

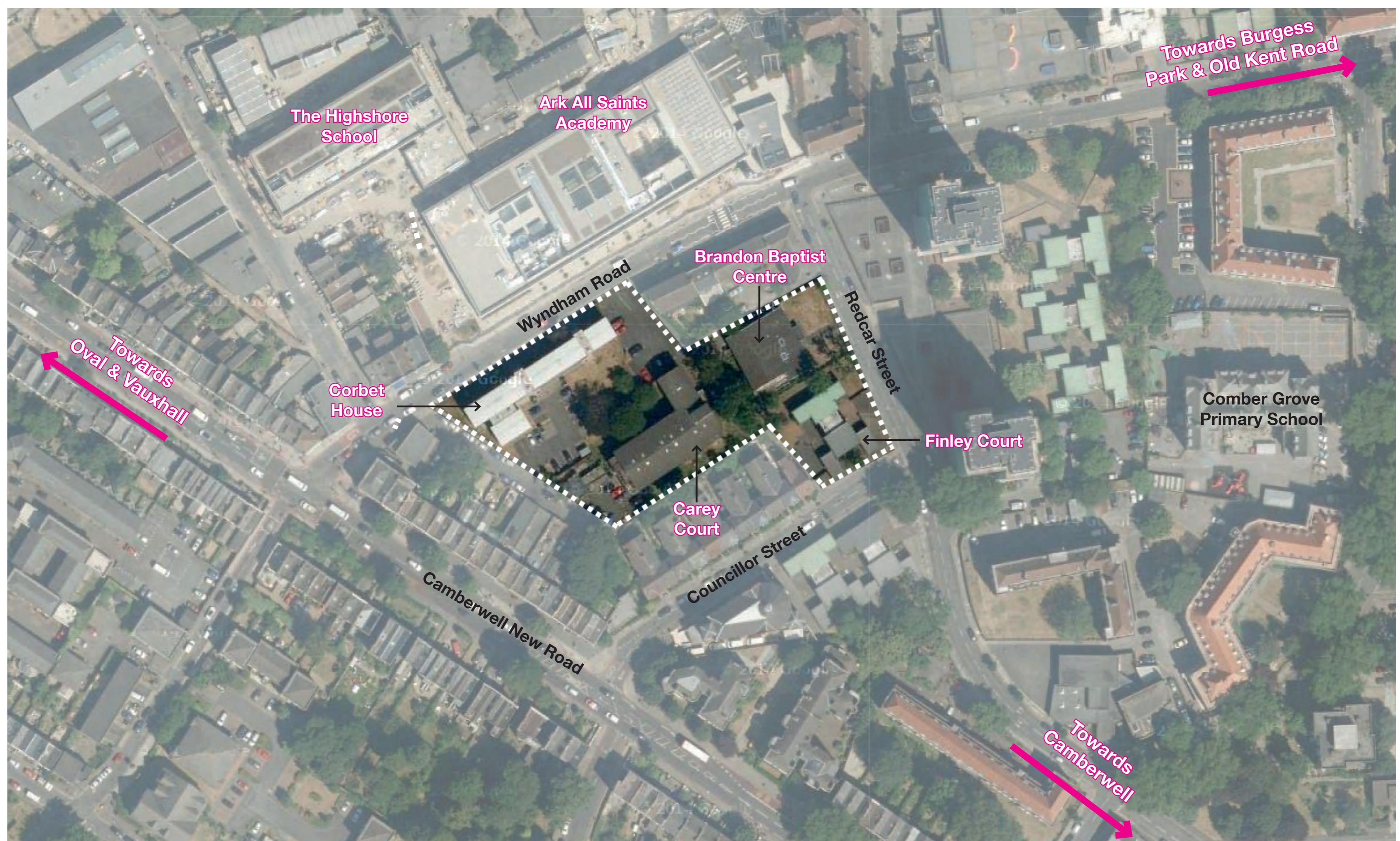
Southwark Regeneration in Partnership Programme

Our Vision:

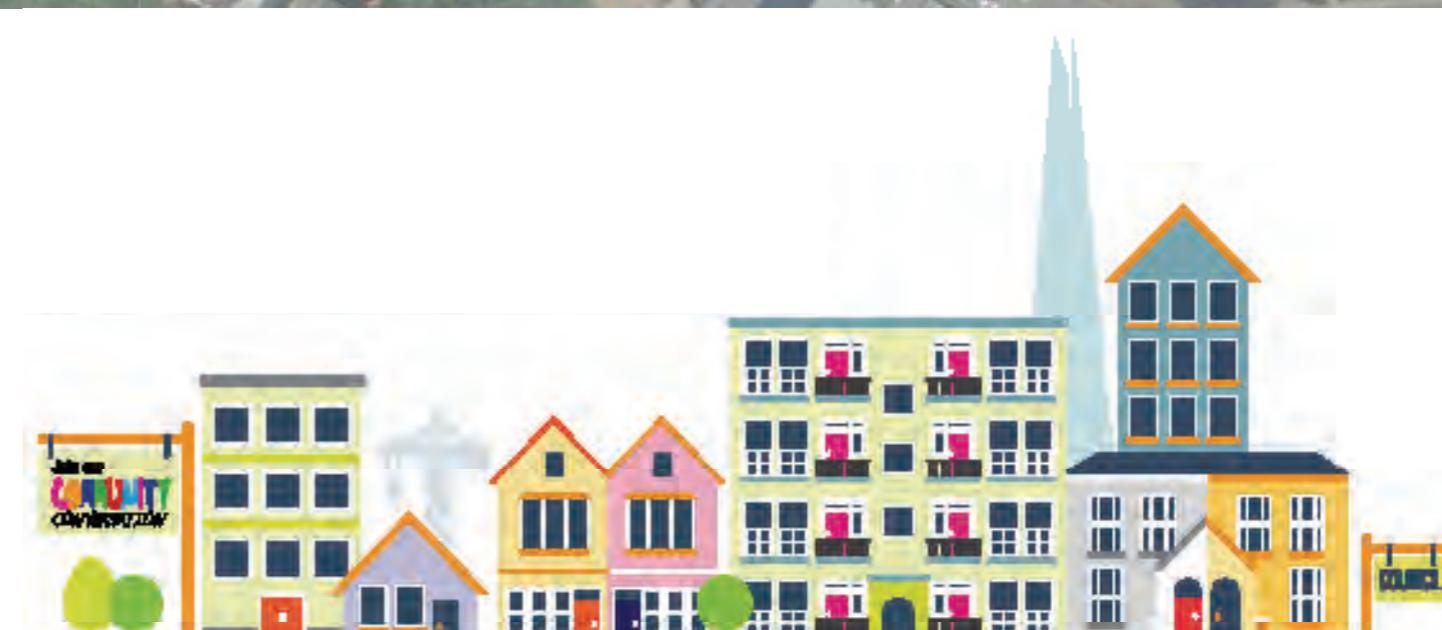
The council's vision for the borough aims to:

- Achieve sustainable development by balancing environmental, social and economic needs to ensure a good quality of life for people now and in the long term.
- Continue to reflect our diverse cultures positively.
- Reduce the inequalities between people and communities through creating successful places.
- Build more housing and meet the needs of our diverse population.
- This includes how we can provide family housing for first-time buyers, social rented housing, intermediate housing and different types of housing such as flats and houses.

The site:



The **Southwark Regeneration in Partnership Programme** aims to deliver new homes and facilities through joint partnerships with developers to maximise the regeneration outcomes and benefits.



Wyndham Road & Redcar Street

Adam Khan Architects + East + Levitt Bernstein

+ **STUF**
Strategic Urban Futures

Date: 09/10/2015

Southwark
Council

About the site



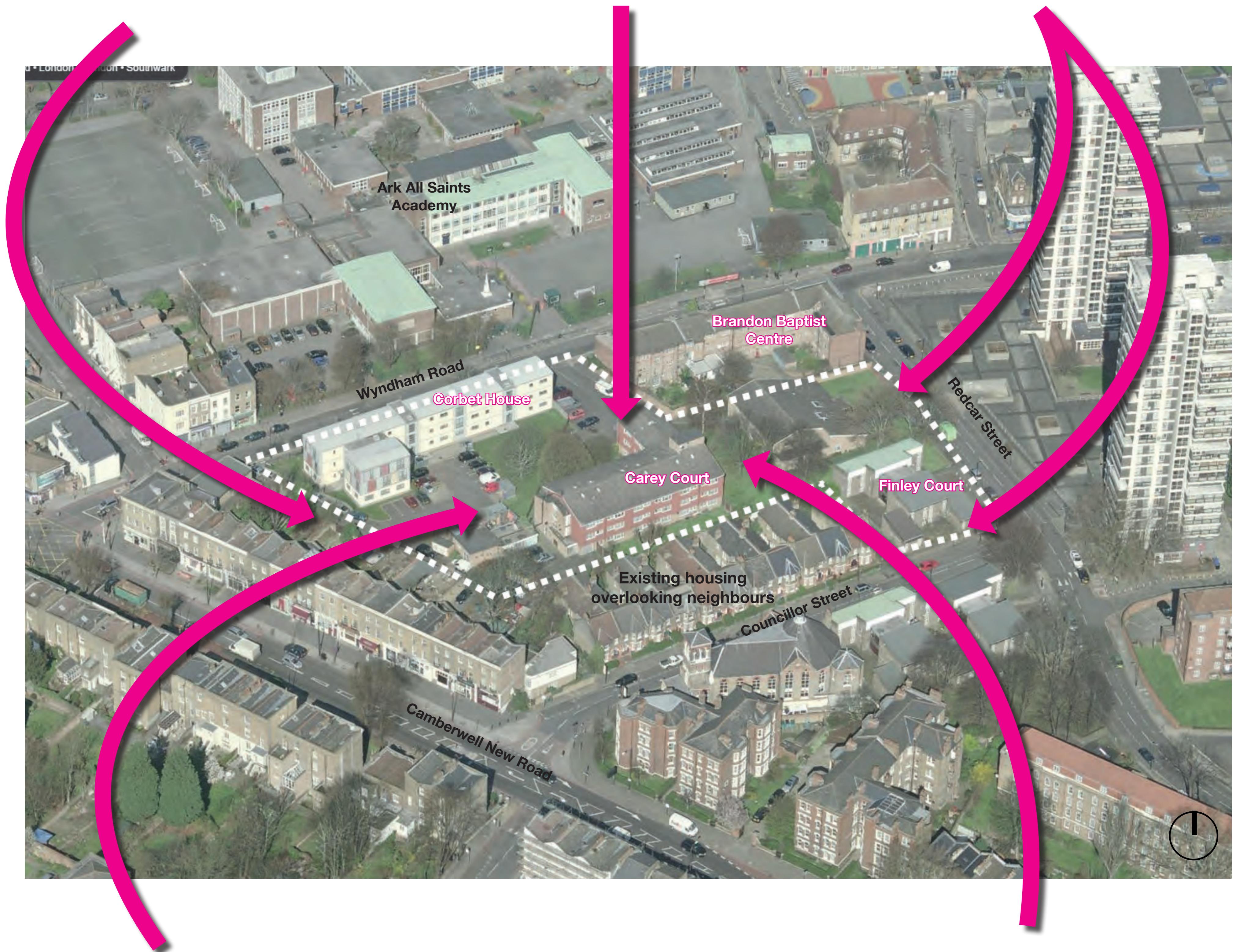
Poor security to back gardens and parking areas



