



FENHAM ROAD GARAGES

JANUARY 2021

We're creating five new homes at Fenham Road as part of our commitment to providing more quality council homes across the borough. We have committed to creating 11,000 new council homes by 2043 – 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.

Of these:

- 50% will be prioritised for existing local tenants 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

LATEST UPDATES

As you may be aware, planning application was submitted for this development on Monday 22nd June by Fraser Brown Mackenna Architects.

We are very pleased to inform you that planning permission for these 5 new council homes has now been granted. You can look at it on the Council's planning portal using reference: 20/AP/1720. We are now starting the process to appoint a contractor who will build the development, this will take some time and we will be in contact again once this process is complete with an update.

Once the procurement is complete there will be a further drop-in session with an opportunity to meet the contractors – we will provide details of this closer to the time.

WORKING WITH YOU

Thank you to all those local people who have helped us reach this milestone; your comments, questions and contributions during the design stage, pre-planning application and planning consultation have been a hugely important part of making sure this proposal responds well to the surrounding area and achieve good quality.

YOUR VIEWS

Potential overlooking of nearby homes and loss of daylight and sunlight

The design was carefully revised to minimize potential overlooking into neighbouring properties. As 2 bedroom units require balconies, they are positioned on the corner facing the open street and not towards adjacent windows. In addition, the balcony is semi-enclosed and recessed reducing potential overlooking further. All other windows have been placed with consideration to neighbouring properties. Windows on the west elevation that face towards adjacent properties will have obscured glazing – letting light into the new dwellings but not views out.

Size and height of new building:

A connection to the adjacent buildings in Nutcroft Road is established by 2-storey building that is designed to be the same scale as existing houses in terms of height, pitched roof design and window height. The 3- storey part of the building with rounder corner steps forward towards the pavement like the building on the opposite site in Geldart Road and reflects Victorian character of the area by emphasizing the corner.

Antisocial behaviour concerns:

The proposed building will secure the site and avoids hidden corners where antisocial behaviour could take place. Boundary walls will ensure only residents can access the rear communal garden. The proposed bin store is located at the front of the building just next to the main entrance, avoiding refuse collection from the rear of the site. The door will be secure and well ventilated.

YOUR CONTACTS

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

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