

Kingston Estate New Council Homes

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



Project Group Meeting 2 – 1st February 2021

AGENDA FOR THIS EVENING

- Introductions
- Project Group Meeting 02 - purpose
- Last meeting - key slides and feedback
- Existing site landscape
- New homes - building plans
- Wider estate context - options
- Proposed landscape
- Proposed landscape - option to retain all trees (added 1 Feb)
- Views
- Next steps
- Contact

NEW HOMES PROJECT GROUP & PROCESS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design		Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

LAST MEETING - KEY SLIDES & FEEDBACK

EXISTING ESTATE & SITE LANDSCAPE



- KEY**
- Gated green space
 - Open green space
 - Pedestrian route
 - Vehicle route

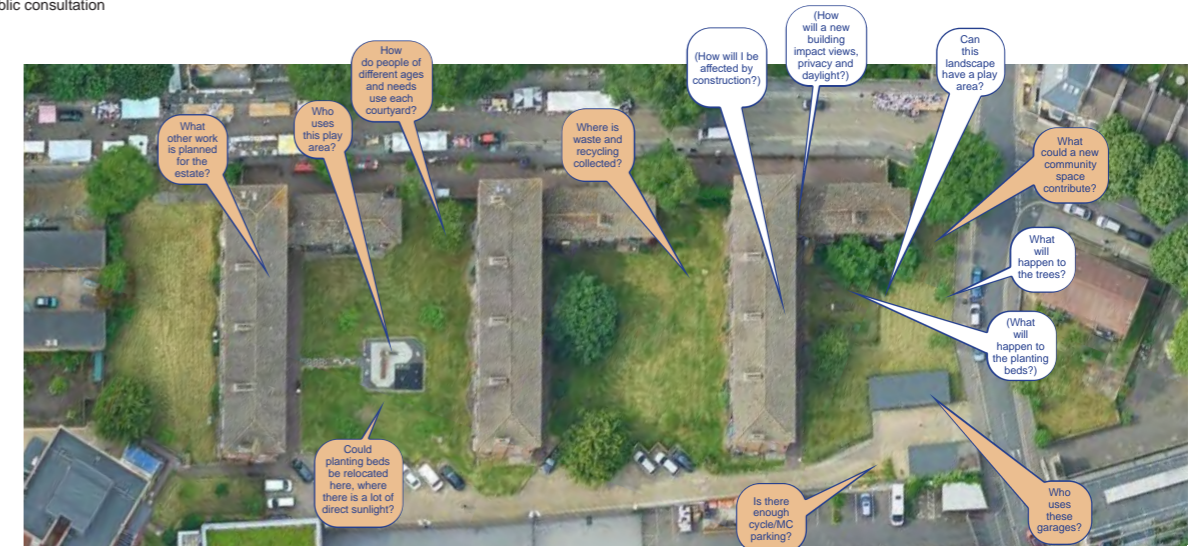
- ESTATE**
- Two open green spaces with gated 'bookends'
 - Rear access and parking
 - Openness to south, well defined green space
 - 5 and 3 storey blocks

- PROJECT SITE**
- Ground floor residential access & gardens
 - Gated green space
 - Planting beds
 - Garages
 - Trees

COTTRELL & VERMEULEN ARCHITECTURE

QUESTIONS & CONCERNS

Project Group
 Everett House - residents
 Whole Estate - residents
 Technical Team
 Public consultation



Residents (common questions) Design team

COTTRELL & VERMEULEN ARCHITECTURE

WHOLE ESTATE APPROACH



- KEY**
- Gated green space
 - Open green space
 - Pedestrian route
 - Vehicle route

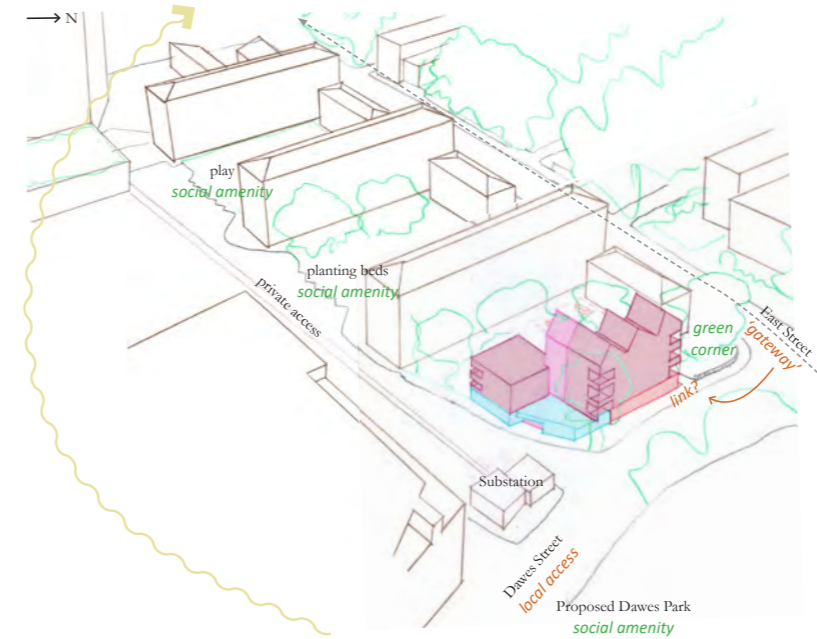
- ESTATE**
- New trees to define and shade areas, screening of East Street
 - Relocate planting beds to more open aspect
 - No change to off street car parking

