

# Pynfolds Estate New Council Homes

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



Resident Consultation – 12<sup>th</sup> May 2021

# AGENDA FOR THIS EVENING

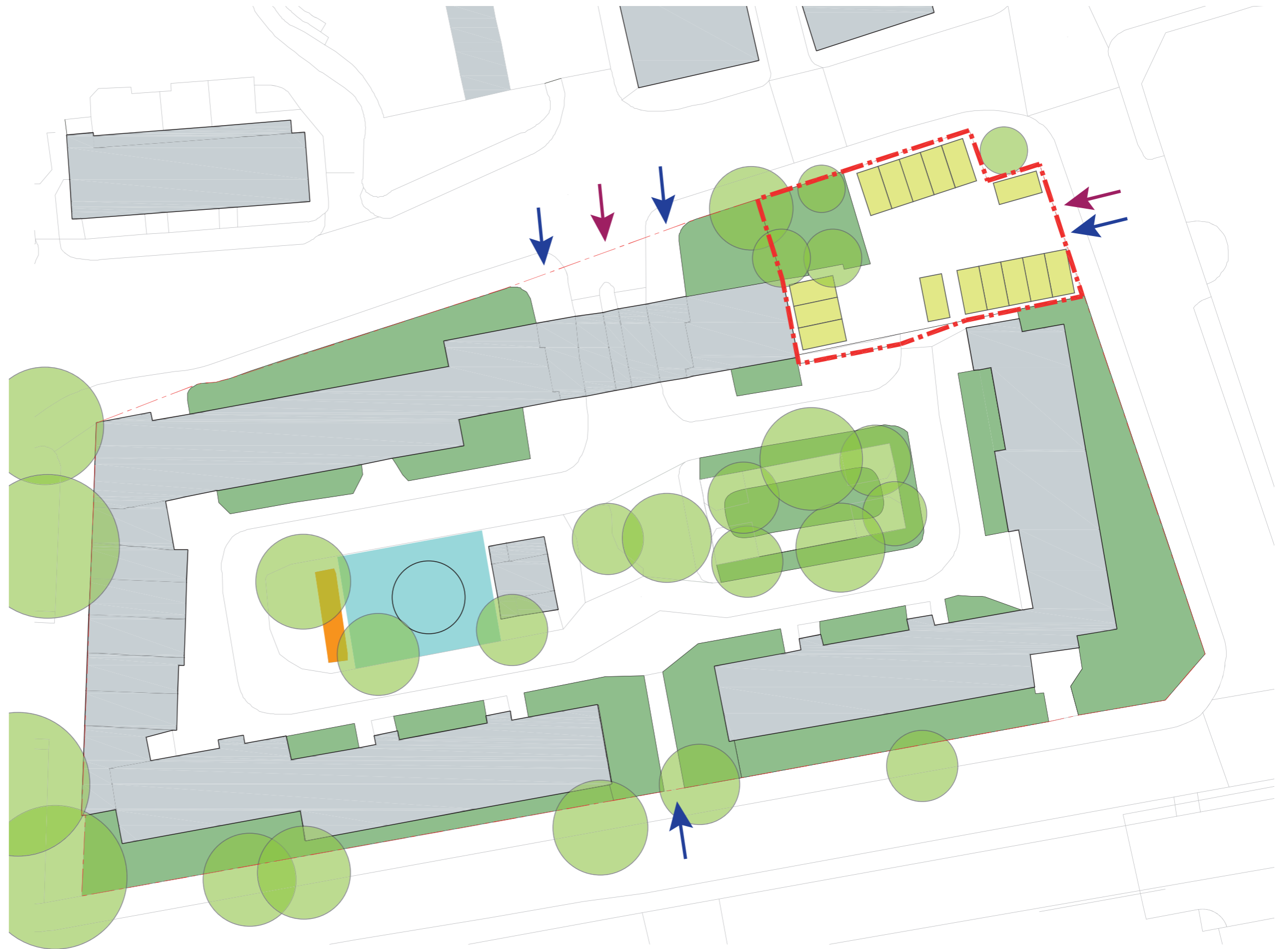
- Introductions
- Resident consultation purpose
- Existing estate & site location
- Existing site landscape
- New building proposals - massing
- Proposals in wider context & existing spaces
- New building proposals
- New Proposed landscape
- Estate landscape ideas & proposals
- Existing bike storage relocation
- Sketches & materials development
- Building Elevations
- Contact

# EXISTING ESTATE & SITE LANDSCAPE

## ESTATE

- Central 'island' with trees and shared use
- Incidental and private amenity around edge
- No parking in courtyard
- Retail rear access

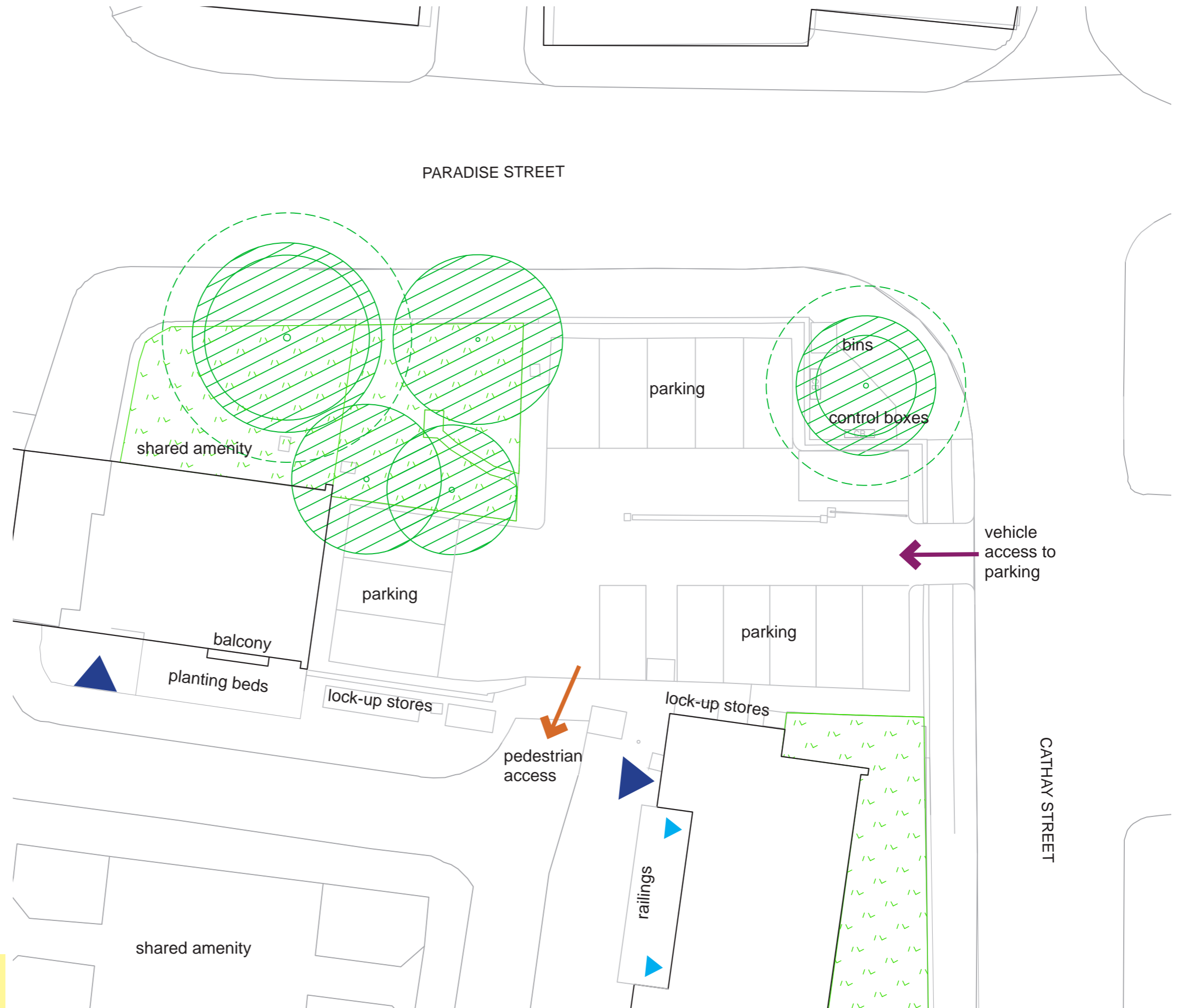
-  BIKE STORE
-  PARKING
-  BINS
-  PLAY AREA
-  VEHICLES & PEDESTRIANS
-  PEDESTRIANS ONLY



# EXISTING SITE LANDSCAPE

- Off street parking
- Trees
- Bins & telecoms cupboards
- Resident storage units
- Pedestrian estate access

- ▶ Entrance to common stair
- ▶ Main entrance to existing dwelling
- ➔ Vehicle access
- ➔ Pedestrian access



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

# PROPOSALS - MASSING

- Defining the Northeast corner of Pynfolds Estate, two connected forms extend from the existing estate blocks to complete the perimeter block of the estate
- A 5 storey block to the East of the site along Cathay Street
- An elevated 2 storey block to West of site
- Angled orientation 'opens' the view of the listed building across the street as it is approached from Cathay Street



North-east



North-west



South-east



South-west

# PROPOSAL IN WIDER CONTEXT & EXISTING SPACES

Does your family use the existing play area? Why/why not?



Do you think there any other improvements needed in this area?



Do you have any thoughts on the new location for the bin store?



Do you or your family use the existing seating area? Why/ why not?

Do you think improvement works to the bench are a good idea?



Do you or your family use the existing garden area? Why/ why not?

Do you think there any other improvements needed in this area?

What types of additional planting would you like to see in this area?

What do you think about the new landscape proposals for the corner?



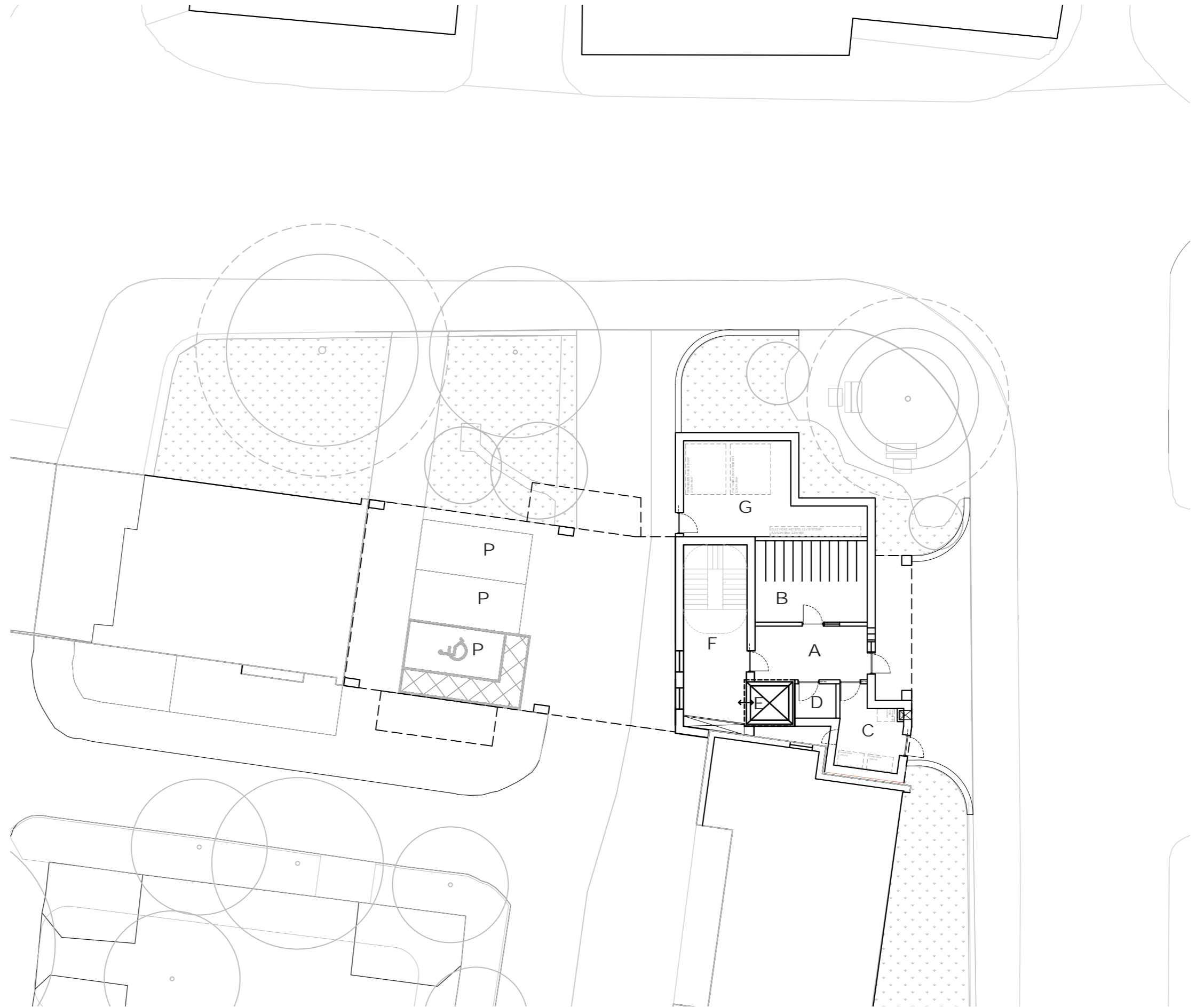
Do you have any views on types of trees, location & what happens around them?



# NEW HOMES - BUILDING PLANS

## Ground floor plan

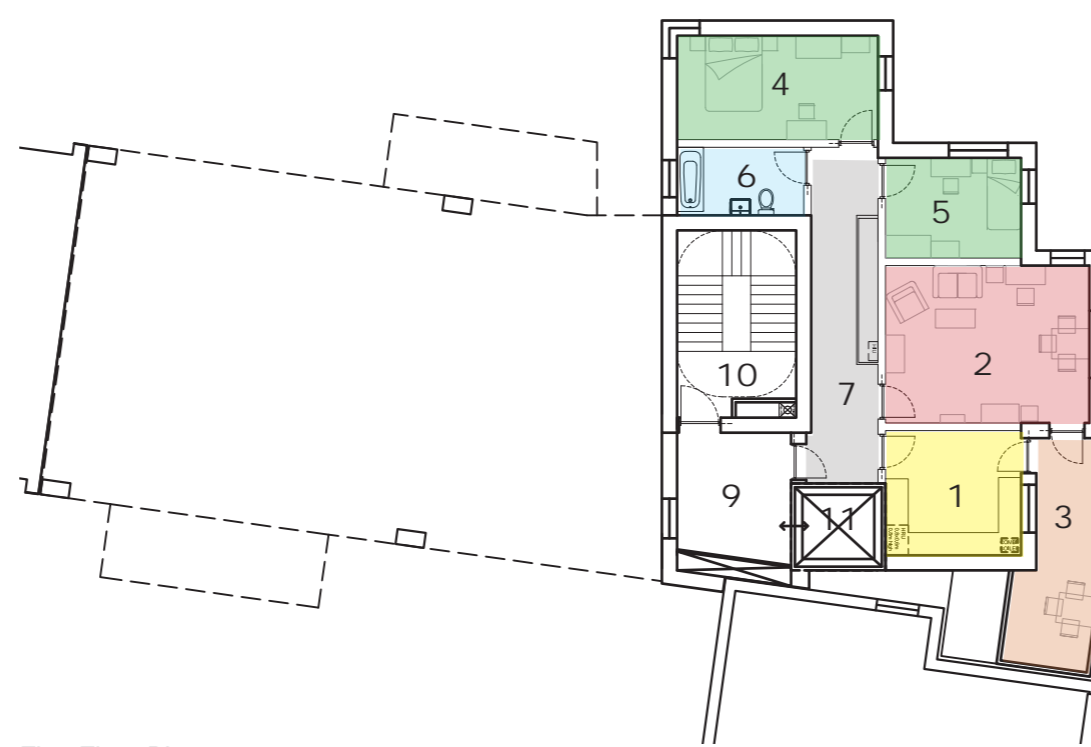
- A. Entrance Lobby
- B. Bicycle store
- C. Refuse store
- D. Cleaner's Cupboard
- E. Communal lift
- F. Communal stair
- G. Plantroom
- P. Car parking spaces



