

# Feedback presentation for the proposed redevelopment of Alexis Street Garages (Charles Mackenzie House)

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# Introduction

Charles Mackenzie House/Alexis Street Garages has been approved for redevelopment to provide new council homes. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

Throughout the design and development of any new council homes, we'll make sure you're involved in the most important decisions, and that there are plenty of opportunities for you to have your say. This could be through TRAs (where they exist), individually, or through drop-in meetings and events. We'll also keep you updated through newsletters, on our website, and we'll aim to hold meetings at times that work for everyone.

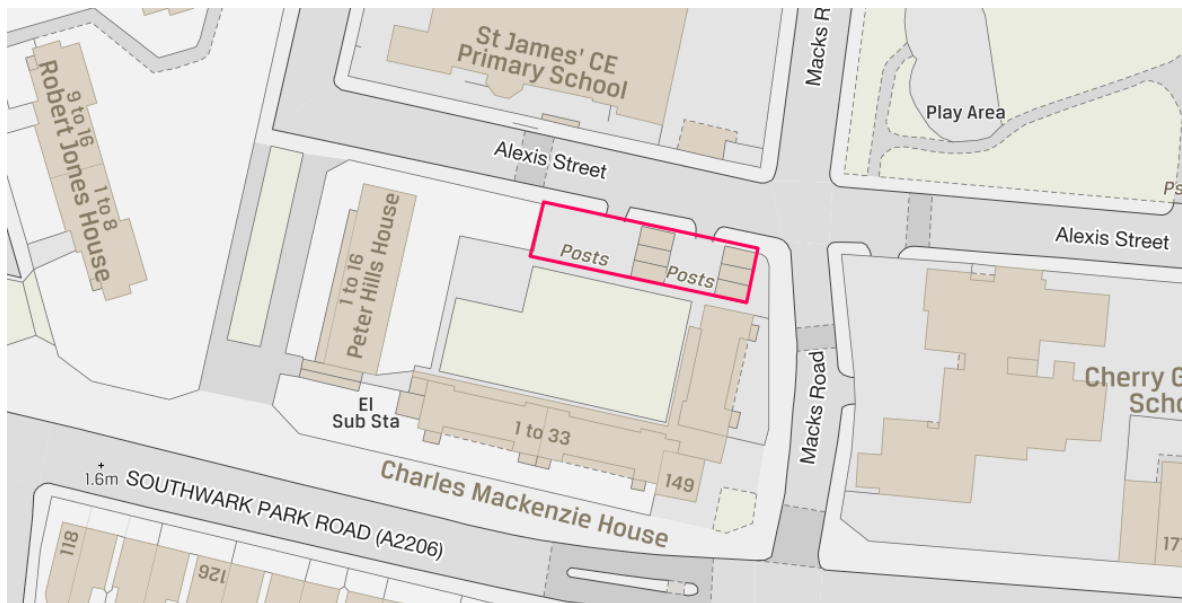
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# Location of proposed development

This map shows the area of the site approved to provide new Council homes.



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# Our Commitments

- We are committed to building 11,000 new council homes across Southwark by 2043
- Of these, 2,500 will be delivered by 2022
- There are currently about 10,000 households on the housing waiting list and 2,000 families are in temporary accommodation
- Charles Mackenzie is one of 80 sites across the borough that the council is currently developing for new council homes
- Under our local lettings policy, a minimum of 50% of the new council homes will be for local tenants in housing need

## Why we're making them

- A shortage of affordable housing is a top concern for our residents
- The population of our borough is growing
- To help meet the housing needs of future generations
- To provide opportunities and strengthen communities



# Your Feedback

Consultation letters were sent out to all residents on 23/09/2019 asking for your views on the potential for building new council homes where the garages are located and for your suggestions on we can improve the estate as part of the redevelopment.

We confirmed to you on 13 February 2020 that the project had received approval to proceed to design development. The feedback that we received from you and our response is detailed below.

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# Your Feedback (cont'd)

- Question – We asked what your views, suggestions and comments are about the proposal to develop Charles Mackenzie Garages into new homes.
- Parking issues, including allowing for deliveries
- Potential overlooking issues
- Disruption during the build



# Your Feedback (cont'd)

Question – We asked how we could provide additional benefits for you, your neighbours and the local area at the same time?

- Provide gardens for the residents on the ground floor.
- Re-design the existing green space so that it is more inviting and accessible.
- Provide more privacy for the existing residents.
- Maintaining the level of parking that currently exists on the estate.
- Trees, good landscaping
- Ensuring that the new development does not over look the school
- Create a development that reduces anti-social behaviour around the block.





# Our response to your feedback

We value the comments we received from you and hope that our feedback below will answer some of your questions.

## Design

Your concerns about overlooking, access to parking or turning of delivery vehicles, anti-social behaviour etc will be forwarded to our Architect for consideration in the development of the design.

Where necessary the Architect will carry out surveys to establish the impact of these concerns and propose design solutions to minimise such impact. We will hold Project Group meetings for further consultation as we progress.

Once we arrive at an acceptable design, we will make it available to residents and hold a final design meeting with the Project Group before submission to planning authorities.



# Our response to your feedback (cont'd)

## Benefits to the local area

The council is committed to improving the surrounding area on the estates that we provide new homes. As part of the proposed project groups and in conjunction with the architect we will work with you to find ways that we can improve the estate

## Proximity to the development

The proposed development will be in close to the existing building and taller than the existing garages. We will ensure that surveys are commissioned to find out what the impact of this will be before we submit the scheme for planning and do our best to create a pleasant environment for existing residents.



# Project Group

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# Invitation to join a Project Group

We are also exploring plans to develop at the nearby Eveline Lowe Estate and are offering residents the opportunity to join a joint project group for these estates.

If you would like to be involved in being a Project Group member please let us know by registering your interest.

[NHDTPhase5consultation@southwark.gov.uk](mailto:NHDTPhase5consultation@southwark.gov.uk)

Or telephone Kemi Baugh

**07984 512 476**

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## What is involved in being part of the New Homes Project Group

By being involved you will:

- Have a genuine say in how the scheme will develop
- Influence how the scheme fits in with the existing estate
- Get involved in your local community and meet new people
- Learn about architecture, design and the planning policy process
- How will the meetings take place?

For the foreseeable future we are adapting the way we consult to remove unnecessary social contact. We will agree with you the best way to hold the meetings.



# How we will consult with you

## Consultation

We remain committed to ensuring we consult with you throughout the design and development stages of the new council homes. We want to make sure of you are involved in the most important decisions as we progress.

For the time being as a result of the current Covid-19 situation, we are following the social distancing directive from Central Government and plan to carry out our consultation online and via our consultation hub at:

[www.southwark.gov.uk/charlesmackenzieconsultation](http://www.southwark.gov.uk/charlesmackenzieconsultation)

From now on, we will keep the hub permanently open and all our newsletters, general notification and updates on this project will now be posted on the hub.

## Keeping in contact with us

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address

[NHDTPhase5Consultation@southwark.gov.uk](mailto:NHDTPhase5Consultation@southwark.gov.uk)

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# Indicative next steps

Summer 2020	Resident Project Group set up
Winter 2020	Appointment of design consultants
Winter 2020	We'll work with residents on the design of the development
Spring 2021	Planning submission
Summer 2021	Planning approval
Spring 2022	Appointment of contractor
Spring 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes

