

Slippers Place Estate | Southwark

Residential Development



1 Welcome

Welcome to our consultation that outlines proposals to develop the existing car parking area on the corner of Slippers Place and Stalham Street to provide new council homes for council rent.

We presented our initial ideas for the site at a drop-in event in September 2018.

To develop the scheme, we have since had:

- Four Project Group Meetings consisting of local people who have contributed to the design as it was developed.
- Stakeholder meetings with Southwark Council officers consisting of Fire Safety, Building Control, Maintenance, Housing, Landscape and Highways officers.
- Meetings with Planning officers to discuss all aspects of the proposal.
- Meetings with the Metropolitan Police to discuss methods to reduce crime and anti-social behaviour.

The first part of this document shows background information about the site.

The second part describes the proposals in the lead up to a formal planning submission - the layout, the number and type of homes, the appearance and the timescale ahead.

Prior to this formal submission, we are seeking your feedback on the proposals shown here.

We look forward to hearing from you.

Thank you



The site from Southwark Park Road - from above and from the road - looking towards Stalham Street.

2 Introduction

About **Southwark Council**

Southwark Council is committed to building 11,000 new council homes by 2043 with 2,500 council homes by 2022.

Our vision:

- Build the right kind of homes to meet a range of priority needs with good value build cost and running cost.
- Create high quality and well integrated homes where people want to live.
- Build more housing and meet the needs of our diverse population.
- Use architecture to give more identity to a place, to encourage a stronger sense of community and to reduce inequality.

Our aims:

- To address shortage of council housing for the borough's residents.
- To meet the needs of future generations.
- To develop a scheme that will be 100 per cent council housing at council rents
- A minimum of 50 per cent of the new council homes would be let to existing local council tenants in housing need.

Examples of projects completed by the London Borough of Southwark in recent years are shown to the right.



Clifton Estate / Clayton Road,



Masterman House garages / Lomond Grove SE5



169 Long Lane / Long Lane, SE1

About Fraser Brown MacKenna

Fraser Brown MacKenna Architects is a design led and award winning practice with a strong track record in creating popular places to live. Through architecture that is human in scale and contextual in response, we strive to create neighbourhoods that are environmentally, socially and economically sustainable.

We believe that the identity of a place is forged by the individuals within a neighbourhood and the bonds and networks they develop. As a practice we are committed to engaging with each community we serve; unlocking and employing the social capital that already exists to create places that allow communities to flourish and grow.

Examples of projects designed by FBM Architects are shown on the right.



Narford Road / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects



Pembury Circus / Hackney, FBM Architects

About **The Site**

The site is located just off Southwark Park Road in the Bermondsey area of the London Borough of Southwark. It can be found to the southeast corner of the Slippers Place Estate, at the corner of Stalham Street and Slippers Place.

The 0.046 hectares sized site is currently used for parking which accommodates 12 spaces for use by residents who have an estate parking permit. The site also includes a row of pram sheds and a bin store to Matson House. Just to the left of one of the main access paths into the estate, there is a further 9-space car park which is being retained.

There are a range of storey heights surrounding the site - from the three storey The Stanley Arms pub to the south, through to the seven storey building of Marden Square and Lockwood Square to the north and west of the site. Hickling House to the northwest of the site is four storeys whilst Matson House to the north is a six storey block with its staircase facing towards the site.

The proposal site benefits from a prominent corner position and faces Southwark Park.



Aerial view of the site from the south



1. View from Stalham Street - southwest corner of the site.



2. View of the existing garages to the east of Matson House



3. View along the path between Hickling and Matson House



4. View from the southeast corner of the site

3 Background

Area history

Slippers Place was a terrace dating from c.1850, built between Southwark Park Road and the park itself. It was built on ground particularly unsuited to building as the area had previously been a series of ditches and islands that fed into the main mill stream to the north.

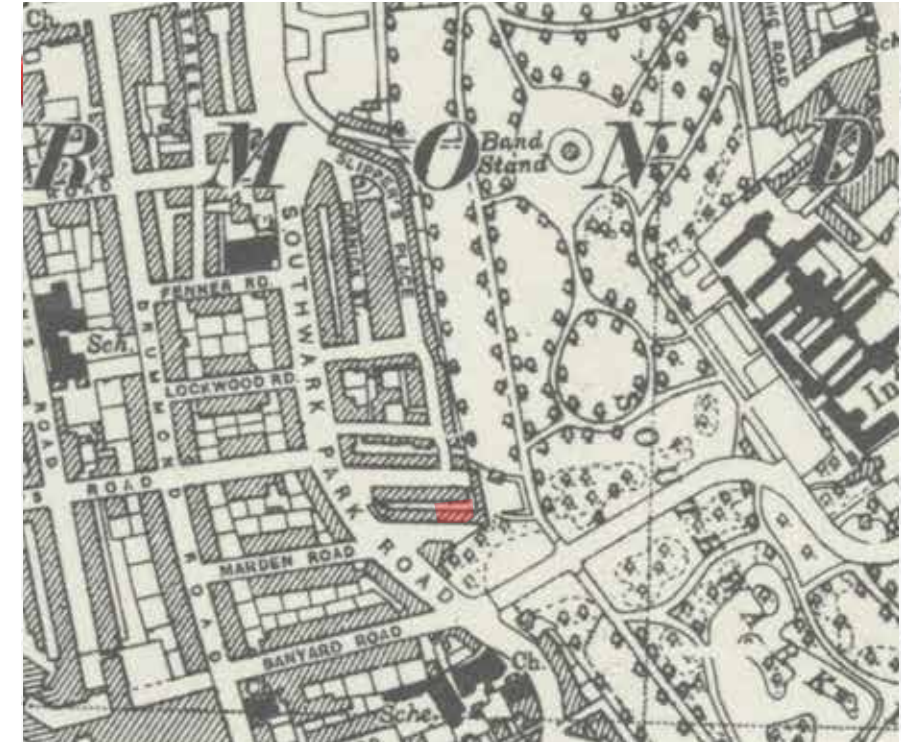
The current fenced sports court to the north of the site was once the location of Hickling Street. This street was a typical terrace of mid-Victorian workmen's cottages.

During the late 60's, the site and surrounding area to the north and west was cleared to make way for a comprehensive re-development into the urban configuration of today.

The site sits between Southwark Park Road and Southwark Park. Southwark Park is the oldest municipal park in the Borough of Southwark. It was created for the people of Bermondsey, Rotherhithe and Deptford.



