

Fenwick Road New Council Homes

WE'RE BUILDING
11,000 NEW
COUNCIL HOMES
ACROSS SOUTHWARK



Open Event Meeting – 6th October 2020

 @lb_southwark  facebook.com/southwarkcouncil  southwarkcouncil

 Southwark
Council
southwark.gov.uk

Southwark New Homes Programme



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**
- The Fenwick Road garage site 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

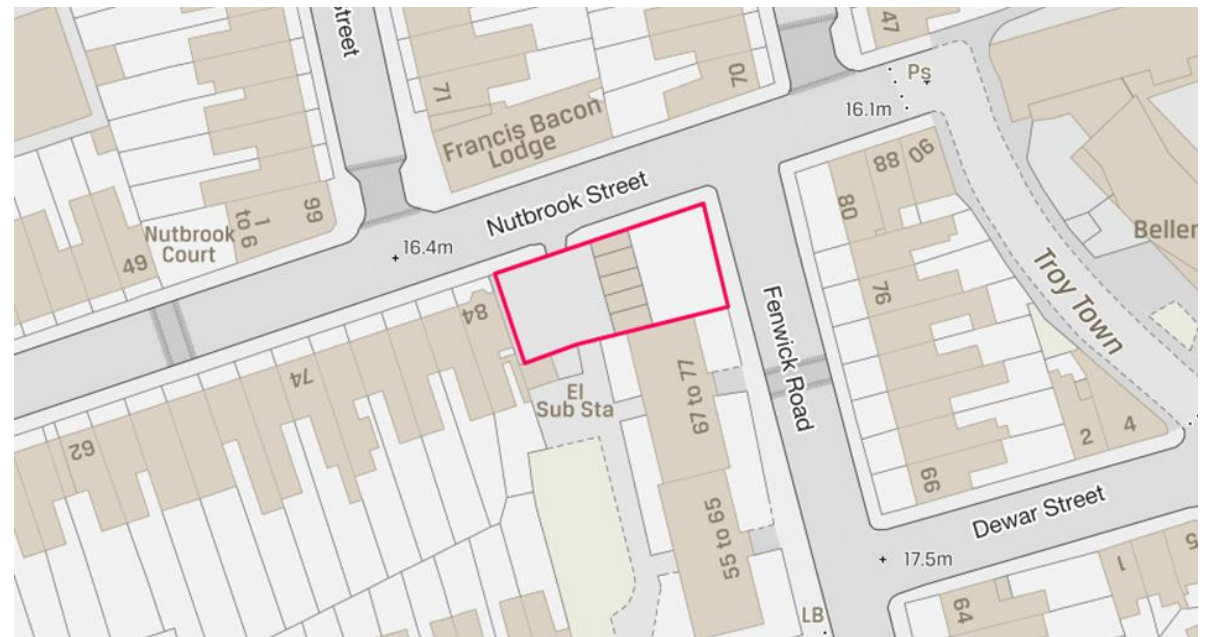
Fenwick Road Proposal



The proposed site for the development of new homes is the garages and car parking spaces next to the block 55-77 Fenwick Road.

This site has been approved to work on a planning application for the proposed development of new council homes at council rents. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

