

# ROCHESTER ESTATE NEW COUNCIL HOMES

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



Open Event Meeting – 18<sup>th</sup> April 2021

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 Southwark  
Council  
southwark.gov.uk

# SOUTHWARK NEW HOMES PROGRAMME



## 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**
- The Rochester Estate site 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

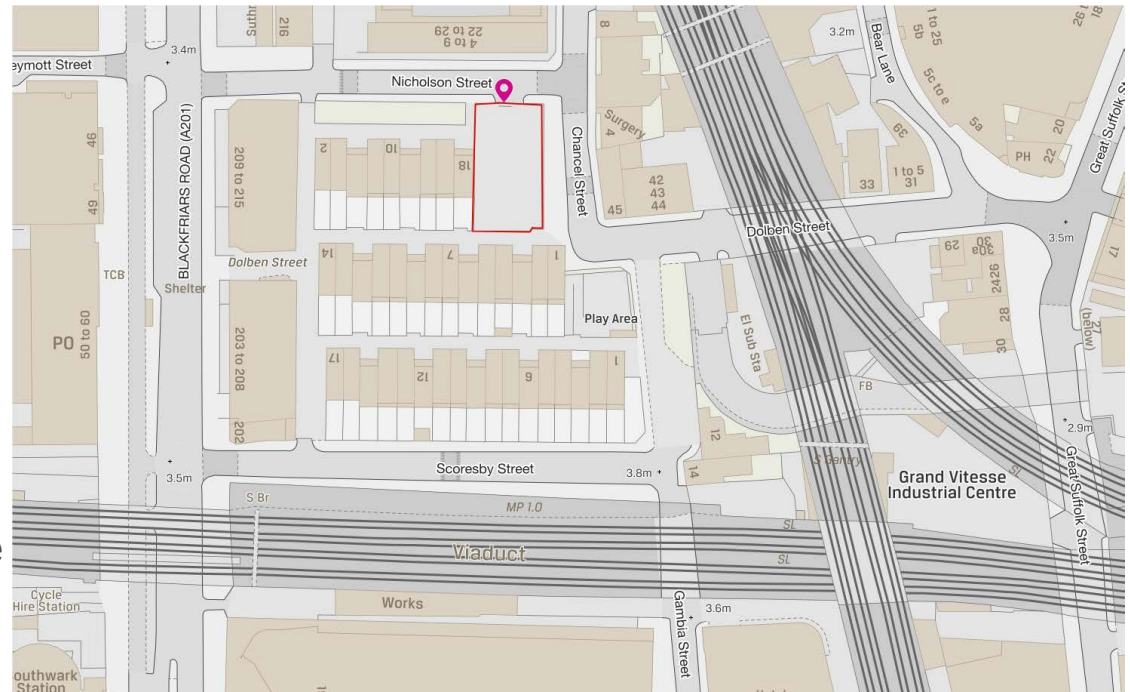
# ROCHESTER ESTATE PROPOSAL



The proposed site for the development of new homes is the Rochester Estate car park on Nicholson Street.

This site has been approved to work on a planning application for the proposed development of new council homes at council rents. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

