

STOLON
STUDIO.



55-77 Fenwick Road
Stage 3 - Pre-Public Consultation
June 2021

Stolon Studio Ltd
Kaolin Court
33-39 Beadnell Road
London SE23 1AA

020 3355 9533
www.stolon.co.uk

Welcome

Welcome to our consultation that outlines the proposal to develop the existing garages and parking spaces to the north of 55-77 Fenwick Road in Southwark to provide new council homes for council rent.

We presented our initial ideas for the site at a residents consultation at a meet the team event on 6th October 2020 with continued residents consultation at Residents Project Group meetings on 4th November 2020, 16th December 2020 and 8th April 2021.

To develop the scheme, we have also had:

- Stakeholder meetings with Southwark Council officers consisting of Fire Safety, Building Control, Maintenance, Waste, Housing, Landscape, M&E, Electrical, Highways and Secure By Design Officers.
- Meetings with Planning officers to discuss all aspects of the proposal.

The first part of this document shows background information about the site. The second part describes the proposals in the lead up to a formal planning submission - the layout, the number and type of homes, the appearance and the timescale ahead.

Prior to this formal submission, we are seeking your feedback on the proposals shown here.

We look forward to hearing from you.

Thank you



Introduction

About Southwark Council

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes by 2022.

Our vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost.
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population.
- Use architecture to give more identity to a place, To encourage a stronger sense of community and to reduce inequality.

Our aims:

- To address shortage of council housing for the borough's residents.
- To meet the needs of future generations.
- To develop a scheme that will be 100 per cent council housing at council rents
- A minimum of 50 per cent of the new council homes would be let to existing local council tenants in housing need.

Examples of projects completed by the London Borough of Southwark in recent years are shown to the right.



Clifton Estate / Clayton Road



Masterman House garages / Lomond Grove



169 Long Lane / Long Lane, SE1

Introduction

About Stolon Studio

Stolon Studio were established in 2016. Stolon Studio specialise and invest in architecture and development. Shaping the future of our urban environment, and improving the standard of architecture - one building at a time.

Jessica and Robert Barker, established Stolon Studio with the intention to design and make innovative spaces and products, working with experts in their fields, be they architects, jewellery designers, product designers or agricultural metalworkers.

Examples of Stolon Studio Projects are shown to the right.

Principals of Stolon Studio

There are many compound issues facing society and development, such as the impacts of climate change, flood-risk, poor health or an aging population. Good

architecture may help to lessen these issues and create better places to live and work. There a number of general principals that Stolon apply to achieve more virtuous development:

- Sustainable, climate adaptive buildings and landscapes that reduce the demand on the environment and cope with the impacts of the changing in climate
- Physically and technologically adapted buildings that improve the lives of all occupants and users
- A mix of generations within the development encourages interaction between all ages without clear designation of housing types.
- Planning for active lifestyles, with access to public space, nature and the outdoors and diminishes reliance on the car.
- Social integration through co-housing and co-working to combat the sense of isolation and support the known health and well-being benefits of regular personal interaction.



Kaolin Court, Forest Hill



Royal Hill, Greenwich



Closer Close, Bromley

Area History

General History

Originally Peckham was a hamlet of the parish of Camberwell, located about a mile to Camberwell's east on the road to New Cross.

Peckham became popular as a wealthy residential area by the 16th century and by the 18th century the area was also a more commercial centre containing extensive market gardens growing produce.

Until the early 19th century, Peckham was largely a rural area; however vast development later in the century sparked major change encouraged by the rise of public transport.

Site History

Historic maps have been reviewed and the site use identified is detailed to the right:

1874-1879: The site appears to be part of undeveloped open land or field.

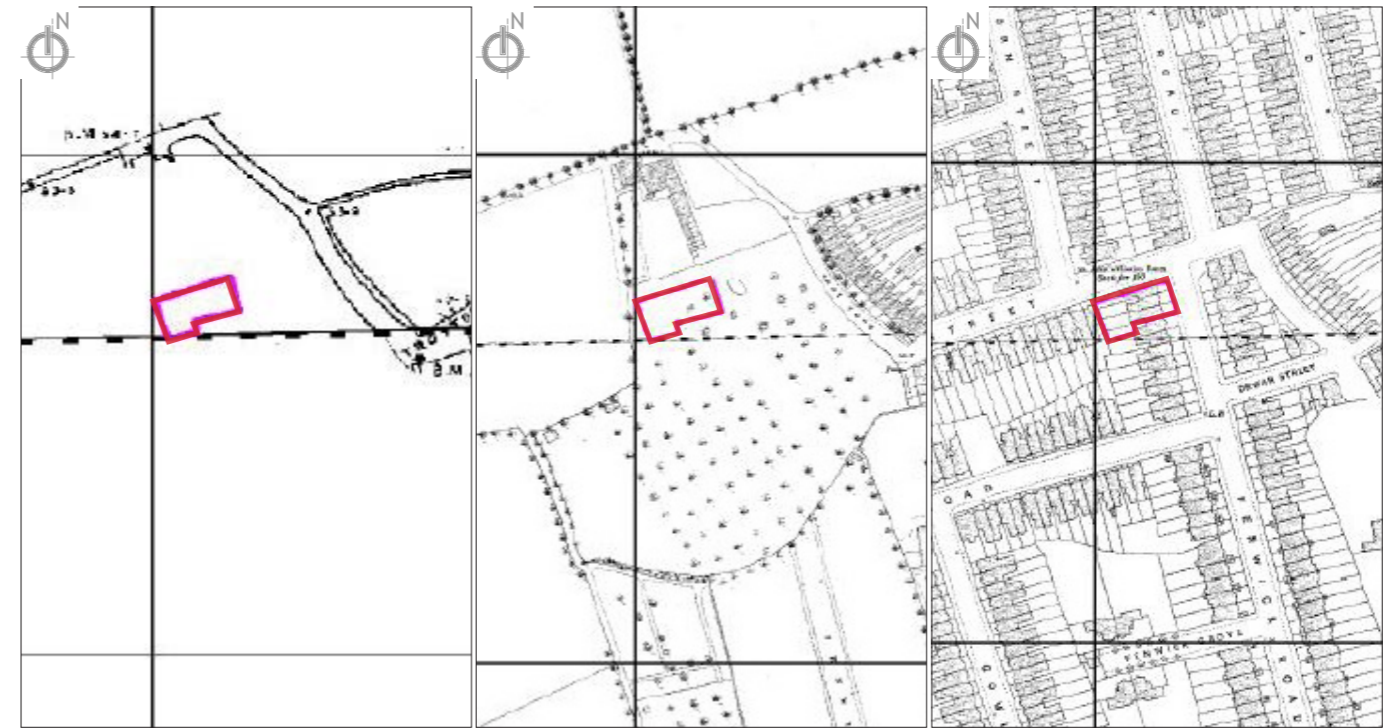
1895-1938: The site and surrounding area have been developed and the site appears to be occupied by a row of terraced houses and back gardens.

1940-1968: The houses and gardens are no longer shown, and the site appears to be occupied by open space.

1971-Present: A row of garages is depicted in the middle of the site running north to south. A squared shaped structure is shown in the south west corner of the site and is labelled as an electrical substation. The site resembles its current layout.

Unknown-Present: A metal framed carport is situated on the west boundary.

The maps opposite show that the site was first developed for housing in 1896 when a row of terraced houses was built along Fenwick Road and extending up to the corner of Nutbrook Street.