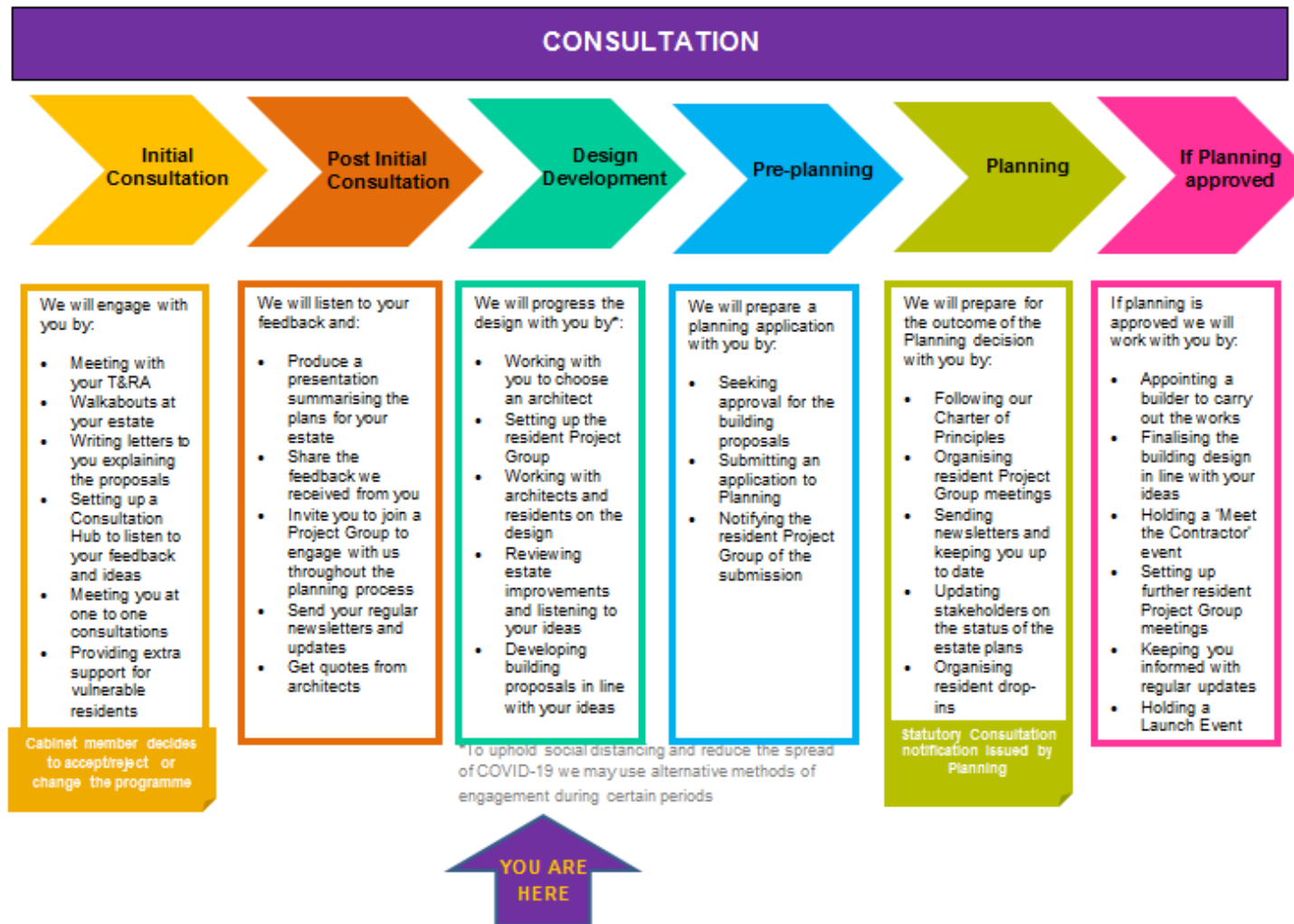
We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



The Process



How you can get involved



Project Group



Let us know if you would like to join

The Project Group is a group of residents from the local area that we will work with throughout the project to help us make important decisions. It is anticipated that the Project Group will be made up of about nine local people.

We encourage you to join to play an important part in developing the proposals for this site. By being involved you will:

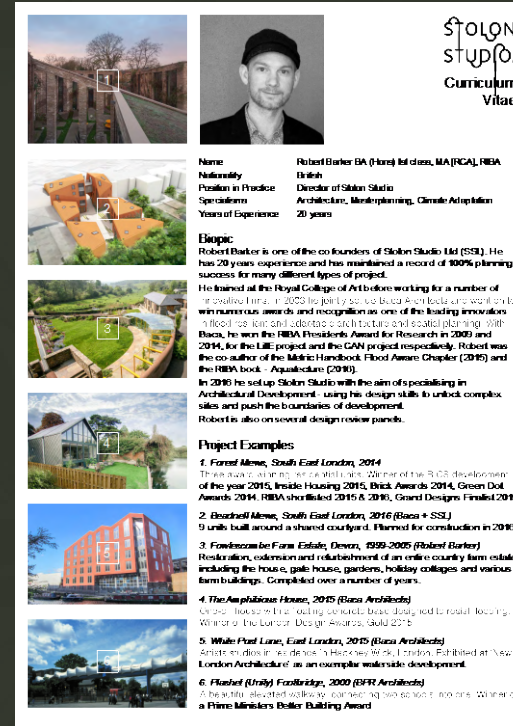
- Tell us **what matters most to you** about improving where you live
- Have a genuine say in how the scheme will develop and **provide feedback** on the designs at each stage of design development
- Attend **drop-ins and meetings**
- Influence how the scheme fits in with the **existing local area**
- Get involved in your **local community** and meet new people
- Learn about **architecture, design and the planning policy process**

If you would like to become a Project Group member, please let us know or after the meeting. We will then be in touch with the invitation to the first Project Group meeting.

STOLON
STUPID.

Who is Stolon Studio?

- Husband and Wife Team – est. Stolon in 2016
- Innovative architecture / inventive development
- Robert (Royal College of Art) has 20 years experience
Master-planning, backland sites, infrastructure, research, flood-risk and historic buildings
- Jessica (Bartlett UCL) has 16 years experience
Hotels, schools, residential development, social housing, landscape, high-end interiors
- Both have 100% planning success



STOLON STUDIO
Curriculum Vitae

Name: Robert Barker BA (Hons) BA (Hons), MA (RCA), RIBA
Nationality: British
Position in Practice: Director of Stolon Studio
Specialisms: Architecture, Masterplanning, Climate Adaptation
Years of Experience: 20 years

Biopic:
Robert Barker is one of the co-founders of Stolon Studio Ltd (SSL). He has 20 years experience and has maintained a record of 100% planning success for many different types of project. He trained at the Royal College of Art before working for a number of successful firms. In 2005 he joined Gensler, his last architectural employer, to win numerous awards and recognition as one of the leading innovators in office space and urban design such as tactical and spatial planning with Buro Happold. He won the RIBA President's Award for Research in 2009 and 2014, for the Liff project and the GWH project respectively. Robert was the co-author of the *Urban Handbook: Flood Aware* Chapter (2008) and the RIBA book - *Aquasculture* (2010). In 2010 he set up Stolon Studio with the aim of specialising in Architectural Development, using his design skills to unlock complex sites and push the boundaries of development. Robert is also on several design review panels.

Project Examples

- 1. Forest Mews, South East London, 2014**
The award-winning residential development of the year 2014, Inside Housing 2016, Brick Awards 2014, Green Dot Awards 2014, RIBA shortlisted 2015 & 2016, Grand Designs Finalist 2015
- 2. Broadhill Mews, South East London, 2016 (Baco + SSL)**
9 units built around a shared courtyard. Planned for construction in 2016
- 3. Fowlcote Farm Estate, Devon, 1999-2005 (Robert Barker)**
Restoration, extension and re-establishment of an entire country farm estate, including the house, gate house, gardens, holiday cottages and various farm buildings. Completed over a number of years.
- 4. The Amphitheatre House, 2015 (Baco Architects)**
Creative restoration of a listed grade II* house, designed to retain flooring, windows and the original design of the house. Awarded 2015.
- 5. White Pond Lane, East London, 2015 (Baco Architects)**
A new residential development in a listed area in East London. Published as New London Architecture of an exemplary waterside development.
- 6. Finsbury (Holly) Footbridge, 2009 (BFR Architects)**
The first of a series of footbridges and walkways connecting the two sides of the river in the Finsbury Park area. Winner of a Prime Ministers Better Building Award



STOLON STUDIO
Curriculum Vitae

Name: Jessica Barker (nee Lowmance) BA (Hons), Dip Arch., ARH, RIBA
Nationality: British
Position in Practice: Director
Specialisms: Architecture, Interior Design, Product Design,
Years of Experience: 16 years
Qualifications: MPhil in Architecture (RCA) 2008

Biopic:
Jessica Barker is one of the co-founders of Stolon Studio Ltd (SSL). Jessica has worked in London for over 14 years, and has maintained a record of 100% planning success in the hotel, residential, commercial and residential sectors, including in PPS (PPS) and RFL houses. She has worked at diverse environments such as Skilling Prize winning practice Alan Brinkley Architects, luxury designer James Goss, Richard Sackville, and award winning Pin Aard. After her highly creative studies, she worked at varying scales from kitchen and building product development to a new build 57 hotel in Skerston (now on sale). During her time there, she studied and worked at the Centre for the Environment, Media and the Built Environment.