1846



1946



1880



1961

Planning context

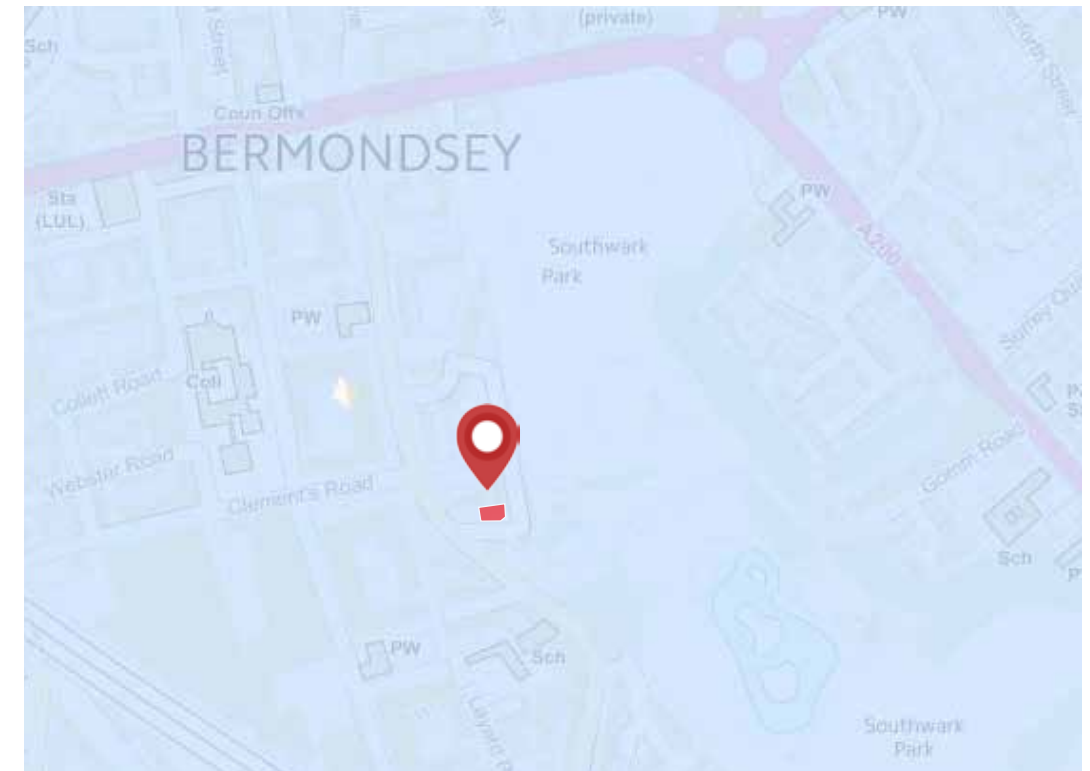
The site is within an urban context within Bermondsey area and has close proximity to transport links and amenities.

The site has a Public Transport Accessibility Level (PTAL) of 3 and close to areas of 4 or 5 - indicating good accessibility to public transport.

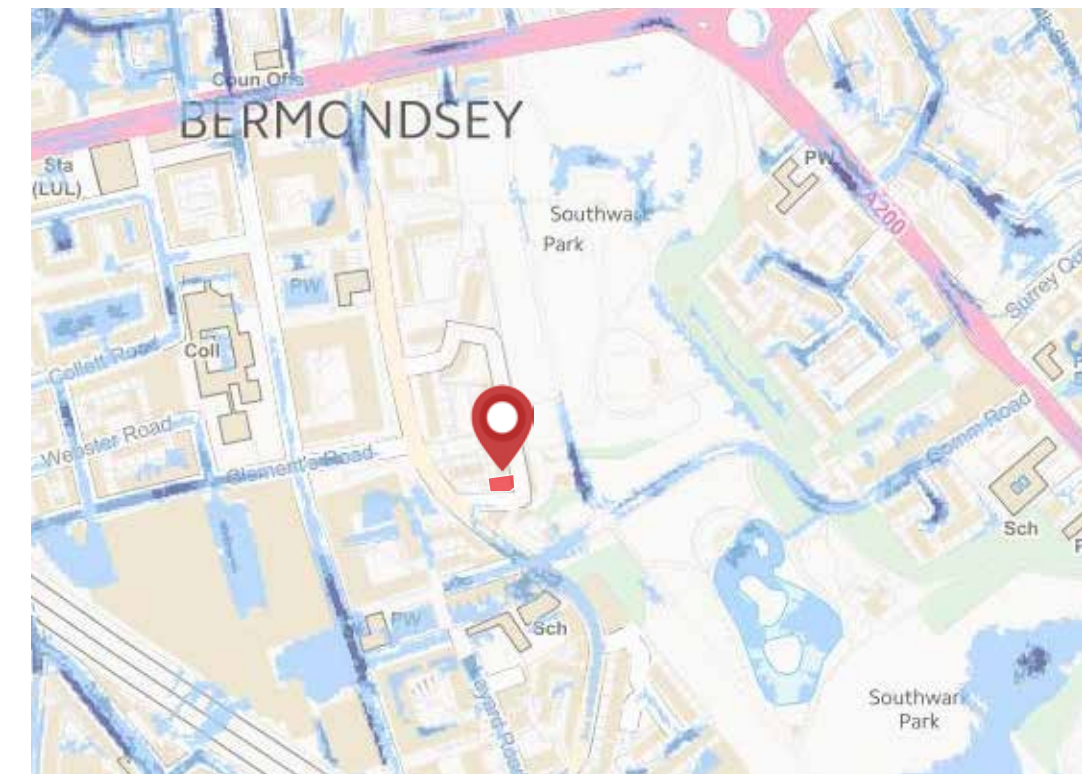
As shown in the maps to the right, the site is located in a zone 3 flood risk area, with The Thames Barrier provided protection. There is a low risk of flooding from river and water courses. As part of the project team, we have a flood consultant providing us with design advice.



PTAL Rating of the area (source: tfl.gov.uk)



Flood risk from river



Flood risk from surface water

Wider context and accessibility

The site is located in the centre of the borough and is in close proximity to good transportation connections:

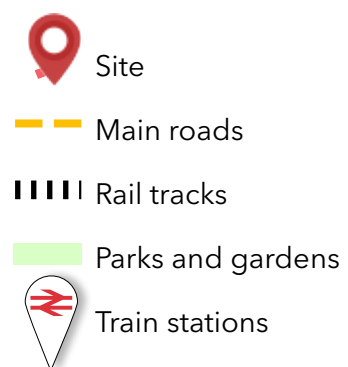
- Bermondsey Station - 8 minute walk.
- Canada Water Station - 13 minute walk.
- Southwark Park Road & Jamaica Road provides a variety of bus routes - an 8 minute walk.

Local open space and amenity including;

- Slippers Place Estate playspace - 1 minute walk
- Southwark Park - 2 minute walk.

