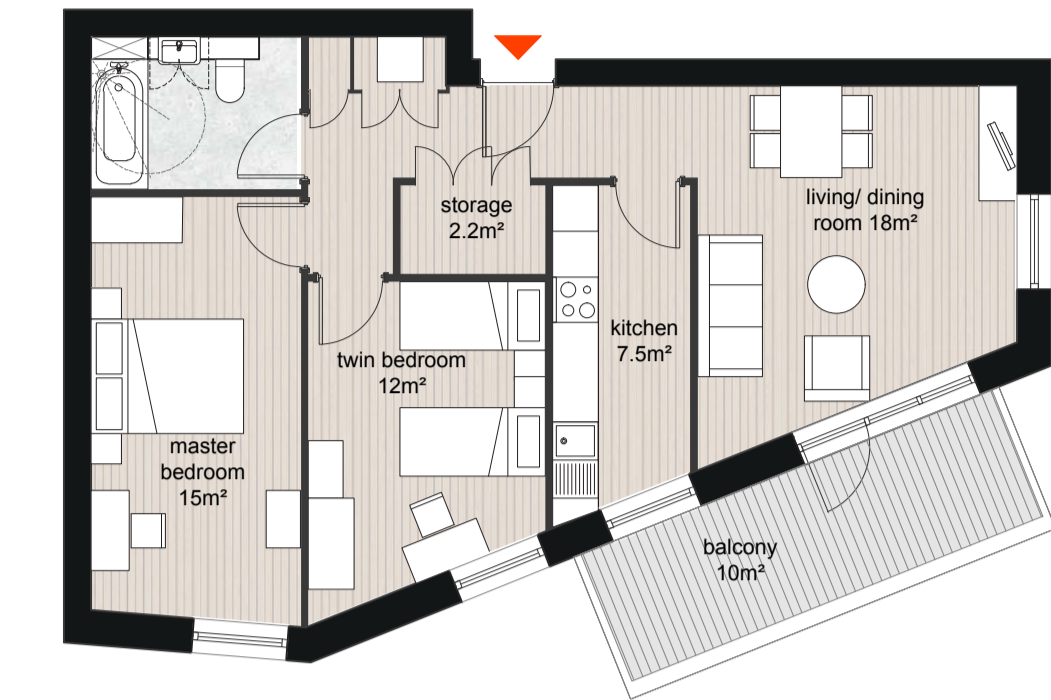
North Elevation

# 7 Proposal in context, flat layout and schedule of accommodation

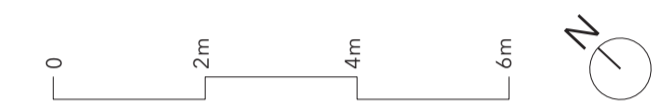


View from Lynton Road

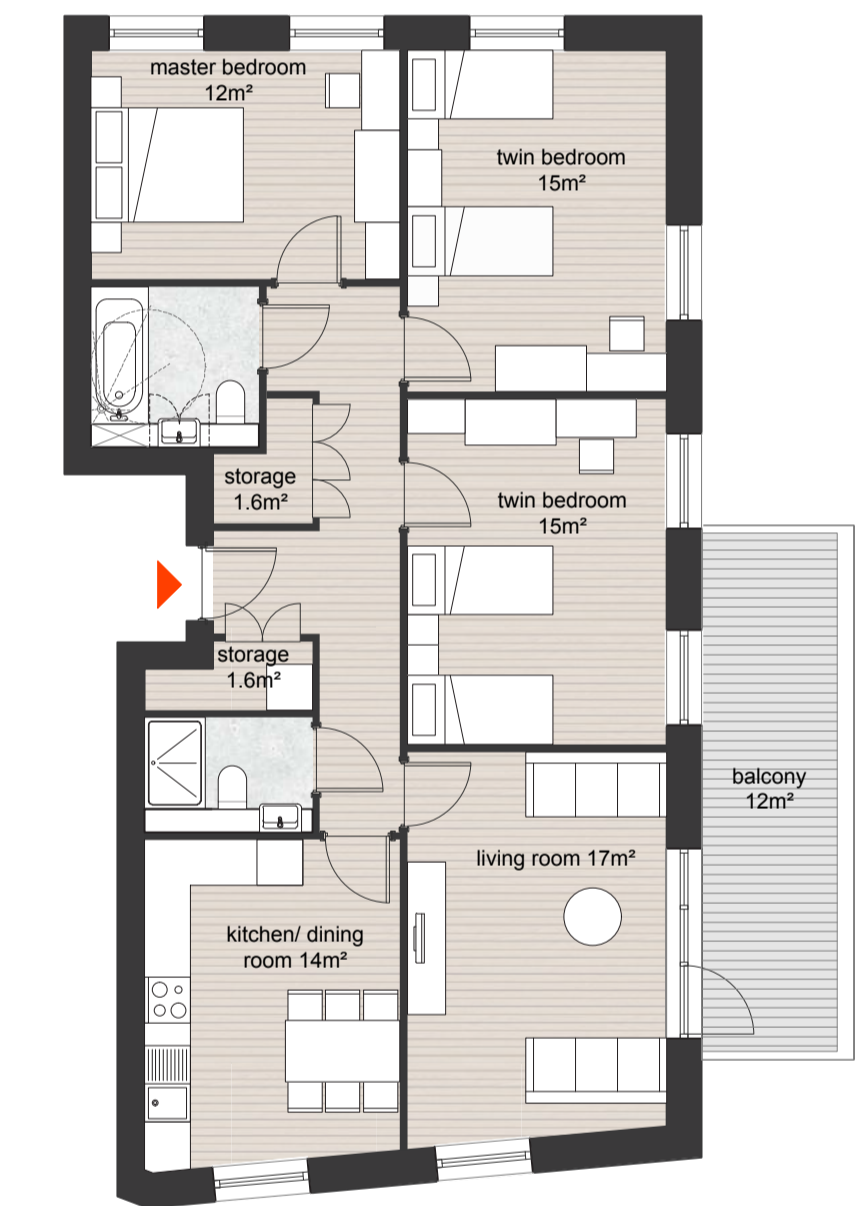
	Block A				
	1B2P	2B3P	2B4P	3B5P	3B6P
Ground Floor		1			
First Floor	1	1	1	1	
Second Floor	1	1	1	1	
Third Floor	1	1	2		
Fourth Floor	1	1	2		
Fifth Floor	1	1	2		
Sixth Floor	1	1	2		
Seventh Floor	2				1
Eighth Floor	2				1
Ninth Floor	2				1
Tenth Floor	2				1
Eleventh Floor	2				1
<b>Total</b>	<b>16</b>	<b>7</b>	<b>10</b>	<b>2</b>	<b>5</b>



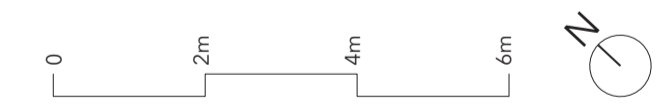
Typical 2 bedroom unit- 71 m<sup>2</sup>



	Block B		
	1B2P	3B6P	4B6P
First Floor		1	
Second Floor	1		1
Third Floor	1		1
Fourth Floor	1	1	
Fifth Floor	1	1	
Sixth Floor			
Seventh Floor			
Eighth Floor			
Ninth Floor			
Tenth Floor			
Eleventh Floor			
<b>Total</b>	<b>4</b>	<b>3</b>	<b>2</b>



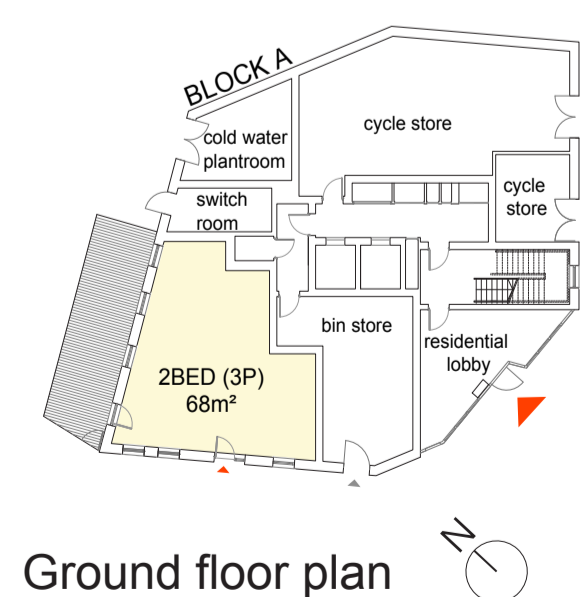
Typical 3 bedroom unit- 99 m<sup>2</sup>