Project Examples

- 1. Forest Mews, South East London, 2014**
The award-winning residential development of the year 2014, Inside Housing 2016, Brick Awards 2014, Green Dot Awards 2014, RIBA shortlisted 2015 & 2016, Grand Designs Finalist 2015
- 2. Nuba Hotel, Sherwood, London, 2015 (RMA)**
150 bed hotel, restaurant, bar and cafe on the site of an old London. J. Barker, lead architect
- 3. The Watergate, Washington DC, 2016 (RMA)**
Conceptual design and interior design of the lobby and guest suite in dining restaurants and hotel bar, main elevator lobby, and external dining terrace. J. Barker, lead architect
- 4. Jemshon House, Manchester, completed 2016 (RMA)**
A new PPS (PPS) house and estate built in the Millers Green conservation area, including private spa, bar, billiard room, library and various out buildings. J. Barker, lead architect
- 5. Pool holiday unit, various locations, 2016 (RMA)**
A luxury pool holiday unit designed for various locations. A prototype has been built in the Finsbury Park area in East London. J. Barker, lead architect
- 6. Green Glass, London 2017**
A unique terraced unit of level 2 and 3 bedroom includes on a brown field site in South London, using a mature timber frame house, to provide an economic build with a premium value. J. Barker, lead architect

... a few of our team



Robert

Director and
Architect

Passionate about
good design, and
tackling climate
change



Jessica

Director and
Architect

Working mum.
Champions social
value and family
housing



Ruth

Senior
Architect

Always looking to
green the city.
Often found in
parks
or her garden.

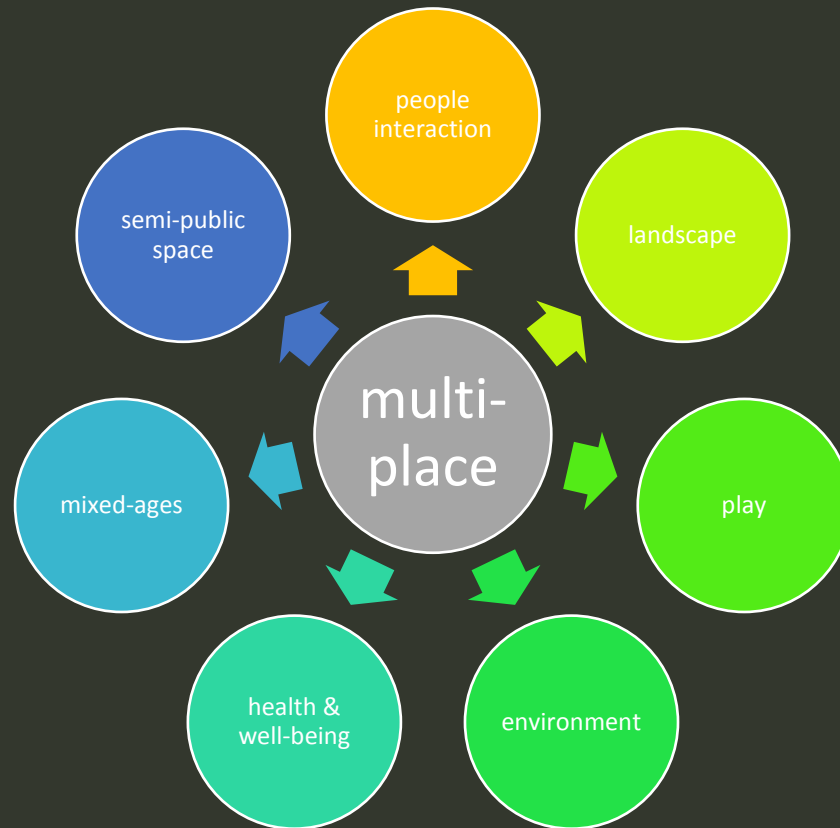


Gemma

Architectural
Assistant

Involved in
environmental
measures, local
charities & zero
waste.

Multi-place - design for community co-housing / co-working / co-living / co-benefits



