



## FENWICK ROAD / NUTBROOK STREET GARAGES - NEW HOMES UPDATE

AUGUST 2021

Since our last newsletter in April, the architects Stolon Studios have developed the designs of the proposed new homes. You can see an image at the top of this newsletter and there are more images on our Commonplace website.

The proposed development will provide eight 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 26 households within the immediate area that are waiting for a council home.

### LATEST UPDATES

The planning application for the site has now been submitted. You will be able to look at the application and provide comment on the council's online planning portal using the unique planning reference number. This planning reference number is: 21/AP/3033.

We have recently carried out consultation with the residents of 55-77 Fenwick Road regarding the communal garden. The feedback of this consultation has been published on our Common Place website. The designs for the garden have been developed based upon this feedback and we will be in touch with residents of the block directly with the latest design proposals.

## PRE-PLANNING CONSULTATION

We received 48 responses from residents in the local area.

- 44 residents think that it's important to build homes for social housing
- 25 residents supported the idea of new homes on Fenwick Road, 12 were unsure and 11 did not support the proposals.

### Your concerns about the new building were:

- The proposed building is too large and too high
- The building is not in-keeping with the local area
- The building is too close to the road
- Impact of daylight and sunlight for the existing residents
- Concerns about increased traffic and the impact upon parking

### Our response to your concerns:

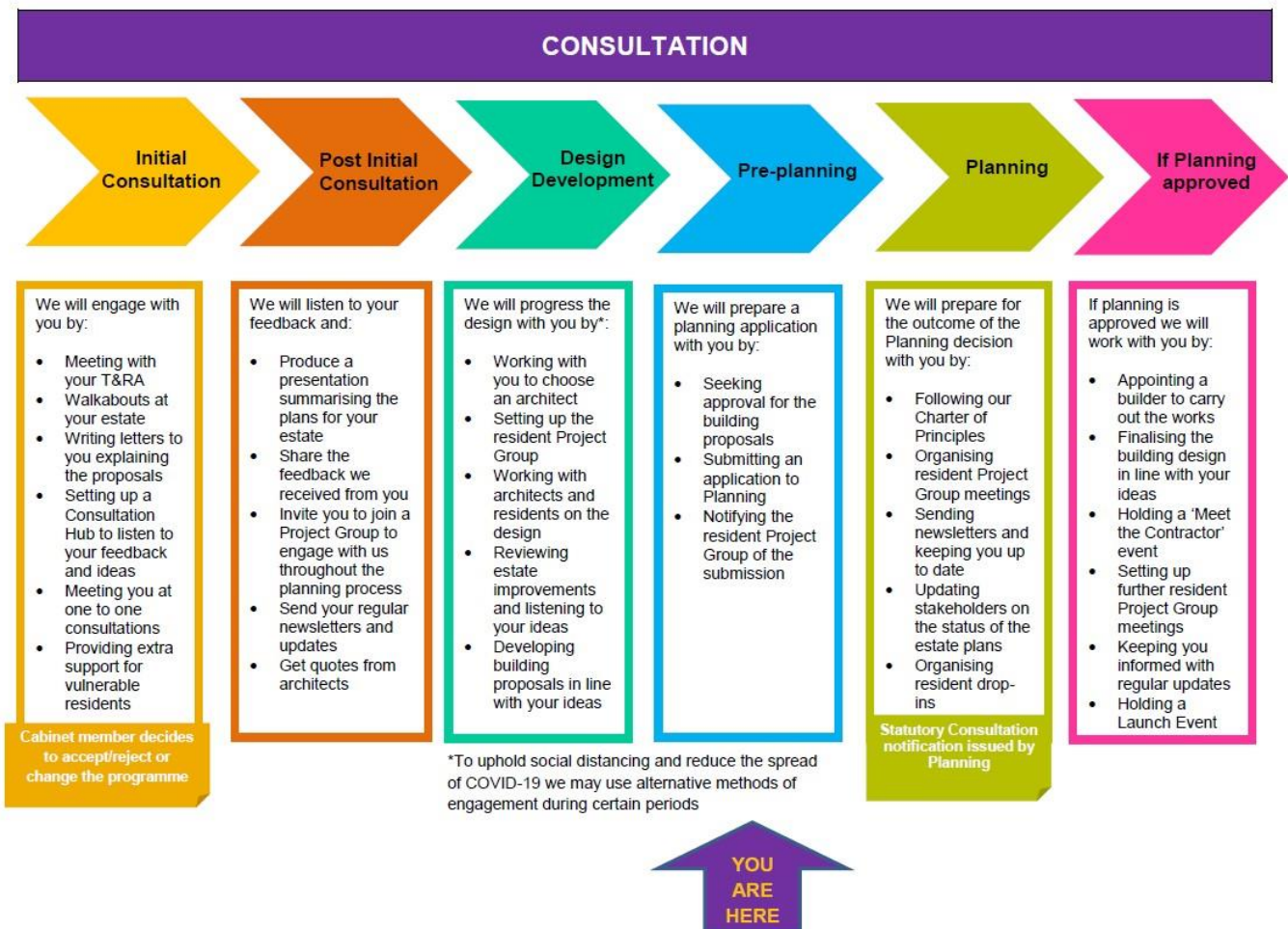
- The architect has considered the height of the buildings surrounding the garage site. The roof is approximately 1650mm higher than the highest point of the existing Fenwick Road block and this cascades down to the adjoining street property on Nutbrook Street.
- A series of pitches in the roof interprets the current pitched roofs on Fenwick and Nutbrook Street and the angled bays of the building mimic the rhythm of the traditional features of the bay terraces.
- A low wall and hedges will surround the new building to create defensible space for the new residents. This meets the minimum distance at its narrowest point and then increases in width. The pavement width is regulated by the highways department and this criteria has been applied.
- As part of the planning application we have conducted a sunlight and daylight test to ensure that the current residents are not adversely affected by the proposal.
- It is proposed that the scheme will be car free and new residents of the block will not be eligible for a parking permit in the area.

### Some residents were supportive of the new building:

"I like the design. I know that some neighbours are concerned about the scale of the project, but places evolve, and there's nothing detrimental about this scale. I think it would be an asset to the neighbourhood."

"I am in support of the development and the height and scale of the proposals are appropriate."

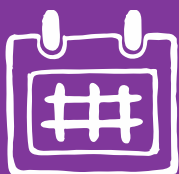
All our New Homes consultations will follow the consultation process below. The Fenwick Road / Nutbrook Street project is currently at the pre-planning stage.



## NEXT STEPS

Now that the planning application has been submitted, statutory consultation will be carried out by Planning. They will be in contact with local residents regarding the application and you will have the opportunity to comment on the application.

We will also be finalising the proposals for the improvement works to the communal garden and will be in touch with further details regarding the proposals.



## TIMELINE

- Summer 2021 - Planning submission
- Autumn 2021 - Planning determination
- Early 2022 - Appointment of contractor
- Spring 2022 - 'Meet the contractor' event for residents
- Summer 2023 - Building completed. Residents move into their new homes

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

### 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. We will be using a range of tools to listen to your ideas and share information about the proposals.

Where we can, we will arrange in-person meetings, but we will also still hold online meetings in some cases. We will use the Commonplace site to share information and listen to your feedback and ideas.

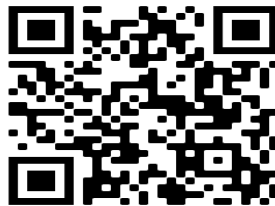
If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

### Keep updated online

You can access the latest information on the Fenwick Road / Nutbrook Street proposals from the link below:

<https://fenwickroad.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)