Centre of site poorly overlooking from surrounding streets



Inactive street frontages



Out of date buildings needing investment



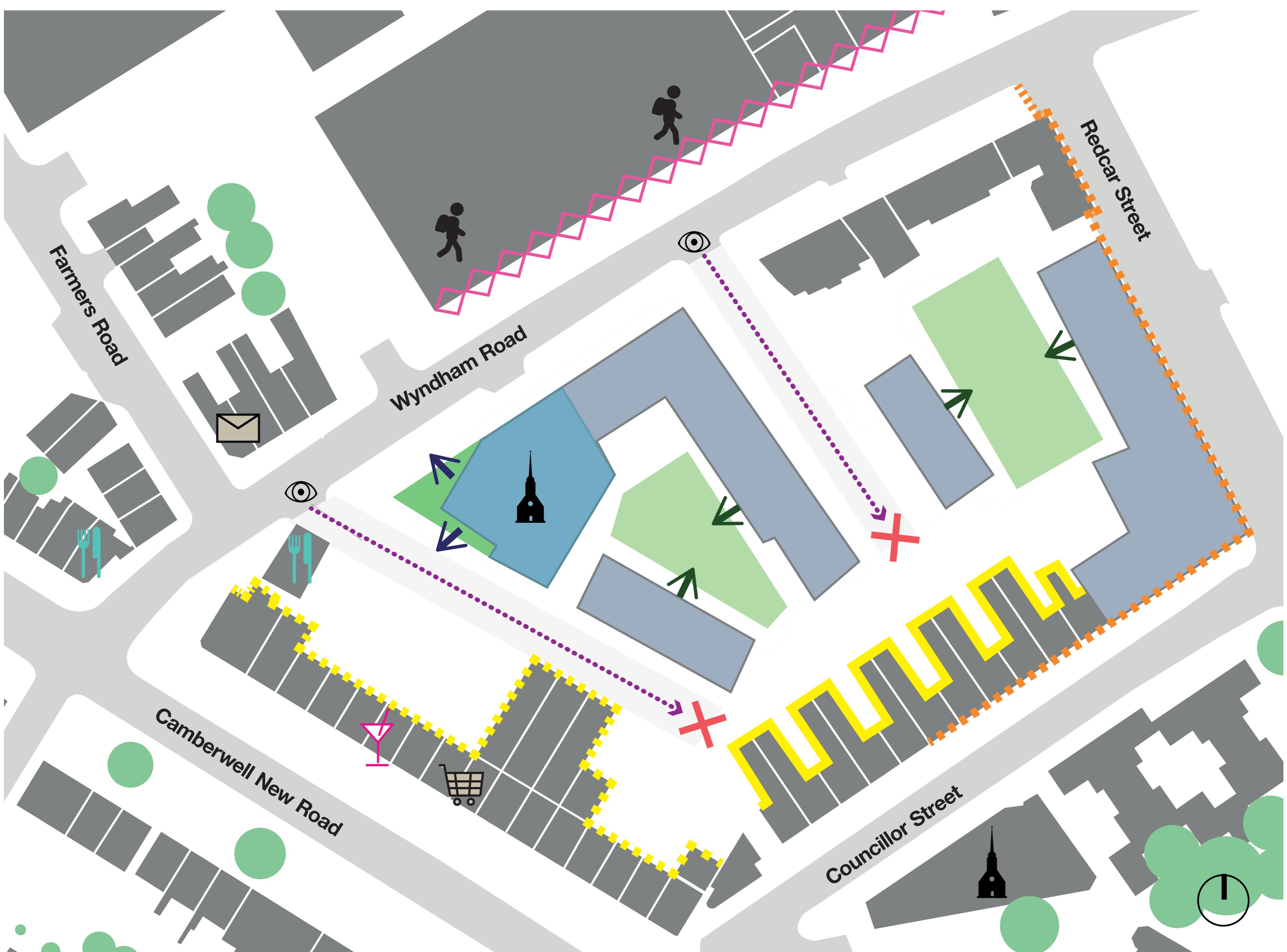
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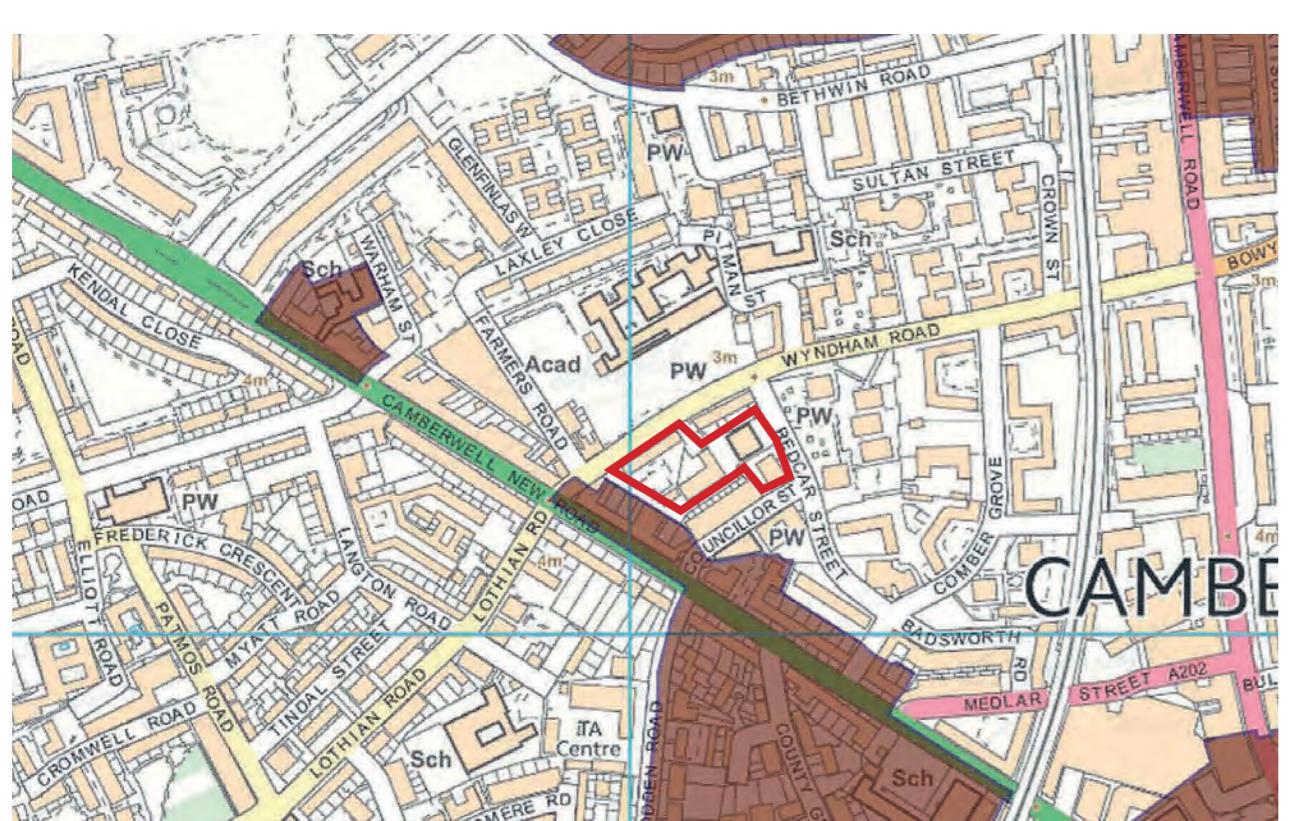
Southwark Council

Site Strategy

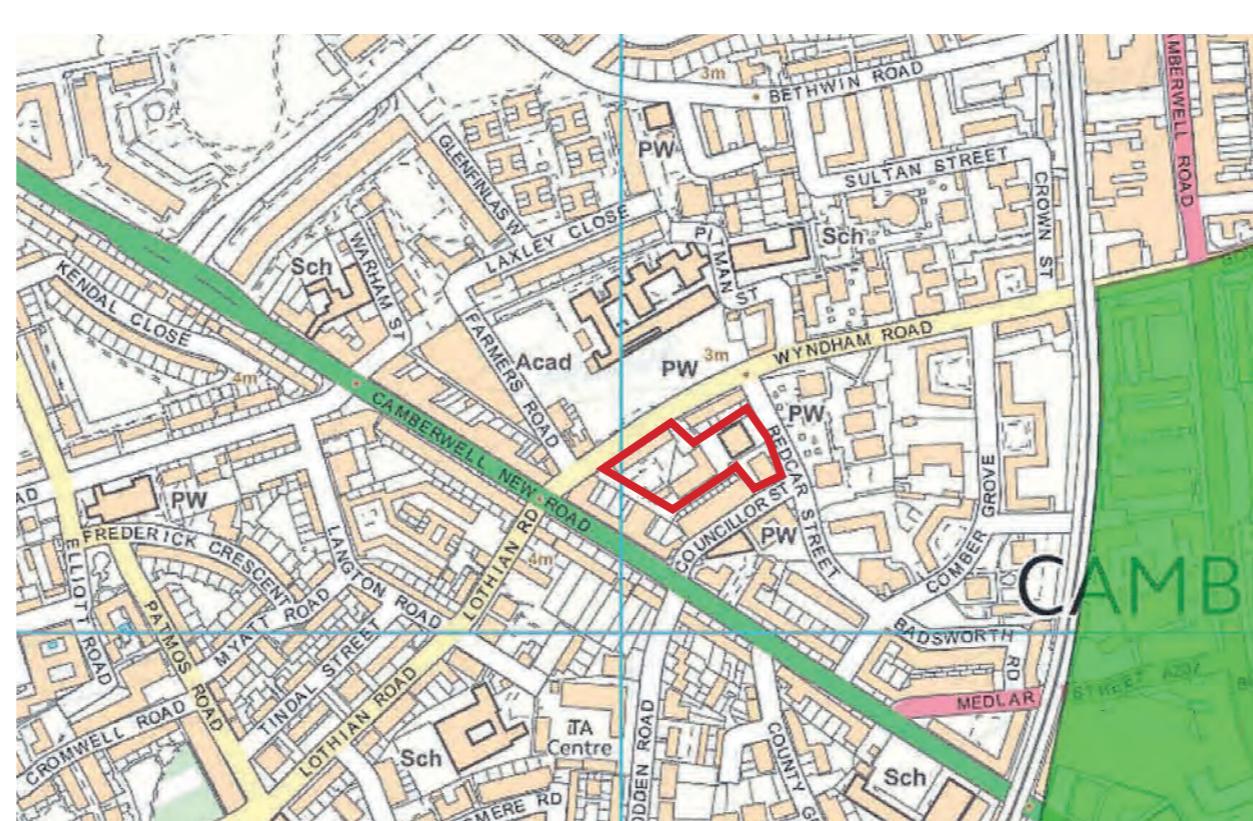


Key Benefits of Proposal:

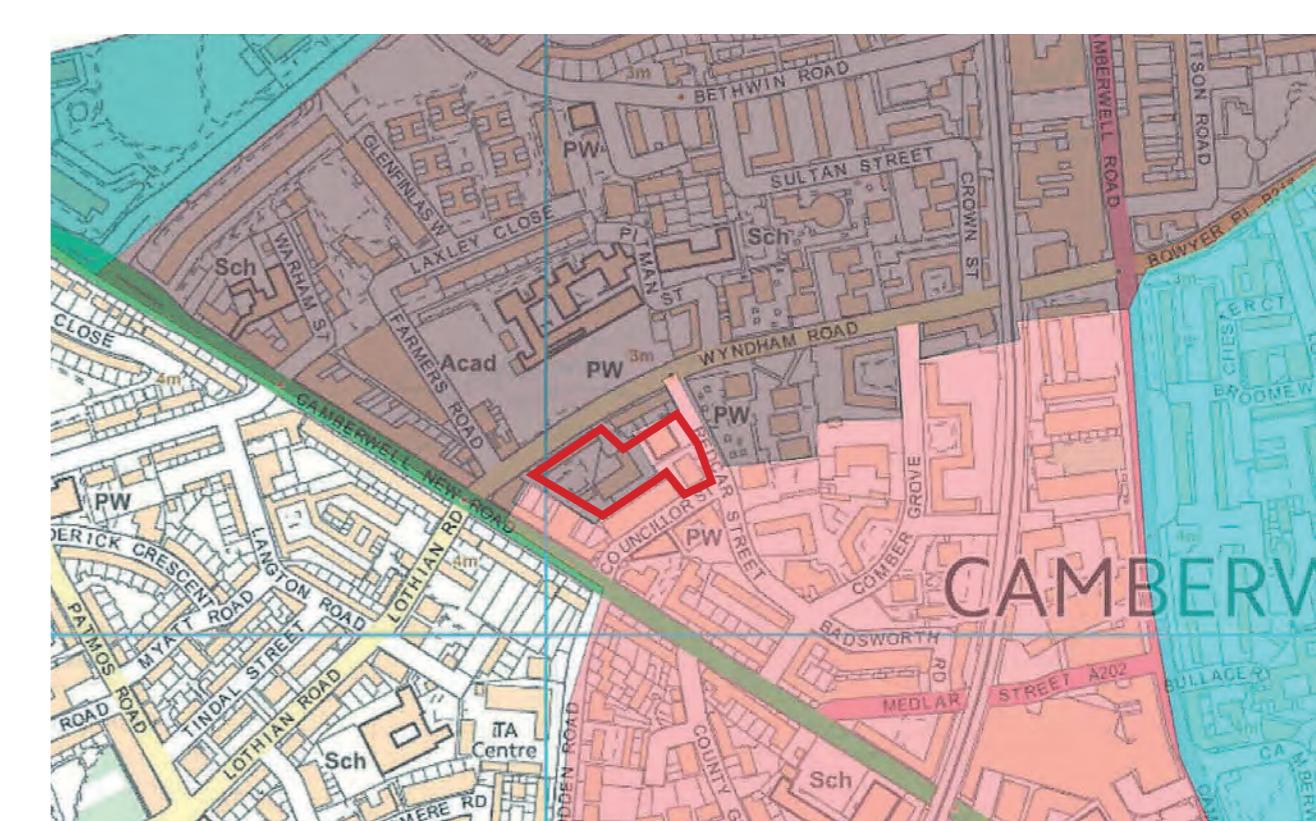
- Replacement of 45 existing homes to modern standards
- Provision of up to 75 new homes, including Carey Court and Finley Court,
- A third of all additional homes to be council homes for rent allocated using a local lettings policy, with a similar number offered for intermediate rent
- New layout will improve overlooking & security to the centre of the site.
- Security for neighbouring housing improved to rear gardens
- Access to the rear of shops and homes on Camberwell New Road improved and made safer
- Re-provision of Brandon Baptist Church in a purpose built new building located in a more prominent location
- Construction phased to avoid need for existing residents needing to move off-site



Conservation Area



Parks and Open Spaces



Controlled Parking Zones

Wyndham Road & Redcar Street

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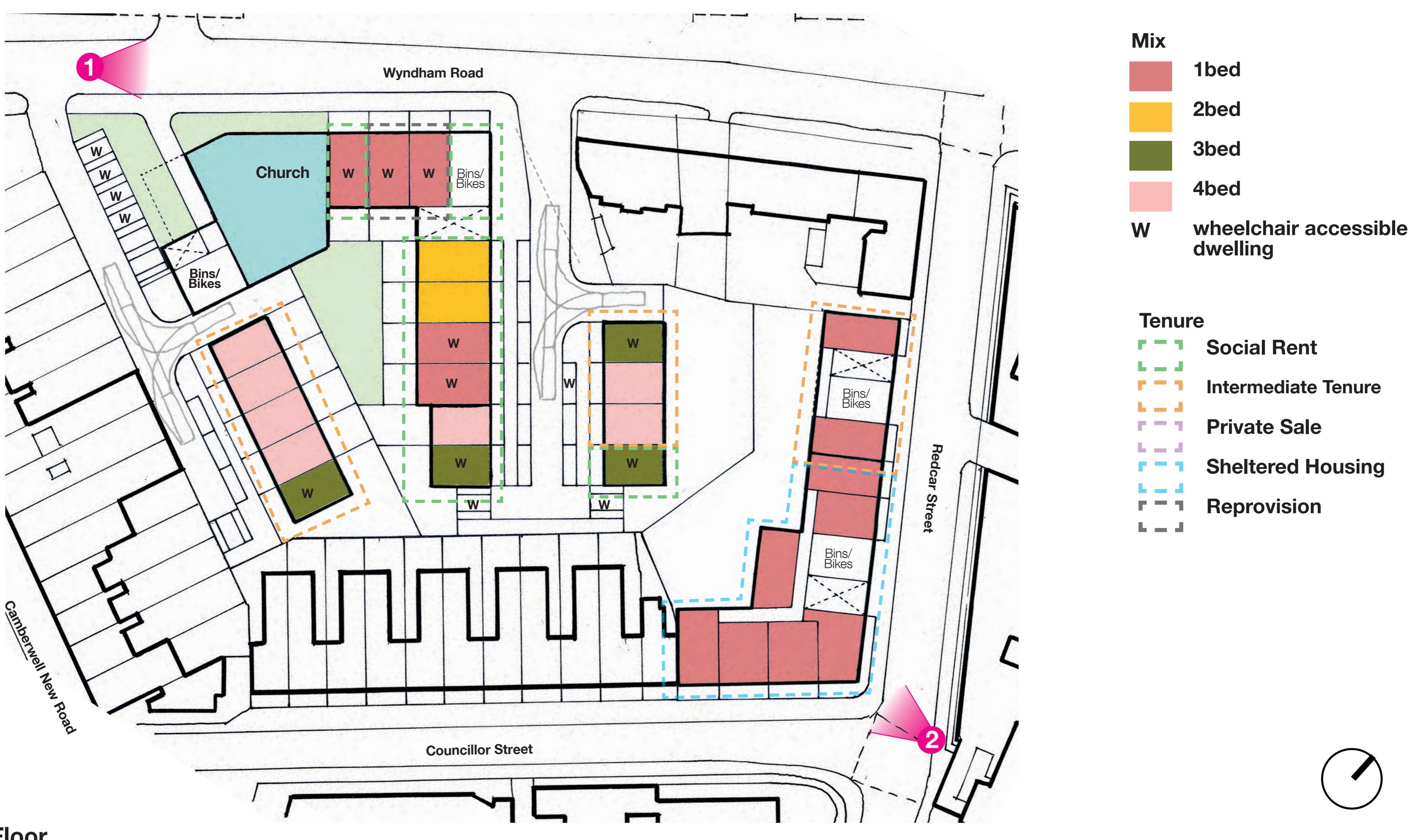
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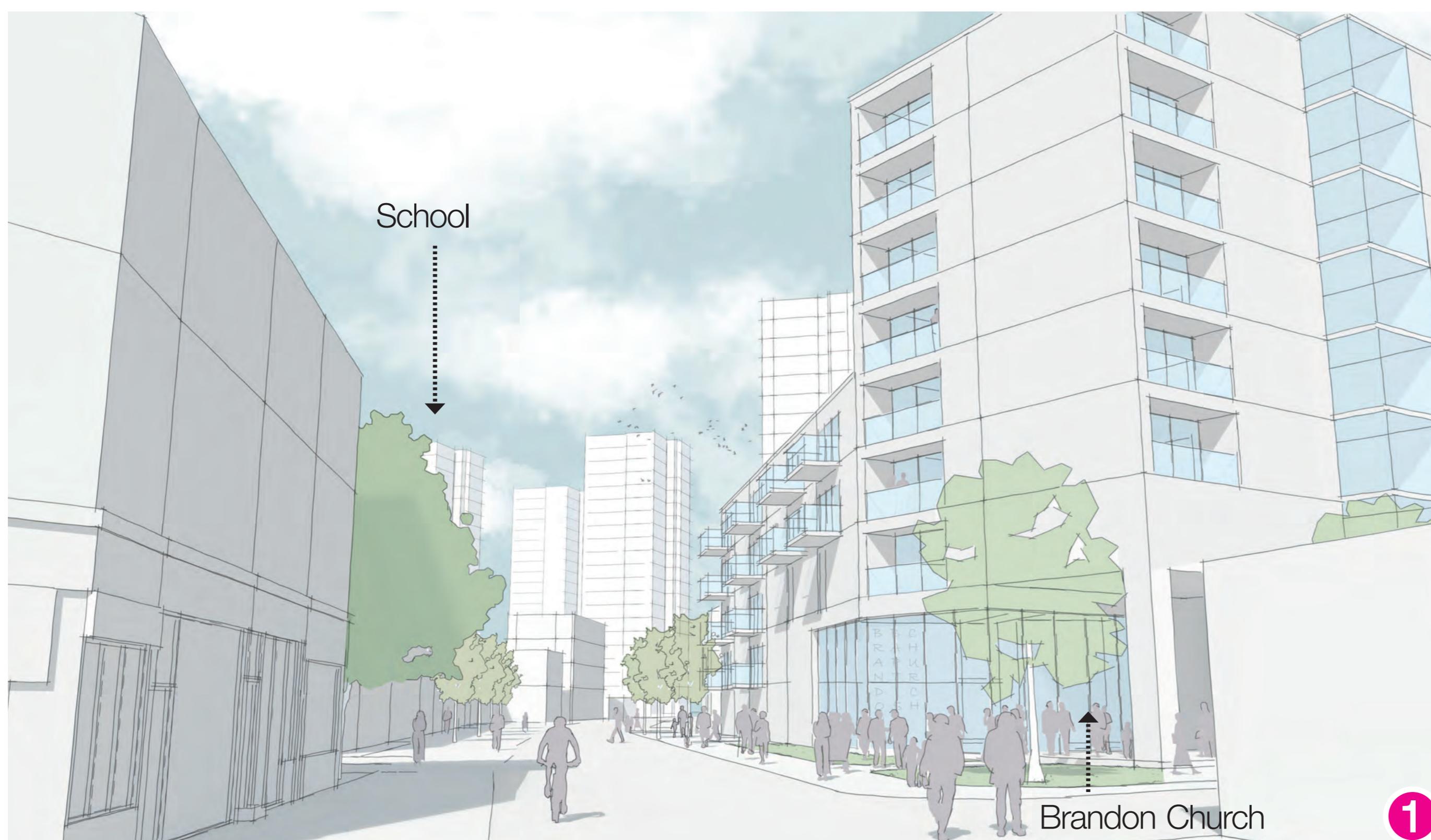
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Proposals

