



FENWICK ROAD UPDATE

APRIL 2021

We're proposing to build new council homes on the Fenwick Road garage site as part of our commitment to providing more quality council homes across the borough. We've 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.

The proposed new development will provide new council homes at council rents. A minimum of 50% of these new council homes will be let to existing local residents in housing need in line with the council's local lettings policy. This means residents can continue to live near family, friends, and services they currently use. Fenwick Road is one of over 120 infill, rooftop and redevelopment sites we are working on across the borough. A map of these sites can be found on the Southwark website – please see the link at the end of this newsletter.

Alongside the development of new homes, we will carry out improvements to the communal garden at the back of 55-77 Fenwick Road. The plans for the improvements will be based upon residents' ideas and feedback.

LATEST UPDATES

In October we held an open event for residents to meet the design team, the architect – Stolon Studio and the employer's agent, Potter Raper. At the open event the architect identified the opportunities for the new building by establishing the character and appearance of the local area, and identified the site constraints and opportunities. The details of the open event can be found on the Common Place website on the link at the bottom of this newsletter.

Two project group meetings were held in November and December, the architect, Stolon Studio presented their initial thoughts for the site by looking at the potential height of the proposed

building and the style of the local buildings which have pitched roofs. Residents were asked for their thoughts on the improvements that could be made to the communal garden, refuse and bicycle storage.

A third project group meeting was held in early April. At this meeting residents were updated on the design development for the proposed new block and asked to share their thoughts on the proposals for the communal garden.

We will regularly update our webpage on Commonplace with information on the project, survey questions and an interactive map. This will enable residents to give further feedback on the project.

The feedback from the online meetings is summarised below:



YOUR VIEWS

Residents' concerns

- Loss of light and the view
- Many modern buildings meet the street and the need for some sort of front garden or planting between the new building and pavement
- The idea of a dedicated play area with equipment was not popular due to loss of the grassed area and noise
- Noise and disturbance during construction
- The security of raised planters in the garden

Residents' hopes and priorities

- Preferred the proposed entrance to the new block on Nutbrook Street.
- The principle of the building having a pitched roof was supported
- Provide new street planting to extend the existing planting along the street
- Residents liked the ideas of some seating in the communal garden but views ranged in how this should be delivered
- The existing bin storage is not fit for purpose as there are not enough bins, the existing bin stores could be converted to bike stores and separate secure storage be provided for the bins for existing residents in the garden near Amott Road
- Would like new trees to be planted in the garden
- Provision of additional storage in the garden

PROJECT OBJECTIVES

It is proposed that the new building will create 8 new council homes for social rent

To provide a better solution for bins and bike storage for both new and existing residents

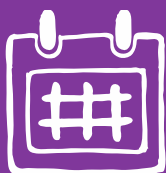
Improve the existing communal garden through landscaping and providing a new seating area

NEXT STEPS

The architect, Stolon Studio will be presenting their updated designs of the proposed building at the next project group meeting, and will be carrying out further consultation with residents regarding the proposals for the communal garden.

Site surveys are currently being conducted to ensure the feasibility of the proposals which will be fed into the planning application.

KEY DATES AND TIMELINE



TIMELINE

Spring 2021 - We'll work with residents on the design of the development and hold a series of resident project group meetings

Spring 2021 - Open event prior to the submission of a planning application

Spring 2021 - Planning submission

Summer 2021 - Planning determination

Winter 2022 - Appointment of contractor

Winter 2022 - 'Meet the contractor' event for residents

Winter 2023 - Building completed. Residents move into their new homes

Please note, these are indicative dates and subject to change.

CONSULTATION DURING THE COVID-19 PANDEMIC

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

Due to the current restrictions in place to prevent the spread of COVID-19, we are unable to hold meetings or to carry out consultation in-person. This means that meetings will be held online via video calls and information and feedback can be given via the Commonplace website/consultation hub (please see link below).

If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

If guidance changes and we are once again able to hold meetings, we will consult with residents about their preferred method of communication and consultation.

KEEP UPDATED ONLINE

The link to access the Fenwick Road
Commonplace page is:

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

The link to access the map of new homes
sites on the Southwark website is:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

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