There are also many local amenities located mainly around Jamaica Road (A200), such as:

- Variety of shops and coffee shops.
- Schools & nurseries

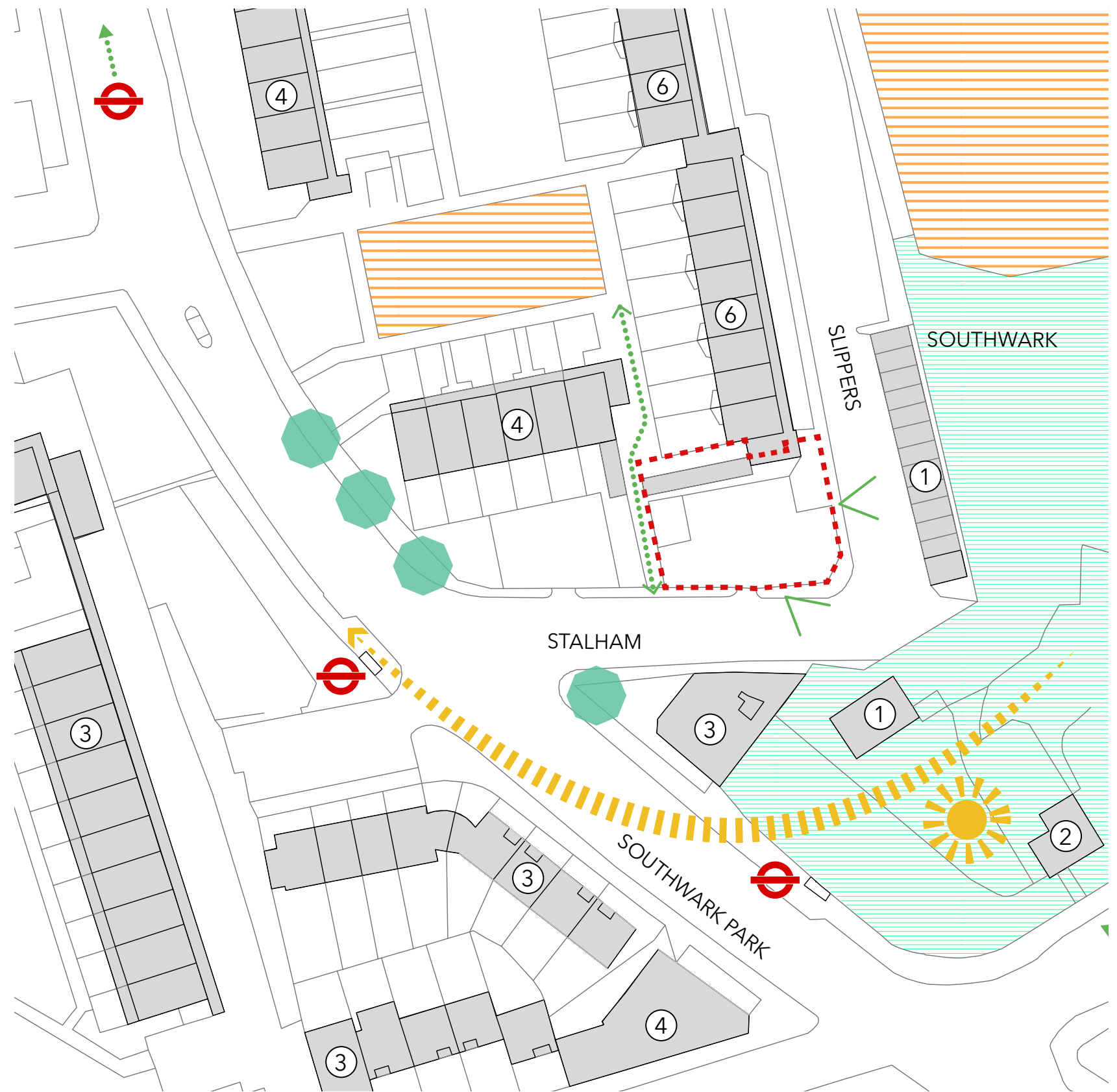


4 Analysis of the site

Opportunities

- Well connected to public transport.
- A good level of daylight and sunlight around the site due to south/east/west orientation.
- Potential views towards Southwark Park.
- Close proximity to Southwark Park.
- Perimeter frontage towards Slippers Place, Stalham Street and Southwark Park Road.
- Prominent corner of Stalham Street and Slippers Place facing Southwark Park.

- Site boundary
- ≡ Sports Court
- ▨ Southwark Park
- ▶ Southwark Park entrance
- < Potential views towards Southwark Park
- ④ Height of neighbouring buildings
- ↔ Pedestrian route
- ⊘ Bus stop _ P12 towards Surrey Quays and Brockley Rise
- ↔ ⊘ Towards Bermondsey Station
- ☀ Good orientation of the site