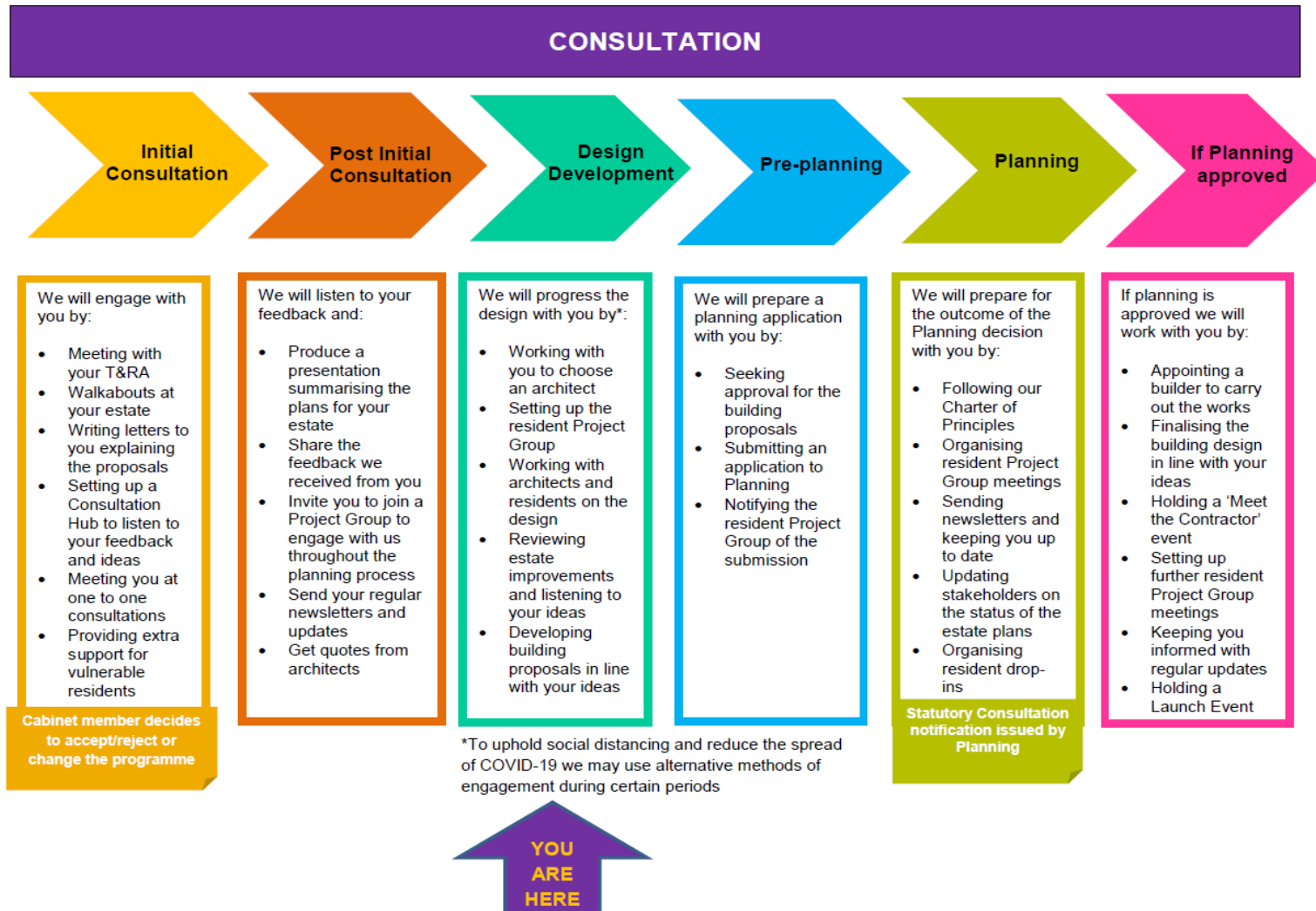
We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



# THE PROCESS



## How you can get involved



# WHAT'S HAPPENED SO FAR?



## Update on what's already happened so far:

- March 2020 - The first stage of our engagement process with all residents was through our Consultation Hub
- June 2020 – The second stage of our engagement process with all residents was through the consultation hub
- July 2021 – We wrote to residents with an update on the proposal and provided a summary of the consultation
- April 2020 - A letter was sent to all residents summarising resident feedback and inviting residents to join the Resident Project Group.
- February 2021 – We wrote to residents to inform them that The Cabinet Member for Housing agreed the recommendations for the Rochester Estate car park on Nicholson Street, to be included in the New Homes programme
- April 2021 – We sent a flyer to ask residents if they would like to join a project group
- April 2021 – We sent an invitation to residents inviting them to the open event to meet the team

# PROJECT GROUP



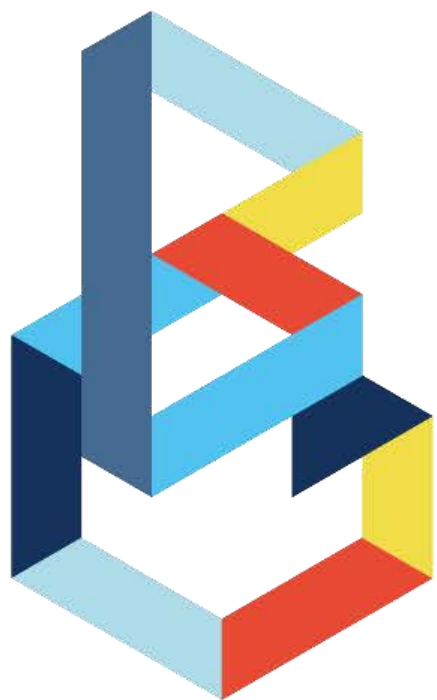
## Let us know if you would like to join

The Project Group is a group of residents from the local area that we will work with throughout the project to help us make important decisions. It is anticipated that the Project Group will be made up of about nine local people.

