

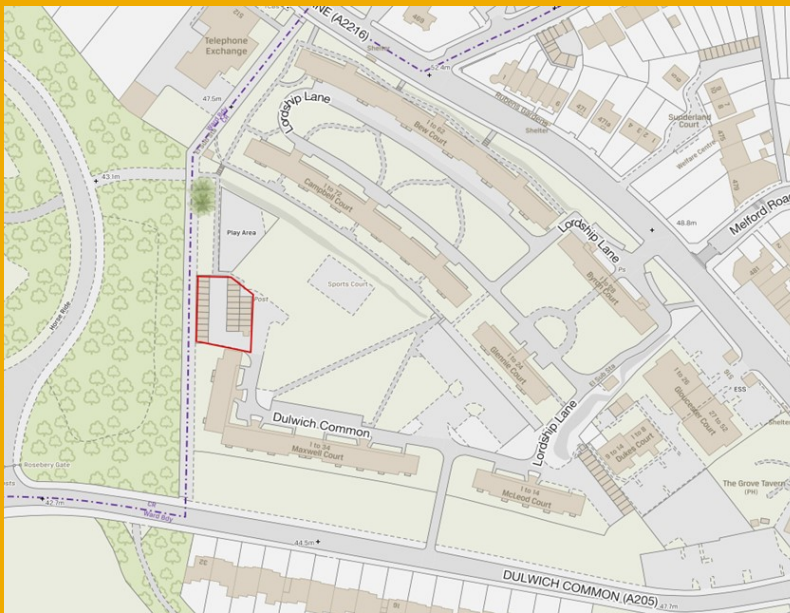
LORDSHIP LANE ESTATE

COMMUNITY BRIEF

Lordship Lane Estate

Southwark Council are proposing to redevelop the garage site next to Maxwell Court. The new development will provide new social rented homes for local people in housing need.

In line with our commitment to engage with residents on the Lordship Lane Estate, a New Homes Project Group (NHPG) was set up in October 2020. The NHPG was made up of residents and the Tenants and Residents Association who will work closely with the council officers, Ward Councillors and its consultants to develop the plans for new homes.



The first role of the Project Group was to develop a community brief which would detail what matters most to residents about the new homes and improving where they live.

The community brief details the following:

- ◆ Residents' concerns regarding the proposed new development
- ◆ Residents' hopes and priorities for the new development
- ◆ Residents' priorities for estate improvements.

We would like to thank all the Project Group members for participating in developing the community brief which our architects will respond to during their selection progress and then through the design process once appointed.

The Lordship Lane Estate community brief highlighted the following top three issues that mattered the most to residents.

1. The impact upon existing households
2. Ensuring and maintaining good quality of life for all residents, existing and new.
3. Security measures, such as lighting in key areas

COMMUNITY BRIEF

What you said

Residents' hopes and priorities for the new homes

1. Ensuring and maintaining good quality of life for all residents, existing and new

The impacts on existing residents from the new development should be minimised. Consideration should be made, for residents of the new block, to ensuring that homes are designed to minimise possible disturbance from the nearby sports pitch and play area.

2. Development that from the outset seeks to promote safety, security and to 'design out' crime and anti-social behaviour

The estate's open character means that it suffers from anti-social behaviour. The new development should not create additional problems and ideally should help reduce existing ones.

3. Retain or re-provide storage spaces

While this may not be done within the development site boundary, residents are keen to explore whether some garages could be retained or alternative storage provided as a replacement for the loss of the garages.

For further information on the Lordship Lane Estate redevelopment proposals please visit the following web link;

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

What you said

Residents' concerns about the new homes

1. The impact upon existing households

Residents are particularly worried about loss of a sense of open space, loss of privacy and light to homes, pressure on ageing infrastructure, parking and traffic movement.

2. Loss of vital storage

While fewer garages may be used for cars than was once the case, many residents use them for wider storage needs.

3. Noise and disruption from construction

Reassurance is wanted that any contractors appointed will adhere to Considerate Constructors guidelines, and work within reasonable hours at a reasonable volume.

What you said

Residents' priorities for estate improvements

1. Security measures, such as lighting in key areas

This would help address residents' concerns about anti-social behaviour. There are particular concerns around the way that stairwells and entrances, as well as some landscape features, become gathering points.

2. Replacing any storage lost to development

Residents would like some alternative storage to be made available.

3. More accessible and useful community food growing and gardening area/s

There is currently a space for this on the estate however its location means that it does not feel open to all residents. There is interest in the idea of a community gardener who would be able to provide support to the community.

[SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://southwark.gov.uk/housing/new-council-homes)