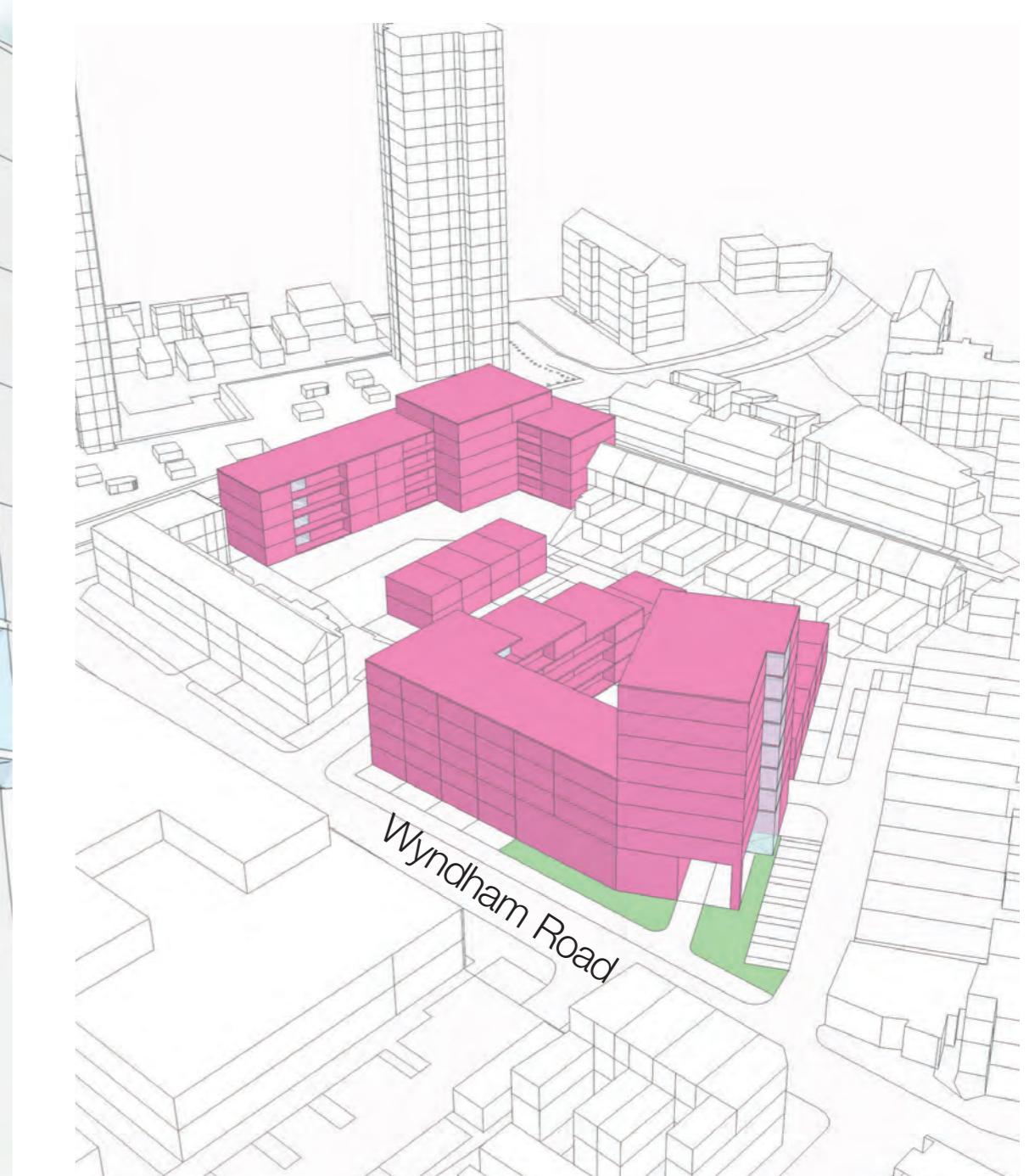
124 Homes + 21 Parking Spaces



Ground Floor



Proposed view looking east along Wyndham Road



View of proposed development

Have your say...

Are the buildings on Wyndham Road the right size?

1
2
3

AGREE NEUTRAL DISAGREE

Is the new Church in the right place?

Are the existing buildings too overlooked?

Wyndham Road & Redcar Street

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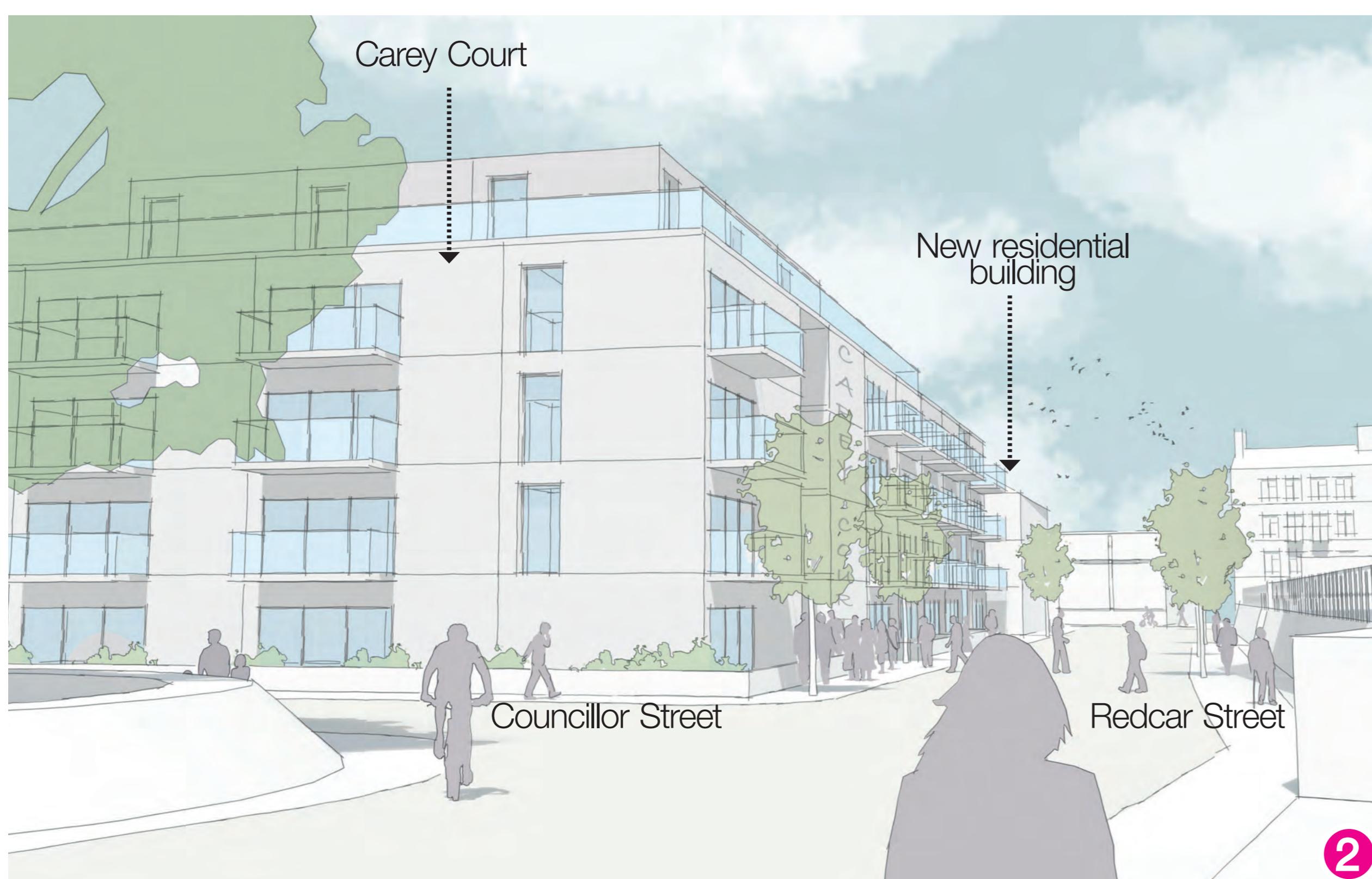
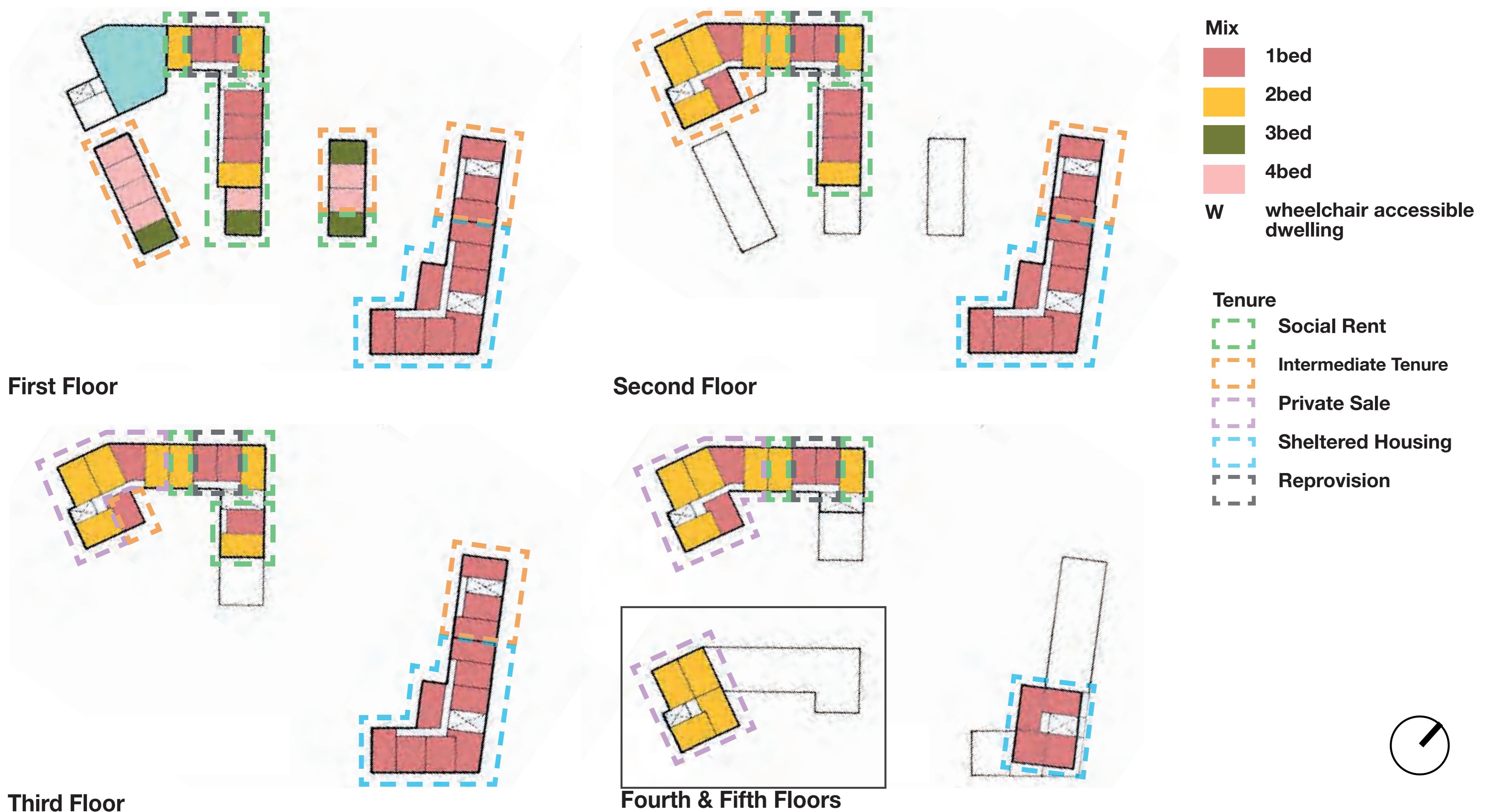
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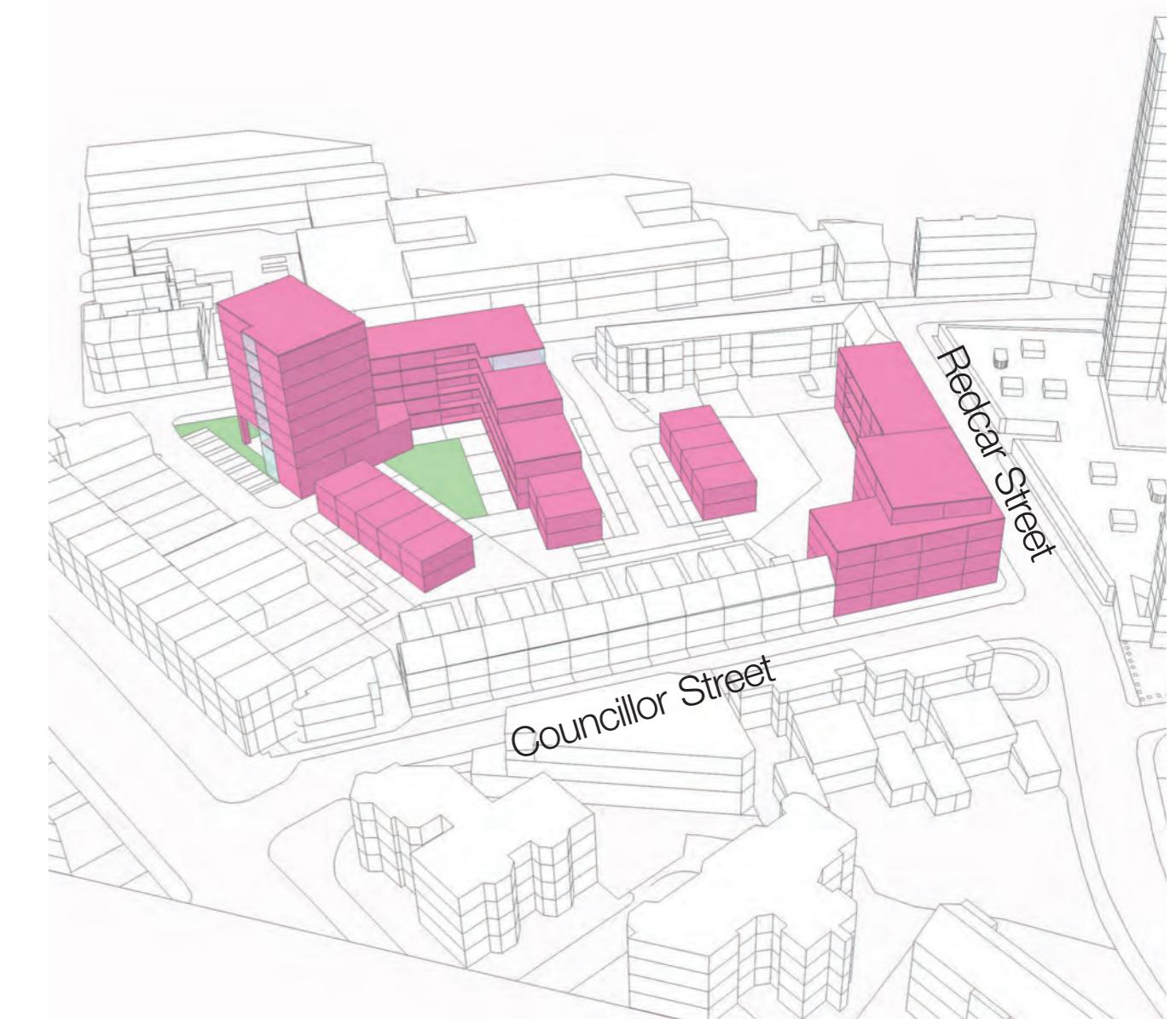
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Proposals

124 Homes + 21 Parking Spaces



Proposed view of corner of Councillor Street & Redcar Street



View of proposed development

Have your say...

Are the buildings on Redcar Street and Councillor Street the right size?

Do the new buildings have enough outdoor space?

Is there enough parking ?

