



ALSCOT ROAD UPDATE

MARCH 2021

We're proposing to build new homes on the Alscot Road car park, 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.

We have been engaging with some of your neighbours in the Alscot Road Project Group – which was formed in Summer 2020 to help us to understand the issues on the estate and how we can build better homes. This was put together in a Community Brief and given to the architects. The link is at the end of the newsletter.

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. Currently there are 15 households on the Vauban Estate that are on the council housing waiting list, including 5 who are overcrowded. Alscot 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. The plans for the improvements will be based upon residents' ideas and feedback. We hope to hold an event in Summer to discuss these with you, once the covid-19 restrictions are lifted.

LATEST UPDATES

In November 2020, an open event was held to give residents a chance meet the design team, Stolon Studio and the Employer's Agent, Airey Miller. Residents had the opportunity to ask any questions about the project and to share their views.

The Project Group were involved in helping us select the architects, as well as shaping the Community Brief.

Most recently we presented the emerging designs to them (February) and the feedback with the previous initial survey on the consultation hub is summarised below:



YOUR VIEWS

Concerns about the proposal to develop new council homes on the estate:

- Loss of parking and increased traffic/vehicle use
- Pressure on local services with new residents
- Preserve or enhance children's play spaces (construction and future)
- Daylight/Sunlight to existing homes and proximity to Vauban Estate

Hopes for the new development and ideas for estate improvements:

- Minimise Daylight/Sunlight Impact on existing homes
- Reduce any overlooking
- Create and enhance links to open spaces, trees and views
- Keep new buildings low
- Minimise construction disruption
- Create harmonious architecture
- Attractive and/or useful landscaping

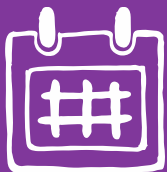
The architect and the design team have been developing an early design of the proposed building whilst taking in consideration the surrounding landscape and architecture. In the next newsletter we will be able to provide some early sketches of the building.

PROJECT OBJECTIVES

- Provide all new homes at Alscot Road as council social rent homes
- A target housing figure of about 16-18 new homes
- Take into account the local housing needs of residents that need an alternative home - some require downsizing, some need more bedrooms
- Car free development – re-provide blue badge spaces in new scheme
- Provide adequate drop off/pick up/deliveries to new homes
- Reinforce connections to open space of Bermondsey Spa Gardens and Vauban Estate
- Consider the way the park is used, views of the park & making links that are safe for all residents
- Explore how existing spaces are used on Vauban
- Take into account the Community Brief

NEXT STEPS

- The architect, Stolon Studio and the rest of the design team will be working up the initial design for the building and we will be holding further project group meetings.
- We want to reach out to you with live events but we are not able to do this currently. We will use this newsletter & our webpages to keep you updated on whether we can hold events
- We will be carrying out some further surveys of the site



TIMELINE

Spring 2021 – Working with residents on the design of the development

Summer 2021 – Planning submission

Autumn 2021 – Planning approval

Spring 2022 – Appointment of contractor

Spring 2022 – ‘Meet the contractor event for residents’

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

WORKING WITH YOU

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.

For the time being as a result of the current Covid-19 situation, we are following the social distancing directive from Central Government and so 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 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.

YOUR CONTACTS

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The link to access the Alscot Road consultation hub:

www.southwark.gov.uk/vaubanestateimprovements

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>

southwark.gov.uk/11000homes