- PROJECT SITE**
- New shared courtyard landscape with play, seating, cycle parking
 - New green space on market corner
 - New homes along Dawes Street
 - Retention/replacement of trees

COTTRELL & VERMEULEN ARCHITECTURE

OUR 'FIRST RESPONSE' BEFORE APPOINTMENT

- Enclose a new shared landscape
- Activate ground floor with shared uses
- Build taller along Dawes Street



MASSING IDEAS

- Lower height to north and east for daylight/openness
- Active/generous site entrance, could be covered
- Up to four storeys - as Aylesbury will be across the road

COTTRELL & VERMEULEN ARCHITECTURE

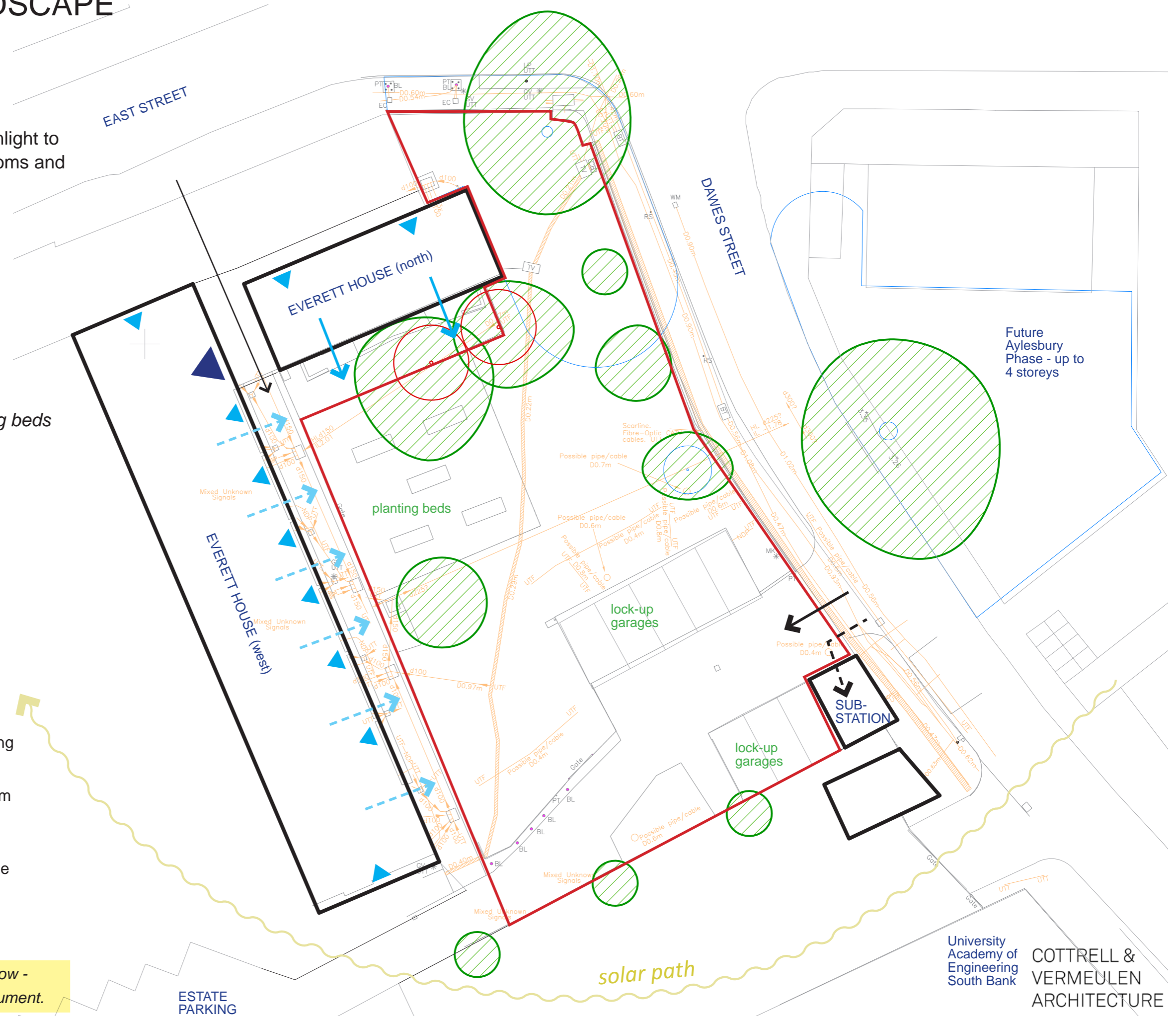
What you said

What we will do

EXISTING SITE LANDSCAPE

- Southeast aspect - daylight and sunlight to the green space, gardens, living rooms and bedrooms
- Mature and younger trees
- Resident planting beds
- Access to estate parking
- Access to substation
- Utilities below ground