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AGREE NEUTRAL DISAGREE

Wyndham Road & Redcar Street

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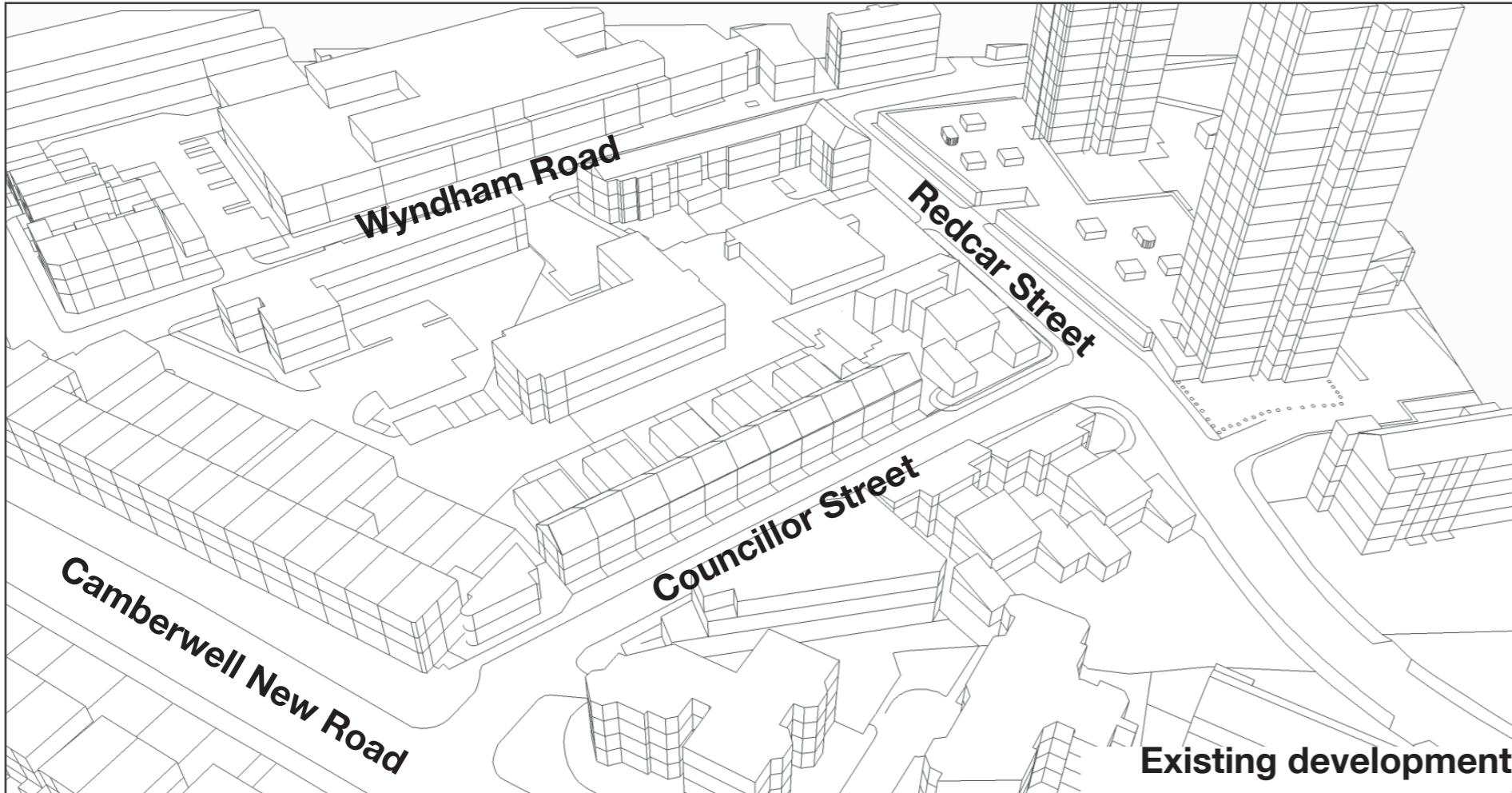
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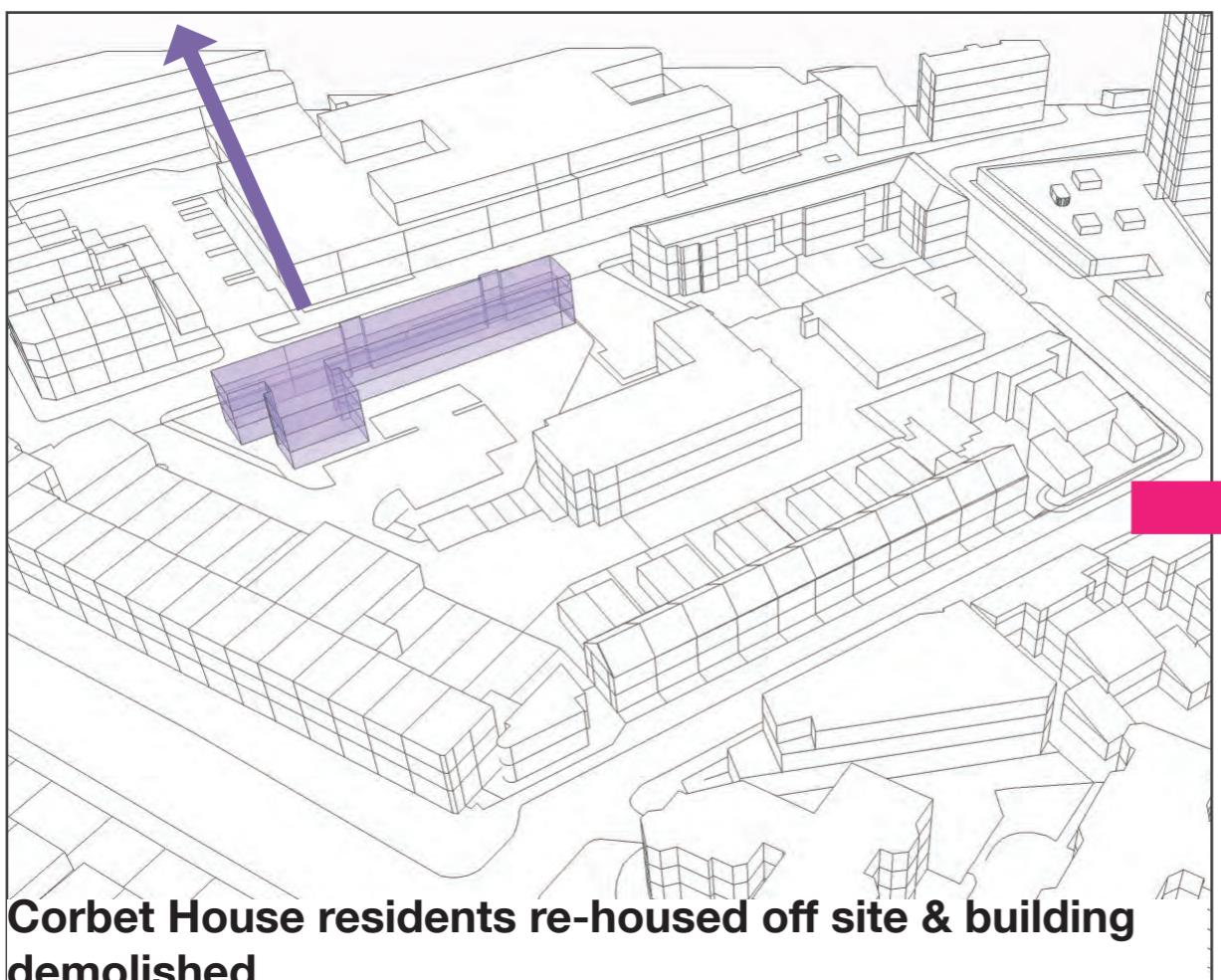
Phasing