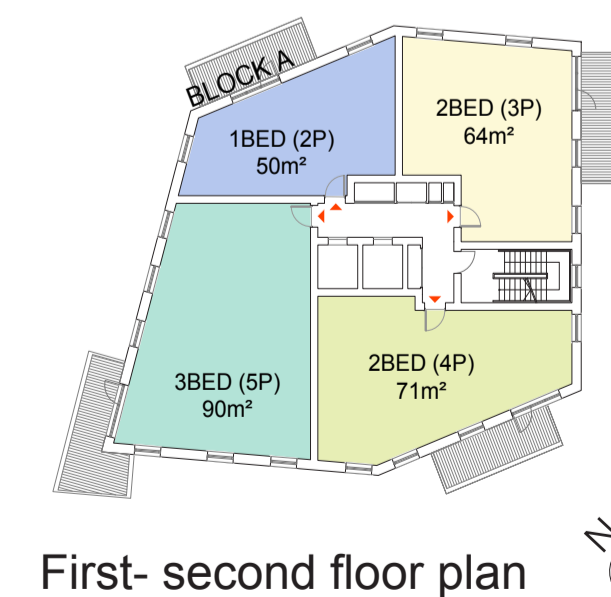
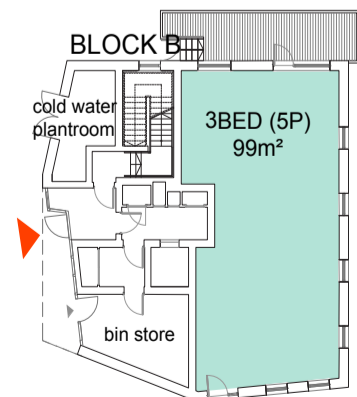
OVERALL PERCENTAGES

	Units	% of units	
1B2P	20	41%	59%
2B3P	7	14%	
2B4P	10	20%	
3B5P	2	4%	
3B6P	8	16%	
4B6P	2	4%	
<b>Total</b>	<b>49</b>	<b>100%</b>	

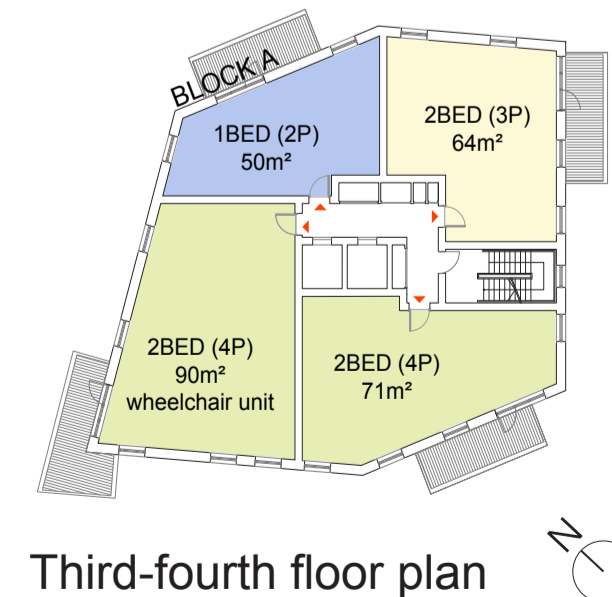
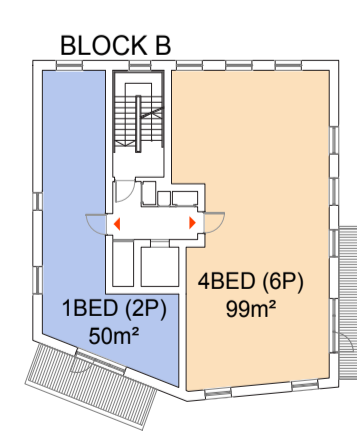
Schedule of accommodation