Historic Map - 1850-1851

Historic Map - 1873

Historic Map - 1895



Historic Map - 1940

Historic Map - 1961-1989

Aerial View - 2021

Planning Context

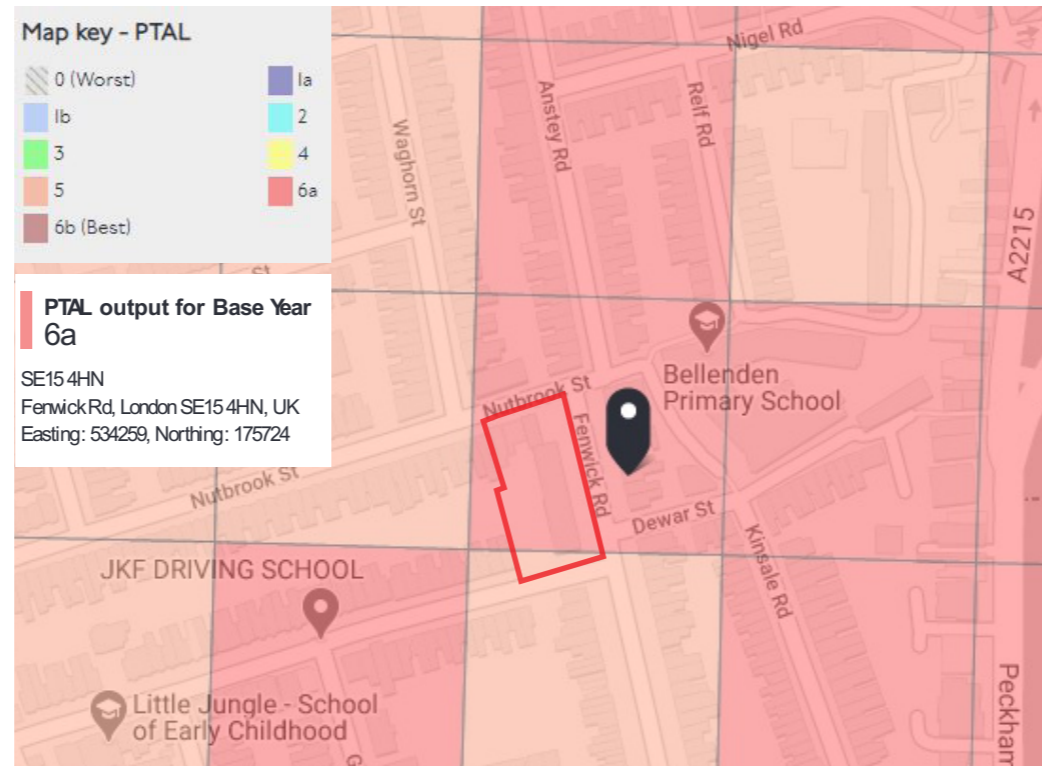
The site is within Travel Card Zone 2 and Public Transport Accessibility Level (PTAL) is 6a. The setting is considered to be Urban.

The site is located within Flood Zone 1 as shown in the Flood Zone Map across - an area with a low probability of flooding from rivers or sea.

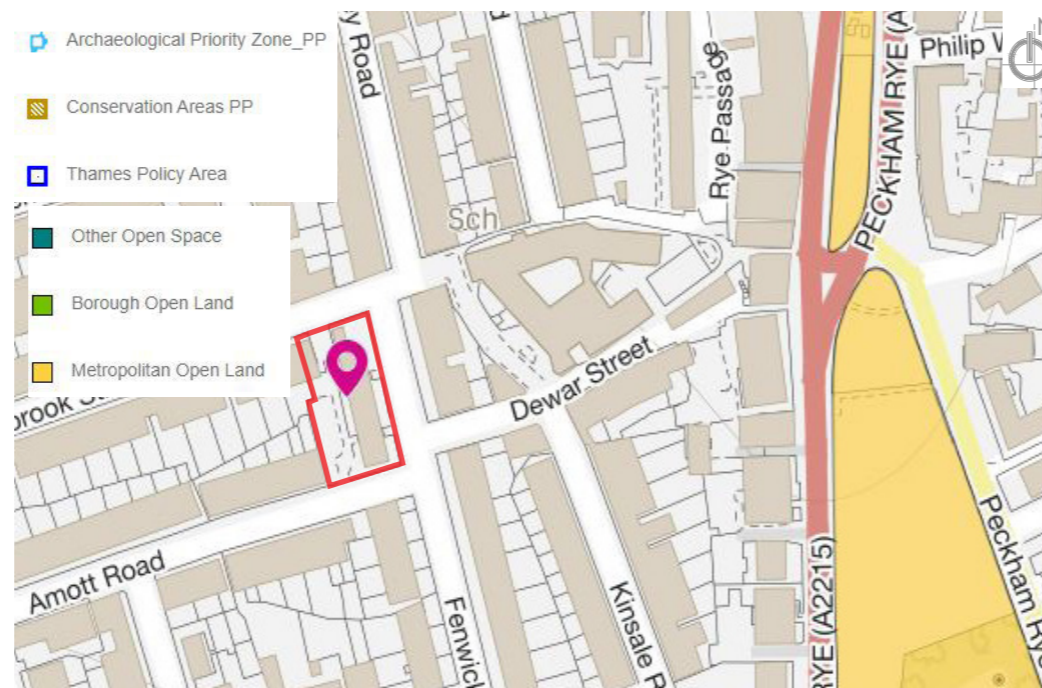
The Surface Water Map across shows a low to medium risk of surface water flooding on the site, therefore a sustainable drainage scheme should be considered.

The application site is not at risk of flooding from reservoirs.

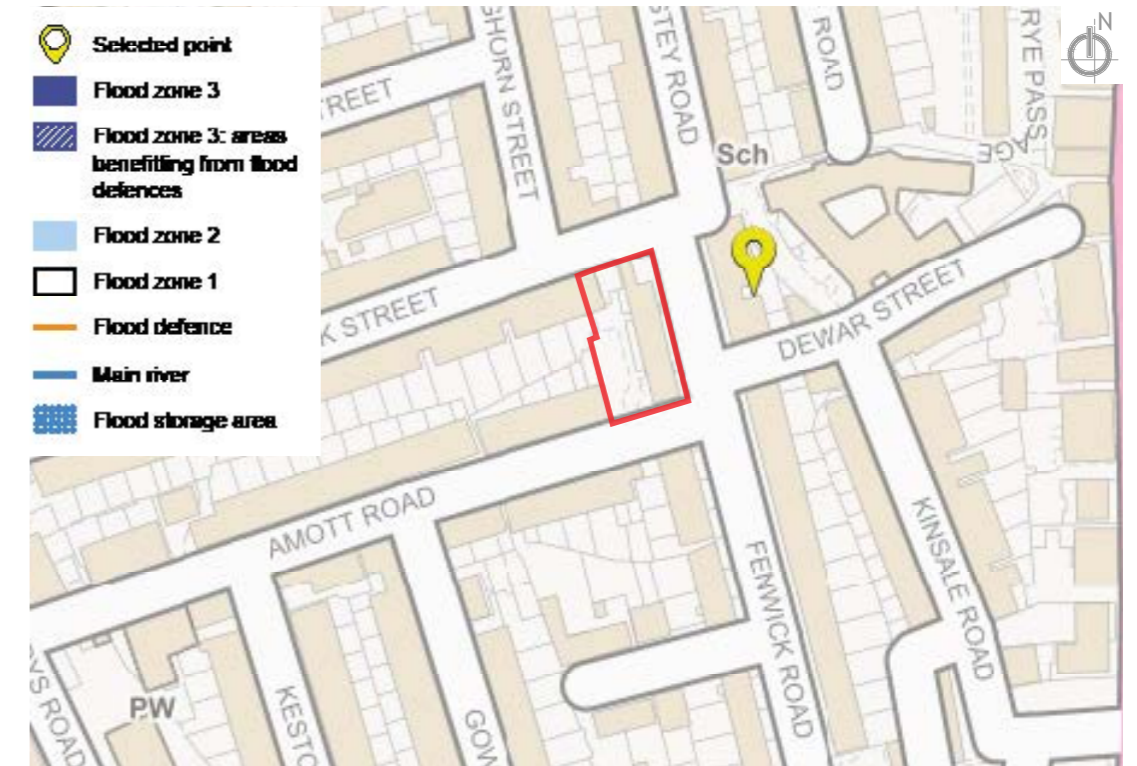
The site is not located within a conservation area.