EXISTING



PHASE 1

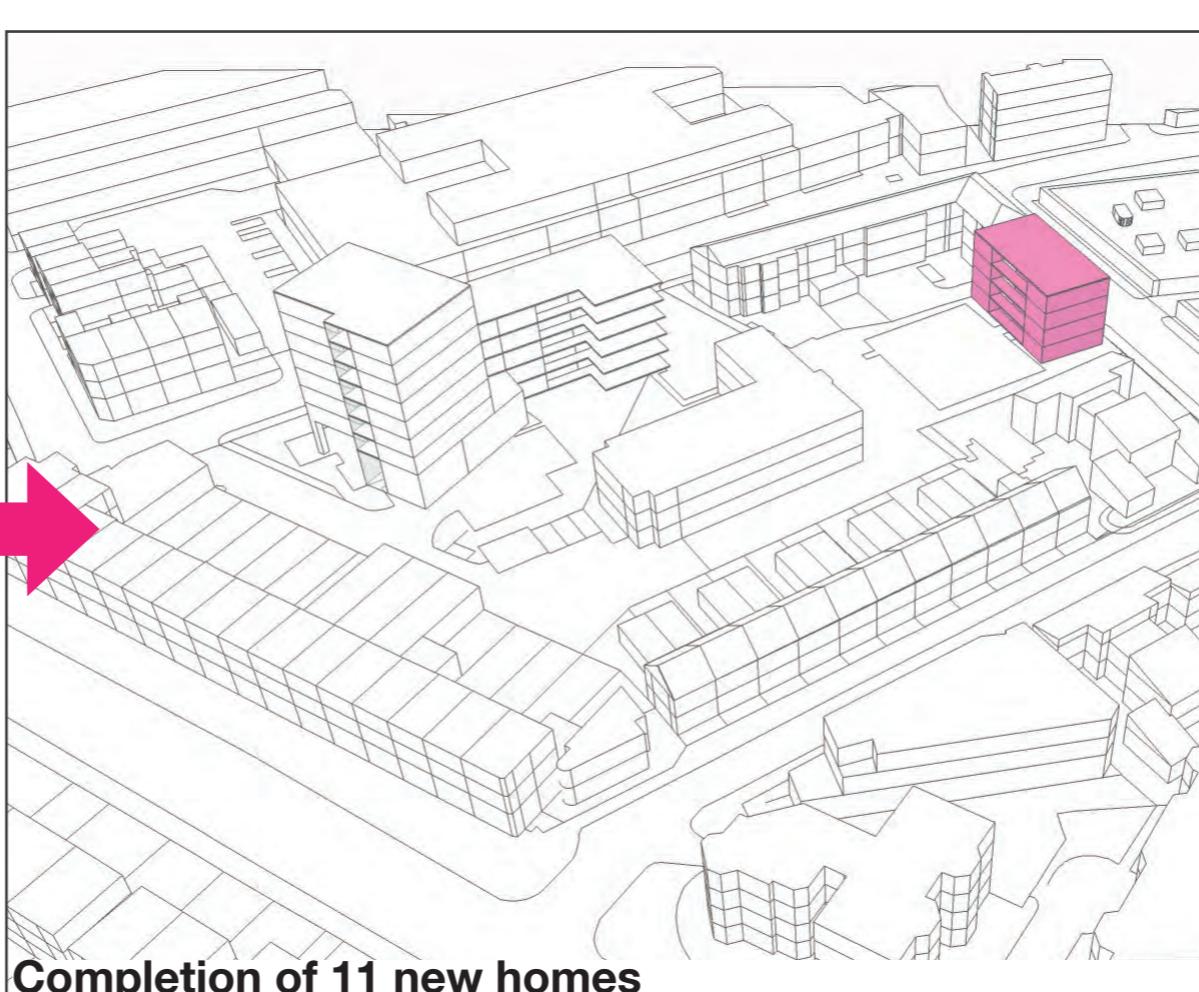
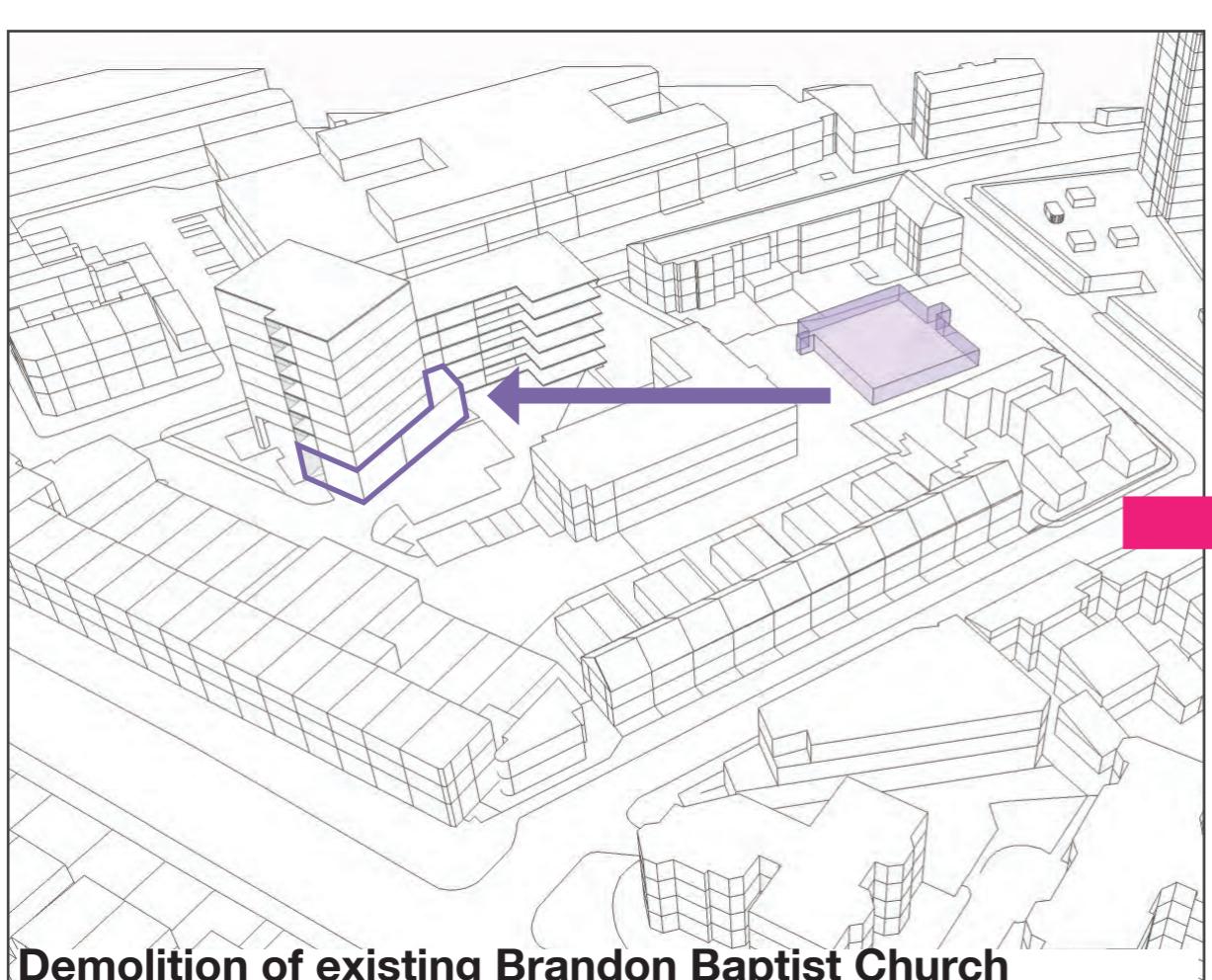
DEMOLITION