INSIDE HOUSING
TOP SIXTY
DEVELOPMENTS

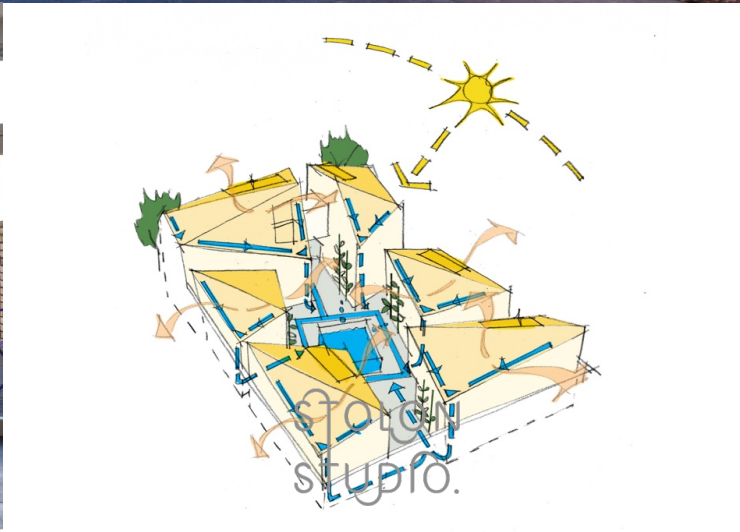
BRICK AWARDS
WINNER
2014

20 RICS Awards
Winner

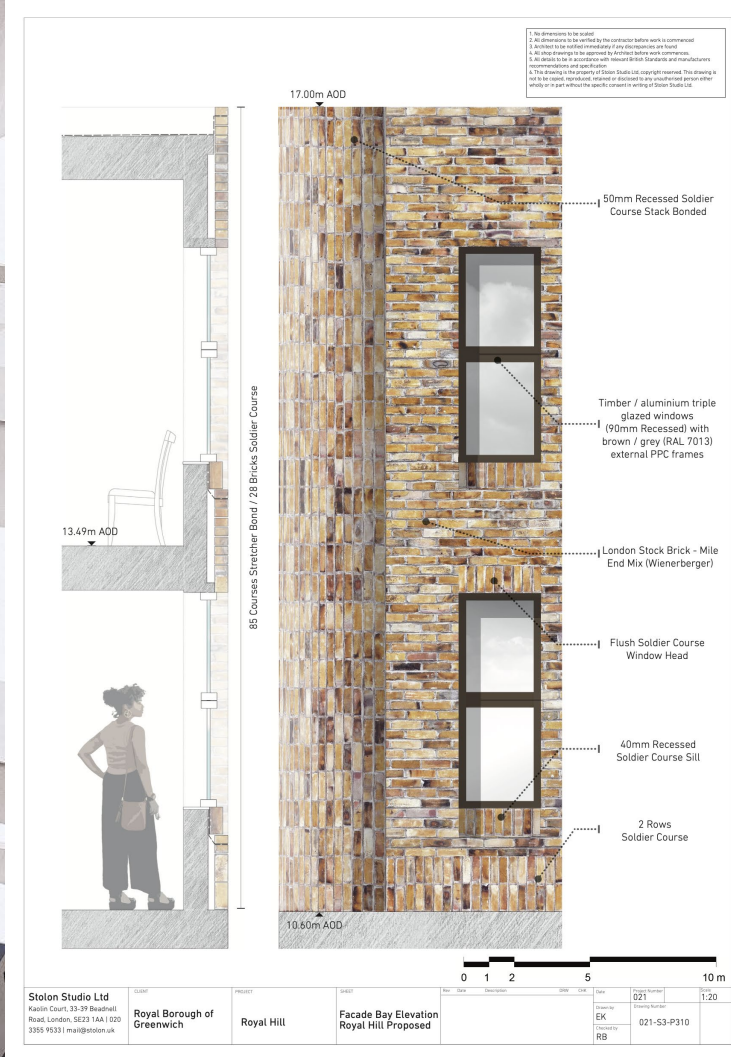


Forest Mews

Kaolin Court



Royal Hill



Fenwick Road



Where?

- The garages and car park on Nutbrook Street
- The council has identified the site for 10-12 homes
- Ideally 60% will be 2 bed in accordance with Planning Policy
- Council is committed to making estate improvements



Fenwick Road

- Car park / garages
- No pedestrian access from north into the existing communal garden
- Site defences
- Blank façade without windows – opportunity



Fenwick Road

- Generous garden
- Great potential but underutilized
- Large concrete hard-standing
- Bins on entrance



Character and Appearance

- Peckham and Nunhead Action Area
- Bellenden Renewal Area
- Victorian Street grid
- Trees- street and site
- Scale should relate to context
- Continuity on the street fronts (part of history)
- Open space within site