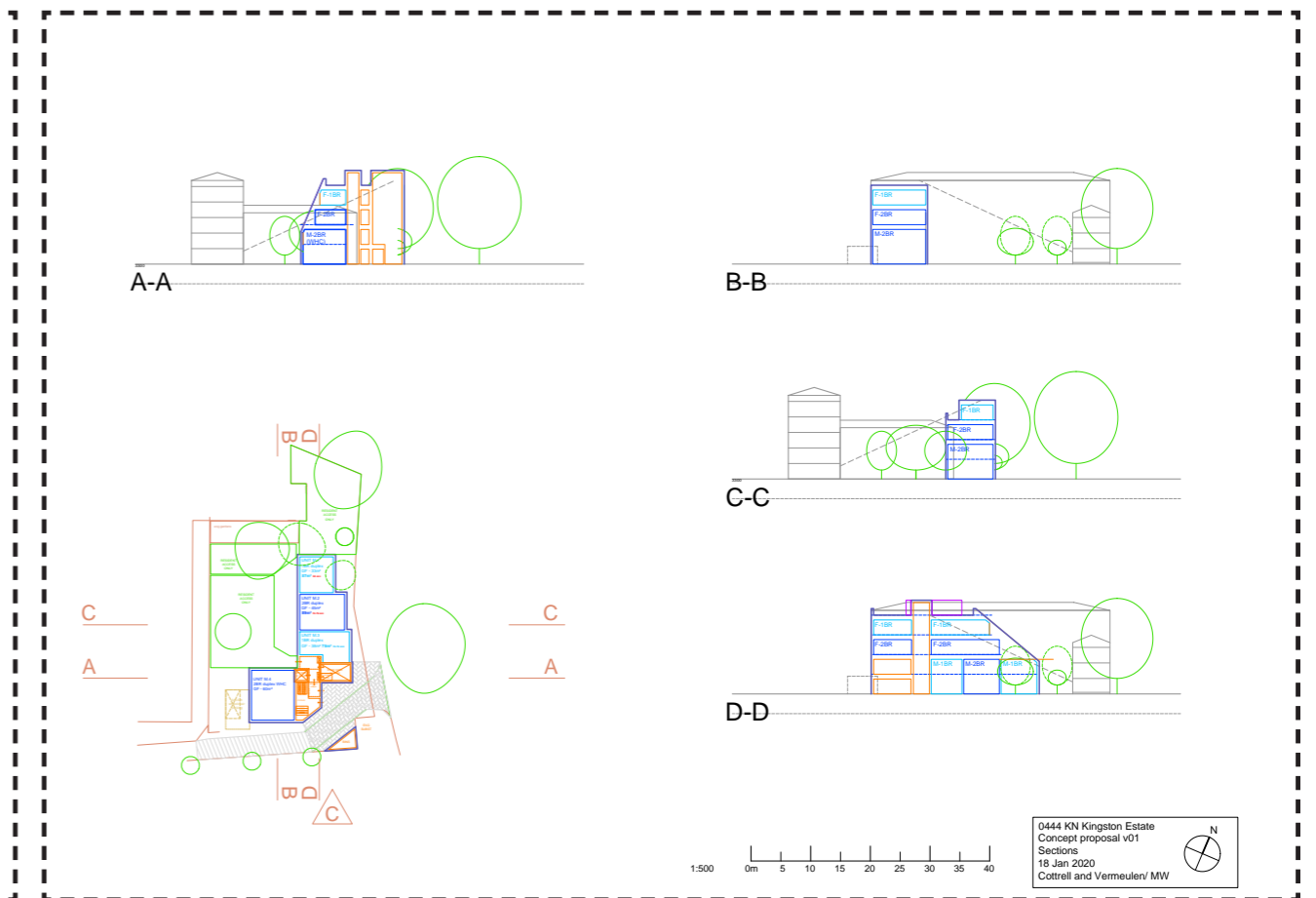
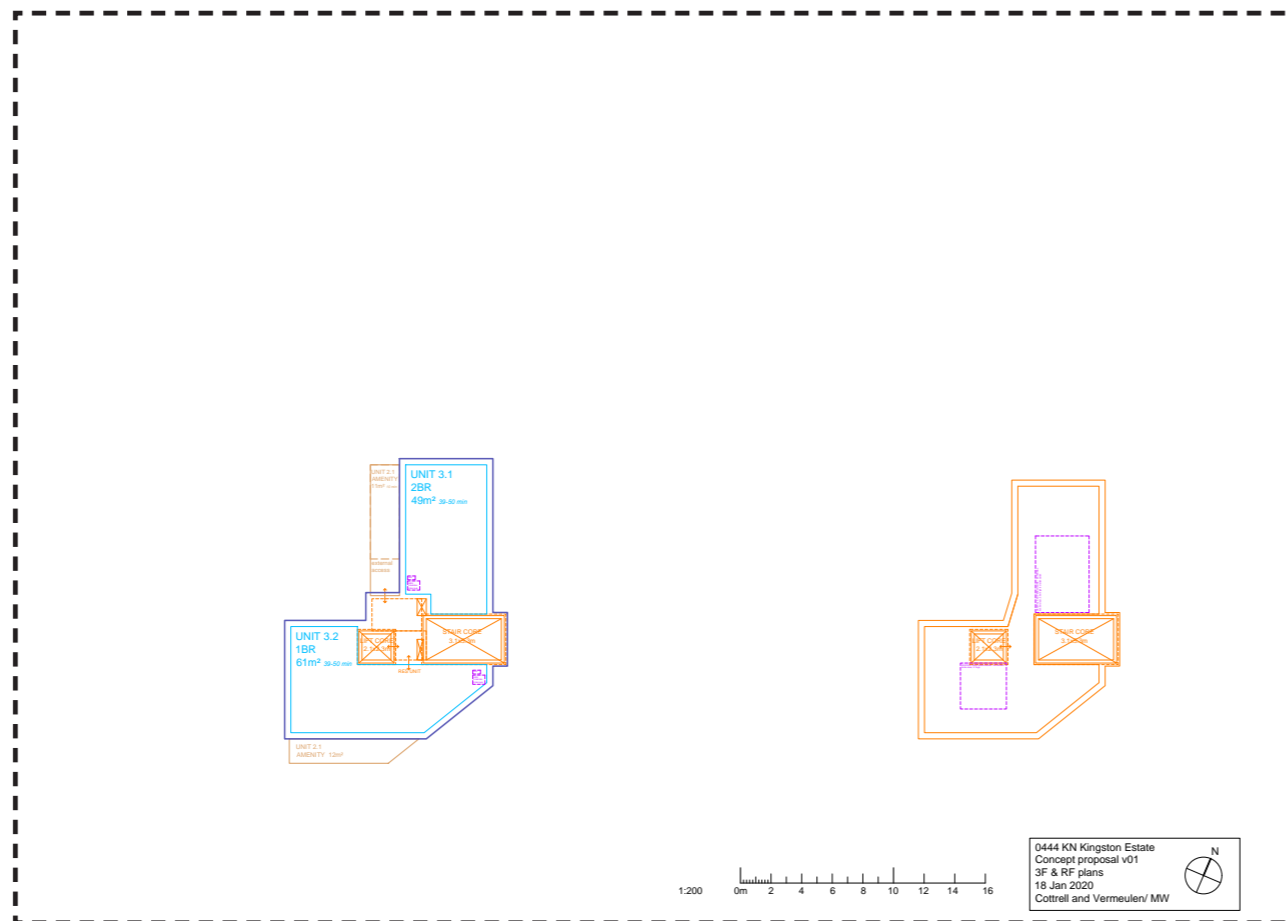