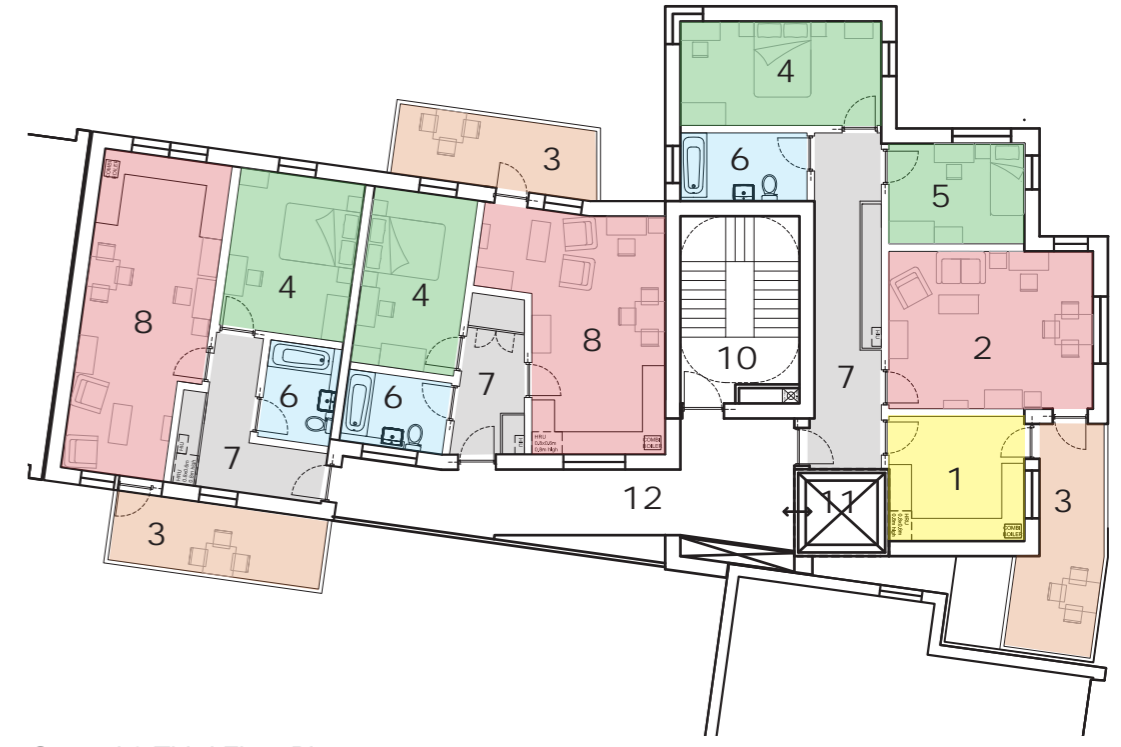
# NEW HOMES - BUILDING PLANS

## Upper floor plans

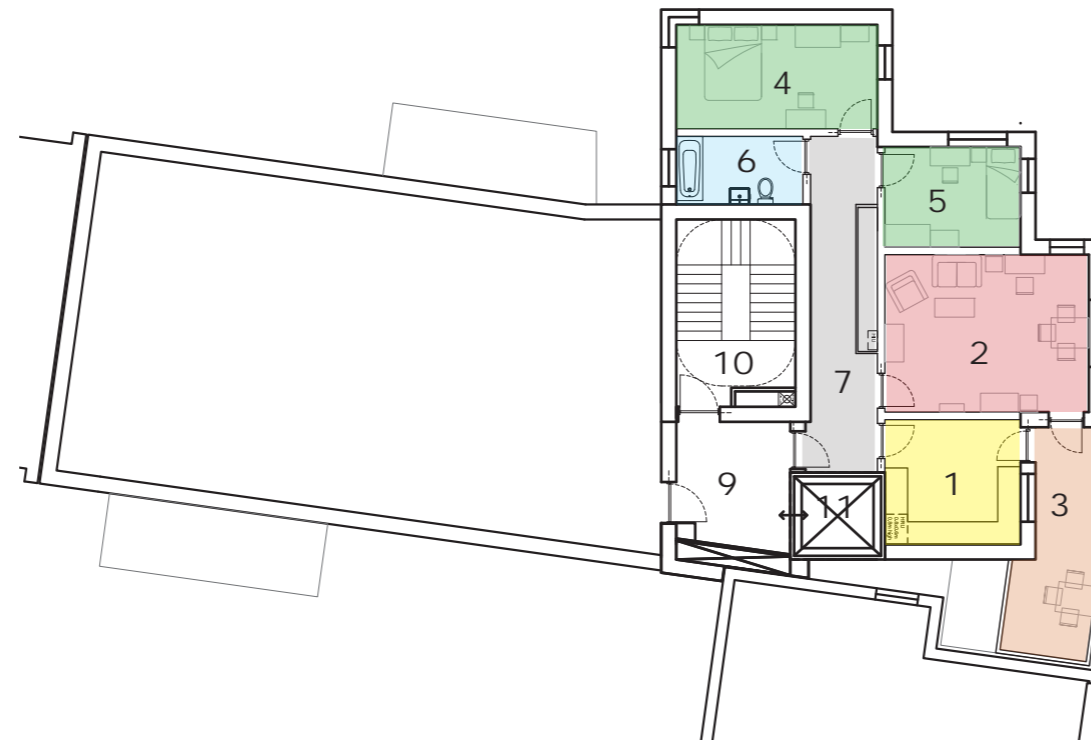
1. Kitchen
2. Living Room
3. Balcony
4. Double bedroom
5. Single bedroom
6. Bathroom
7. Flat entrance, hallway & storage
8. Open plan living room (1BR)
9. Communal lobby
10. Communal stair
11. Communal lift
12. External access deck
13. Plant - ASHP enclosures



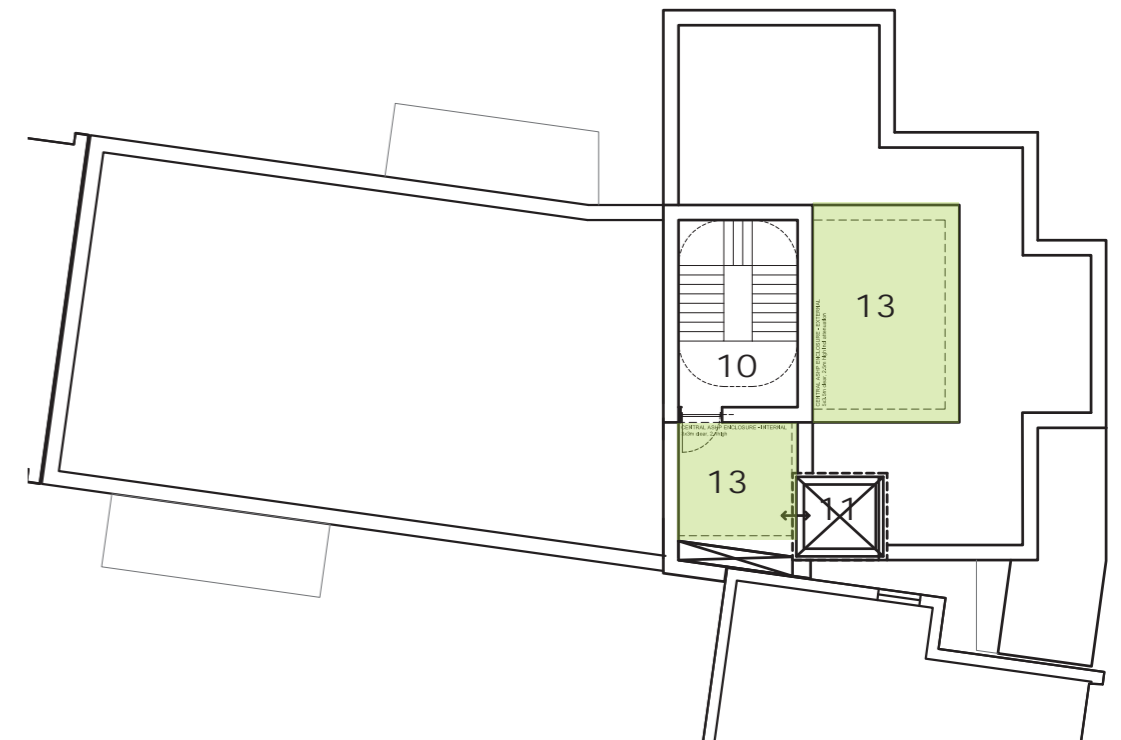
First Floor Plan



Second & Third Floor Plan



Fourth Floor Plan

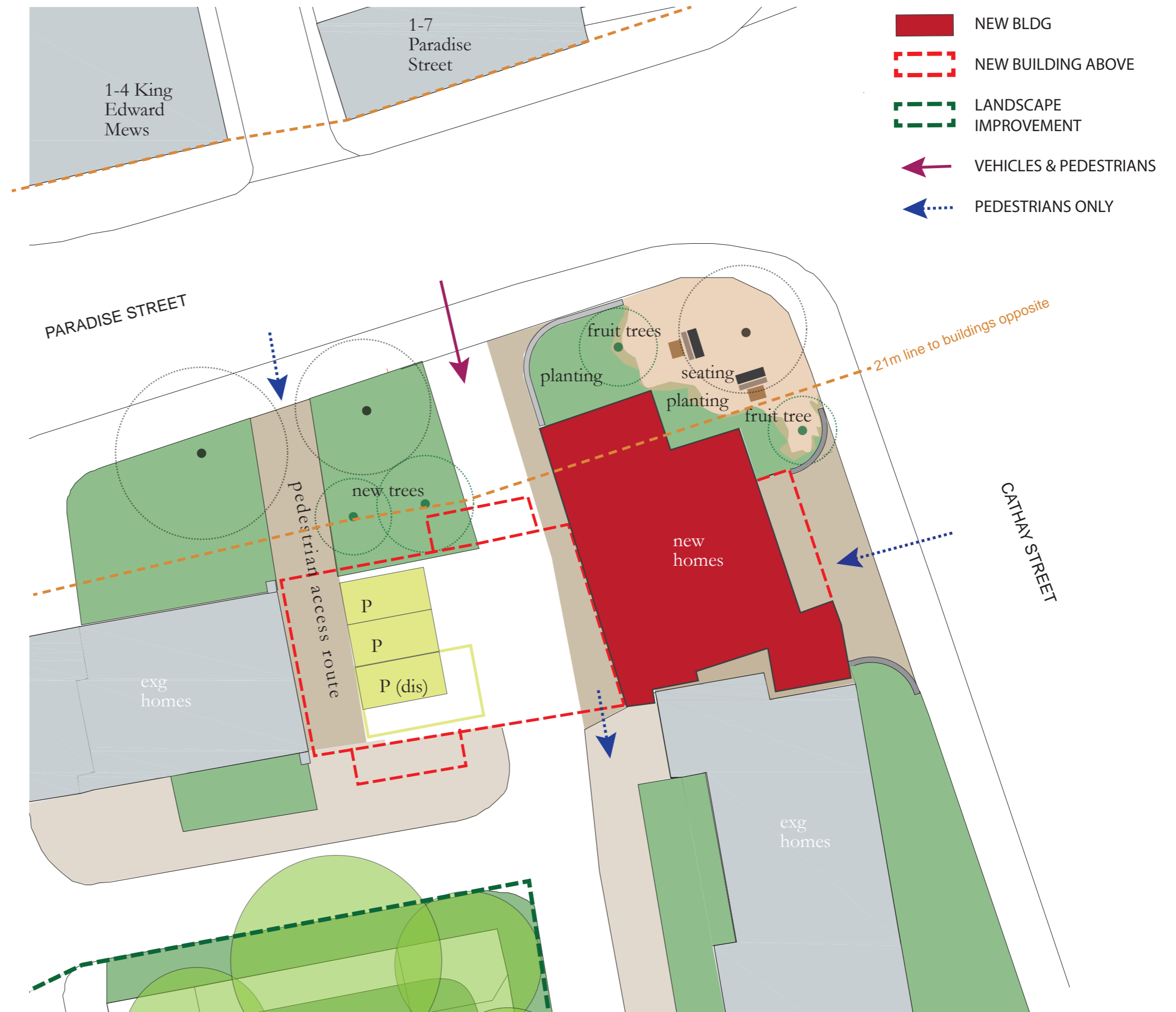


Roof Level Plan



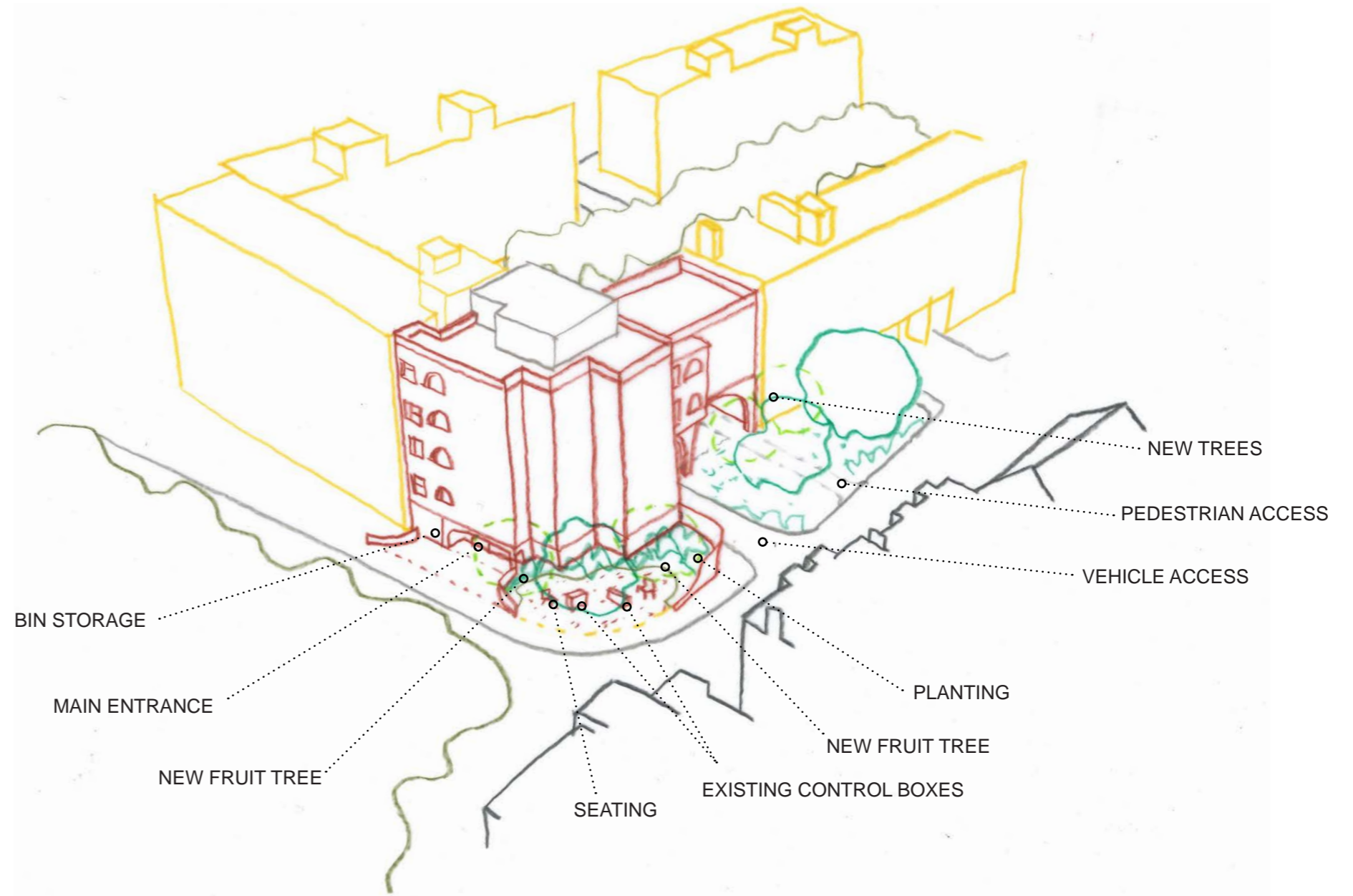
# NEW LANDSCAPE PROPOSALS

- New homes main entrance from Cathay Street
- Recycling bins that were located on the corner of Paradise Street and Cathay Street relocated within separate dedicated bin enclosure (location TBC)
- Corner landscape improvements with planting, seating and new fruit trees
- Creating a new more public realm space on corner where previously used for bins
- New trees to existing shared amenity spaces
- Sufficient vehicle access for fire safety vehicles
- New dedicated pedestrian access route separate from vehicle access through shared amenity
- New pedestrian routes link with existing courtyard pavements
- 2 trees removed, 5 new trees added. Additional new trees within wider estate context being reviewed
- 3 parking spaces to be re-provided (including one disabled space). Additional relocation of parking has been tested within existing estate courtyard

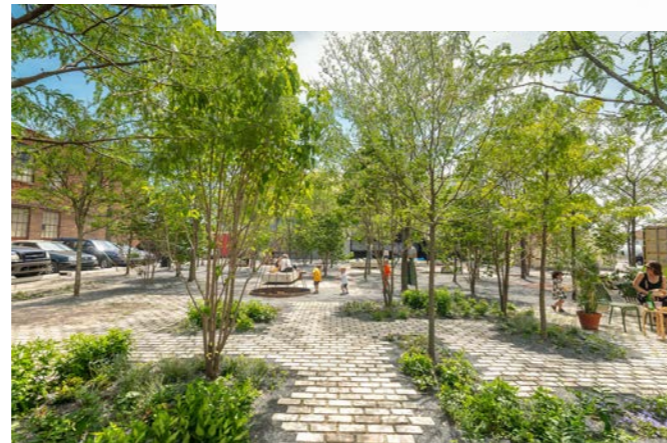


What do you think? Please let us know - contact information is at the end of this document.

# NEW LANDSCAPE PROPOSALS



varied surface textures & paving



new trees & wildflower planting



fixed seating & shade











grove of trees with seating

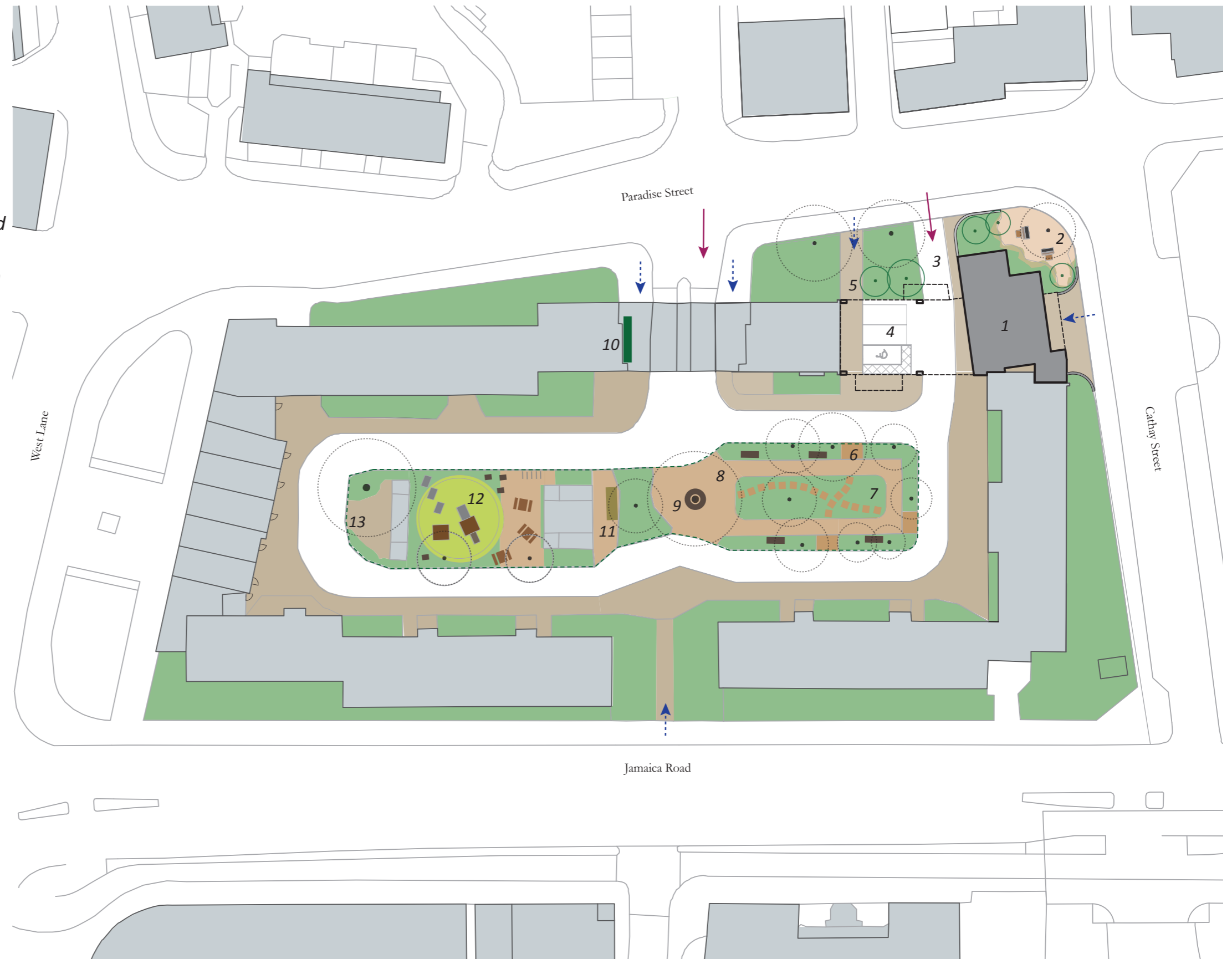
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# PROPOSED LANDSCAPE

## KEY

1. New homes - five storey block & elevated two storey block
2. Corner landscape improvements with planting, seating and new fruit trees around existing Magnolia tree
3. New vehicle access route adequate for fire safety vehicles
4. 3 parking spaces retained including one disabled parking bay
5. Safe new pedestrian access route separate from vehicles access
6. New fencing to courtyard landscape with increased permeability of edge creating more openings to the gardens
7. New planting around existing trees & informal routes through planting
8. Re-surfacing of paths & hard landscaping
9. Repair of existing bench around tree trunk
10. Relocated resident storage units to below existing arches
11. New enclosure for existing estate recycling bins
12. Playground improvements
13. Improvements to hard landscaping & new planting

-  EXISTING BUILDING
-  PROPOSED NEW BUILDING
-  PROPOSED NEW BUILDING ABOVE
-  PEDESTRIAN ACCESS
-  VEHICLE ACCESS
-  EXISTING LANDSCAPE IMPROVEMENT WORKS
-  EXISTING TREE RETAINED
-  PROPOSED NEW TREE



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

# COURTYARD LANDSCAPE IDEAS



integrated playspaces



variety of fixed benches, seats & tables

'play' for various age groups



varied but cohesive landscape



raised 'allotment' planting beds



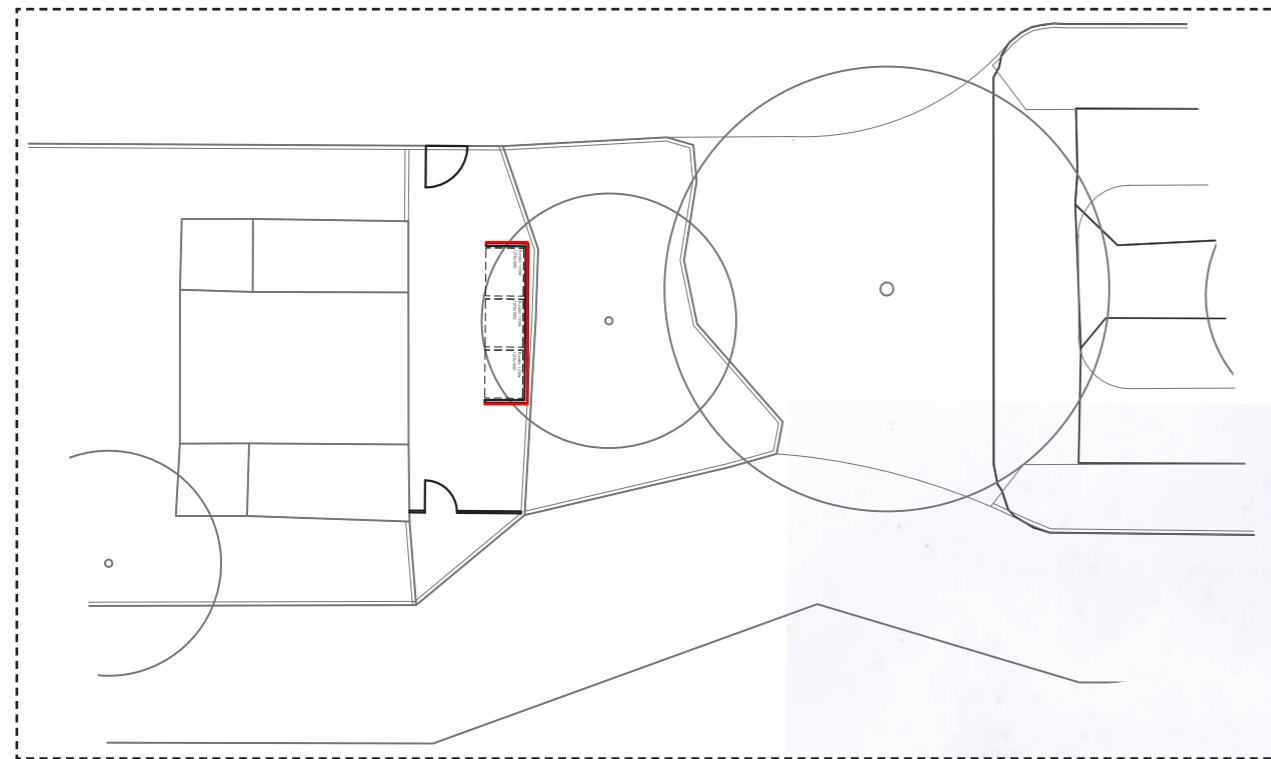
create wildlife habitats



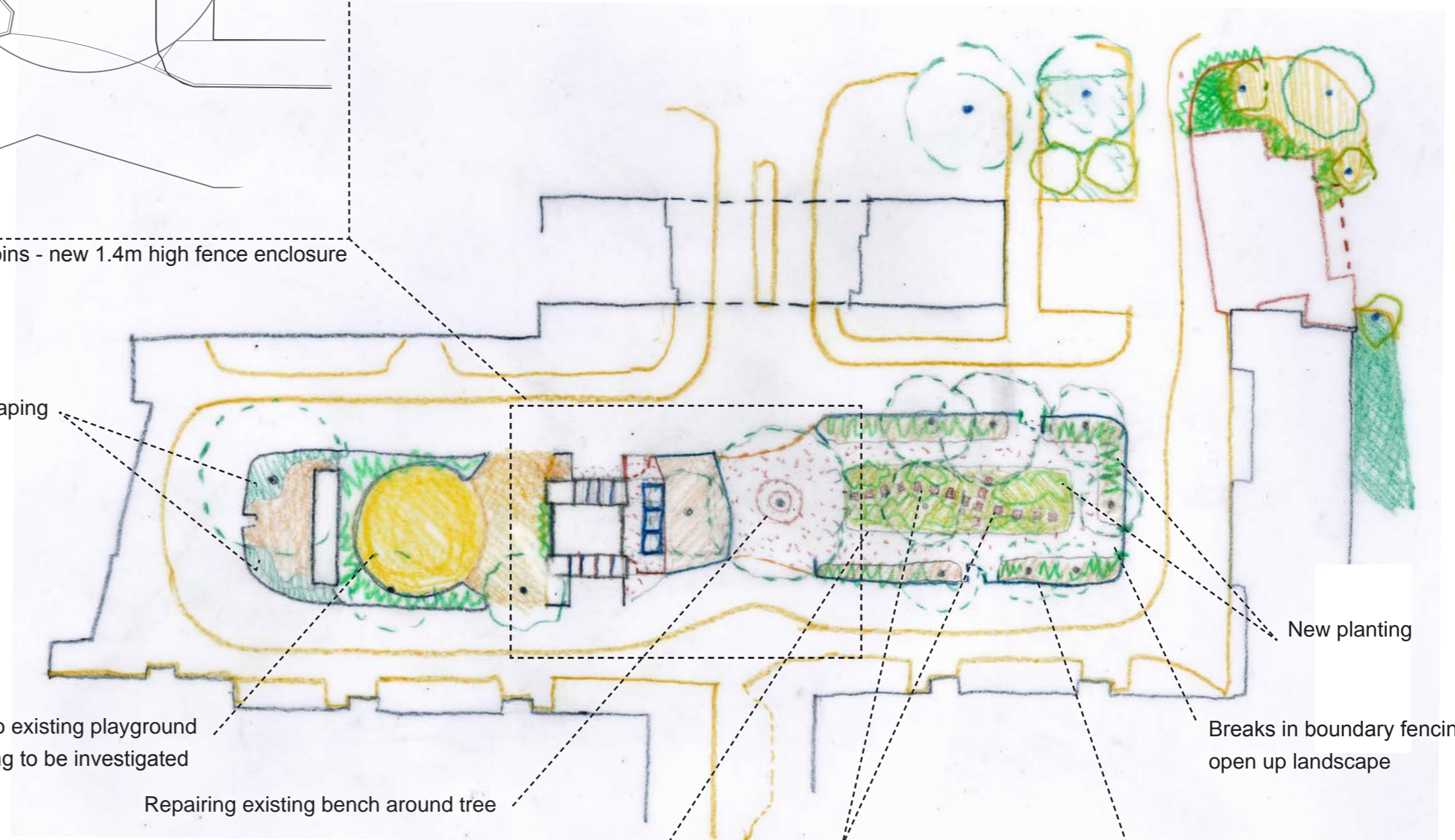
incidental play

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# ESTATE LANDSCAPE



Wider estate recycling bins - new 1.4m high fence enclosure



New planting to break up hard landscaping

Upgrades to existing playground  
New soft play surfacing to be investigated

Repairing existing bench around tree

New surfaces to paths

Creating new informal pathways  
through planing areas

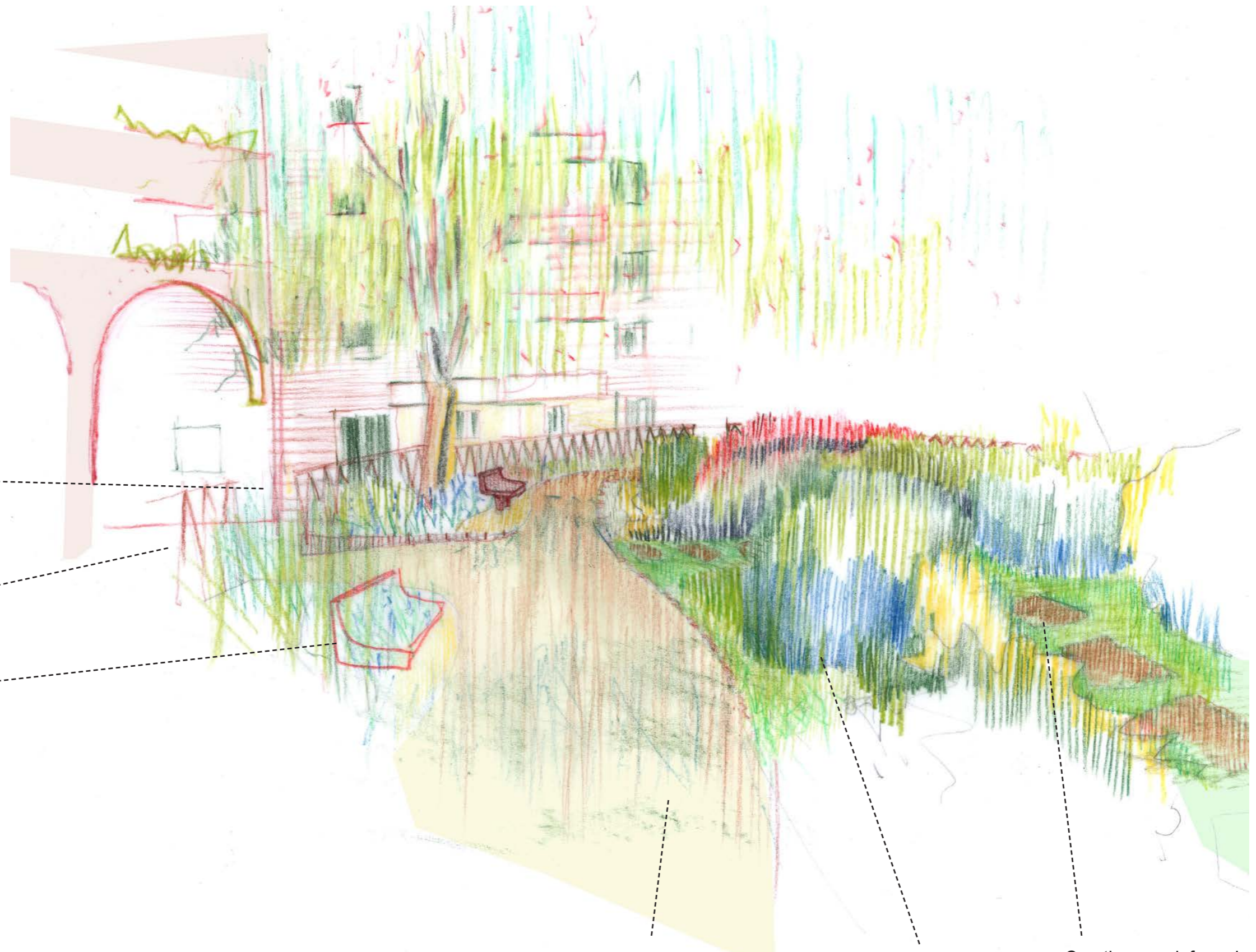
New perimeter fencing to update  
& unify landscape

Breaks in boundary fencing to  
open up landscape

New planting

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

# ESTATE LANDSCAPE



Breaks in boundary fencing to open up landscape & make more permeable

New perimeter fencing to update & unify landscape

Repairing existing benches where required

New surfaces to paths

New planting

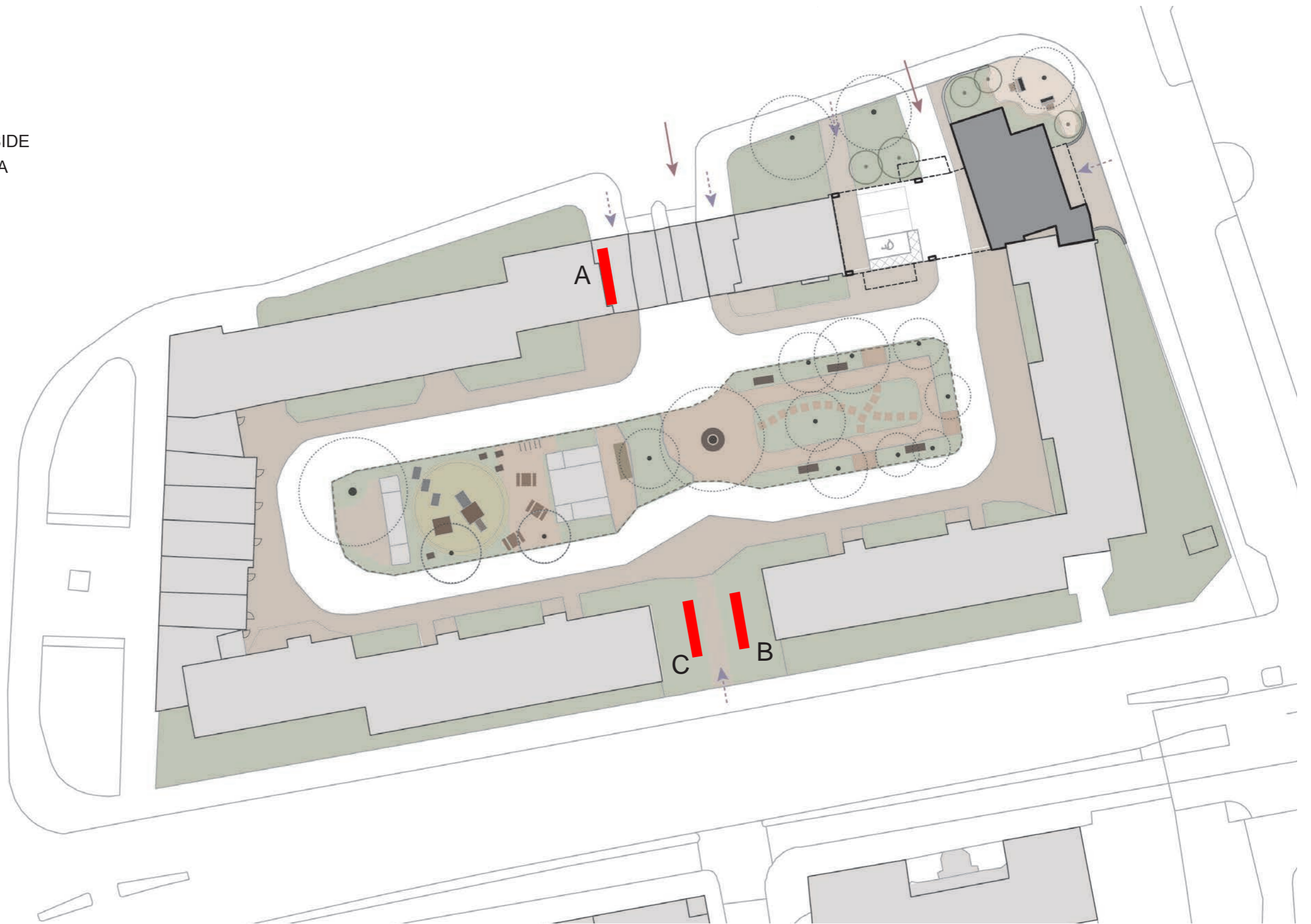
Creating new informal pathways through planting areas

# EXISTING BIKE STORAGE RELOCATION OPTIONS

OPTION A:  
ON PAVEMENT EDGE UNDER THE  
EXISTING ARCHES

OPTION B:  
AS CURRENT PROPOSALS, ALONGSIDE  
PEDESTRIAN ROUTE FROM JAMAICA  
ROAD

OPTION C:  
OPPOSITE SIDE OF PEDESTRIAN  
ROUTE FROM JAMAICA ROAD

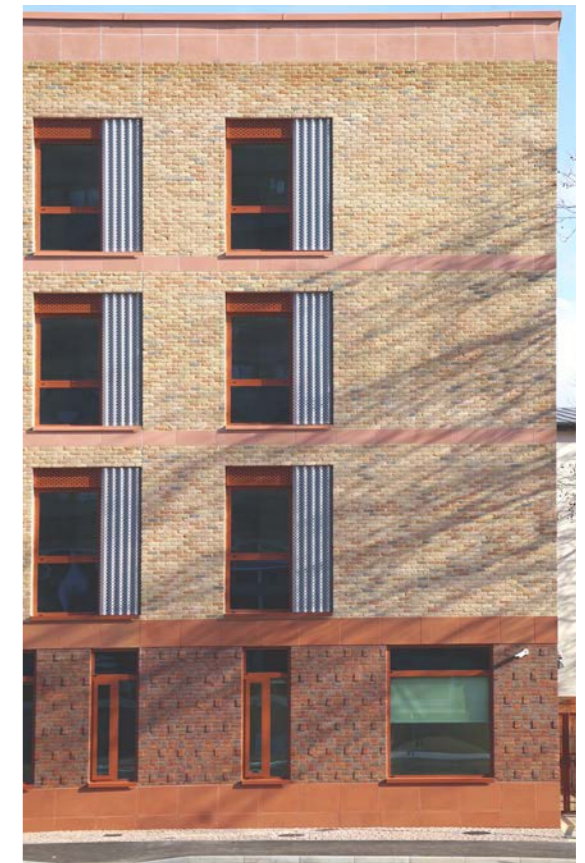


# SKETCHES & MATERIALS DEVELOPMENT

These views show the development of indicative massing and design ideas of the proposed building and landscape from a variety of perspectives



View from Cathay Street looking North



Brick & concrete banding on APF by CVA



View from estate courtyard



View from Paradise Street looking East

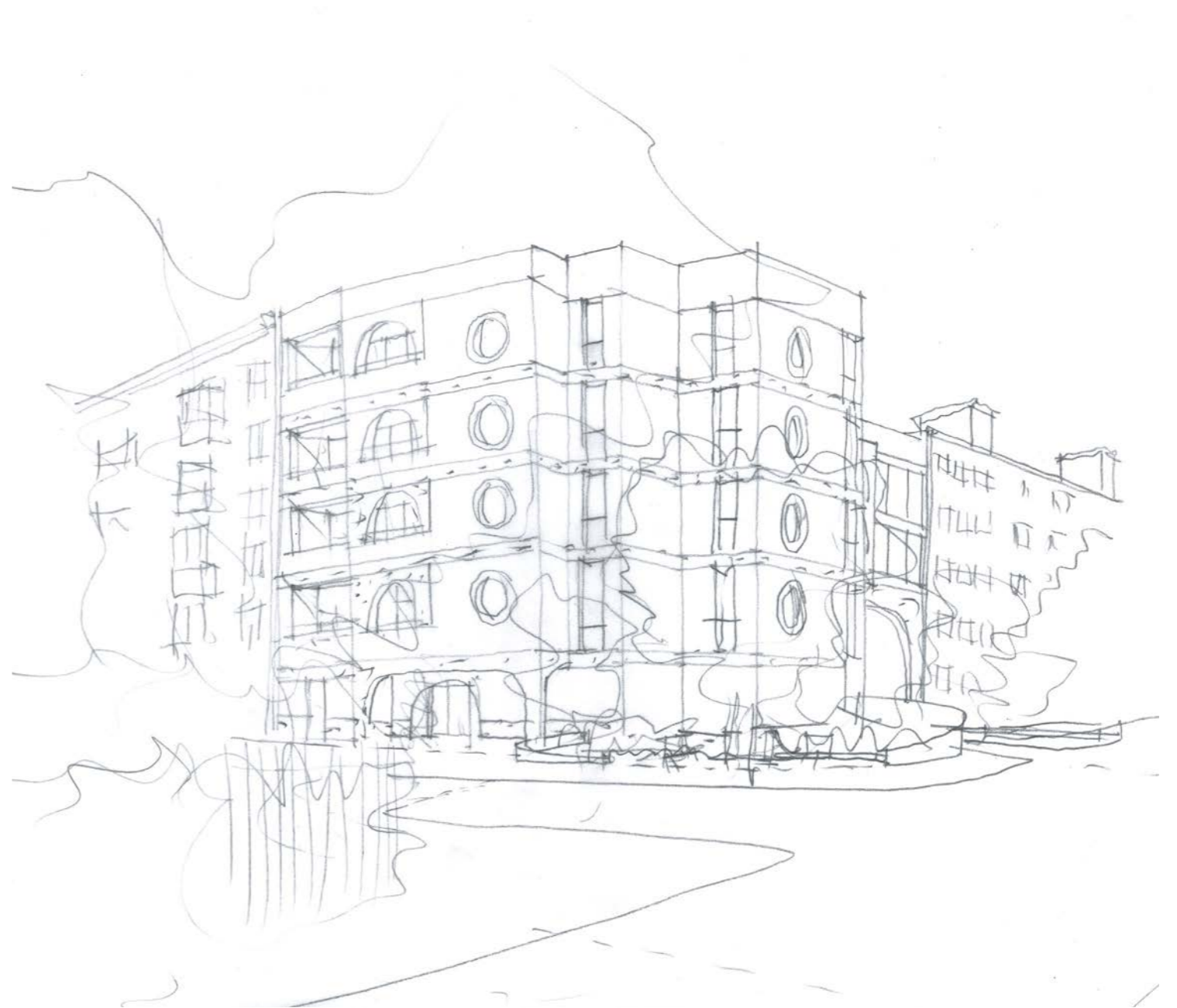


# SKETCH VIEWS

These views show the development of the design from within the Estate courtyard and from the corner of Paradise Street and Cathay Street.



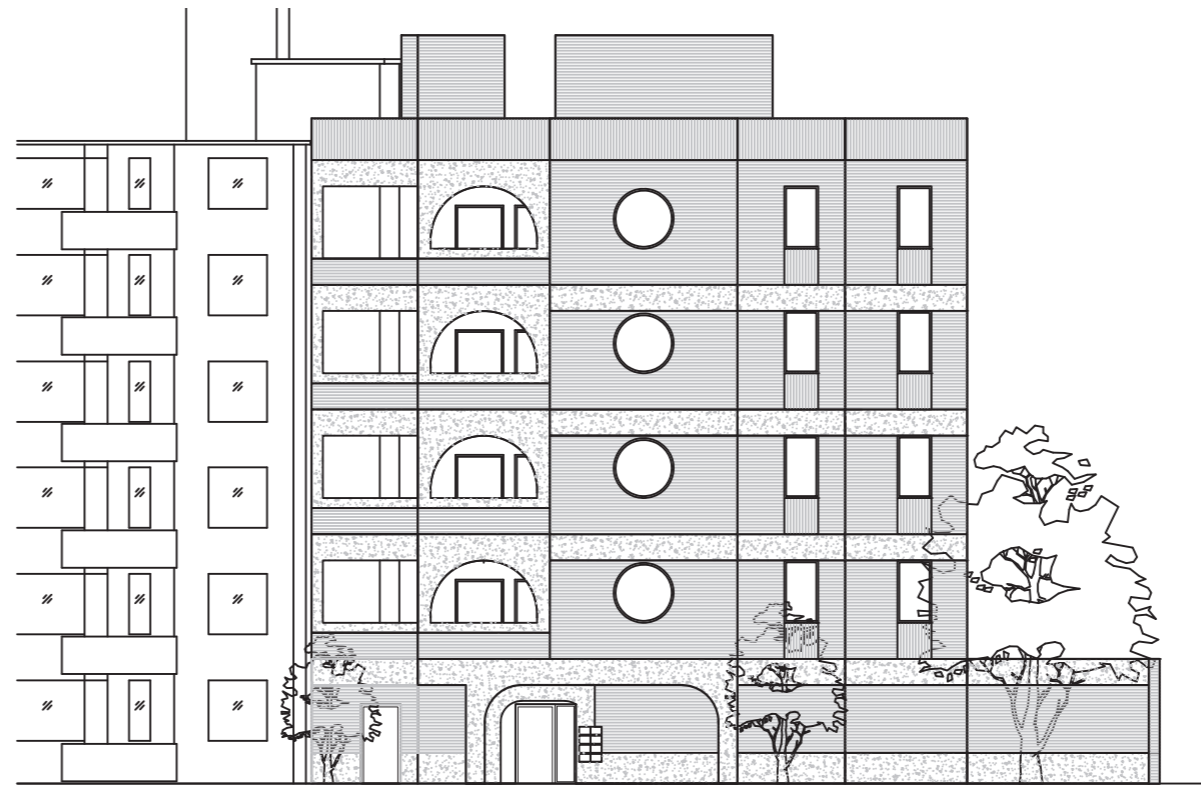
View from estate courtyard



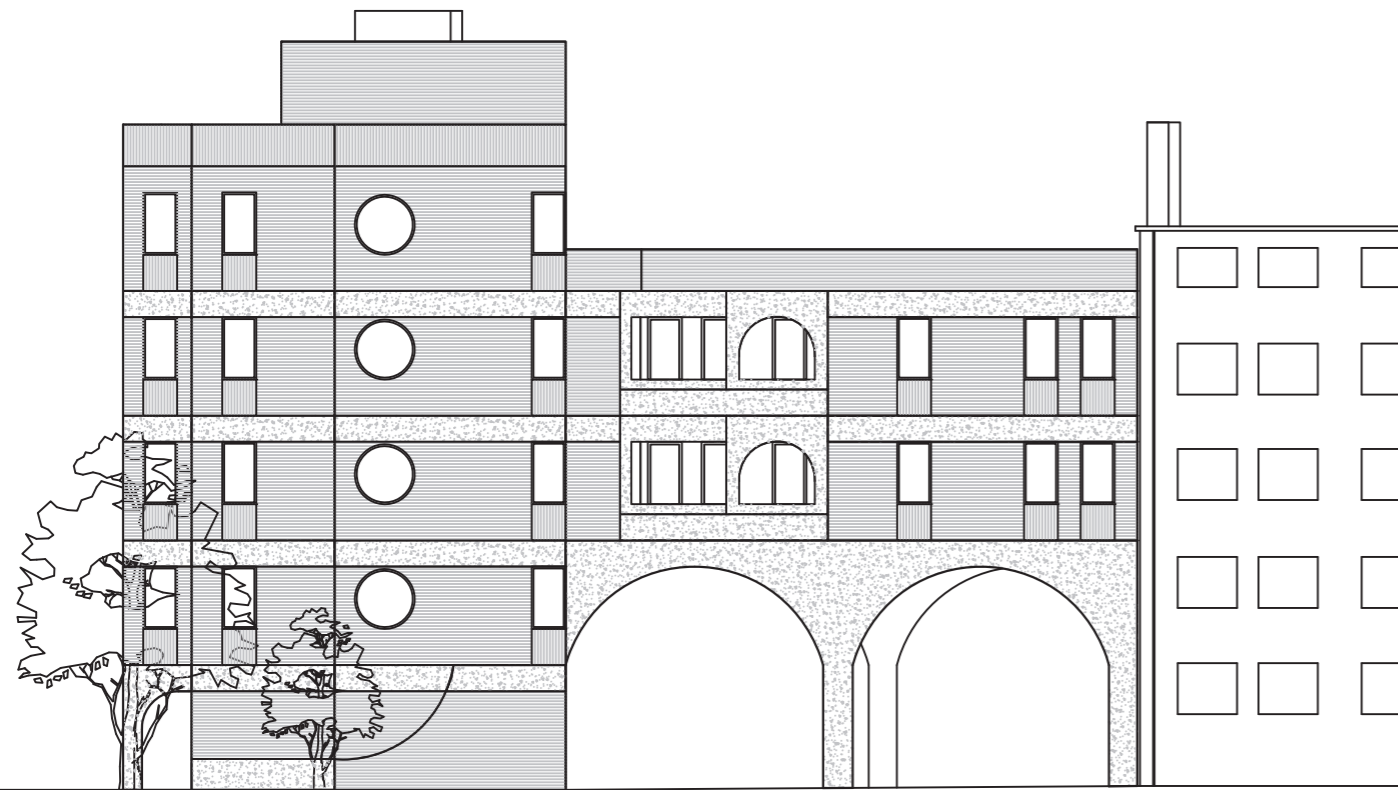
View of corner of Paradise Street & Cathay Street

# ELEVATION PROPOSALS

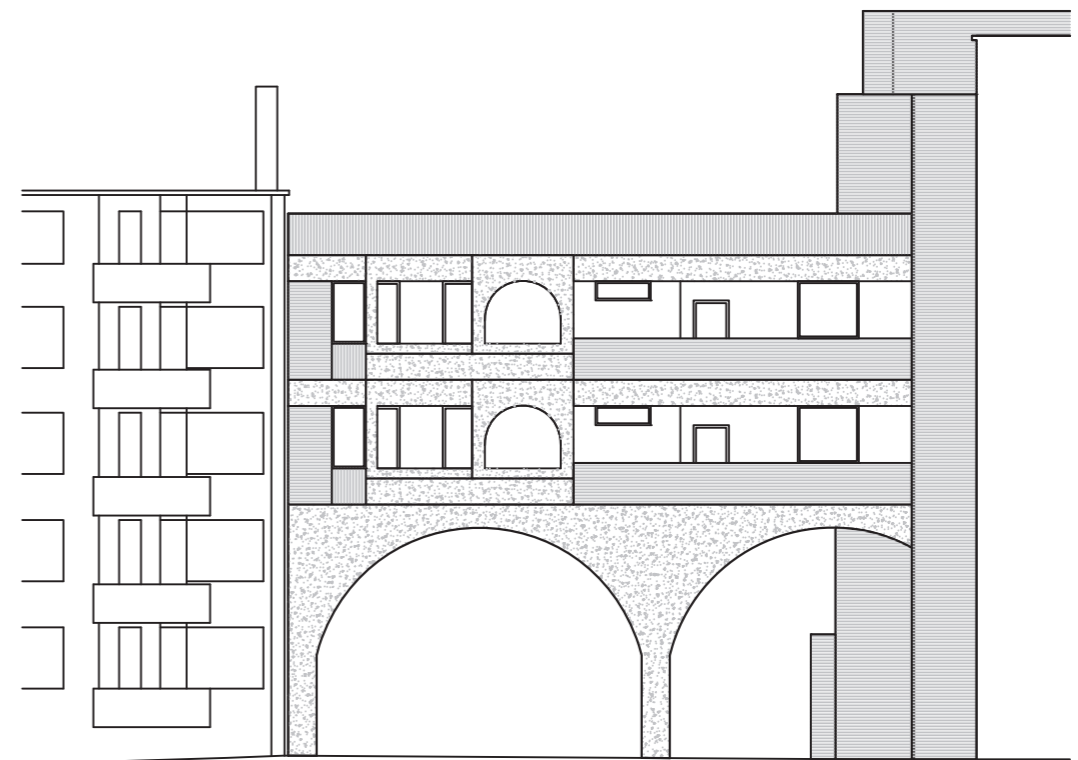
These are the current proposals showing development ideas for design of the elevations including openings shapes, sizes and locations and material appearance.



North Elevation - Paradise Street



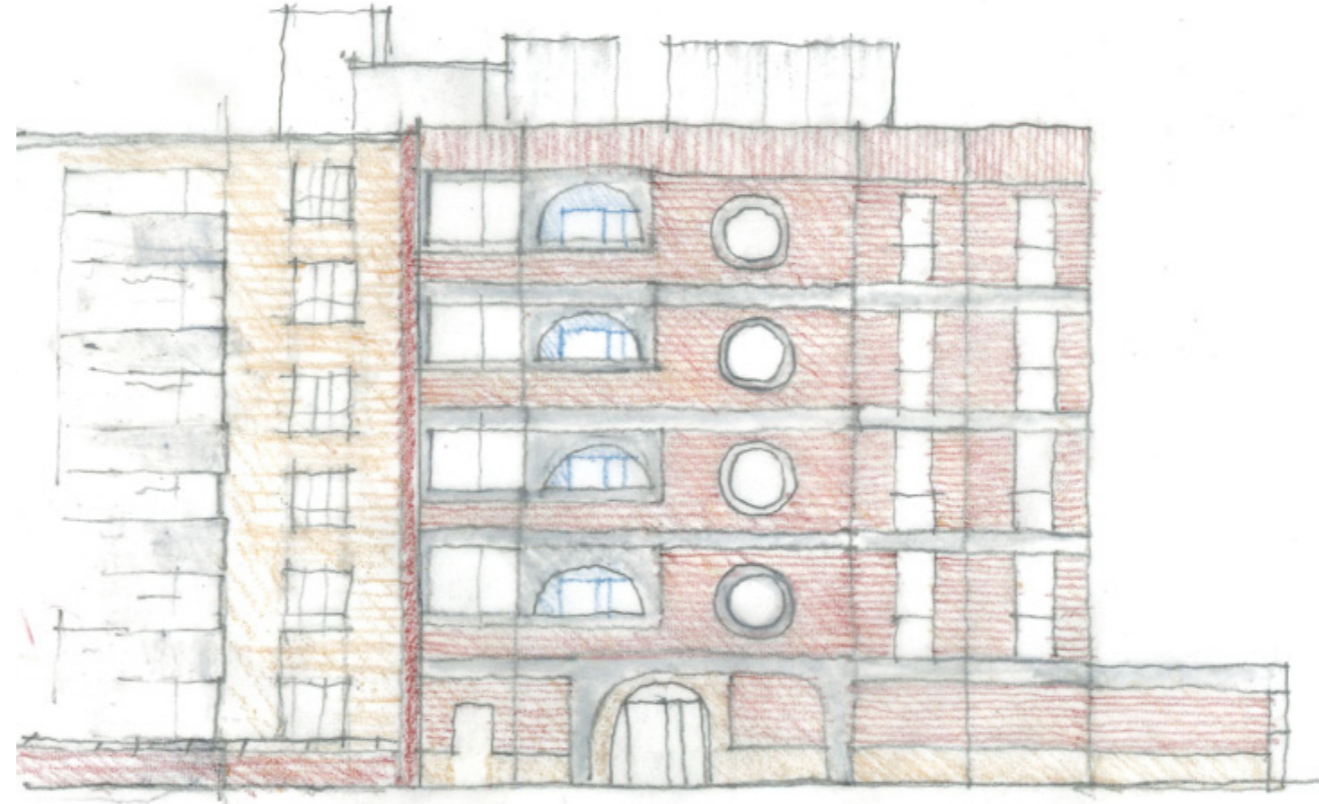
East Elevation - Cathay Street



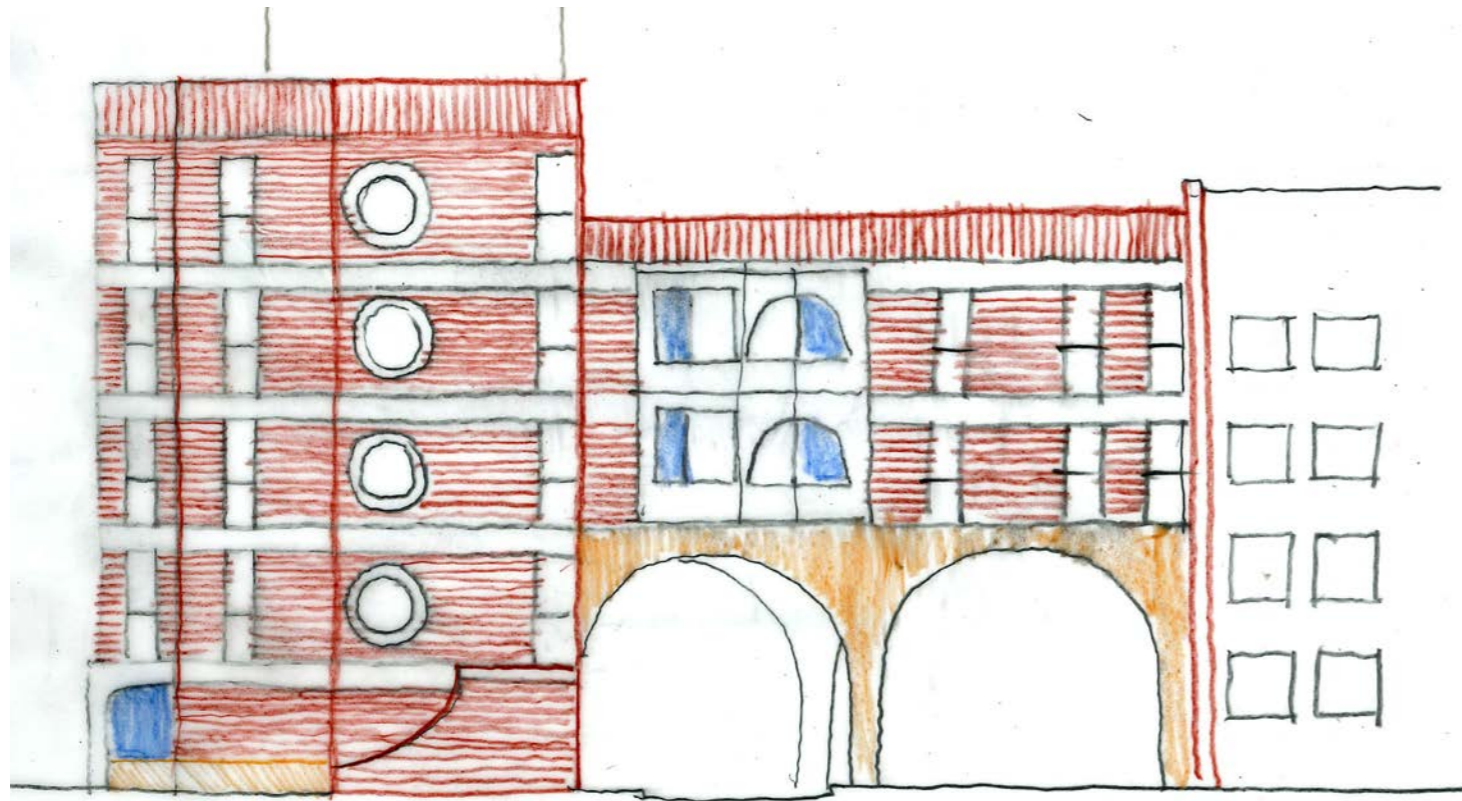
South Elevation - Pynfolds Estate Courtyard

# ELEVATION PROPOSALS

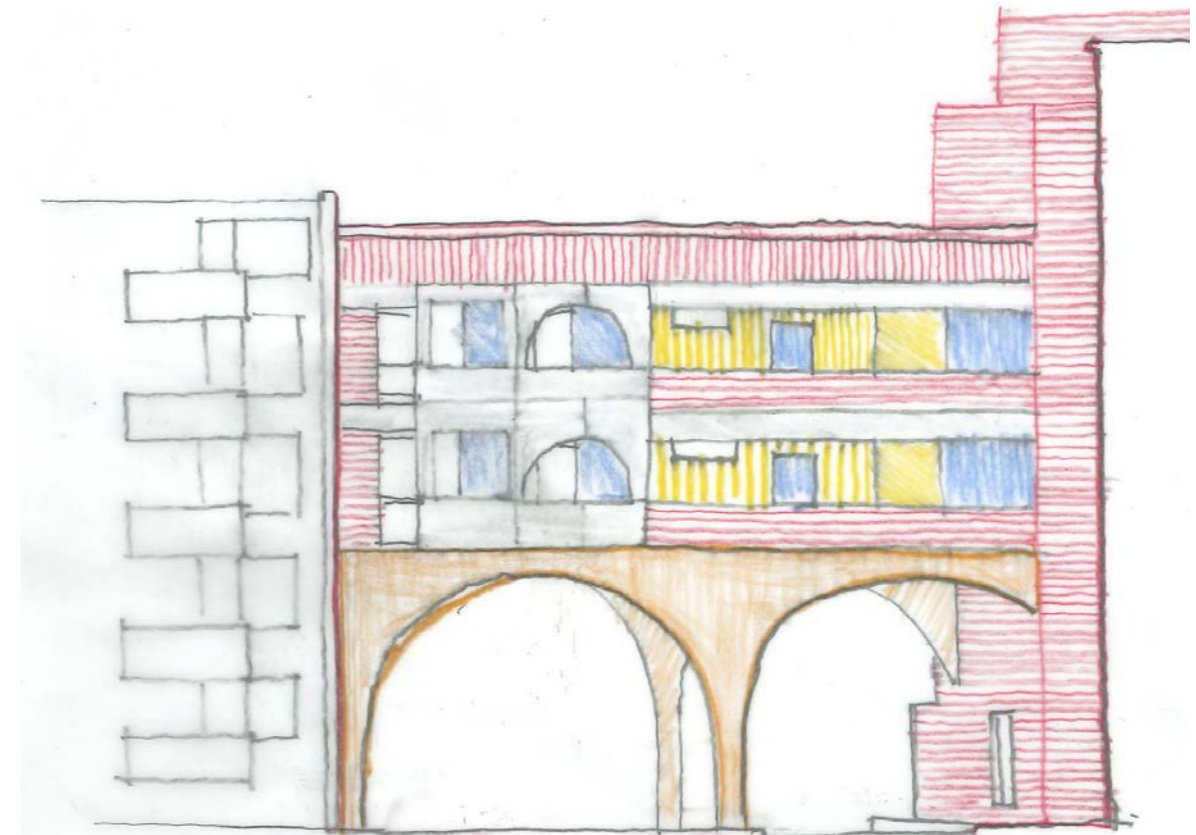
These are the current proposals showing development ideas for design of the elevations showing potential material colour scheme.



North Elevation - Paradise Street



East Elevation - Cathay Street



South Elevation - Pynfolds Estate Courtyard

# 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 reach us by phone:

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/pynfolds-estate-proposed-homes/>

## 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.