

Feedback presentation for the proposed redevelopment of 1 Ann Moss Way

Contents

Slide 3	Introduction
Slide 4	Location of proposed development – 1 Ann Moss Way
Slide 5	Our commitments
Slide 6 , 7, 8	Your feedback
Slide 9, 10, 11	Our response
Slide 12	Contacting us
Slide 13	Indicative next steps

Introduction

The existing two-storey building on the site was built in the 1980s. It was originally a specialist healthcare home partly located on the site of the former St Olave's Hospital.

We acquired the site in February 2019, from the South London and Maudsley NHS Foundation Trust, to build new council homes. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

The building is currently occupied by 'guardians' whose presence helps prevent vandalism and squatting until we have planning permission to demolish the building to make way for new council homes.

Location of proposed development

1 Ann Moss Way, SE16 2TL

This map shows the site acquired by the Council to provide new Council homes.



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
- Ann Moss Way 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

Your Feedback

The consultation with residents closed on 23rd February 2020 and we have compiled all your queries. We have included the feedback from you at the workshop on 6th February, and they are summarised below with our response at this stage.

What are your main concerns that you would like us to consider in the development of the site?

- This is a quiet, narrow, tree-lined cul-de-sac, and a new development will not be in keeping with the environment
- The building here will have a negative effect on residents who've lived here for a long time.
- Impact on wild life in Southwark Park, fly tipping etc.
- Proximity to nearby properties and the impact on them
- Noise, pollution, over looking, privacy etc.

Your Feedback (continued)

We asked for your comments and suggestions on developing the site

- Address constant daily deliveries. Have a dedicated space for deliveries and turning of delivery vehicles
- Building no higher than existing buildings
- Responsible consultation of neighbours - active listening to neighbours' concerns, and not just tick boxes
- Density that matches the surrounding of the site

We asked what benefit can be brought about by this development?

- Space for deliveries/ servicing
- Trees, good landscaping
- Balconies NOT overlooking other residents
- Brick mirrors existing area – as does design
- No crime, antisocial behaviour
- Consider residents

Your Feedback (continued)

We asked for your comments and suggestions on developing the site

- Keep the existing building and convert it to homes
- No more than 12 homes on this site please and no higher than 4 stories
- Make space for servicing vehicles, e. g. plumber, otherwise they will have to park illegally
- Ensure higher floors are well back from the park so they don't feel enclosed
- No higher than 2 stories, like the flats next door
- The area at the front of 1 Ann Moss Way is the turning area for vehicles. If it is built on, there will be nowhere for the larger vehicles to turn.
- Green space in front of the building – flowers and/ or grass.
- Please keep the garden at 1 Ann Moss Way as a communal garden for the council tenants – green spaces are important.

Our response

Thank you for all the comments you have sent us. We have categorised them below in terms of our response.

1. Design

Your concerns about density of the proposed development, overlooking, access to parking or turning of delivery vehicles, trees, landscaping, keeping the character of the area, anti-social behaviour etc will be forwarded to our Architect for consideration in the development of the design.

Where necessary the Architect will carry out surveys to establish the impact of these concerns and propose design solutions to minimise such impact. We will hold Project Group meetings for further consultation as we progress.

Once we arrive at an acceptable design, we will make it available to residents and hold a final design meeting with the Project Group before submission to planning authorities.

Our response (continued)

2. Demolition and construction

As we mentioned previously the existing building will be demolished as it is not suitable for conversion into new homes. Matters such as noise, vibration and pollution will be addressed by our Contractor. Their proposed methods will be discussed with Project Group at the appropriate stage of developing the design.

3. Proximity to the development

Some properties are very close to the proposed development and will be impacted more than others i.e. adjacent properties who share boundaries with us.

We will hold individual consultation with these properties; our Architect will visit them at early stages of design. The Architect will instruct an independent survey of the condition of these properties to assess how the works could feasibly affect its surroundings and monitor against this initial survey.

Our response (continued)

4. Consultation

We remain committed to ensuring we consult with you throughout the design and development stages of the new council homes. We want to make sure of you are involved in the most important decisions as we progress.

For the time being as a result of the current Covid-19 situation, we are following the social distancing directive from Central Government and plan to carry out our consultation online and via our consultation hub at:

www.southwark.gov.uk/annmosswaydevelopment

From now on, we will keep the hub permanently open and all our newsletters, general notification and updates on this project will now be posted on the hub.

Contacting us....

We have set up a dedicated mailbox for residents to continue to contact us during this period. Please use this mailbox to contact us if you have any further comments or suggestions regarding our proposals for the development of new homes and we will endeavour to address and post our responses on the hub.

Our dedicated mailbox is:

NHDTPhase5Consultation@southwark.gov.uk

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

Ms. Kenny Okuboyejo (Project Manager) - Kenny.Okuboyejo@southwark.gov.uk /
020 7525 1937

Lorraine Roach (Development Manager) - Lorraine.Roach@southwark.gov.uk /

020 7525 2990

lo

Indicative next steps

April 2020	Resident Project Group to be set up
June 2020	Appointment of design consultants
Spring -Winter 2020	We'll work with residents on the design of the development
Summer 2021	Planning submission
Winter 2021	Planning approval
Spring 2022	Appointment of contractor
Winter 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes