



Rochester Estate Update

JANUARY 2022

As you are aware the council have been proposing to build 3 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 were also proposing to carry out improvements to the communal area of Rochester Estate.

Latest Updates

In November 2021, we held an on-site drop in event for residents to meet the project team, the architects Cottrell Vermeulen and the employer's agent, Bailey Garner. 13 residents attended out of 40 homes.

At the event, residents were able to view the designs and proposed estate improvements, and had the opportunity to ask questions and provide feedback. Residents were also asked to complete a questionnaire with feedback on their thoughts about the proposals.

The feedback from the questionnaire is summarised overleaf:

YOUR VIEWS

<p>How would you rate the drop in event?</p>	<ul style="list-style-type: none"> • 4 residents found the event helpful and clear • 1 resident did not find it worthwhile • 5 residents found the event helpful but more information needed in relation to: <ul style="list-style-type: none"> 1) Parking Provision 2) Landscape on Brinton Walk 3) Provide guarantee that the development will not come out of existing residents service charges
<p>Would you support the proposal to build 3 houses if a planning application was submitted?</p>	<ul style="list-style-type: none"> • 1 resident supported the proposal • 7 residents opposed the proposal • 2 residents were unsure
<p>Do you think it's important that we build new homes for people in need of housing?</p>	<ul style="list-style-type: none"> • 9 residents agreed • 0 residents disagreed

Residents indicated that more information was needed about the proposals;

1. Parking Provision

We are aware that alternative parking is a concern for residents. The design team have put forward a proposal to include some additional parking bays on the estate road and within the landscape area on Nicholson Street. There were mixed responses at the event on this proposal and we would be required to consult with all residents on the estate if the new build proposals were taken forward.

2. Landscape on Brinton Walk.

We have not yet drawn up any plans for this area and this would require further development.

3. Additional service charges for existing residents

We can confirm that there will be no additional service charges for existing residents due to the new development.

The following images show the proposed designs of what the development could look like:

View from Brinton Walk



View from Nicholson Street



Next Steps

We have worked hard to engage with you on the proposed designs, and after listening to your feedback, we have taken the decision to take more time with our plans for building new homes on the Rochester Estate carpark.

We will be writing to residents shortly with a revised programme for our new homes.

In the meantime, if you have any questions about the project or how we can consult with you please contact us at email NHDTPHase5consultation@southwark.gov.uk.

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:



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