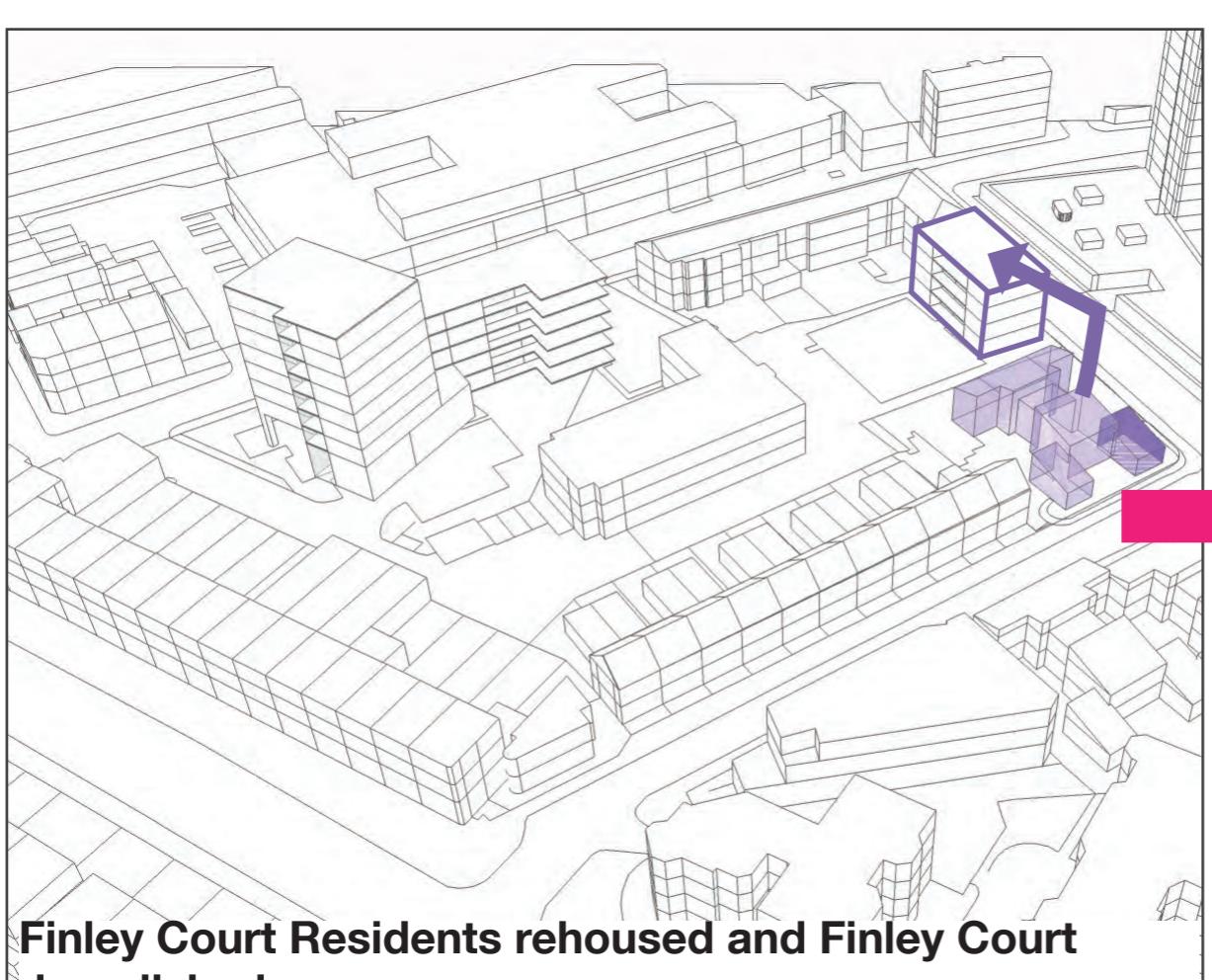
NEW BUILDINGS



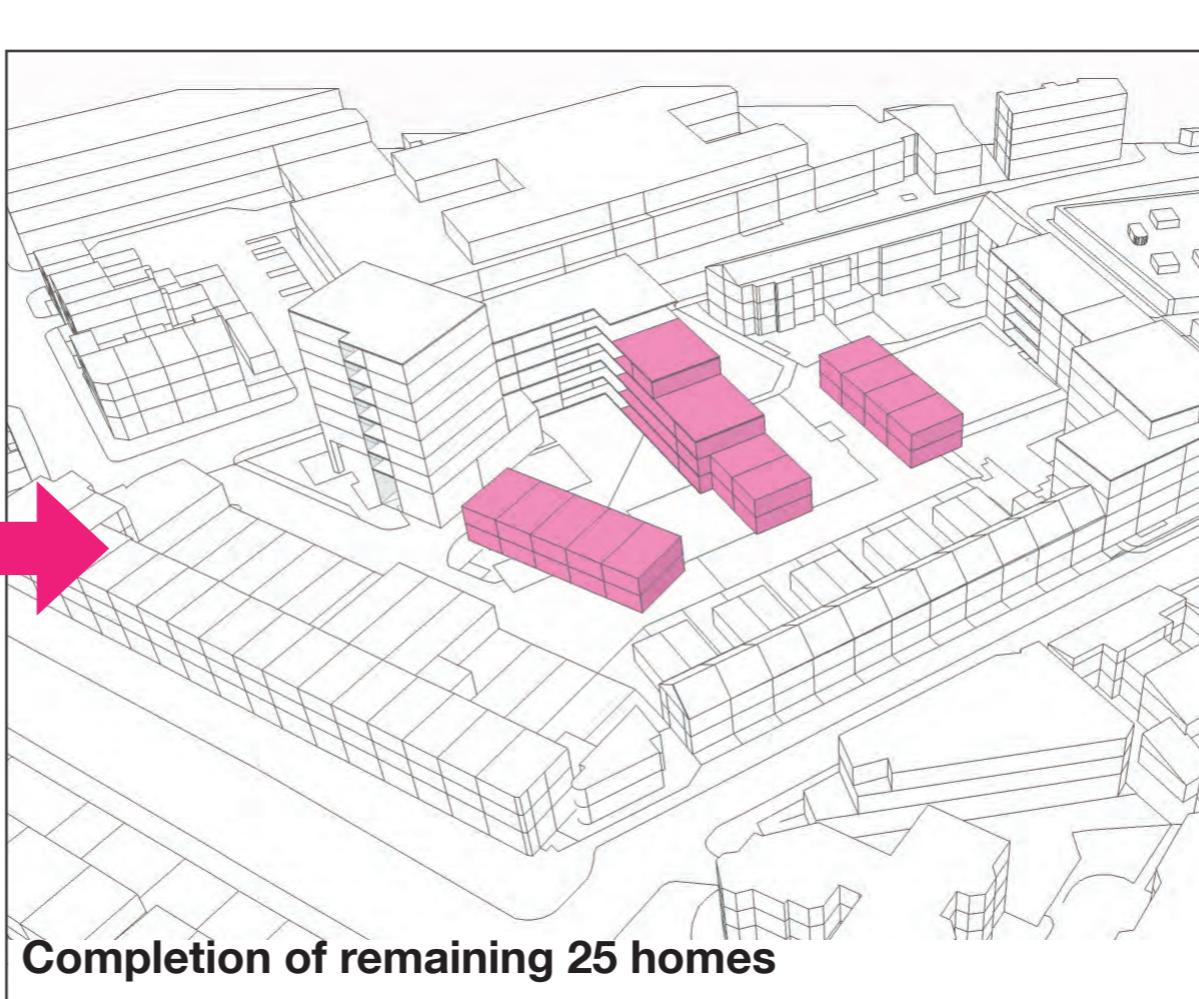
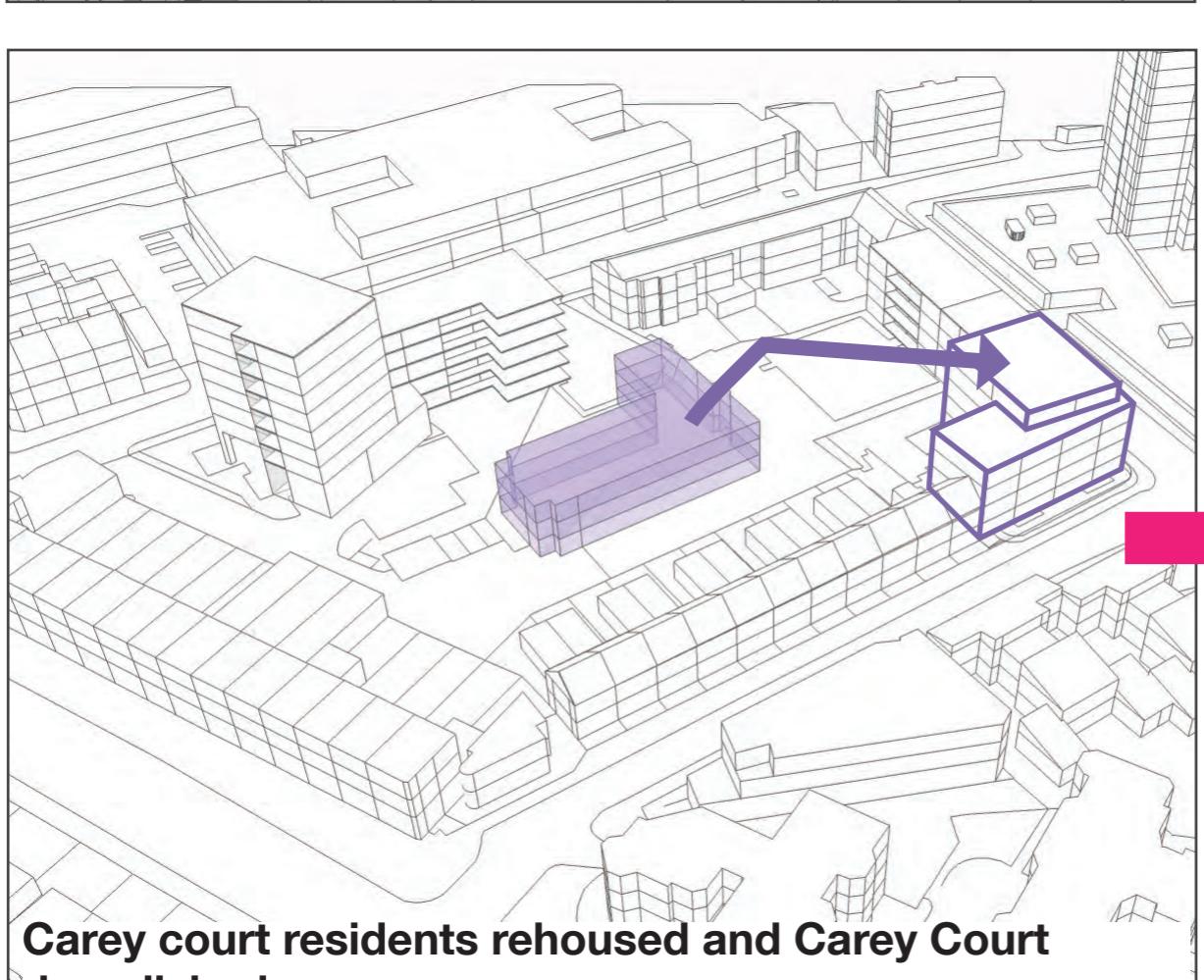
PHASE 2A



PHASE 2B



PHASE 3



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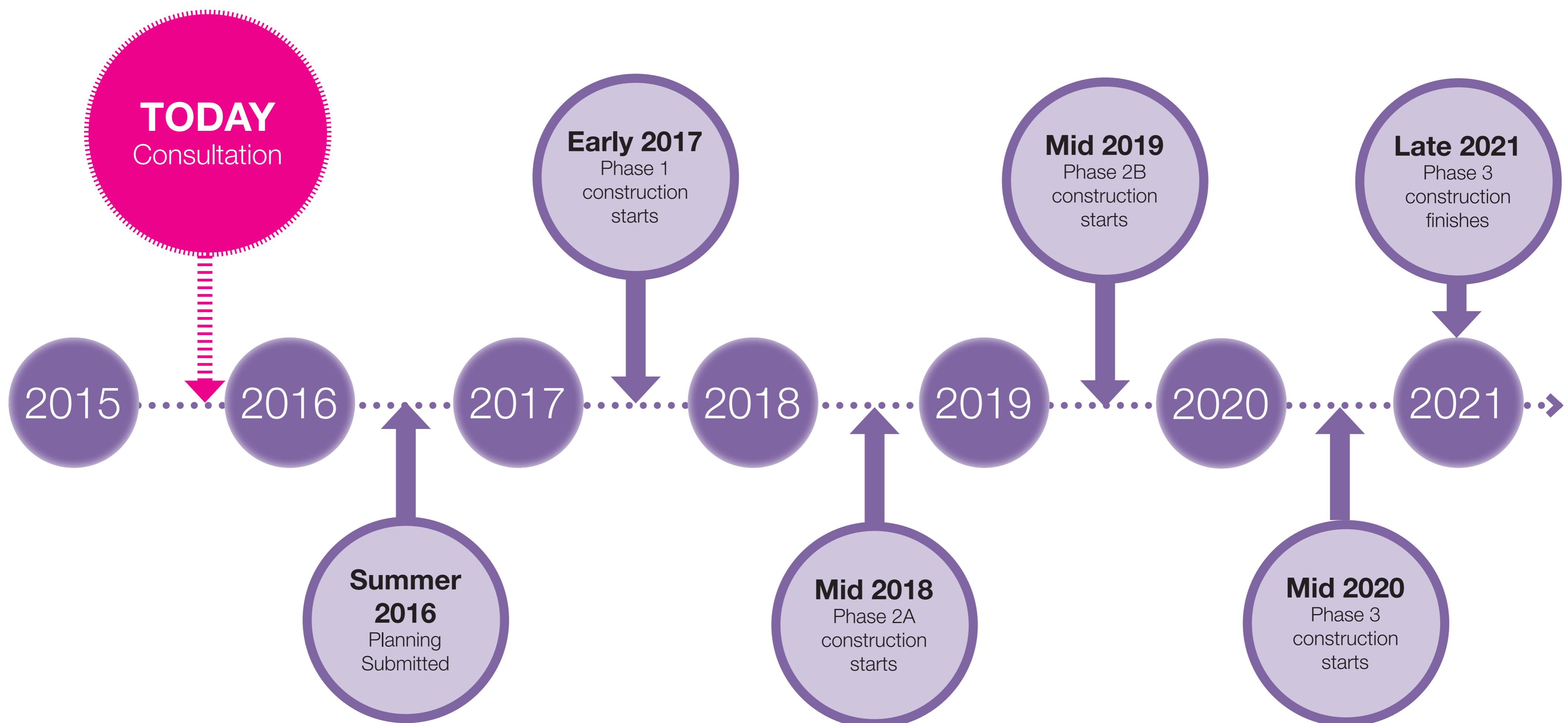
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What Happens Next...

Project Timeline:



Have your say & get involved... The team...

How to get involved?

Tell us what you like

- Throughout the project the Council will be involving those who live, work and may be affected by any changes, in line with the Council's 'Charter of Principles' (see the Council's web site for details)
- This will include a series of public exhibitions and workshops held this Autumn and Winter open to all
- If you would like to be kept informed of progress with this project please contact: **housingregen@southwark.gov.uk**

Tell us what you don't like



In collaboration with:

Adam Khan Architects



East



Levitt Bernstein



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