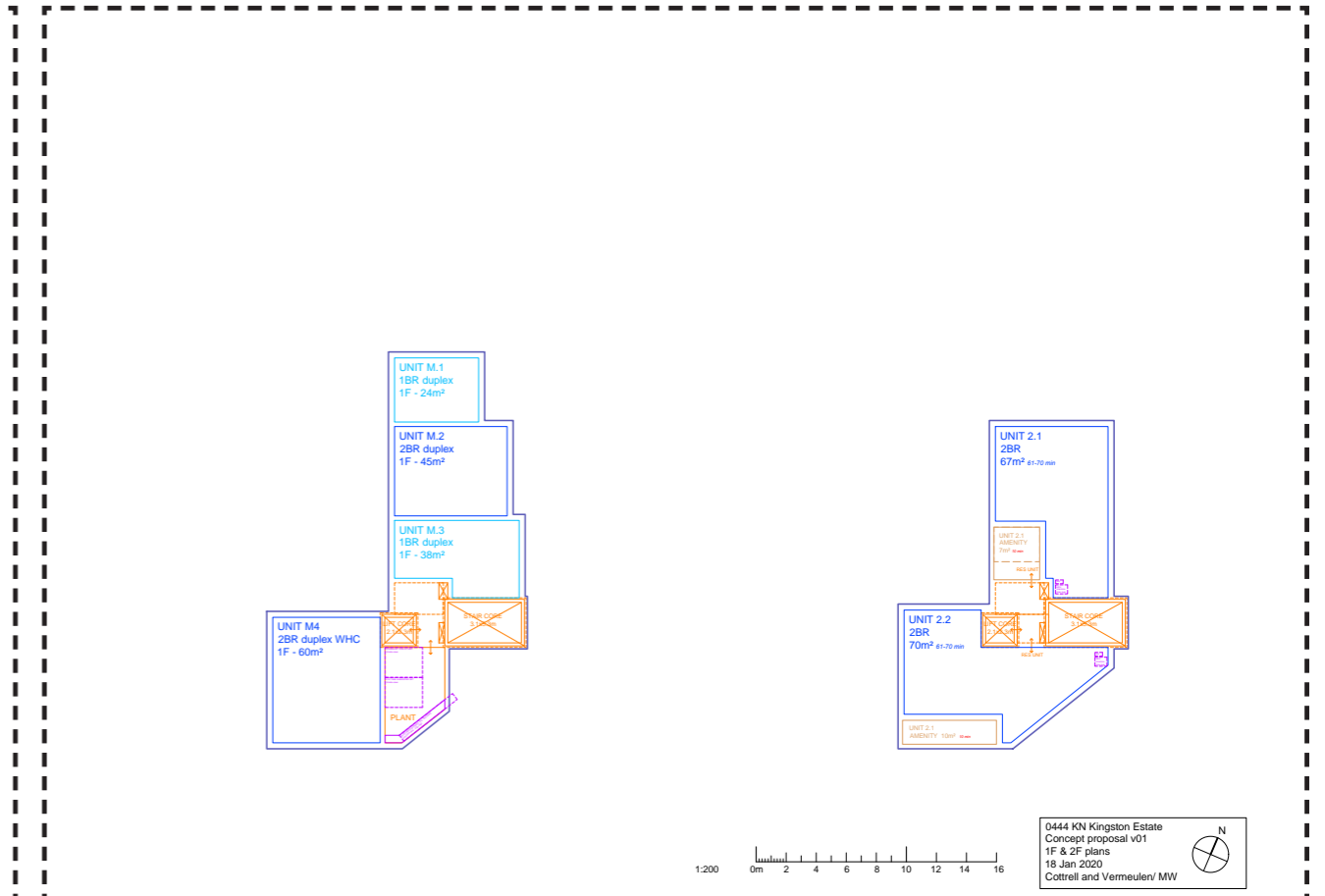
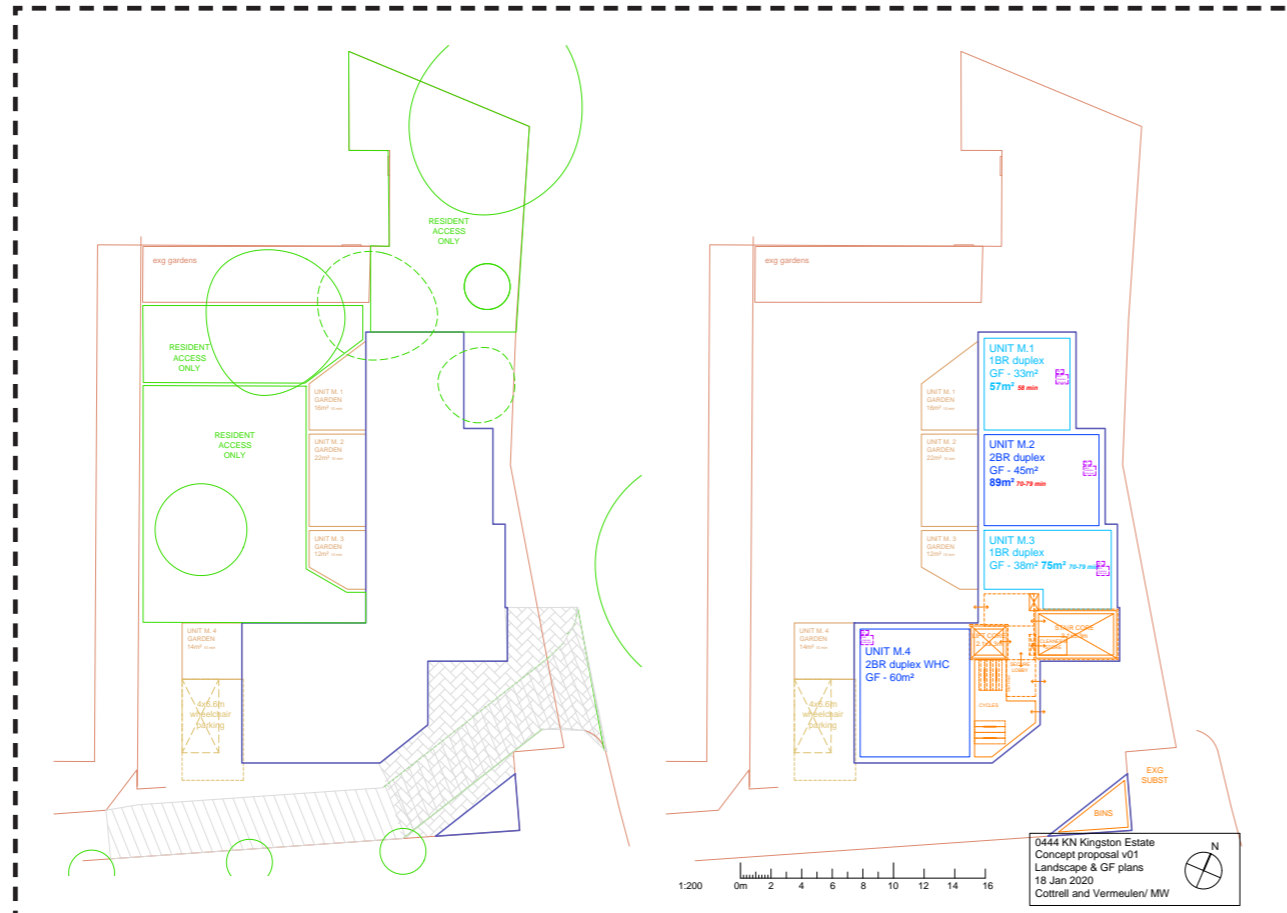
- *Not many residents use the planting beds*
- *There is no seating or play*