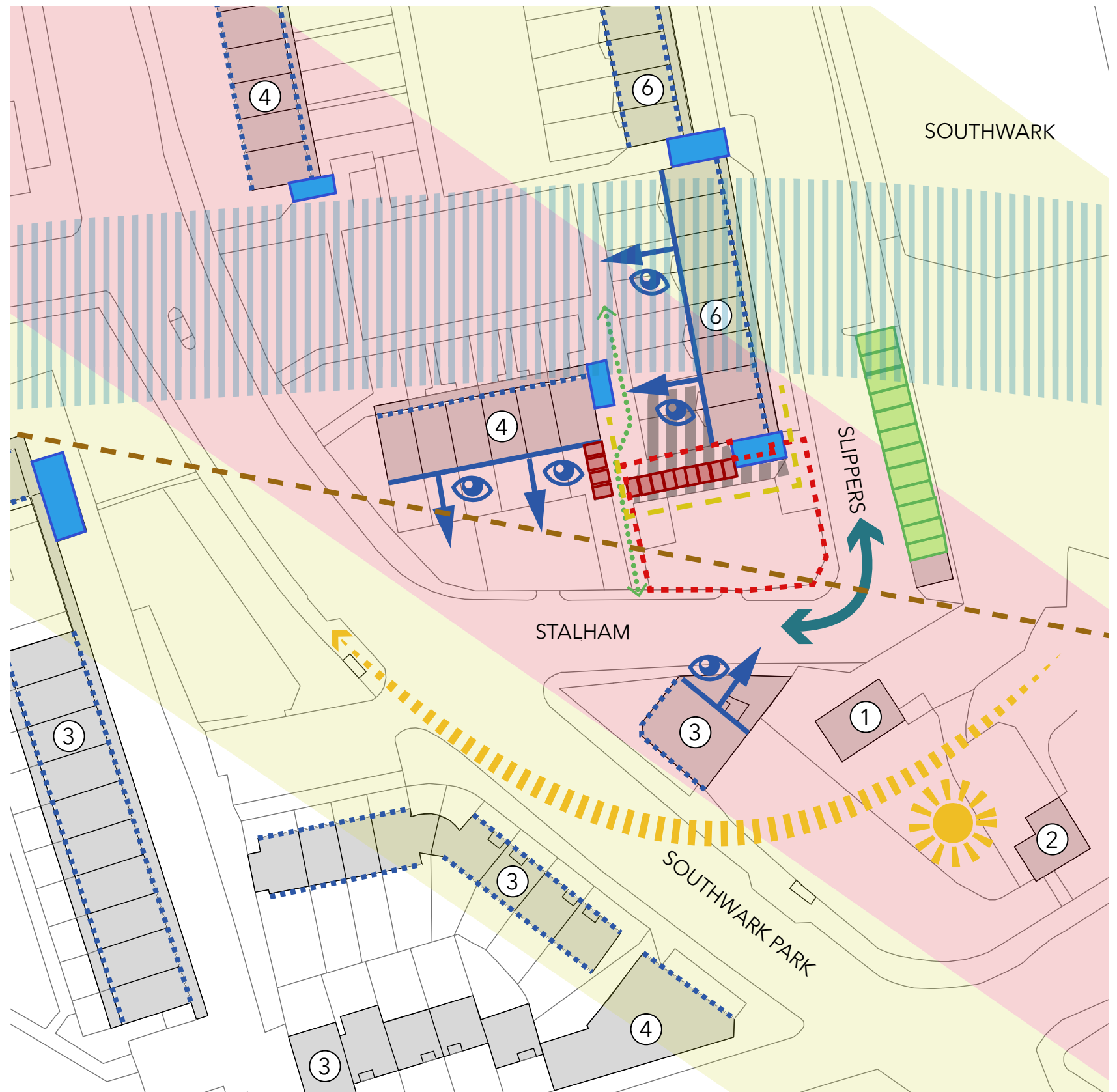


Plan showing site opportunities.

Constraints

- Potential overlooking issues from The Stanley Arms Pub, Matson House and Hickling House.
- The site is on a 'Protected viewing corridor'.
- Potential overshadowing consideration to the rear gardens of Matson House.
- Sewer running under the site
- Gas pipe running through the site
- Corner visibility splay (vehicle movements)

- - - Site boundary
- Viewing corridor. Blackheath Point to St. Paul Cathedral
- ||| Potential route of Greenwich Connection Tunnel
- Existing windows
- Potential overlooking
- ||| Potential overshadowing to rear gardens to Matson House
- ④ Height of neighbouring buildings
- Core and Bin store
- Unused pram sheds
- Garages
- ← - - - - - Pedestrian route
- Sun path
- - - Gas pipe running through the site
- - - Sewer running through the site
- Potential issue with visibility in the junction



Plan showing site opportunities.

5 Proposed scheme

Scheme **Benefits**

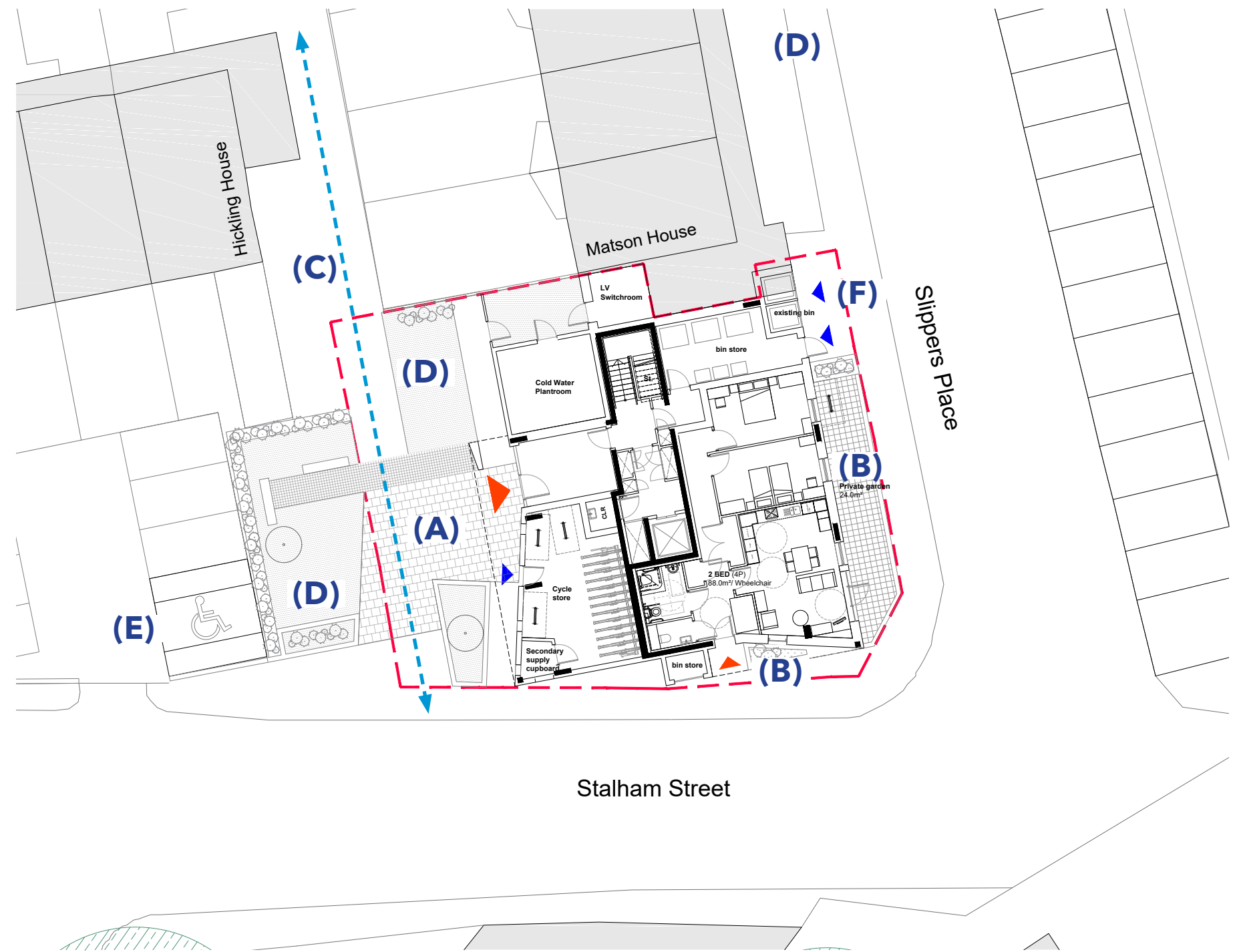
- Meeting local housing need.
- The proposal delivers much needed **100% council homes at council rents**.
- **A minimum of 50%** of the new homes will be for local council tenants in housing need as part of our local lettings policy.
- **Improved entrance** into the estate - open and offers natural surveillance.
- Improving existing pedestrian flows and creating an **attractive route** between Stalham Street and the wider Slippers Place Estate.
- Improving the landscape - **new hedges, paving and trees**.
- **Re-provision of the existing Matson House bin store**.
- **Accessible and inclusive homes**.
- **Private amenity space** to all flats.
- Majority of homes are **dual aspect**.
- Demolition of the existing pram stores removes areas of potential **anti-social behaviour**.
- **Improves the urban streetscape** with a design that maximises the site's development opportunity, whilst carefully considering its impact on the surrounding buildings.
- A **good level of daylight and sunlight** around the site due to south/east/west orientation. Sunlight/daylight guidance standards compliant scheme.
- Architecture that gives more **identity** to a place, to encourage stronger **sense of community**.
- Secure cycle store spaces for the new homes to encourage **sustainable and healthy living**. Additional spaces proposed for existing estate residents.
- Easily accessible bin store to **mitigate against fly tipping**.