We encourage you to join to play an important part in developing the proposals for this site. By being involved you will:

- Tell us **what matters most to you** about improving where you live
- Have a genuine say in how the scheme will develop and **provide feedback** on the designs at each stage of design development
- Attend **drop-ins and meetings**
- Influence how the scheme fits in with the **existing local area**
- Get involved in your **local community** and meet new people
- Learn about **architecture, design and the planning policy process**

If you would like to become a Project Group member, please let us know or after the meeting. We will then be in touch with the invitation to the first Project Group meeting.



**BAILY  
GARNER**



# BAILY GARNER – WHAT WE DO



**Residential**

**Education**

**Commercial**

**Regen & Mixed Use**

**ARCHITECTURE**  
**BUILDING SERVICES ENGINEERING**  
**BUILDING SURVEYING**  
**COST CONSULTANCY**  
**ENERGY AND ENVIRONMENTAL**  
**INDEPENDENT CERTIFIER**  
**PROJECT MANAGEMENT**  
**QUALITY CONTROL INSPECTORS**



**Blue Light**



**Health & Care**



## BAILY GARNER – MEET OUR TEAM



**Matt Hornsby** – Equity Partner – Partner in charge, overseeing all Southwark Projects.



**Louise Green** – Senior Project Manager – Southwark’s main point of contact responsible for all aspects of the project. To deliver the scheme on time, on budget and to Southwark’s required standards, achieving compliance with all statutory regulations.



**Ben Herridge** – Quantity Surveyor – Advises and manages all matters in relation to project costs. Assisting in procurement, monitoring progress, certifying payments, and negotiating and agreeing any unforeseen costs.



**Tracy Carpenter** – Principal Designer – Advises Southwark on all Construction Health and Safety Matters and ensures from design stage through to completion the construction processes are managed and carried out safely.

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## BAILY GARNER – OUR ROLE

- **Our Role for Rochester Estate**
- To oversee the design and planning stages
- To prepare tender documents, assess tender returns, report on the results and make recommendations.
- To ensure Soutwark's brief and requirements are met.
- To ensure the contractor completes the scheme and provides all required certificates, sign offs and approvals
- To ensure the scheme complies with the CDM Regulations and all Health and Safety requirements

# VAUDEVILLE COURT

- Design and construction of 13 properties and demolition of sub station located in Islington, London. **Client – Islington Council, Completed - 2018**





# VULCAN WAY

- Design and Build of 15 Flats to the Undercroft of Existing Flats and Two Houses to an Infill Site. **Client – Islington Council, Completed - 2016**



# SHEARLING WAY ESTATE

- Former garage site with four, four bed houses, at the junction of Manger Road and Ewe Close. Baily Garner provided Independent Certifier services for this new build scheme. **Client – Islington Council, Completed - 2019**





## Cottrell & Vermeulen

### Buildings designed for communities

As a practice we have been working in South London and Greater London for 30 years, completing a number of school, community and housing projects. Our portfolio of work spans a broad range of clients, stakeholders, budgets, timelines and sites, from small-scale but impactful community projects to working for central government, within large masterplans or framework design consortia.

We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together, understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project. We propose that the diversity of our work is a direct reflection of this approach to design.