- Entrance to common stair
- Main entrance to existing dwelling
- Flats on all levels with living room or bedroom overlooking the site
- Flats on upper levels with living room or bedroom overlooking the site

Have we left anything out? Please let us know - contact information is at the end of this document.

NEW HOMES - BUILDING PLANS



WIDER ESTATE CONTEXT - OPTIONS

LAST MEETING - PLANTING BEDS IN MARSHALL HOUSE COURTYARD

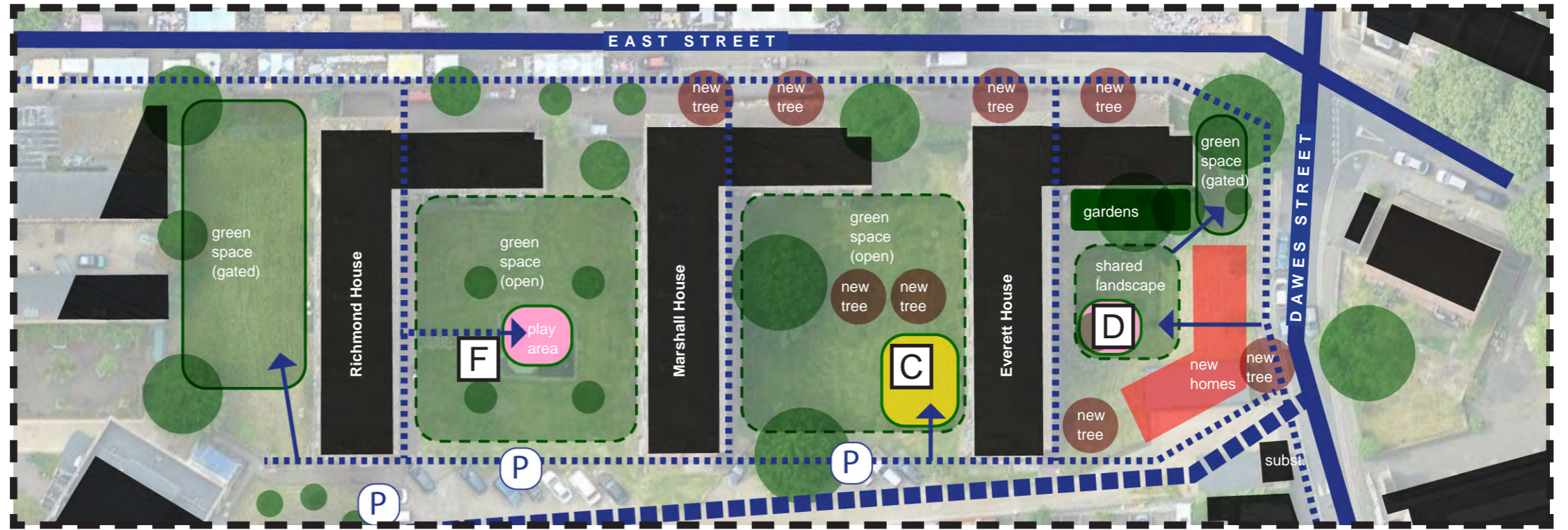
What do you think?

Existing planting beds

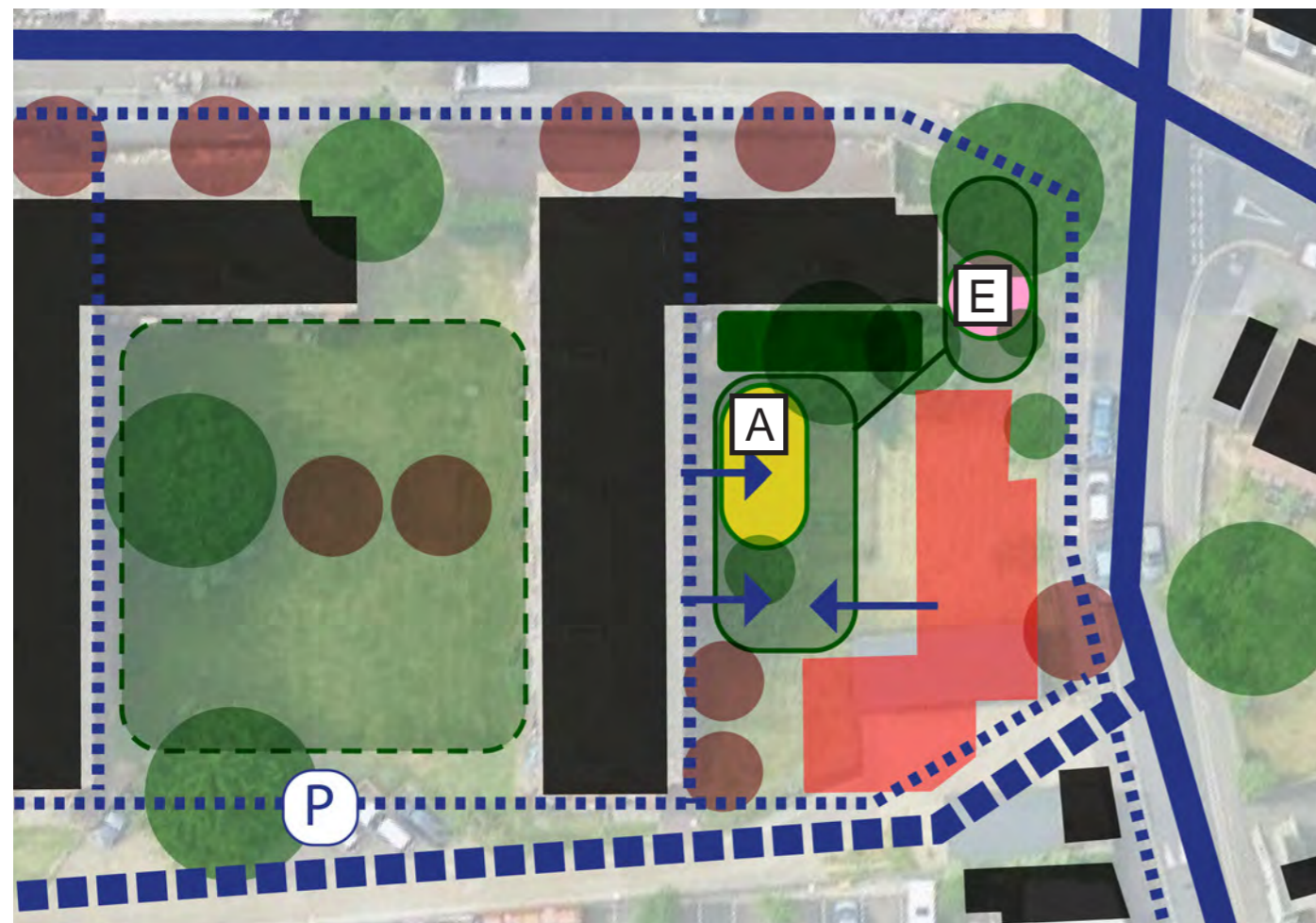
- A: reinstate in similar location to new
- B: reinstate in 'corner garden'
- C: reinstate in Marshall House courtyard