PTAL Plan



Conservation and Archeological Priority Zone Map



Flood Zone Map



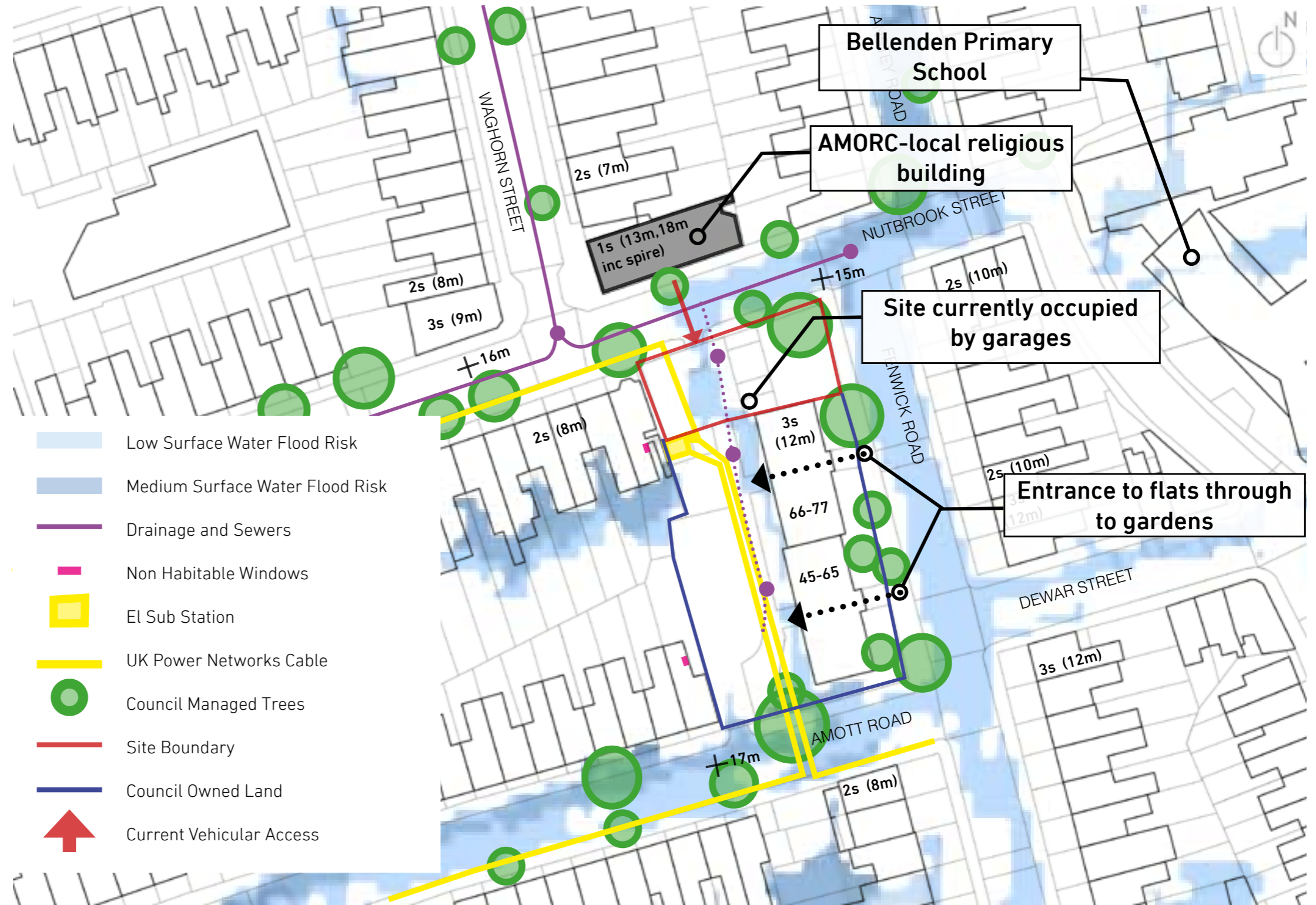
Surface Water Flooding Map

Constraints

A summary of the constraints is indicated on the plan and summarised below.

Key constraints

- Daylight/sunlight to surroundings
- Overlooking / privacy to residents of existing blocks
- Access to substation
- Level change with communal garden
- Below ground drain
- Potential for overheating from south facing aspect



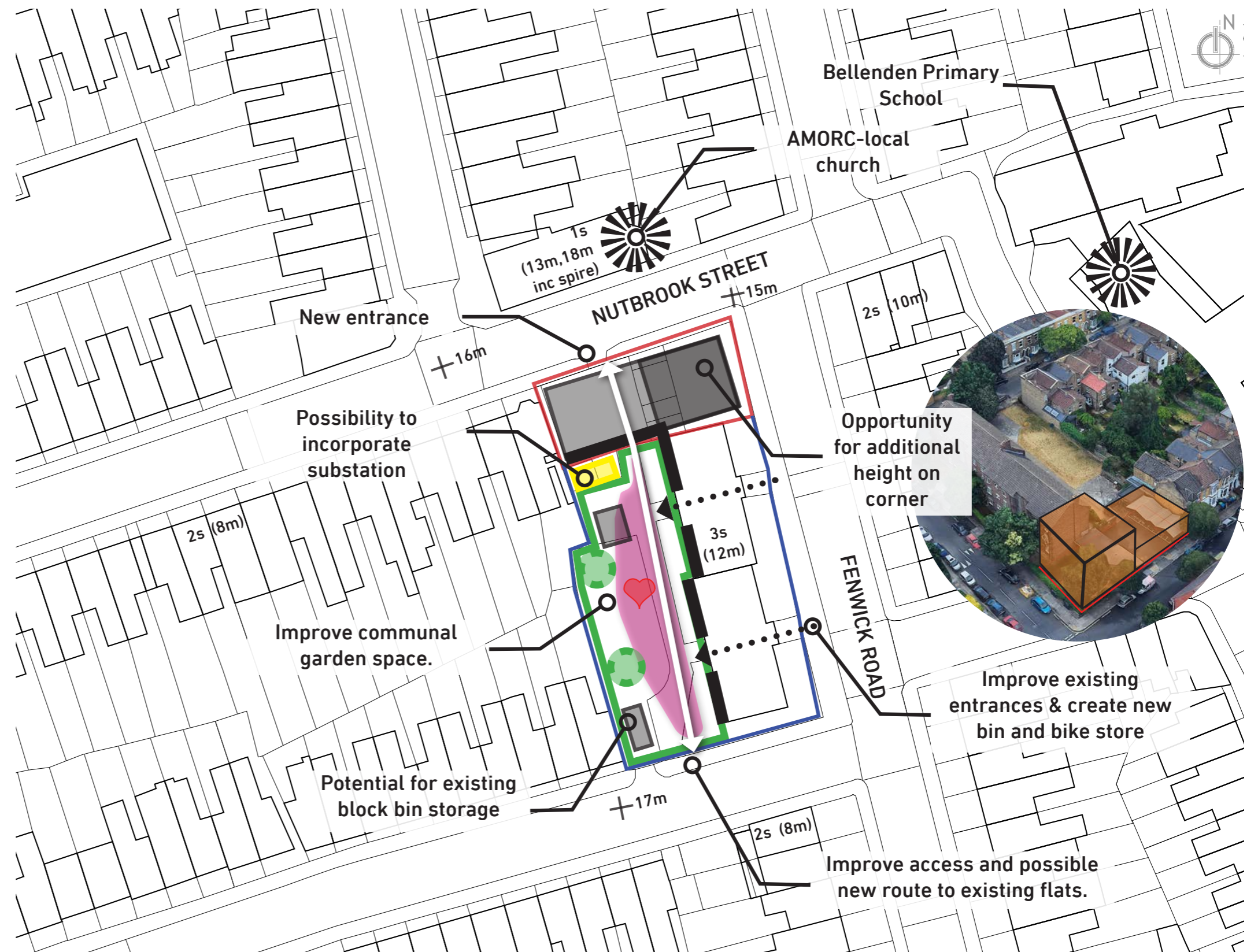
- Low Surface Water Flood Risk
- Medium Surface Water Flood Risk
- Drainage and Sewers
- Non Habitable Windows
- El Sub Station
- UK Power Networks Cable
- Council Managed Trees
- Site Boundary
- Council Owned Land
- Current Vehicular Access

Opportunities

A summary of the opportunities is indicated on the plan and summarised below.