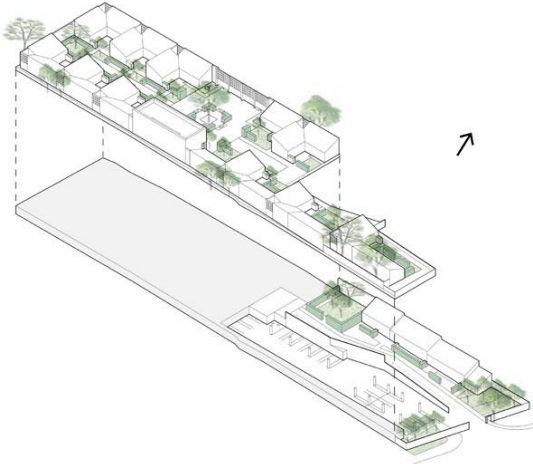
# COTTRELL & VERMEULEN HOUSING



Churchill College Cambridge

Churchill College Cambridge

Housing Aylesbury Regeneration - under construction



St Chad's College Cambridge

St Chad's College Cambridge

Clare College Cambridge

Hindu Sheltered Housing



CVA  
RICHARD COTTRELL  
Project Director



CVA  
MARIA WESTERSTAHL  
Associate  
Project Coordinator  
Project Architect



CVA  
PAUL TAYLOR  
Architect  
Southwark Housing



CVA  
LOUISE ARMOUR  
Architect  
Southwark Housing



ENGINEERS HRW  
SIMON ROBINSON  
Director Structural Engineer



ENGINEERS HRW  
ANIA BLOCHER  
Lead Structural Engineer



OR CONSULTING  
BABA KAKKAR  
Lead Building Services



OR CONSULTING  
MARIE MEENAN



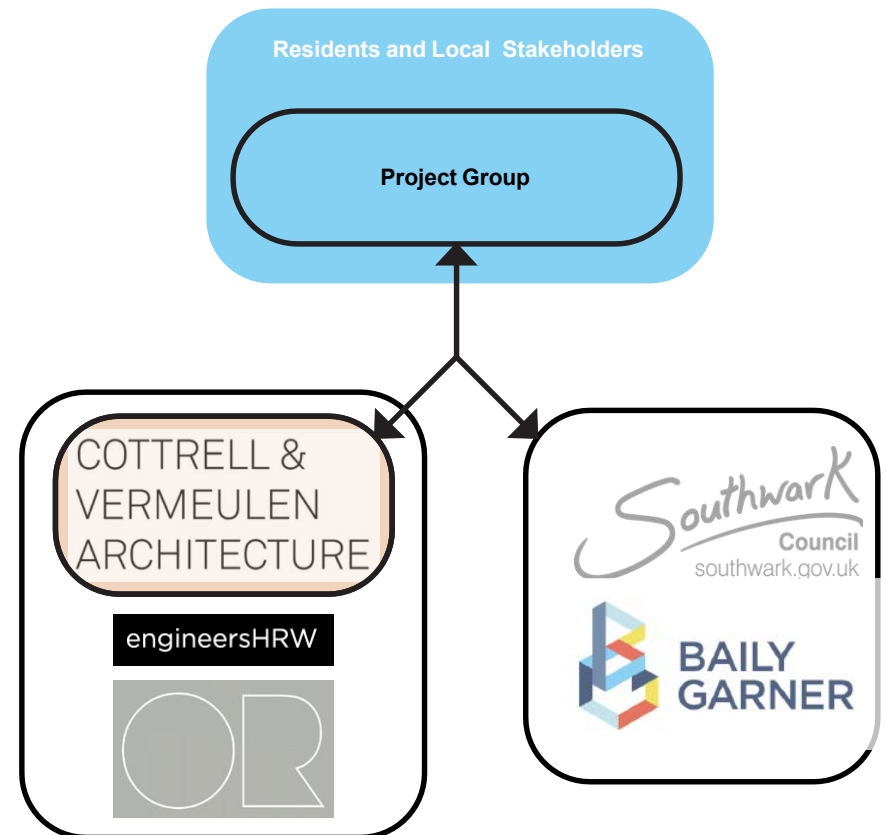
OR  
CONSULTING  
DECLAN HUNT  
Project Electrical  
Engineer

## OUR TEAM FOR ROCHESTER ESTATE

Rochester is one of several estates we are working on in Southwark to deliver new homes on infill sites. This means that the project will benefit from what we are learning about the opportunities and challenges of these projects.

The current Rochester team includes Richard Cottrell and Maria Westerstahl. Paul Taylor and Louise Armour are part of our wider Southwark housing design team.