Scheme **Summary**

- **18 flats**.
- **Range of 1, 2 and 3-bed homes**.
- **100% council rent housing**.
- All homes are **accessible via a lift** or have ground floor access.
- Compliant with **Southwark design standards**.
- **Improved amenity** for local residents.
- **Secure cycle store** inside the building for new residents.
- Potential for secure **cycle storage** for existing residents.
- Potential to **re-provide some** or a number of the **car parking spaces**.
- **Private amenity space** to all flats.
- The buildings hot water and heating will be provided by a **low carbon energy source**, helping to reduce energy consumption and costs.
- **Level access throughout** with a full wheelchair accessible home to the ground floor.
- Building will be fully **compliant with Building Regulations**.
- **Fire safety considered throughout** - Fire Consultant has reviewed the proposals and there has been direct discussions with fire safety officers.
- Building will have **sprinklers installed**.
- **Highly efficient LED lighting** throughout the hall and residential units.

Proposed - Site plan

- The location and shape of the building creates a new and improved landscaped area **(A)**.
- The proposed building footprint removes potential spaces for anti-social behaviour by avoiding dark or hidden corners, including the removal of the existing pram stores.
- Promotes passive surveillance by positioning windows that overlook the public realm **(B)**.
- Access route into the estate is opened up and visual connection between Stalham Street is improved by removing the 'chicane' route **(C)**.
- New landscaped 'pocket' garden of planting and surface treatment **(D)**.
- Adjustment to the adjacent car park to provide a wheelchair parking sized bay for the new wheelchair home **(E)**.
- Existing Matson House bin store access adjusted with a new set of doors facing Slippers Place. No change to the upper floor refuse chutes **(F)**.
- Additional bike stores and re-provision of car parking spaces for estate residents shown in later sections of this presentation.



0 1 2 3 4 5 10

Proposed site plan

Proposed - Ground floor plan

- Proposed entrance with secured lobby to new dwellings provides an active frontage and overlooks the access route into the estate **(A)**.
- Canopy over the entrance doors provides weather protection for the residential entrance **(B)**.
- Lift access to all new dwellings **(C)**.
- The existing Matson House bin store will be adjusted to move the doors to face Slippers Place **(D)**.
- The bin store for the new development will be in a separate room, alongside **(E)**.
- Cycle storage for the new development is located in a room adjacent to the main entrance **(F)**.
- The ground floor home will be fully wheelchair accessible and has its own private entrance **(G)**.
- Landscaped private amenity for the ground floor home provides a buffer between the pavement and its living spaces **(H)**.
- Single storey plant room with water & sprinkler tank **(I)**.
- Single storey electrical supply room for the new homes **(J)**.
- Gated and secured 'yard' to provide access to the plant rooms - for maintenance personal only **(K)**.



Proposed ground floor plan

Proposed - Upper floors

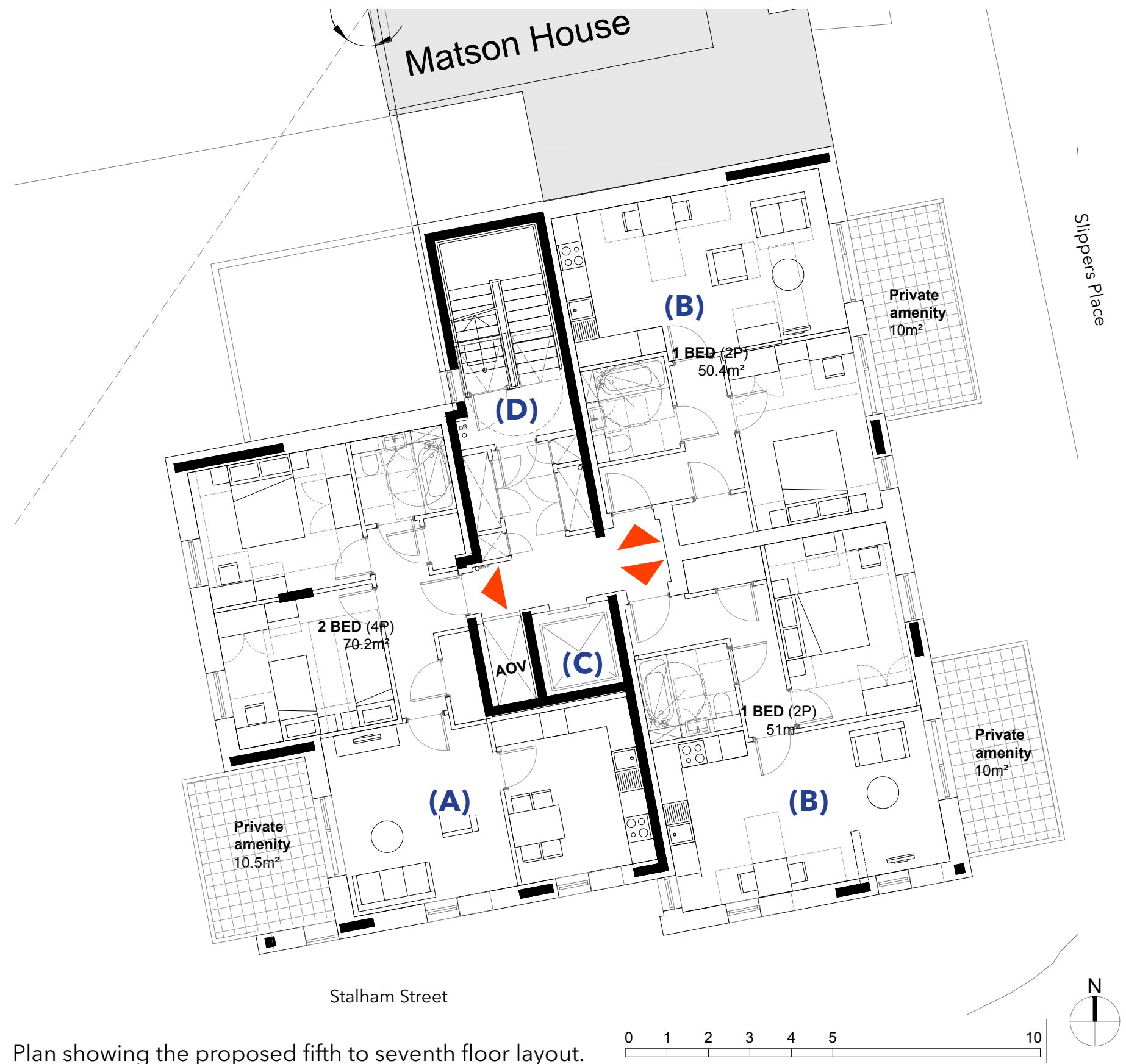
- Two bedroom home with balcony placed to the southwest corner, furthest away from surrounding dwellings **(A)**.
- Three bed home with large private amenity space to the southeast corner **(B)**.
- Lift access to all new dwellings **(C)**.
- Main staircase to new dwellings **(D)**.



Plan showing the proposed first to fourth floor layout.

Proposed - Upper floors

- Two bedroom home with balcony placed to the southwest corner, furthest away from surrounding dwellings **(A)**.
- One bed home with large private amenity space **(B)**.
- Lift access to all new dwellings **(C)**.
- Main staircase to new dwellings **(D)**.



6 Existing height & appearance

Context - surrounding height

There are a range of storey heights surrounding the proposal site.

These range from three storey building to the south **(E)**, through to the seven storey building of Marden Square **(F)** and Lockwood Square **(G)** to the west of the site and 11 storey Arica House **(C)** to the north.

Hickling House **(A)** and Glebe House **(H)** to the northwest are four storey duplex blocks whilst Matson House **(B)** just to the north is a six storey duplex block. Arica House **(C)** to the end of Slippers Place Road is 11 storeys and the tallest building on the estate.

The Stanley Arms Pub **(D)** to the south is three storey building with a new proposed development of 5 storeys.

More recently a new building of five storeys alongside Gataker **(I)** House has been built to four storeys.

The proposal site is surrounded by this variety of heights and also benefits from a prominent corner position facing Southwark Park.



Aerial view with storey heights

Context - surrounding appearance

The oldest building to the immediate context is The Stanley Arms pub. It is a three storey building with a hierarchy of ground floor 'plinth', mid and upper storey levels in terms of proportion, window heights and detail. Note the window and parapet details.

The aerial photo below shows how the wider Bermondsey area was occupied with rows of low storey Victorian Housing. Dwellings are simple in design and detail.

The area was subject to intense bombing during WW2, leading to poor quality, over occupied housing.

It is understood that the site was comprehensively demolished to build the Slippers Place Estate area as it is now. This includes the 'Four Squares' Estate to the west. Dwellings are a mix of deck access single and duplex level flats. Roofs are flat, pitch with a range of balcony designs.



The Stanley Arms Pub, Southwark Park Road



Southwark Park Road 1910



Slippers Place 1958



Hickling House



The Stanley Arms Pub from Slippers Place



Aerial view 1926



Hickling Street 1958



Lockwood Square

Context - adjacent appearance & design.

Matson House is directly adjacent to the site. It is a 6 storey building formed of three levels of maisonette style dwellings. Living rooms face west with projecting balconies with the access deck and front doors to the east, facing Southwark Park.

To the southern end there is a stair core with a refuse store to the base. There is also a row of existing pram stores that create potential for anti-social behaviour.

The building is brick clad, with two tones of brick, with the stair core in a darker red tone.

The single storey bin store has its door facing towards the proposal site & an existing car park. To allow the proposed development, this will need to be modified with its door moved to face Slippers Place. No other changes will be required to the upper floor refuse chutes.

The windows to the stair core facing the site will also need to be filled in, leaving natural light to enter the stair case from the window facing Slippers Place. The second door from the back of the stairs near the pram sheds will also be blocked off.



Proposed site - existing car park and estate entrance.



Proposed site - Matson House refuse stores



Proposed site - end of Matson House

Precedents - Contemporary buildings with similar design features as proposed

Scale & relationship to others



Bell Phillips Architects
Marklake Court Kipling Estate, London, UK

Example of a Southwark project with a similar linear and horizontal context of adjacent buildings with a recently built vertical 'Book-end' to a corner site.

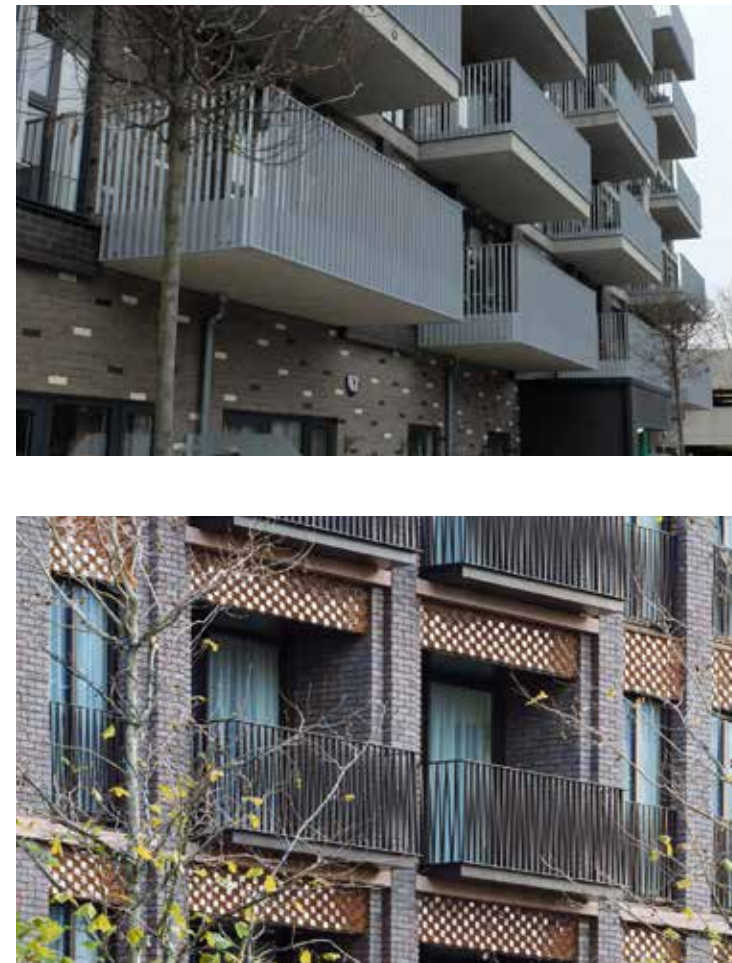
Facade composition



Michael Squire & Partners
Churchway, Camden, London

Window proportions - vertical emphasis with regular size and pattern. The ground floor partly recessed in to provide a covered entrance area. Window size varies depending on orientation, with smaller size facing South.

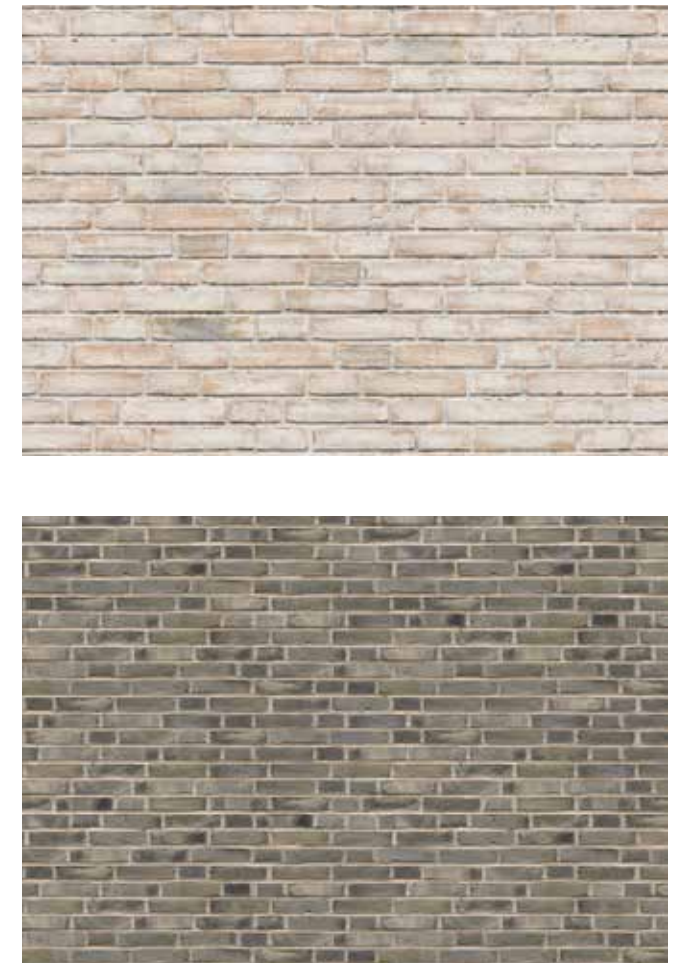
Balcony approach



Fraser Brown Mackenna Architects (top), Slough
Maccreanor Lavington (bottom) , London

Proposed balcony strategy follows that found to Hickling House and Matson House - with a combination of fully projecting, part projecting and fully recessed balconies. Examples also show the approach to metal railing details.

Materials

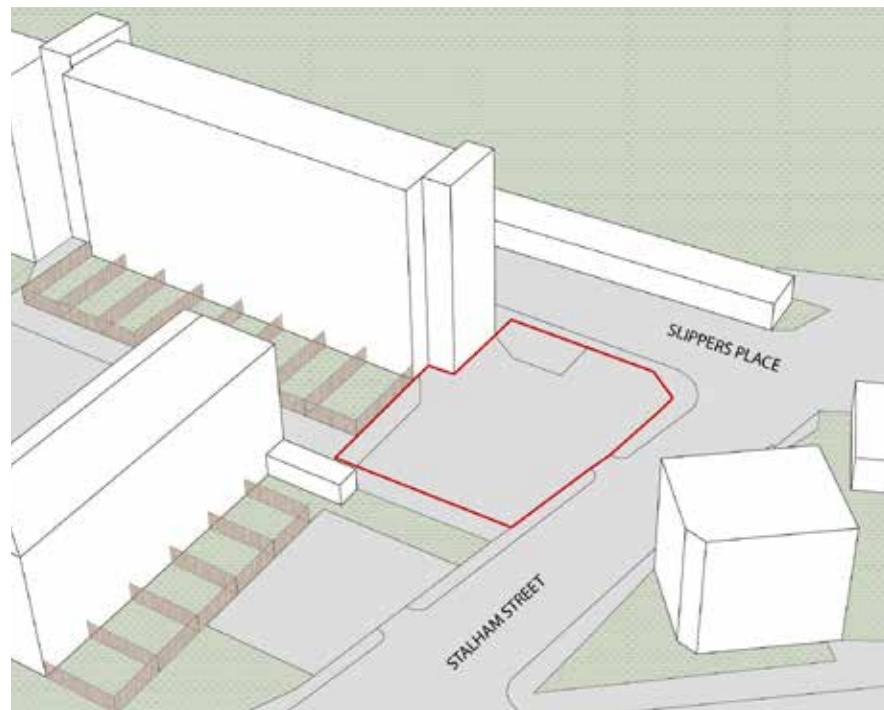


A combination of two brick colours is proposed to reinforce the concept that this is a book end to Matson House. It also follows the two-tone approach found to the existing and surrounding buildings.

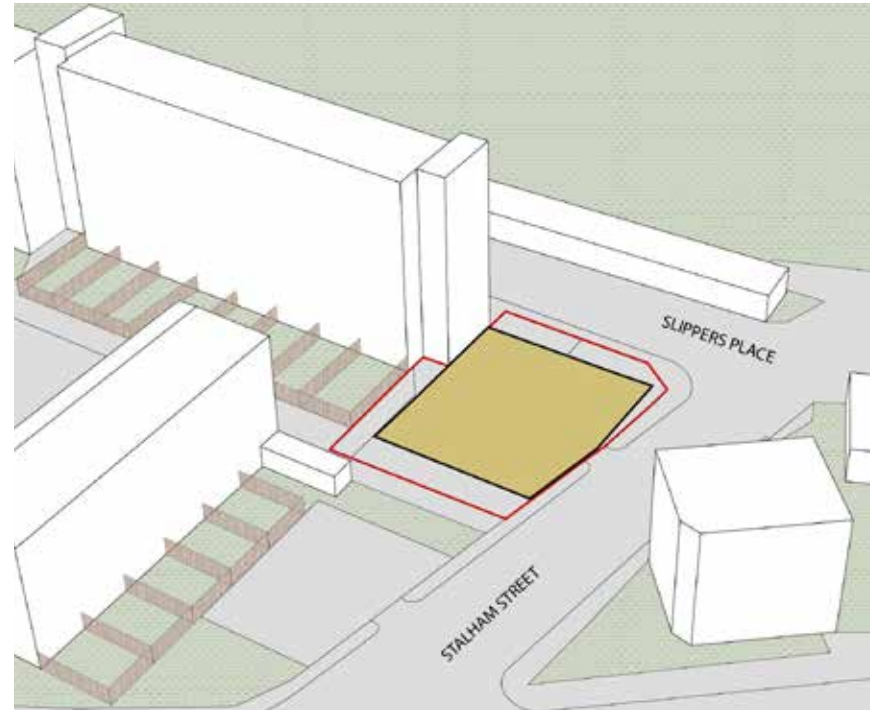
7 Proposed height & appearance

Design **Evolution**

The following diagrams describe the process we have taken to develop the available site area into the scheme presented in the following pages.