Key opportunities

- Infill current 'gap' in street.
- Create active frontage onto Nutbrook Street
- Prominent corner site - possible taller building at the corner.
- Connection to and use of shared garden
- Opportunity to enhance access to and facilities in existing garden
- Potential for solar gain and solar panels from south facing aspect



About The Site

Site Area: 1,764.52m² (0.17 hectares)

The site is located adjacent to 55-77 Fenwick Road and accessible from Nutbrook Street. It is currently occupied by 5 no. of garages and 5 no. of parking spaces.

The site lies within the Southwark Rye Lane Ward and The Lane Ward of London. It is within the London Borough of Southwark.

To the south of the covered parking spaces is an electrical substation owned by UK Power Networks.

Directly south of the proposal plot, 55-77 Fenwick Road are two three storey blocks with 12no. two and three bedroom flats.

The main entrance to the existing blocks is from Fenwick Road. The shared garden to the rear of the blocks is accessed from gates on to Amott Road, located to the south of the estate.

The proposal plot is accessed from the north, from Nutbrook Street. The plot is currently separated from the estate by a 1800mm high brick wall. There is a level difference of approx 640mm between the two areas.

The site was undeveloped land up until 1896 when a row of terraced houses was situated here. In 1940 the site returned to open land being developed into two blocks of three storey flats and associated garages in the late 1950's which stand today.



Aerial View of the site



The Site from the junction of Fenwick Road & Nutbrook Street



The Site from Nutbrook Street

Surrounding Context

Neighbouring Properties

Although the area directly surrounding 55-77 Fenwick Road is predominantly two to three storey Victorian houses a range of different architectural styles and building heights are present within the local area.

(1.5ha) To the north east sits Dr Harold Moody Park (0.5ha)

The closest GP's practice is Sternhall Lane Surgery, a four minute walk to the north. The closest hospital is Dulwich Community Hospital, a 16 minute walk to the south west.

Wider Context

To the east is Bellenden Primary School, a local authority maintained school on Troy Town completed in 2020. To the west is St Johns and St Clements Church of England Primary School, another local authority maintained school in a Grade II listed building on Adys Road.

At the south end of Fenwick Road sits the East Dulwich Road Housing Estate comprising of predominantly five storey buildings.

To the south east sits Peckham Rye Park (40ha) To the south west is Goose Green



Figure 1 Francis Bacon Lodge



Figure 2. Post War Infill



Figure 3. Two-Three Storey Victorian Houses



Figure 4. Victorian Terrace - Fenwick Road



Figure 5. Victorian Terrace - Nutbrook Street



Figure 6. Two Storey Victorian Houses



Figure 7.. Saint John & Saint Clement's School

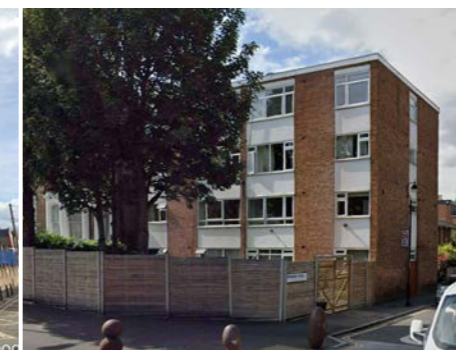


Figure 8. Taller Corner Block



Figure 9. Five Storeys



Figure 10. Gowlett Arms, Amott Road



Figure 11. Bellenden School



Figure 12. Four Storey New Apartments, Peckham Rye

Identity & Built Form

The surrounding houses are predominantly late Victorian pattern book houses, built at the end of the 19th Century. Many contain recessed entrances and bay windows, some with projecting hip roof forms. However, there is some variety to the buildings, particularly those immediately around the site. This adds to the eclectic architectural character of the area.

The terraces are either two or three stories. Many homes contain loft conversions, increasing the habitable scale to three and four storeys in places.

It is common in the area for the end of terraces to be taller than adjoining buildings, particularly at street corners, see examples opposite.

The purpose built flats in the area all appear to have balconies set within the building footprint and not projecting.

Most of the late Victorian houses are London yellow stock brick with tile roofs.

However, there are other bricks in use in the area, including mellow red, brown and light orange as well as some render and pebble dash. See examples opposite.



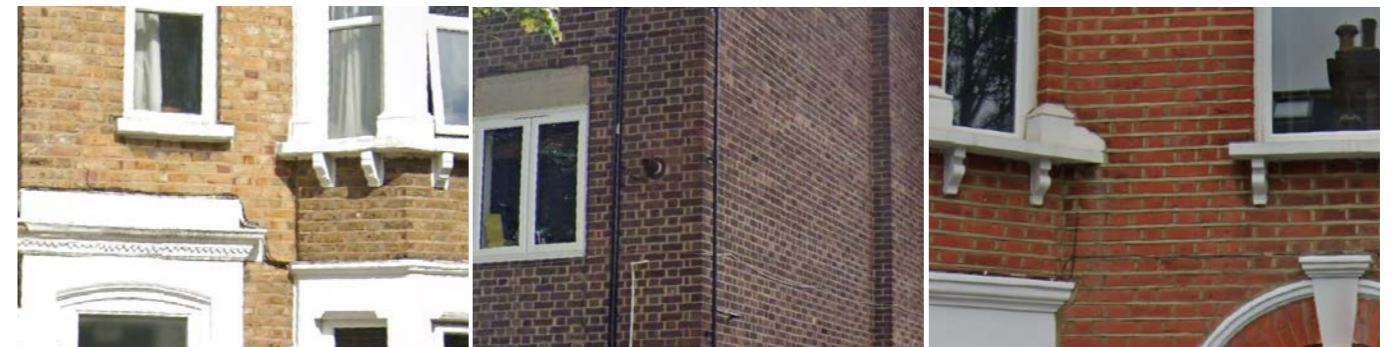
Non-standard roof junctions



Bay Windows and recessed entrances



Taller Corner Plot Buildings



Variety of bricks

Design Concept

The proposal is located towards the north of the site. In plan, the two primary forms are derived from the adjacent buildings. See diagram below and opposite.

Access to the circulation lobby as well as the bin and bike store are gained via Nutbrook street. Vehicular access to the existing electrical substation is also located here. Pedestrian access to the four bedroom home is gained via Fenwick Road.

