



# Lomond Grove Update

## January 2020

Your update about the development of new homes at Lomond Grove

### What you need to know:

We've proposed to create new council homes at council rents on Lomond Grove as part of our commitment to providing more quality council homes across the borough. We've committed to creating 2,500 council homes by 2022 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

We're proposing to build around 22 new homes. These new homes will be built on the space enclosed by the brick wall and grassed area facing Lomond Grove.

- 50% will be prioritised for existing tenants from the local area who are in housing need, so they can continue to live near family, friends, and services they currently use.
- 50% will be allocated to people on our wider housing waiting list.

### Estimated timeline

<b>Early 2020</b>	Design development working with the project group
<b>Mid 2020</b>	Pre-planning open drop-in event to show final design to all residents
<b>Summer 2020</b>	Planning submission & approval
<b>Early 2021</b>	Meet the Contractor event Opportunity for residents & project group to ask questions and information about the works that will be starting on site.
<b>Mid 2021</b>	Construction work starts on site

## Latest updates

A gate has been installed into the garden area to enable access to the site. We have carried out an ecological survey to assess the likely significance of ecological impacts from the proposed development. The garden area will now be cleared of rubbish and plant materials, but not the trees. This clearance will take place on the 5<sup>th</sup> February and is anticipated to take 4-5 days.

This will enable us to carry out surveys to assess the conditions of the site, determine whether development is feasible and develop designs that take the site circumstances into consideration. We will be starting to carry out these surveys in the next few weeks and so you may see people within this garden area. The first surveys will be to find out the position of the services and utilities under the ground, the location and condition of the drainage and the heights and level of the ground.

## Working with you

It's really important to us that we work with residents when we create new homes in Southwark.

As part of creating new homes at Lomond Grove we will be starting a project group who will have more in-depth involvement in the development of the designs. The project group will be made up of representatives from the local area, local stakeholders and a number of residents from the Elmington Estate.

A high number of residents expressed an interest in joining the project group and so we have written to these residents asking if they can confirm whether they are still able to join the project group. The residents that confirmed they are interested will be written to separately with the details of the first meeting.

The group will meet regularly with others involved in the new homes project, such as architects and project managers, to help us decide how we're going to deliver new homes in a way that benefits everyone.

We will also hold an open drop-in event for all local residents to show the final design once this has been developed. Further information will be available on our website and any formal objections can be made through the planning process once this has been submitted.

## Your views

### Concerns raised by residents

#### Loss of green space and trees

The proposed development will involve building on an area currently occupied by a number of trees and green space. Residents expressed a concern about the loss of this space and the impact of the loss of trees on the views from their home.

We currently have a once in a generation opportunity to build new council housing but the only way that we can afford to do this is by building on land already owned by the Council. Therefore, although this is an area of green space, a large part of the site is completely inaccessible and full of overgrown plants and rubbish. Building on this space would provide valuable new homes for local residents in desperate need of new housing. In addition, this site was approved by Ward Councillors as an area that would be suitable for development.

Trees will be re-provided and improvements will be made to the landscaping and local environment as part of the development. We will work with you to develop the designs and plans for the local improvements.

## Potential overlooking of nearby homes and loss of daylight and sunlight

There will be a daylight and sunlight survey to assess the impact of the new development with regards to existing properties. New developments are subject to planning policies and regulations, and the local planning authority will also assess any possible overlooking issues of new buildings and, therefore, we need to make sure that any potential negative effects are addressed accordingly.

The massing and shape of the building will be carefully considered to minimise any overshadowing and impact on privacy.

## Impact on car parking

The proposed development will be considered car-free, except for any wheelchair units, which would have a disabled parking bay provided. This means that any residents that move into the new development are unable to apply for a permit for the CPZ and so will be unable to park in this area. These homes are advertised as car free and those in housing need can make an informed decision to move to a car free development if they wish.

As part of a planning application a car parking survey is provided, this determines parking needs and parking availability in the area. A transport assessment is also provided, this includes an evaluation of public transport links and any possible issues related to the proposed development.

## Size and height of new building

The proposals for this development are at an early design stage. The architects will consider the existing homes, surrounding area and the outcome of various surveys to develop designs that are the best overall approach for the new building. During this design stage, we will meet with the resident project group to provide updates, listen to their concerns and suggestions.

We aim to develop a scheme that meets planning policies and provides high quality homes. During the planning process the development will be scrutinised and assessed by the Planning Officer to ensure the development is of an appropriate size and height for the surrounding context and does not have adverse impact on neighbouring buildings.

## Noise and disruption during construction

Building work is disruptive, however, we would try to minimise this disruption as much as possible. As part of the procurement process considerable emphasis is placed upon the contractor's quality of delivery and they are then held to these standards during the construction phase. We also insist that contractors join the Considerate Constructor's scheme and consistently monitor their performance against these standards.

In addition, the proposed development is at an early design stage and we do not anticipate that works would be starting on site until mid 2021. This is a much smaller project than the larger development opposite the site and, therefore, the associated impact should also be less, for example, fewer deliveries and a shorter construction timescale.

## Find out more online

You can find ongoing information, including past design architect boards, upcoming events and other useful information, [www.southwark.gov.uk/LomondGrove](http://www.southwark.gov.uk/LomondGrove)

## Your contacts

### Resident Services Officer:

Noel Ene – [Noel.Ene@southwark.gov.uk](mailto:Noel.Ene@southwark.gov.uk) / 020 7525 7298

### If you'd like to know more about this project:

Rachel Askew – [Rachel.Askew@southwark.gov.uk](mailto:Rachel.Askew@southwark.gov.uk) / 0207 525 1801

Architects - Fraser Brown Mackenna, Employer's Agent - Martin Arnold, and other consultants are also part of the project team developing this scheme.



Indicative site area showing where the homes will be built on Lomond Grove