Nutbrook Street



Fenwick Road



Bellenden School



New Local Housing – Peckham Rye

Constraints

Heritage

- Victorian grid

Planning

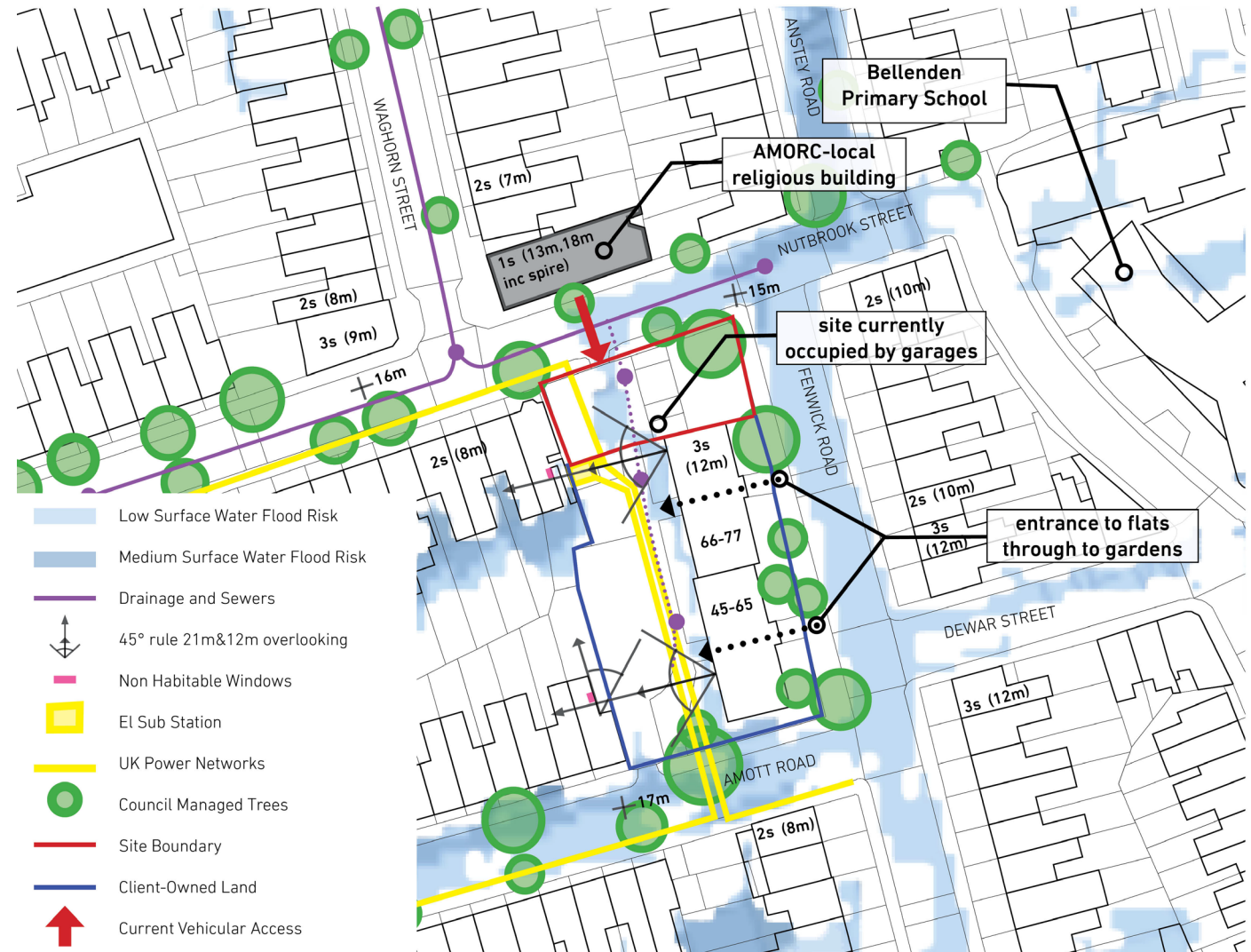
- 2-4 storeys

Adjacent windows

- Overlooking
- Daylight/ sunlight
- Trees
- On site/ street

Services

- Sewer and electric
- Sub-station



Opportunities

- Prominent corner site
- Infill current 'gap' in street

Connections and improvements

- to communal facilities
- external space

Improve entrances / remove clutter

- secure bin store
- secure cycle store
- Improve garden area



Some early thoughts

- Build to the corner to make a feature
- Set back from the corner for trees & planting
- Garden Improvements
- Connecting new homes to garden
- Housing to the rear of the garden to reduce the scale of development



Shared garden precedents



Biodiversity & Permaculture



Places to sit and play



Outdoor Dining Space / Summer House



Food growing space



Interactive landscaping



Reflective space
Shared garden for
ad-hoc encounters



Informal Play

Building precedents



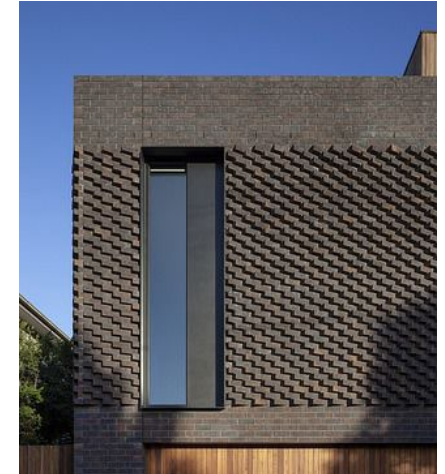
Enliven street facade



Green roofs and renewable energy



Scale in keeping



Robust Materials /
Contemporary Details



Variation of facade



Balconies



Roof garden

Other Precedents



Green Roof



Bike Store



Secure Mailboxes



Bins neatly concealed



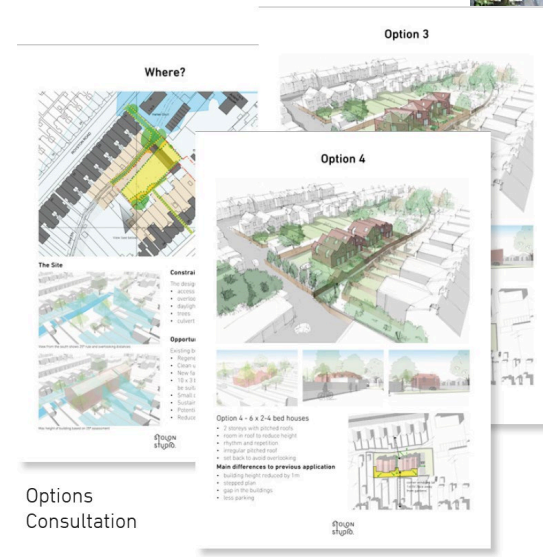
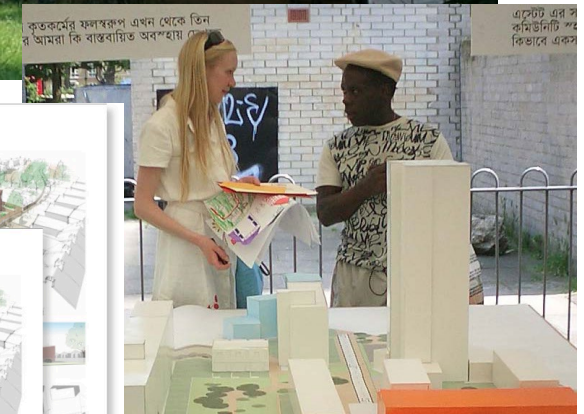
Wildlife friendly



Exterior Lighting

How we engage with residents

- WORKSHOPS
 - PROJECT GROUP
 - PRESENTATIONS
 - NEWSLETTERS
 - MODELS
 - COUNCIL WEBSITE
-
- <https://fenwickroad.commonplace.is/>





POTTER RAPER

**RESIDENT
PRESENTATION
FENWICK**

PROJECT TEAM



Team Member	Role
David Spiller	Director-in-Charge – To be the high level point of contact for Southwark
Guy Gentry	Senior Employers Agent – Main point of contact for Southwark. To assist them in all aspects of the project. To drive the team to ensure the scheme meets timescales and budgets and to ensure the project meets Southwark’s brief, planning and building control requirements. To chair regular progress meetings, issue minutes and action lists. And to make sure the Contractor provides all the necessary approvals, certification and operation and future maintenance details.
Mark Hatton	Senior Employer’s Agent – To assist guy in all aspects of the project and will be responsible for the co-ordination and management of the project team at both pre and post-contract to deliver on-time, on-budget and to a high quality
Chris Devereux	Senior Quantity Surveyor – To assist Southwark in all aspects of project costs and to advise on procurement. To monitor progress payments and issue payment certificates, negotiation and agreement of any additional unforeseen costs.
Frances Sterling	Principal Designer – Responsible for advising Southwark on Construction Health and Safety matters. Ensuring the design and construction processes on site are carried out safely

- To ensure completion of the project to agreed programme and within agreed budget
- To ensure completion of the project to meet Southwark's brief and all relevant building control, fire and planning requirements
- To ensure works are carried out in accordance with the requirements of the construction, design and management regulations and all relevant Health & Safety
- To prepare tender documents and assess and report on the results. Make recommendations for appointment of Contractor and construction processes
- To ensure the Contractor completes the works and issues all the required certificates, sign-offs and approvals, as well as the operating and manuals etc.



