



## LERROY STREET GARAGES NEW HOMES UPDATE

JULY 2021

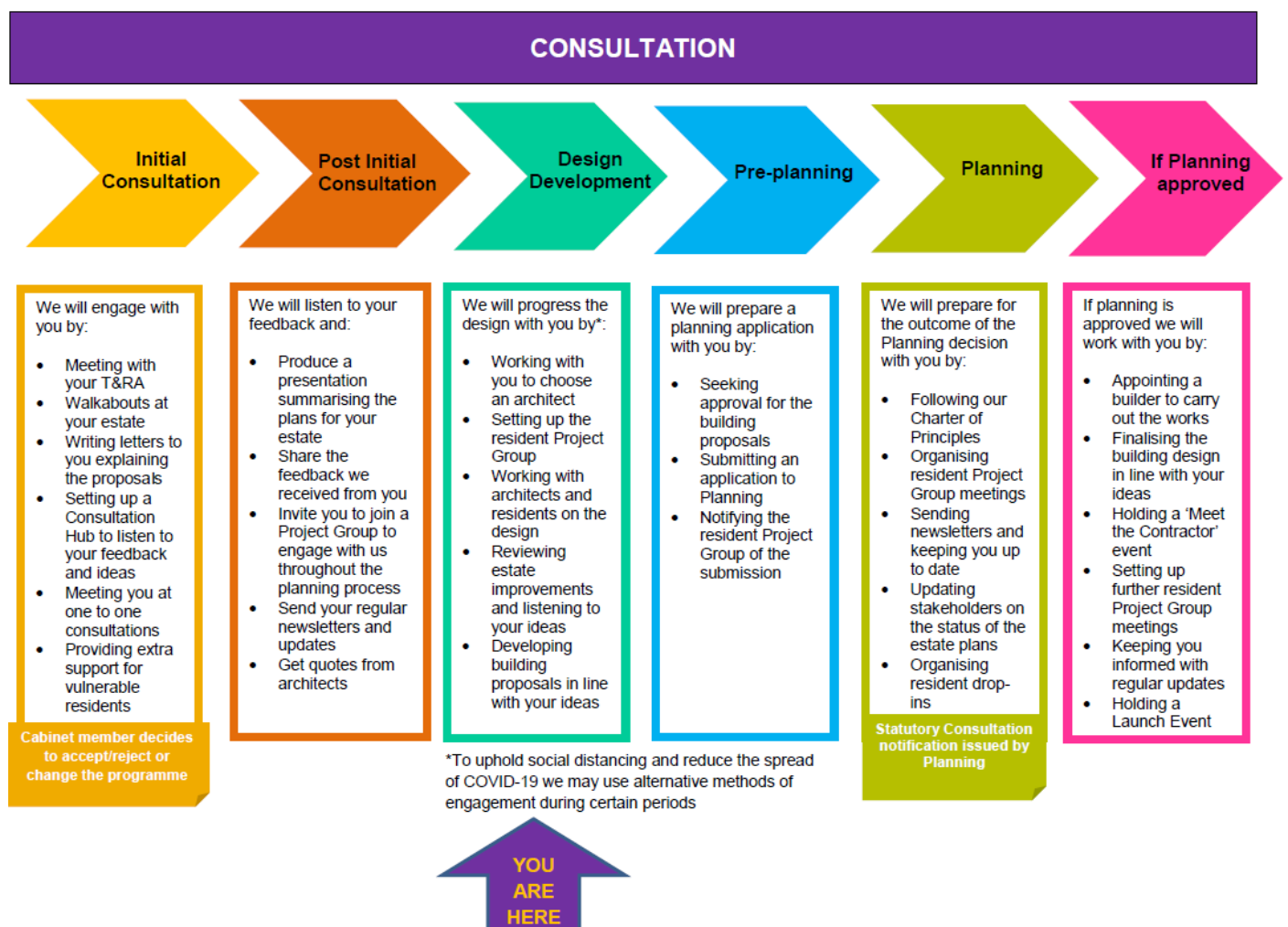
Since our last newsletter in March, the architects Peter Barber have developed the designs of the proposed new homes. You can see a sketch at the top of this newsletter and we will show more details on our online consultation platform, Commonplace, very soon. The architects are developing the internal layouts and looking at the materials that will be used.

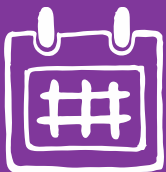
The development would provide 15 new council homes at council rent and a minimum of 50% of these new homes would be offered to local tenants in the area in housing need. The remaining homes would be allocated to others on our wider housing waiting list. We recently consulted with residents about a new local lettings policy, which could mean that up to 100% of new council homes are let to local tenants. We are aware that there are 11 households on the Creasy Estate and within the immediate area that are waiting for a new council home.

We have recently appointed the landscape architect, Fereday Pollard, to provide ideas for landscaping around the perimeter of the proposed new building so that it works harmoniously with the Creasy Estate. They will also be working on a list of estate improvements.

We have continued to work with some of your neighbours in the Leroy Street Project Group, who have commented on the early designs and provided some further feedback on the estate improvements.

All our New Homes consultations will follow the consultation process below. The Leroy Street project is currently at the design development stage.





## TIMELINE

**Spring/Summer 2021** – Working with the resident project group on the design of the development

**Autumn 2021** – Planning submission

**Early 2022** – 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.

**Please note these timescales are indicative and subject to change.**

## LATEST UPDATES

Fereday Pollard have produced an early sketch of the landscape proposals which you can see on the pull out pages with this newsletter.

In the Community Brief, you let us know that you would like us to create attractive and useful landscaping, along with estate improvements to waste management and bin storage, footpaths and bike storage.

Fereday Pollard will be working alongside the Project Group to produce more detailed plans on how we can achieve the aspirations set out in the Community Brief with landscaping designs.

## DESIGN OF NEW HOMES

In the Community Brief, you told us you would like harmonious architecture, low buildings, minimal impact on daylight and sunlight and minimal overlooking and overcrowding. Peter Barber architects have considered these points and implemented them into the design by:

- Designing the buildings so that the small block to the left of the development is four storeys high, the main façade along Leroy Street is three storeys and the back of the development is one storey.
- Enhancing and extending the green space from Creasy Estate into the new development.
- Positioning the new buildings away from existing residents to minimise overlooking and protect privacy.
- Creating private gardens and terraces as part of the new homes to ensure that all new residents have quality outside space.

## Have your say on estate improvements

We will be posting some information about the options for estate improvements on Commonplace, and we would like to hear your views on this. Please let us know if you need the information in paper format and we can send it to you.

We want to hear your ideas on how we might be able to improve the estate if we get planning permission. The selected contractor/builder would be responsible for creating more detailed designs with you, if the planning application is successful. But first, we need to understand your priorities for the estate.

Please comment on our proposals by **Monday 9<sup>th</sup> August** through our Commonplace website which you can access on the link at the bottom of this newsletter.

## NEXT STEPS

In August, we will send you our pre-planning consultation materials and we will publish the full details on our Commonplace website here:

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

You will be able to comment on the design proposals before we submit the planning application. Once we have submitted the planning application, you will be able to make a formal response to the planning authority.

We will let you know the results of our pre-planning consultation once this has taken place.

### 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 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.

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

You can access the latest information on the Leroy Street proposals from the link below:

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

You can also scan the QR code on the next page with your mobile phone to access the Commonplace site:



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>

You can also scan the QR code below with your mobile phone to access the Southwark website:



## YOUR CONTACTS

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[southwark.gov.uk/11000homes](https://www.southwark.gov.uk/11000homes)