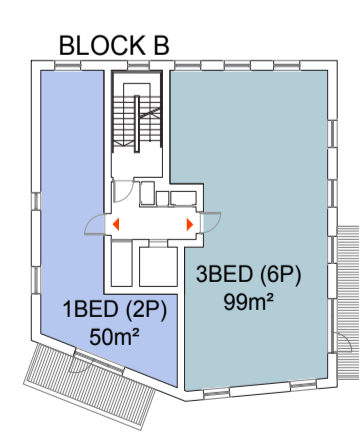
Ground floor plan



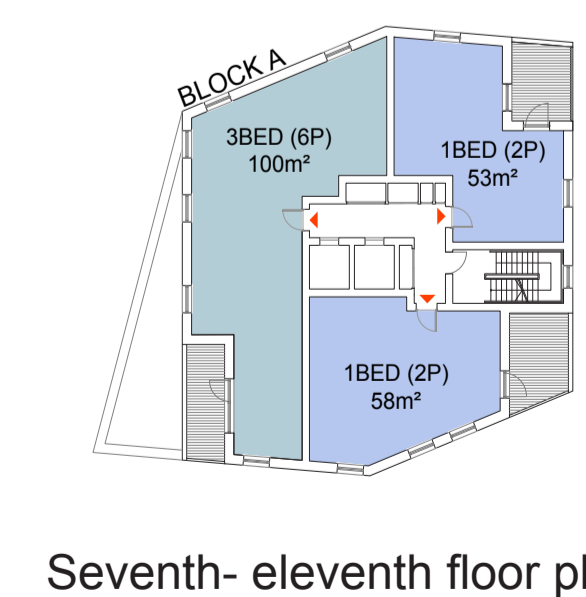
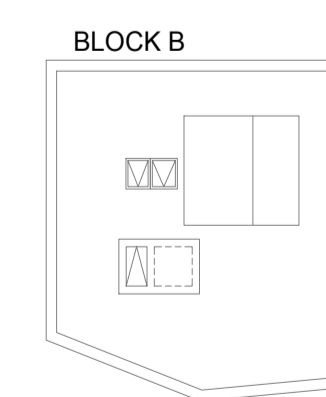
First- second floor plan



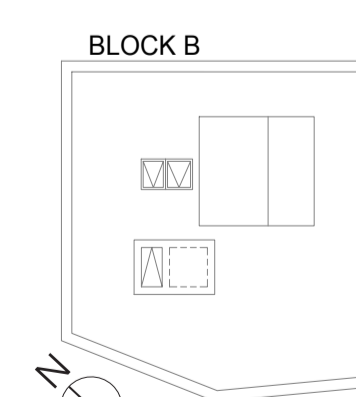
Third-fourth floor plan



Fifth-sixth floor plan



Seventh- eleventh floor plan



# 8 Landscape

## Precedent examples



Porous block paving to the pedestrian entrance area from Galleywall Road, and to the disabled parking bays



Natural play



Boundary hedge, shrub and groundcover planting



Wildflower meadow with colourful flowers

## Play areas



Play logs

Play boulders

Play equipment with a variety of activities

Sensory planting

## Planting



Sorbus 'Joseph Rock'

West Himalayan Birch - Betula utilis

Sweet Gum - Liquidambar styraciflua

Wild Cherry - Prunus avium



Epimedium

Liriope muscari

Yew hedge - Taxus baccata

Dwarf Pine - Pinus mugo 'Pumilio'

Sweet Box - Sarcococca humilis

Salvia nemorosa 'Caradonna'

Pennisetum alopecuroides





# Landscape Proposal for Estate Improvements

## Outdoor gym stations

A series of outdoor gym stations, arranged in a line to the rear of the estate, associated with the MUGA and outdoor table tennis tables. Each station is to have safety surfacing, and information on the safe use of the gym equipment.

The locations are to be co-ordinated with the proposed specific lighting.



## Improved outdoor lighting

Enhance the lighting at the base of Landmann House.

The existing lanterns could be replaced with LED versions, with better lamp columns to illuminate parts of the car park as well as the walkway. There are to be additional lanterns, including one near to the garages on the western side and lanterns to the eastern end.

## Trees



Acer x freemanii 'Autumn Blaze' Prunus 'Amanogawa' Sorbus 'Autumn Spire' Pyrus calleryana 'Chanticleer'



\* Please give us your feedback about these estate improvement proposals by filling in the questionnaire handed out today by the project team.

Please note these proposals will also be evaluated in terms of feasibility and buildability.

New Homes Site Plan

## Extended play area

Reinforce the existing play area; expand the area and provide a wider range of equipment and natural play elements for 6-11 year olds, within a fenced space. Increase planting to soften the outline of the play area, linking with existing tree planting.



Play equipment with a variety of activities Seating



Wobble boards



Play logs



## New play area

Barry House space - Remove the poor quality swings and develop a new natural play space for 0-5 year olds, including play boulders and play logs together with tradition play equipment. Additional planting, including small trees.

Landforms to provide opportunities to incorporate slides. Native and nectar-providing planting can be incorporated, providing sensory planting.

Some of these images are of a natural play spaces we created in East London, using the above elements.