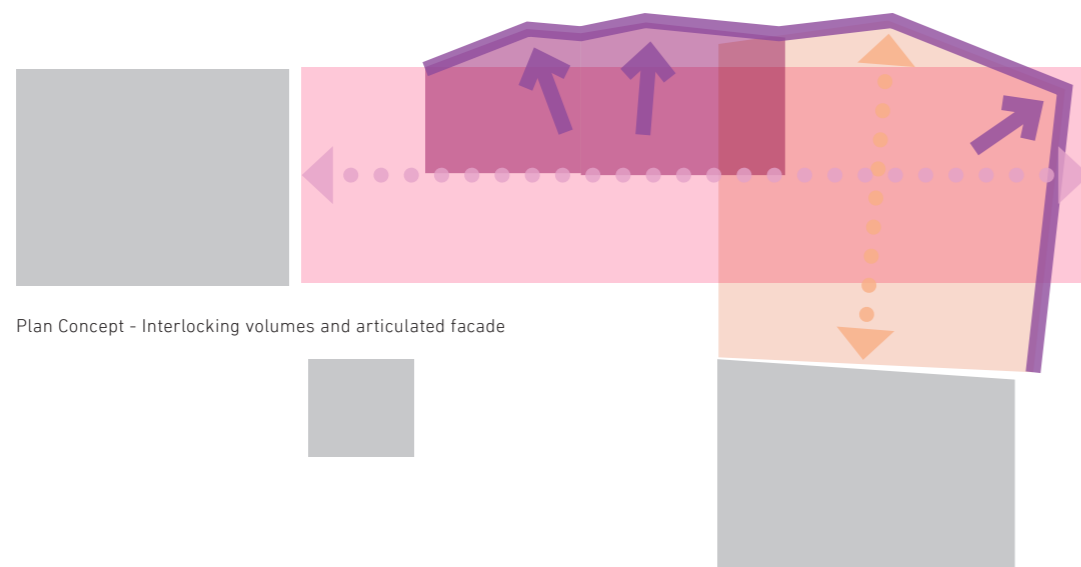
The proposed design is conceived as a three interlocking blocks derived from the site context.

The two volumes are moulded together to

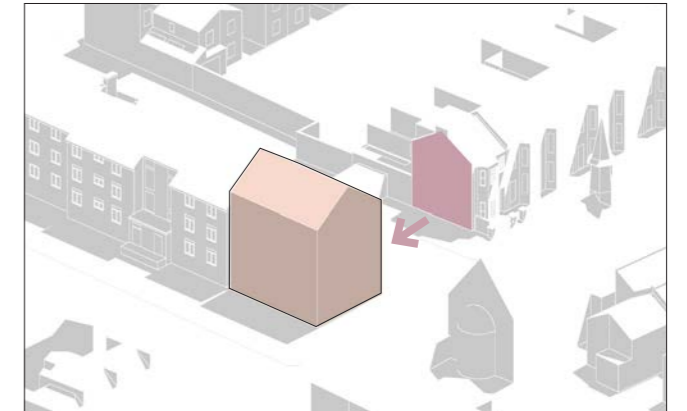
create a single unified building form that continues the line of both the Fenwick Road block and the Nutbrook Street terraces.

On Nutbrook Street the elevation is set to cascade from the highest ridge parallel with the Fenwick building down to meet the end of the terrace on Nutbrook Street. A series of pitches reinterprets the full height bay windows of the adjacent terraces. The entrance is set into the north elevation creating a route through to the communal garden.

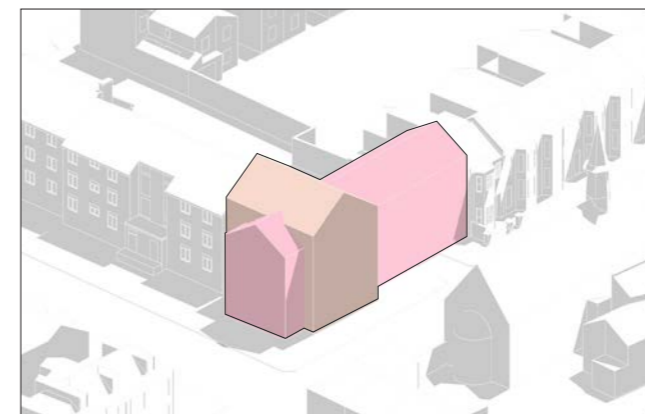
The corner of the building is folded back to allow views around the corner and to create space for a new tree on the street.



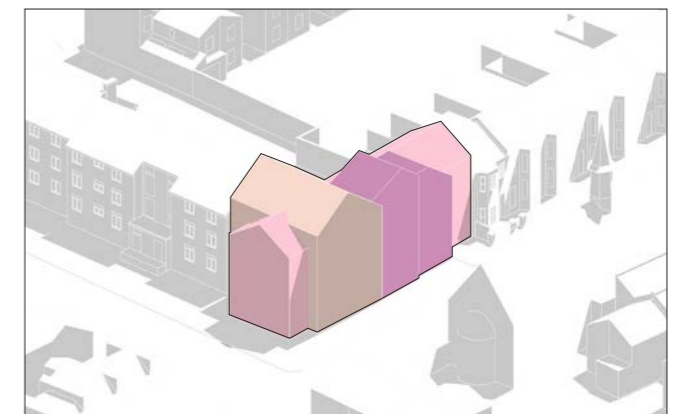
The existing site



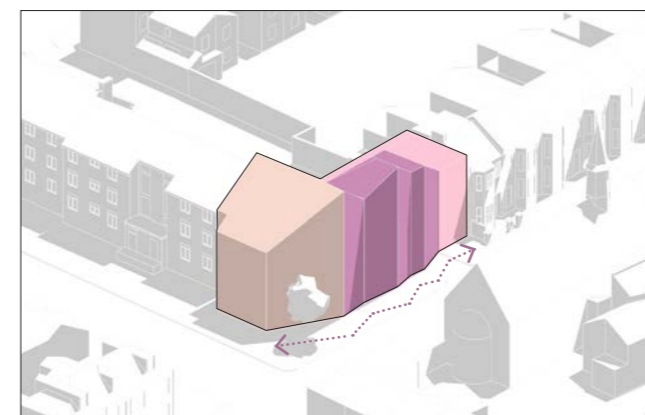
The adjacent terraces are extended



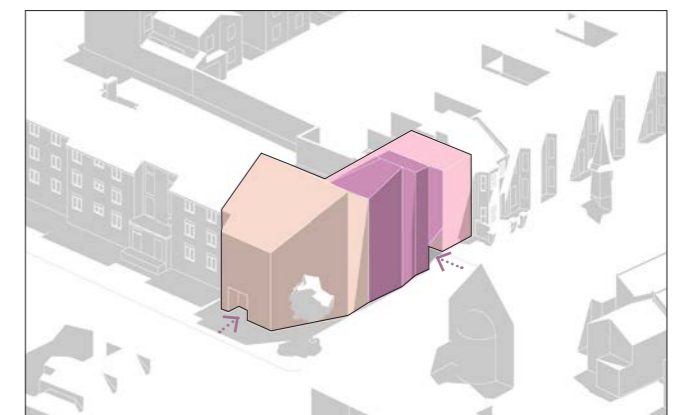
They interlock to identify the corner



The gable repeats and cascades to meet the existing terraces



The building is sculpted to create a rhythm of bays and reveal the corner.



The entrances are cut through to link and enhance the existing sociable space

Proposed Scheme

Scheme Benefits

- Meeting local housing need.
- The proposal delivers much needed 100% council homes at council rents.
- Accessible and inclusive homes.
- Private amenity space to all flats.
- All homes are dual aspect

Scheme Summary

Concept

The concept is for a new building that rises from the adjacent buildings to define the corner of Nutbrook St and Fenwick Road.

Use & Amount

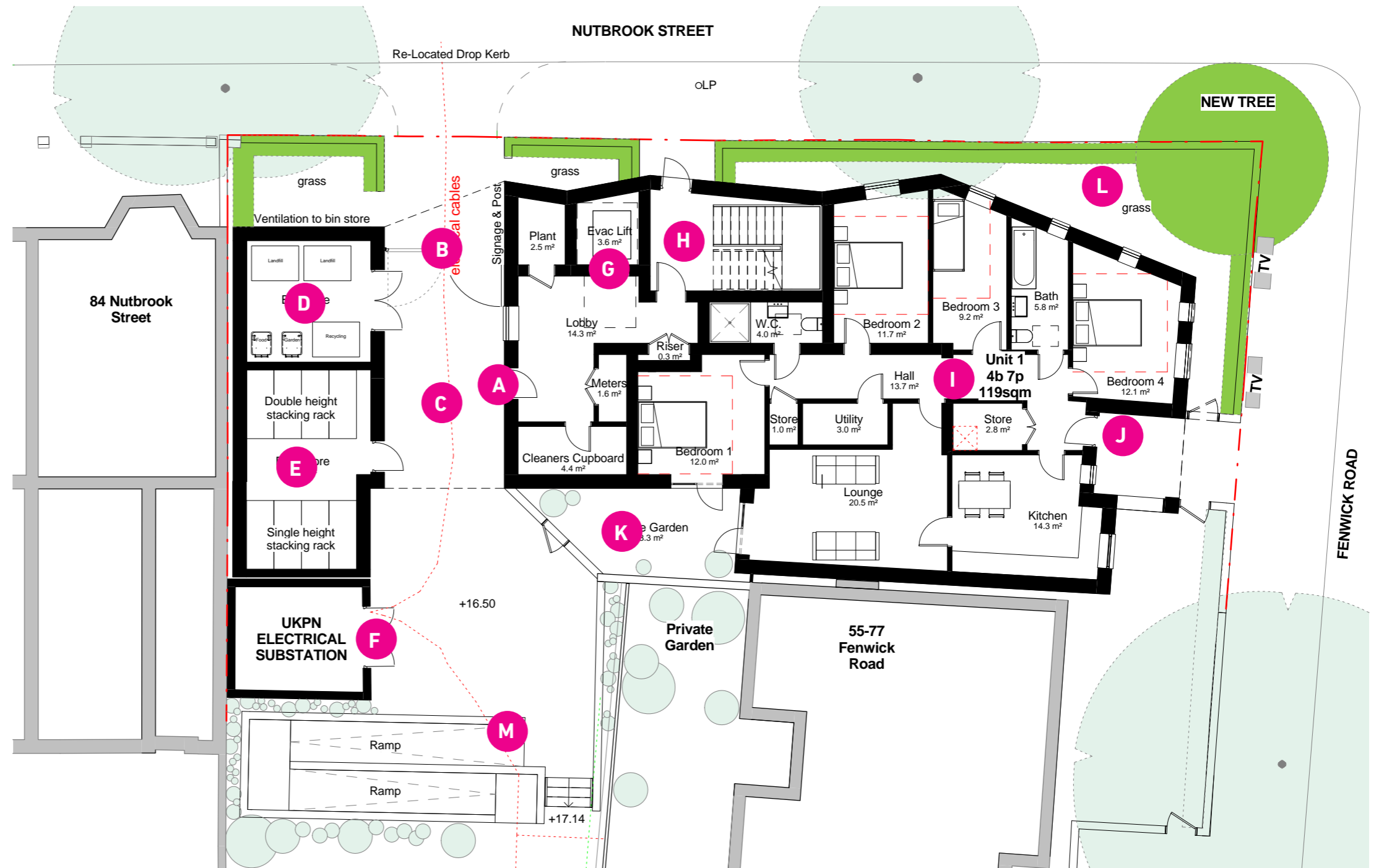
The proposed building comprises 8 flats arranged over 3 and 4 floors. The units include four 1 bedroom homes, three two bedroom homes and one four bedroom home, as indicated in the schedule below.

All unit sizes are in accordance with the Nationally Described Space Standards and LBS design standards.

Unit No.	Unit Type	No. People	Floor	GIA	Private Amenity
Unit 1	Four Bed M4(2)	7	Ground	119 m ²	13.3 m ²
Unit 2	Two Bed M4(2)	3	First	64 m ²	10.2 m ²
Unit 3	One Bed M4(2)	2	First	50 m ²	5.0 m ²
Unit 4	One Bed M4(2)	2	First	51 m ²	5.1 m ²
Unit 5	Two Bed M4(2)	3	Second	64 m ²	10.2 m ²
Unit 6	One Bed M4(2)	2	Second	50 m ²	5.0 m ²
Unit 7	One Bed M4(2)	2	Second	51 m ²	5.1 m ²
Unit 8	Two Bed M4(2)	3	Third	62 m ²	10.0 m ²
TOTAL		24		511m ²	63.7 m ²

Proposed Ground Floor Plan

- A - Proposed Entrance with secured lobby
- B - Secure Entrance Gates
- C - Covered access route to provide shelter
- D - Bin Store
- E - Bike Store
- F - Existing UKPN electrical substation
- G - Lift Access to all upper units
- H - Stair Core
- I - Unit 1 - 1 bedroom home
- J - Front door to ground floor home
- K - Unit 1 private garden
- L - Defensible space with low level wall and hedge.
- M - New ramp and stairs to communal garden



Proposed First Floor Plan

A - Unit 2 - 2 Bedroom Home

B - Unit 3 - 1 Bedroom Home

C - Unit 4 - 1 Bedroom Home

D - Lift Access

E - Stair Core



Proposed Second Floor Plan

A - Unit 5 - 2 Bedroom Home

B - Unit 6 - 1 Bedroom Home

C - Unit 7 - 1 Bedroom Home

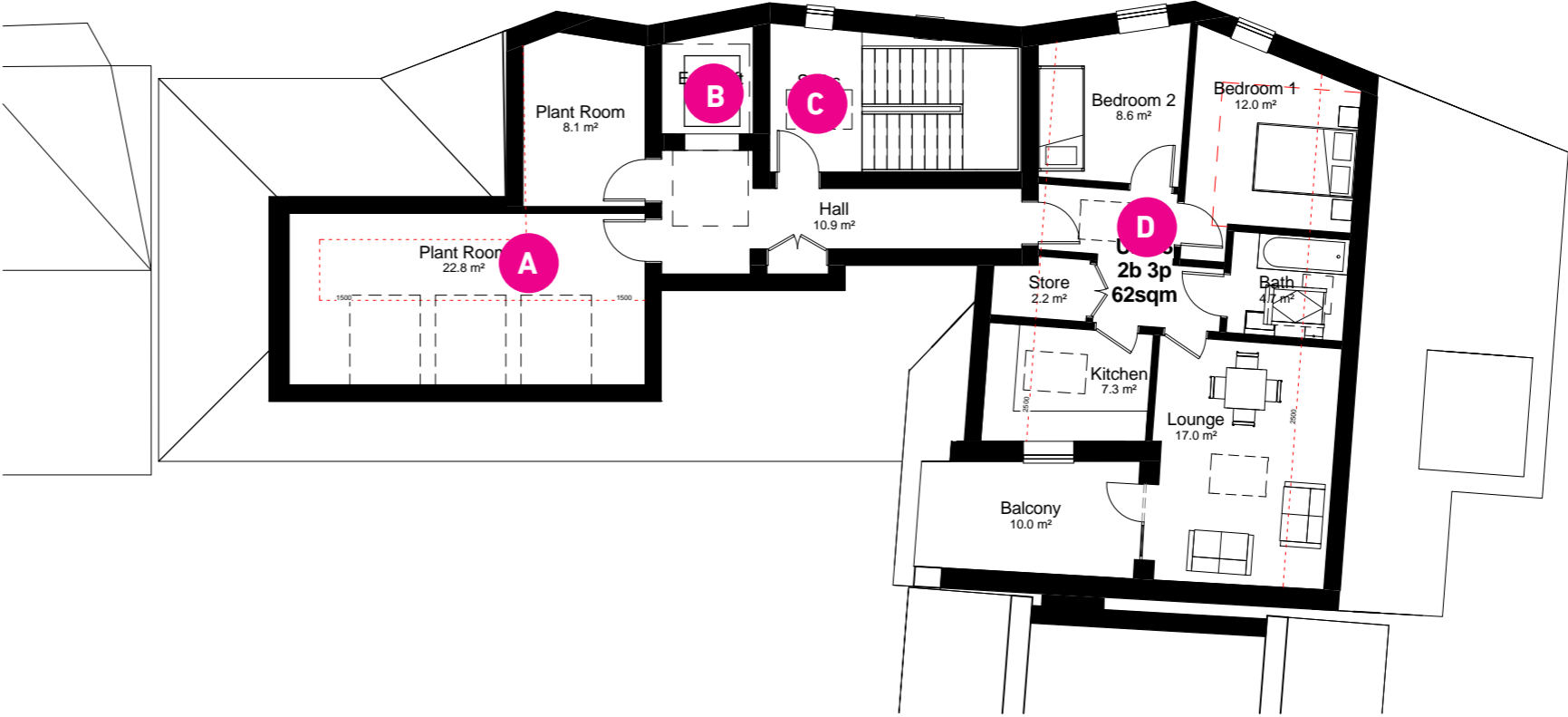
D - Lift Access

E - Stair Core



Proposed Third Floor Plan

- A - Plant Room
- B - Lift Access
- C - Stair Core
- D - Unit 8 - 2 Bedroom Home



Height & Appearance

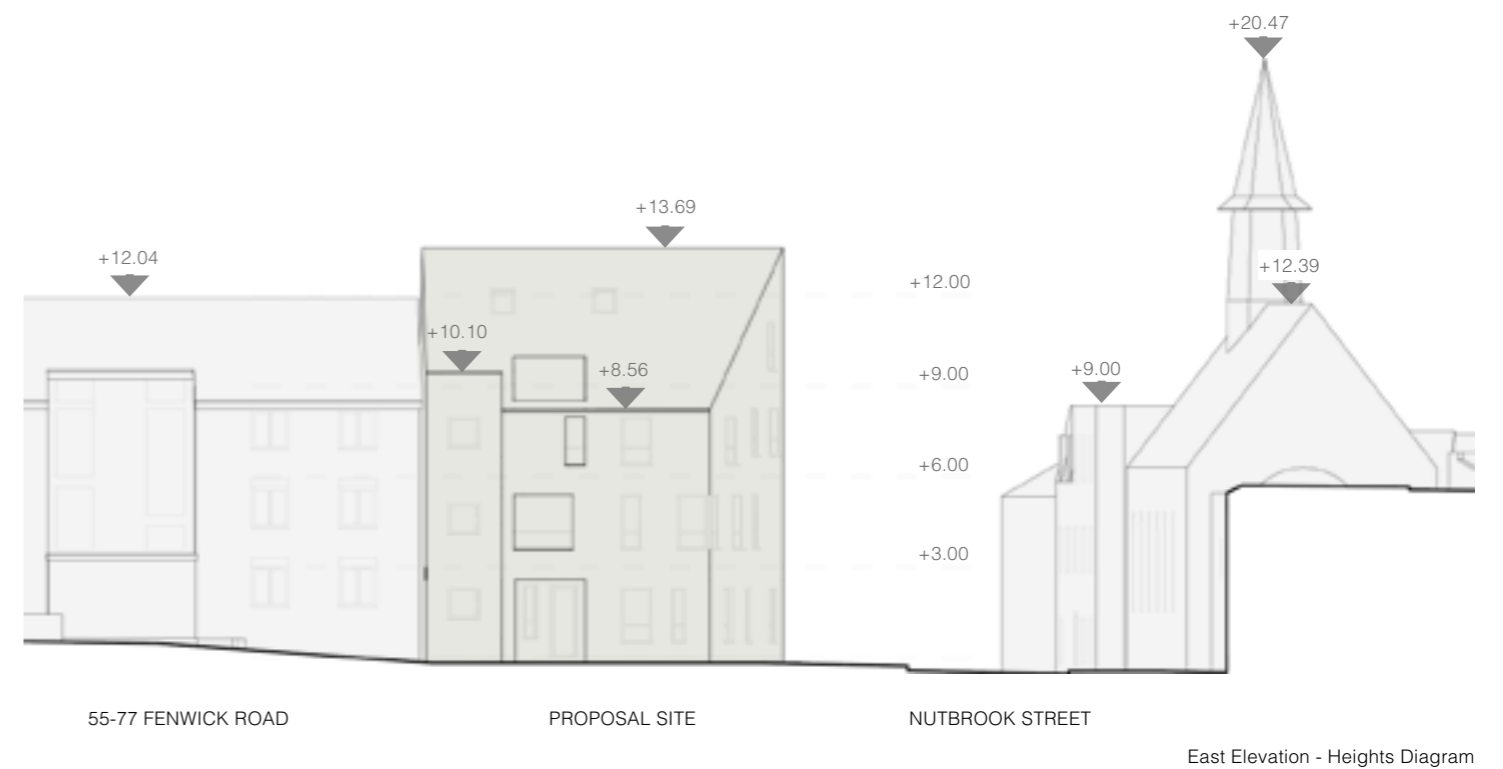
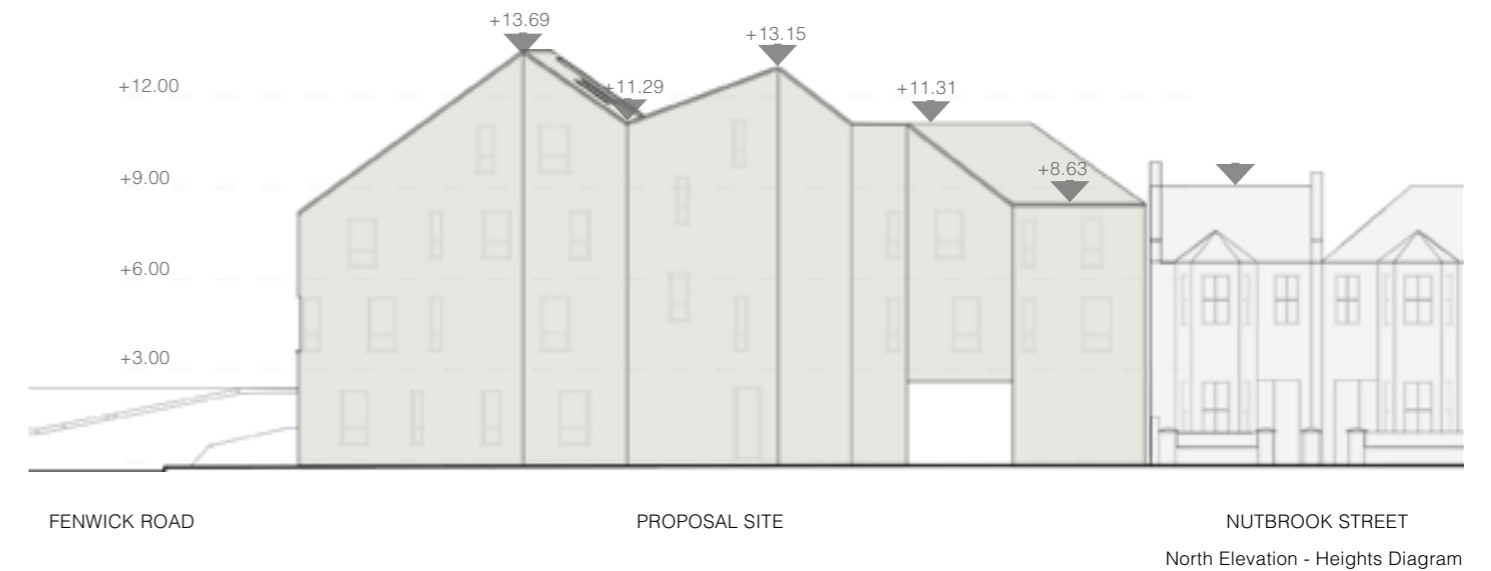
The diagrams opposite show the heights of the surrounding buildings in comparison to the proposed building.

The proposed building is three storeys on the corner of Fenwick Road. The roof is approximately 1650mm higher than the adjacent block of flats, rising to articulate the corner, this is similar to the arrangement at other corner plots / end of terraces in the area. This conceals a fourth floor in the roof space.

The building steps up and down in height along Nutbrook Street. The form rises at the gables to provide the head height for the top floor flat and stair and lift core, and falls where it meets the existing terraced houses on Nutbrook Street,

The hipped roof at no.84 Nutbrook Street is reflected in the proposal where it meets the existing terrace. This visually lowers the massing to meet the existing properties and provides space around the existing chimney in this location.

The rear (southern) elevation is three storeys, similar in height and scale to the existing block of flats.



Residents Consultation

Throughout the design process there has been continued consultation with the existing residents of the Fenwick Road block and surrounding neighbours.

The comments from residents have been used to inform the final design, which are summarised below:

Communal Garden Improvements:

We are also consulting with the residents of 55-77 Fenwick Road regarding improvements to the existing communal garden and bin store improvements. Continued consultation with the residents will be undertaken.



Sample pages from the Residents Project Group Presentations

Feedback Received	Response
Preference for the proposed new entrance on Nutbrook Street.	A number of options for the entrance to the proposal block were explored and following consultation it has been located on Nutbrook Street
Pitched roof supported with the tallest point of the new building next to the tallest point of the existing building.	Following consultation the proposal has been designed so as to have its highest point adjacent to the existing ridge of the Fenwick blocks cascading down to both the Nutbrook terraces and onto the crossroads on Fenwick Road.
Concerns regarding the building height.	In response to concerns we have dropped the highest point, at the Fenwick Road block, by 460mm bringing it to 1.6m above the existing ridge. We have reduced the massing to the south of the proposal creating a pitched roof in this location and lowering the eaves line at the junction with the Nutbrook terrace as well as forming a hipped roof pulling the form away from the existing buildings.
Concerns regarding loss of light and the view from their balconies.	Initial in-house daylight assessments have been carried out which indicate that the proposed massing does not have any negative impact on any adjacent habitable rooms to the proposal site. A full Daylight and Sunlight assessment will be provided as part of the application.
Concerns regarding overlooking.	The outlook from neighbouring properties and from within the development has been carefully considered. Glazed balcony doors have been placed so as to reduce overlooking into existing properties. At the north east corner perforated brick screening is utilized to allow light onto the private balconies but prevent neighbouring properties on Fenwick road to look into the lounge/diners and reduce the ability to look out into existing habitable rooms. To the south of the proposal lounges have been positioned to allow access to the balconies to be orientated away from the existing 55-77 Fenwick Road blocks to reduce overlooking.
The importance of front gardens and an area of defensible space in front of the building.	A defensible space of a minimum 1.2m increasing to 2.4m has been created to the street with a low brick wall and hedges to match the existing.
Concern regarding loss of trees and preference for street planting to extend the existing avenue was popular.	Street trees are to be retained with the exception of the Silver Birch to the corner which will be replaced with a smaller species and two additional trees to the garden with a stem girth that equated to at least if not more than the tree removed.

North Elevation



Nutbrook Street
1:250 - Street Elevation

Fenwick Road

Nutbrook Street

- Angled bays of the building mimic the rhythm of the traditional features of the bay terraces.
- Inset entrance and secure route through to the communal garden.
- Roofline cascading down to meet the existing Nutbrook

Road terraces

- Nutbrook Terrace eaves line reinforced on proposal with brick detailing.
- Inset bricks to articulate the corners
- Low wall and hedges to the boundary line to create defensible space.



1:100 - Elevation

East Elevation



- Stepped facade mirroring the step in the existing Fenwick Road block.
- Reduced eaves in line with the Fenwick block.
- Inset balconies
- Low wall and hedges to the boundary line to create defensible space.

1:250 - Street Elevation

Fenwick Road

Nutbrook Street

Anstley Road



1:100 - Elevation

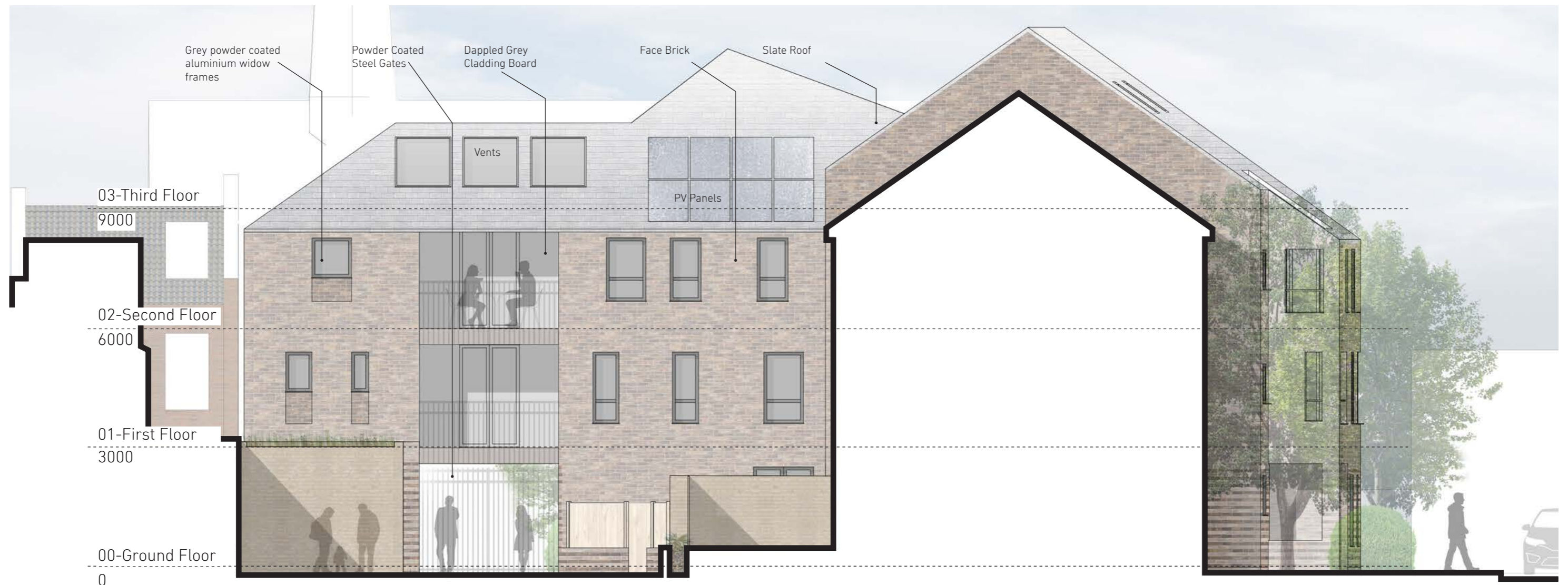


South Elevation



- Inset balconies out to the communal garden.
- Green roof to the new bike store
- Private garden to the ground floor home.

1:250 - Street Elevation



1:100 - Elevation

Elevation Detail & Materials



Slate Roof



Face Bricks



Grey powder coated aluminium window frames



Inset Brick Detail



Parking & Cycle Storage

Vehicular Parking

The New Southwark Plan Preferred Option Appendix 6: Cycle and Parking states that the parking provision standards within a PTAL zone 6 should be: 'Zero maximum spaces per unit. On street permits will not be available for residents and businesses for new developments.

Therefore the proposal will be car free and no on street parking will be provided.

Cycle Access and Parking

The New Southwark Plan Preferred Option Appendix 6: Cycle and Parking standards states that within a PTAL zone 6 cycle storage should be provided at a rate of '1 space per bedroom plus one space per dwelling' and that there is no requirement for visitor cycle spaces.

The number of required cycle storage spaces has been calculated as 22 (see table below) and a secure cycle storage room will be provided which has the capacity of 22 cycle spaces at ground floor level to the west of the proposal site.

Level access will be provided to this via the gated under-croft and residents keys will be required to gain access.



View from the corner of Nutbrook Street and Anstey Road



View from the corner of Fenwick Road and Dewar Street



View along Nutbrook Street



View from communal garden



Timetable of next steps



NB: Continued consultation with the residents will be undertaken regarding improvements to the communal garden area

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