In addition to our architectural and landscape design service, we bring a consultant team of two other practices: engineers HRW for structural and civil engineering, and OR Consulting for building services. OR and HRW have helped us design and deliver a number of award winning buildings in the past and we are delighted to work with them again.





# ENGAGING WITH RESIDENTS

To develop the brief and design for the project we would like to talk to as many residents as possible. Your local knowledge and opinions are important for a successful outcome. Currently we are restricted to remote meetings but we will be keen to return to in person consultation as soon as we can.



Consultation using models, interactive consultation, Zoom consultation.

RIBA Stage 1 Preparation and Brief	RIBA Stage 2 Concept Design	RIBA Stage 3 Planning Submission
Residents Drop In		Public Consultation
Project Group Meeting 01	Project Group Meeting 02	Project Group Meeting 03
Resident concerns, aspirations and feedback	Proposed concept design for buildings, site, estate and public realm	Detailed design proposals in preparation for planning submission
Site constraints & opportunities	Strategies for access, waste, transport, play, landscape	Review of ongoing concerns and issues from previous meetings
Approaches to new homes design	Concepts for materials, forms and character	
Relationship to existing estate <small>RIBA = Royal Institute of British Architects</small>	Existing estate improvements	

## Consultation

The programme on the left is the starting point for our commitment to residents to develop designs for planning submission and includes

- Open events for all residents
- Project Group meetings
- Public consultation event for residents and wider stakeholders

***Your feedback is very important to shaping the process*** - further meetings, individual phone calls and visits to other estates could be additional tools we can use together.

**We commit to addressing the following issues in order to maximise our reach and inclusion:**

- Identify best times in day and week to facilitate resident engagement
- Provide presentations to residents on-line and in paper form if requested
- Avoid using jargon and complex wording on communications
- Identify residents that may require larger font, braille and communications in a different language
- Help Southwark provide newsletters and feedback to residents throughout the lifespan of the project



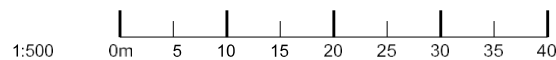




# CONSTRAINTS & OPPORTUNITIES



ESTATE PLAN



Southwark have asked us to test a brief of three family homes on the site to help meet the urgent need for more housing of this type. This would also fit in with the types of homes that are already on the estate.

The following characteristics will inform how we develop approaches to placing homes on the site. More will be added as we proceed.

## Opportunities (blue)

1. Create a defined edge to Chancel Street - new homes could be accessed directly from here, mirroring the buildings opposite
2. Improve the landscape on and around the site, this could include bins, seating, planting and be safe and child friendly
3. Draw inspiration from the existing estate as well as older buildings including the listed building on Dolben Street

## Constraints (red)

- A. Adjacent resident access
- B. Tree roots will limit where new foundations can go
- C. Daylight and privacy limit new buildings to the south
- D. Cycle Lane that runs through Nicholson Street & Chancel Street
- E. The proposed redevelopment of Edward Edward House

# THE SITE & THE ESTATE

It is important that the new homes relate well to the existing estate. The project is also an opportunity to review and improve the experience of entering and moving around the estate. During the consultation last year, residents expressed some concerns and questions, shown below. We would like you to expand on these points and add more in response to the developing proposals.



We also have some questions for you:

- What you like about the estate
- How you move around it
- Where you might rest, socialise and play outside your home
- Where you feel safe
- Where bins and recycling are collected
- Any ideas you have for improvements

You can share your thoughts at any time by email or phone.



# NEXT STEPS



## Key Dates and Timeline

May 2021	Resident Project Group set up
Spring - Summer 2021	We'll work with residents on the design of the development
Autumn 2021	Open event for all residents prior to the submission of a planning application
Winter 2021	Planning submission
Spring 2022	Planning determination
Summer 2022	Appointment of contractor
Summer 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes

# SOME INITIAL QUESTIONS



**Let us know your thoughts and any other questions**

Do you have any questions?

Please let us know if you have any feedback or comments on the project.

You can find out further information online here:

**Commonplace Link:**

**<https://Rochesterestate.commonplace.is/>**

# 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](mailto:NHDTPhase5Consultation@southwark.gov.uk)

Or you can give us a call on 07984 228 291.

## 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.