New play area

- D: in new shared courtyard
- E: in 'corner garden'
- F: refurb/expand existing in Richmond House courtyard



ALTERNATIVE VERSION - IN NEW COURTYARD



ALTERNATIVE VERSION - ON CORNER



PROPOSED LANDSCAPE

The new homes define a shared courtyard, open to all estate residents, with access to the 'corner garden'. This will and/or could include

- Play
- Gardening
- Seating
- Access gates

One version of this landscape is shown here. How do you think it should be designed?



What do you think? Please let us know - contact information is at the end of this document.

PROPOSED LANDSCAPE - option to retain all trees

The building can be placed to allow all trees to be kept. This would improve or compromise some other aspects of the new design:

- The building moves a little closer to Everett House West, but further from Everett House North
- Access to the 'corner garden' is better
- No wheelchair home/parking
- More new garden space faces the street

Do you think this is a better approach?



What do you think? Please let us know - contact information is at the end of this document.

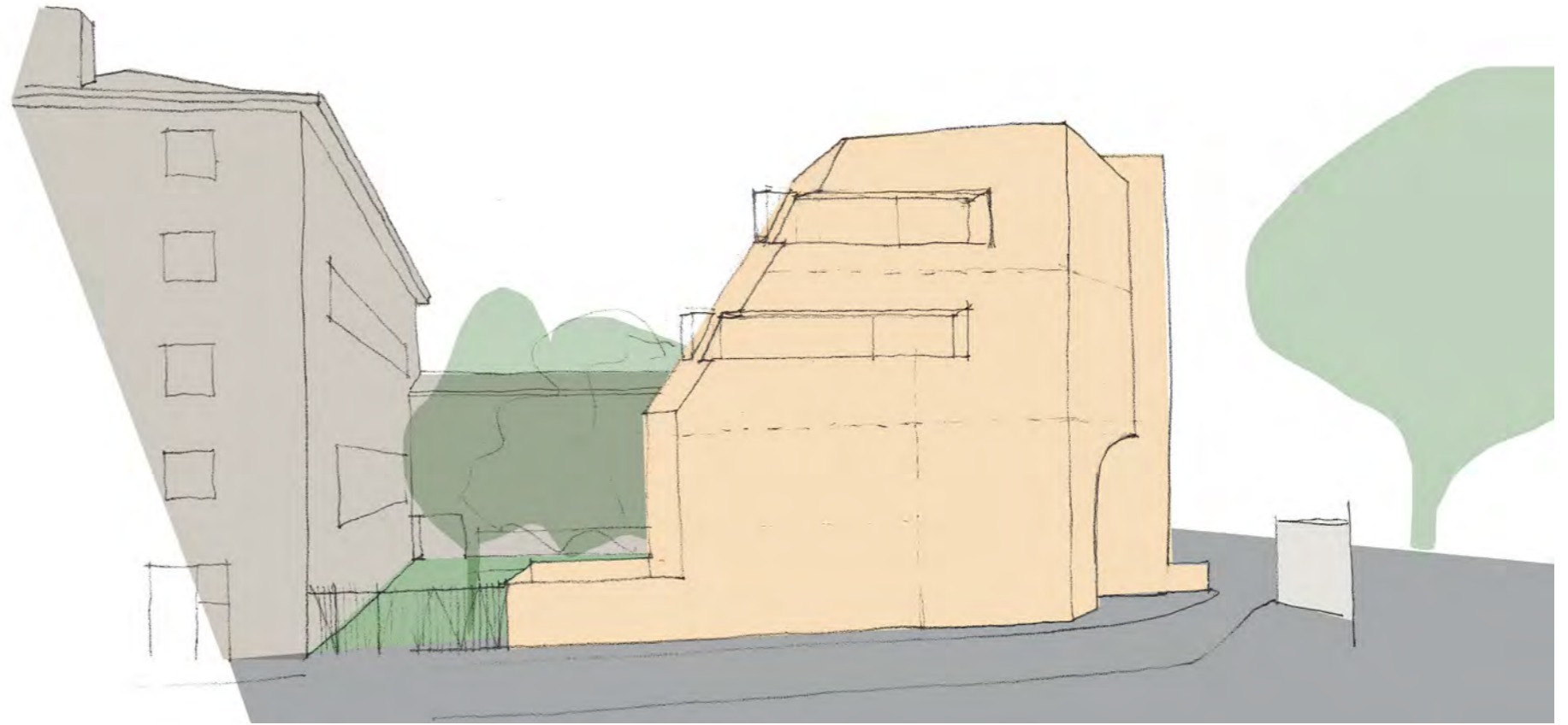
VIEW FROM ABOVE

This view shows how the courtyard is shaped by the existing and new buildings.



VIEWS FROM STREET LEVEL

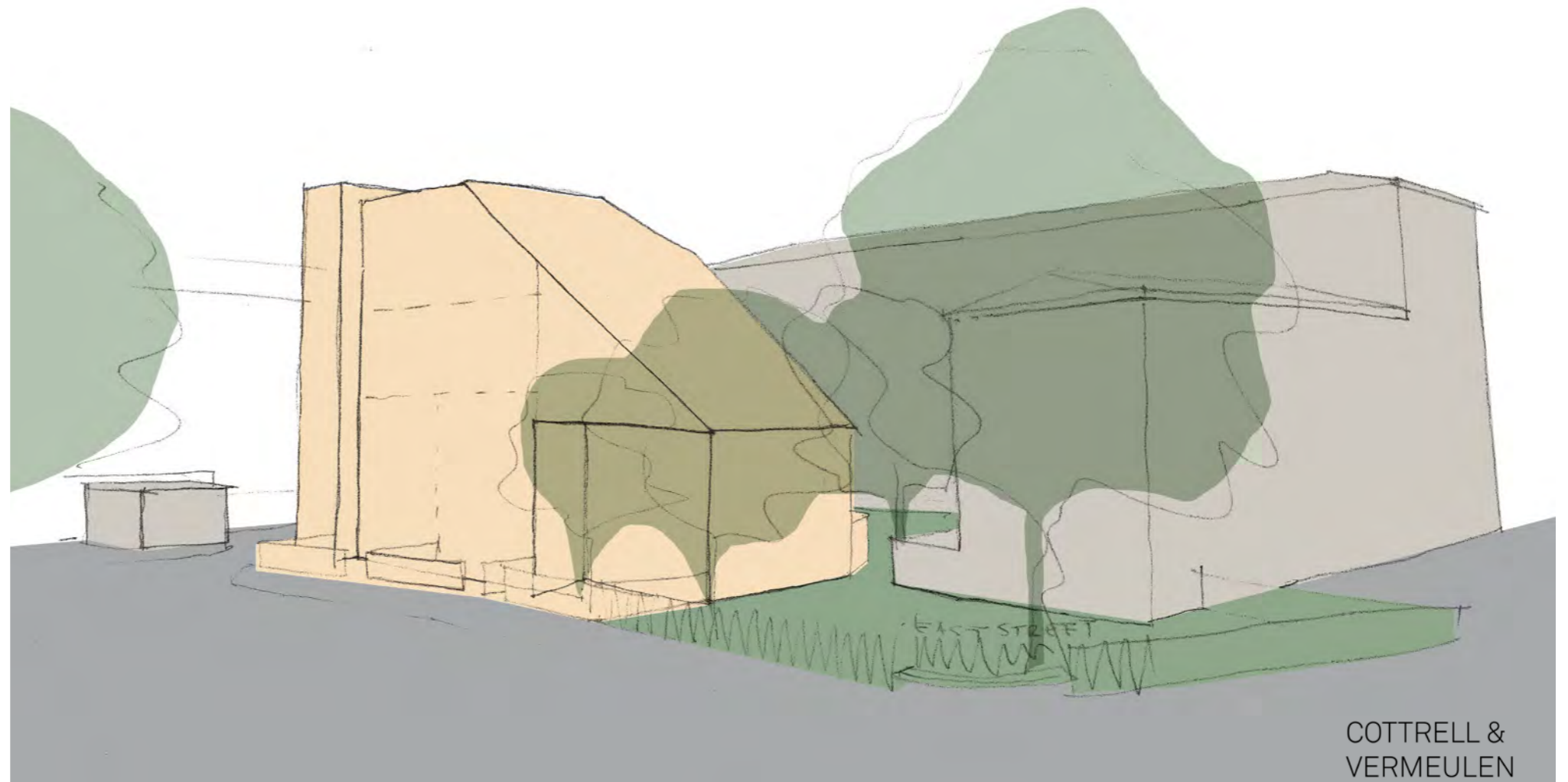
These views show indicative massing of the proposed building, without detail on doors, windows or materials.



View from access road



View from Dawes Street



View from corner to East Street

NEXT STEPS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design	Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover	
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

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 reach us by phone:

Coral Mitchell (Project Manager) 07523 921 266

Khang Le (Project Officer) 07395 854 757

You can also access consultation information at any time by visiting the project online hub:

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/72220cba/>

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.