PROJECT GROUP MEETINGS

Team Members Roles

PROJECT EXAMPLES



Project Name	Client	Accommodation Created	Services Provided	Completion Date
Devons Estate Infill Sites	Poplar Harca	18 dwellings of affordable housing, rented and shared ownership	Employer's Agent Principal Designer Quantity Surveyor Party Wall	March 2022
Watford Social Rent Programme	Watford Community Housing	The demolition of existing buildings and the design and construction of 33 residential units for social rent across various infill sites	Employer's Agent Principal Designer	May 2021
Infills Packages 6&7	Westminster City Council	3-bed, 5-person houses mostly over 3 stories	Employer's Agent Quantity Surveyor	2021
Cambridge Infill Sites	Cambridge Investment Partnership	five sites which are all being demolished and replaced with 15 social rent units across Cambridge.	Employer's Agent Quantity Surveyor Clerk of Works	June 2020
Infills Sites	LB Tower Hamlets	5 sites providing 135 units	Employer's Agent Quantity Surveyor Clerk of Works	August 2019

PROJECT EXAMPLES



Project Name	Client	Accommodation Created	Services Provided	Completion Date
Coventry Road	Circle Anglia	Infills sites converted into 2 bungalows for rented tenure	Employer's Agent Principal Designer Clerk of Works	April 2017
Rough Rew	Mole Valley Housing Association	Development of an un-used and unsightly garage blocks in their estate with the provision of 6 2-bed houses, 2 2-bed and 1 1-bed flats	Employer's Agent Principal Designer Clerk of Works	March 2015
Merton Garage Sites	Circle Group	Development of un-used and unsightly garage blocks around their estate with the provision of 12 4-bed and 8 3-bedroom houses and 2 2-bedroom flats	Employer's Agent Principal Designer Quantity Surveyor Clerk of Works	January 2015
Shadwell Infill Site	Peabody (Services) Ltd	Provision of a terrace of 4 four-bedroom houses	Employer's Agent CDM Co-Ordinator Quantity Surveyor	October 2014
Edenside Infill Sites	Circle Group	Development of unused garage blocks to provide 6 2-bed bungalows, 7 2-bed houses, 5 1-bed flats, 17 2-bed flats	Employer's Agent CDM Co-Ordinator Quantity Surveyor Clerk of Works	October 2014

ABOUT POTTER RAPER



PROJECT MANAGEMENT



QUANTITY SURVEYING



EMPLOYER'S AGENT



BUILDING SURVEYING



JOINT VENTURE MANAGEMENT



HEALTH, SAFETY & ENVIRONMENTAL



FUND/BANK MONITORING



CLERK OF WORKS



LASER SCANNING & CAD



WE HAVE A SIMPLE GOAL - TO
PROVIDE **CONSTRUCTION
CONSULTANCY SERVICES** OF
THE HIGHEST QUALITY.

WHO WE WORK WITH...

Working with the public and private sectors, our Clients include –

- Local Authorities
- Registered Providers
- Education Providers
- Funding Institutions / Banks
- Health Providers
- Private Developers



Next Steps



Key Dates and Timeline

6 th October 2020	Open Resident Meeting via Zoom
Mid October 2020	Resident Project Group set up
October – March 2020	We'll work with residents on the design of the development
Spring 2021	Open event for all residents prior to the submission of a planning application
Spring 2021	Planning submission
Summer 2021	Planning approval
Winter/Spring 2022	Appointment of contractor
Winter/Spring 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes

Some Initial Questions



Let us know your thoughts and any other questions

- Are there things we ought to be made aware of such as access, security, vandalism, antisocial behaviour?
- Are there any problems with the existing building layout: Bins, Bikes, circulation etc.?
- What would you like to see improved on the site?
- How well is the garden used at the moment and who uses it most?
- Do you have any suggestions for improvement of the garden?
- Are there any issues within the local area that we should be aware of and should take into consideration as part of the development of the designs?
- What sort of thing would you like to see from the new development in terms of design or general feedback?

Commonplace Link:

<https://fenwickroad.commonplace.is/>

Contact



How to get in touch

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

Or you can give us a call on 020 7525 1801 or 07984 228 291.

Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.