



ROCHESTER ESTATE UPDATE

JULY 2021

We're proposing to build new council homes on the Rochester Estate car park as part of our commitment to providing more quality council homes across the borough.

Alongside the development of new homes, we will carry out improvements to the communal area of Rochester Estate. The plans for the estate improvements will be based upon residents' ideas and feedback.

We have been made aware of a previous petition signed by residents, however we have checked with the ward councillors and they are not in receipt of it. Please contact the ward councillors directly if you have any information on this petition.

LATEST UPDATES

In May 2021, we held an open event for residents to meet the design team, the architects Cottrell Vermeulen and the employer's agent, Bailey Garner.

At the open event the architect identified the opportunities for the new building by establishing the character and appearance of the local area, and identified the site constraints and opportunities. The details of the open event can be found on the Commonplace website on the link at the bottom of this newsletter.

The first project group meeting was held in June 2021 where the architects presented their initial thoughts for the site. Residents were asked for their thoughts on the improvements that could be made.

One of the main areas of concern was the loss of parking on the estate. We will be addressing this concern by:

- Working with planners to identify the potential location for a drop off and delivery area.
- Reviewing the parking bays in the adjacent streets to ensure that there are alternative places to park.
- If planning permission is granted for this proposal we will co-ordinate a traffic management plan with Southwark Charites (if planning consent is also granted) during the construction phases to ensure that disruption to traffic flow is minimised on Nicholson Street.

We will regularly update our webpage on Commonplace with information on the project, survey questions and an interactive map. This will enable residents to give further feedback on the project.

The feedback from both the estate improvements consultation and the online meetings is summarised below:



YOUR VIEWS

Residents' concerns

- Loss of parking on the estate
- Transport pick up, drop off point
- Anti-social behaviour on the estate
- Daylight/sunlight to existing homes

Residents' hopes and priorities

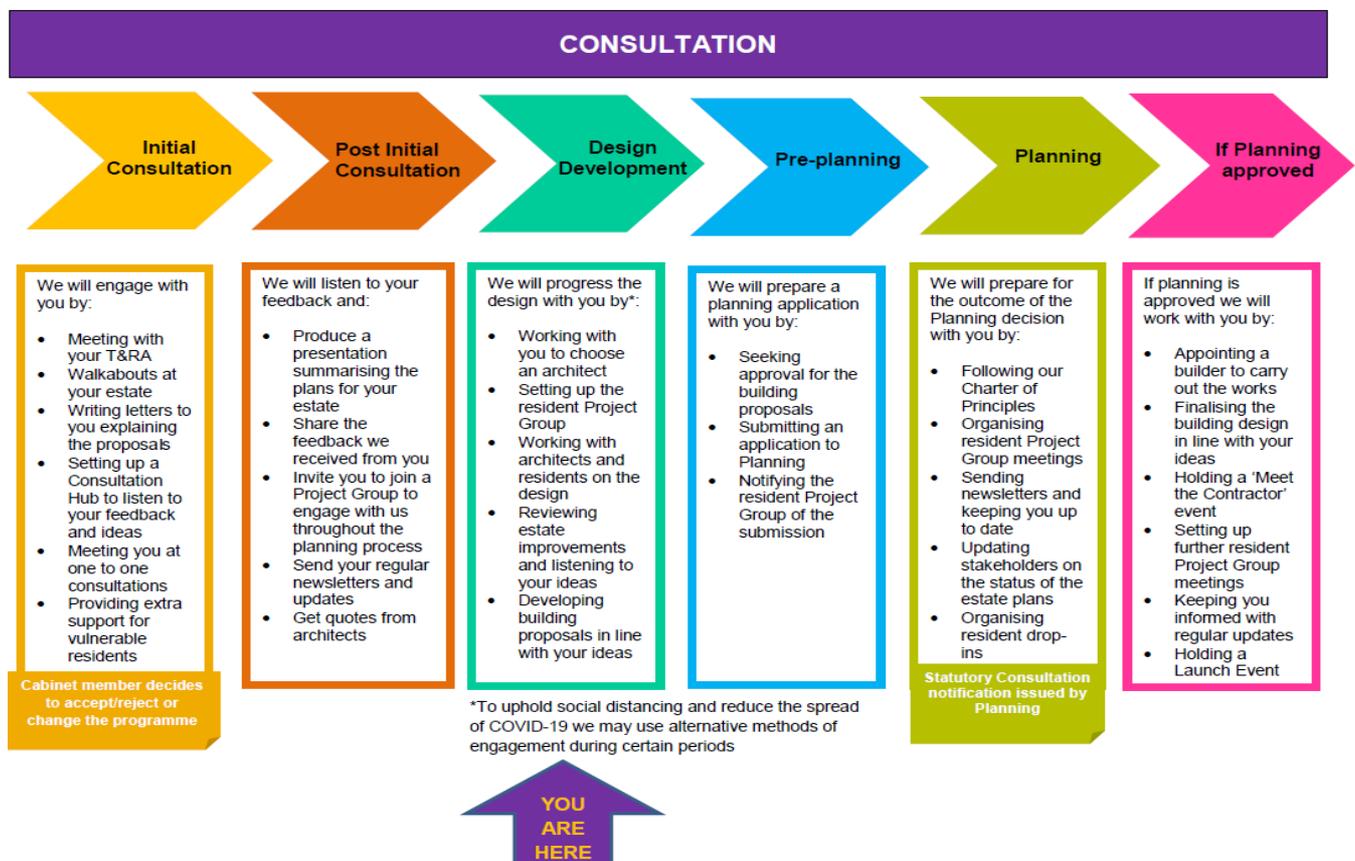
- Landscaping to small green area outside Nicholson Street.
- Improvements to lighting
- Improved storage for rubbish. Current provision not enough and attracts vermin.
- Higher garden fences for more privacy as Rotherham Walk and Brinton Walk has become very busy with pedestrians since Southwark Station opened.

PROJECT OBJECTIVES

1. Create three new council houses for social rent
2. Improve landscaping around the new homes and the green space in front of Nicholson Street
3. Improve the bin storage provision for all residents

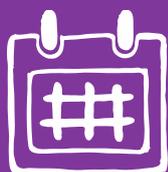
NEXT STEPS

The architects will be presenting their updated designs at the next project group meeting in August and we will be doing site surveys to assess the feasibility of the proposals.



KEY DATES AND TIMELINE

Please note, these are indicative dates and subject to change.



TIMELINE

Summer 2021 - We'll work with residents on the design of the development and hold a series of resident project group meetings and prioritise the estate improvements

Winter 2021 - Open event prior to the submission of a planning application

Winter 2021 Planning submission

Spring 2022 - Planning approval

Summer 2022 - Appointment of contractor

Summer 2022 - 'Meet the contractor' event for residents

Winter 2023 - Building completed. Residents move into their new homes

YOUR FEEDBACK IS REQUIRED

One of the concerns raised was the requirement for a transport pick up and drop off point on the estate. We want to hear from you if you will have a need for this as part of the new estate plans, please send your responses to the email address NHDTPhase5consultation@southwark.gov.uk by 17 August 2021.

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

The link to access Rochester Estate Commonplace page is:

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

You can also scan the QR code below with your mobile phone to access the Common Place 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/borough-and-bankside/rochester-estate>

YOUR CONTACTS

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