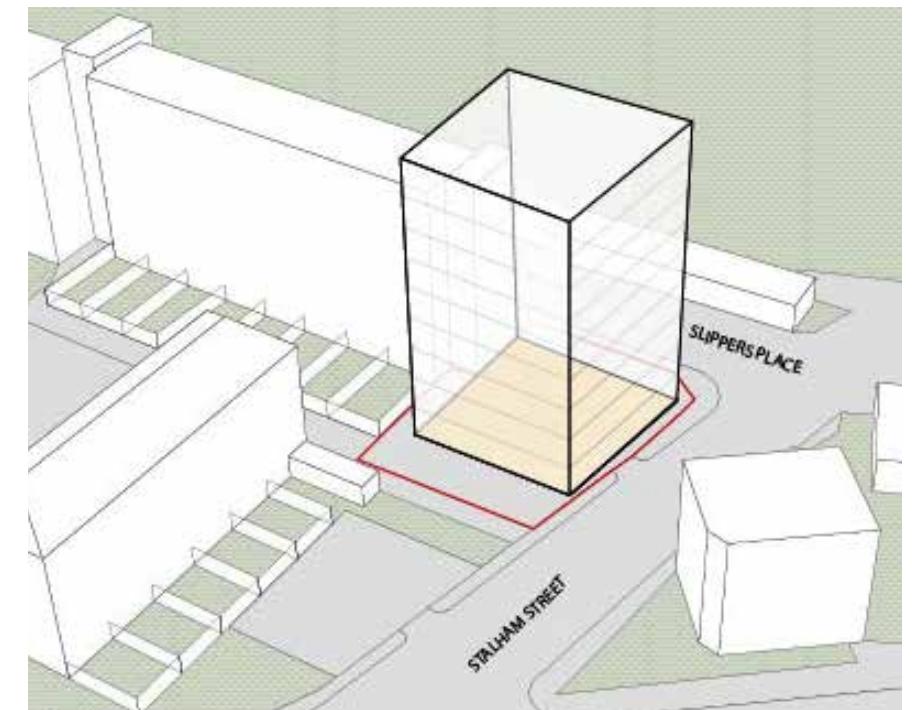


1 Site boundary
This includes the parking spaces, existing pram stores and the bin store to Matson House.

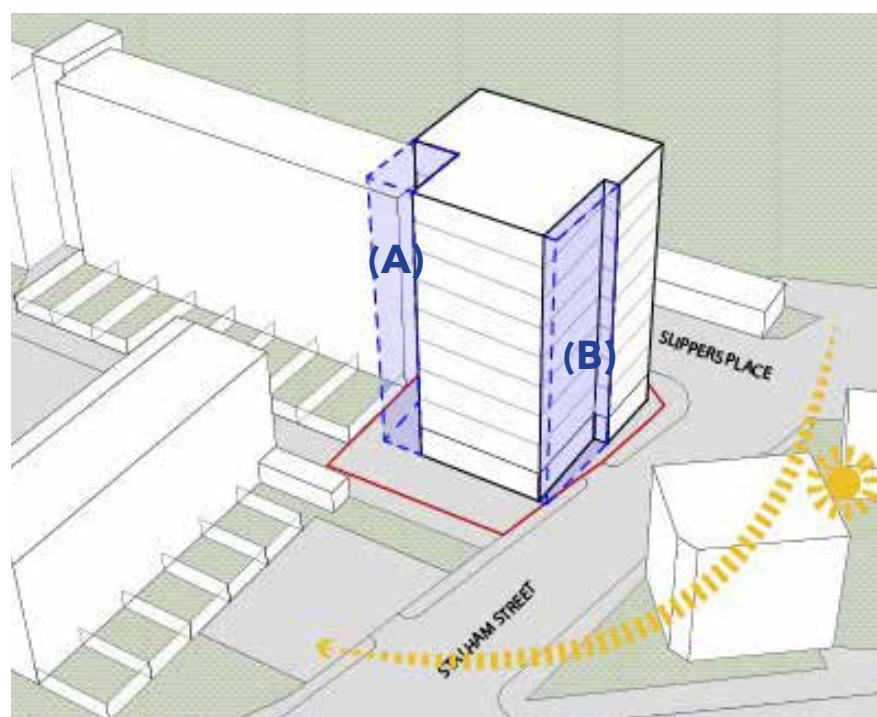


2 Possible building footprint
The edges of a possible building are considered. We consider constraints such as:

- underground services
- existing building 'lines' - these are the positions of surrounding buildings relative to the street. In this case Matson House.
- Visual lines through to the estate beyond - i.e. the walkway past Hickling House.

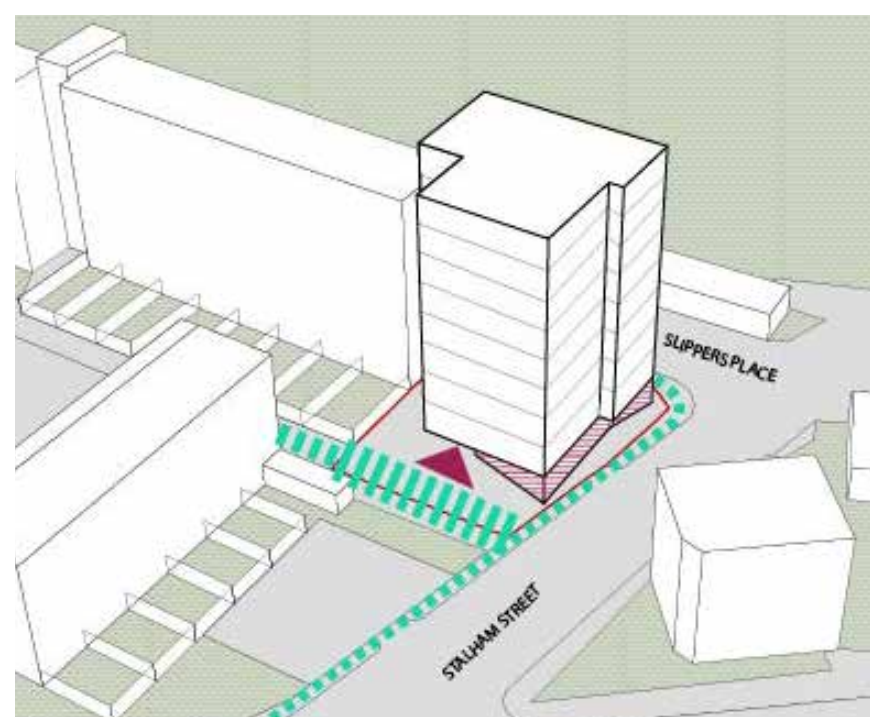


3 Proposed height
The footprint is extruded up to create a 'book-end' building to Matson House, responding to the prominent corner and overall urban design strategy.



4 Massing 'Cut away'.

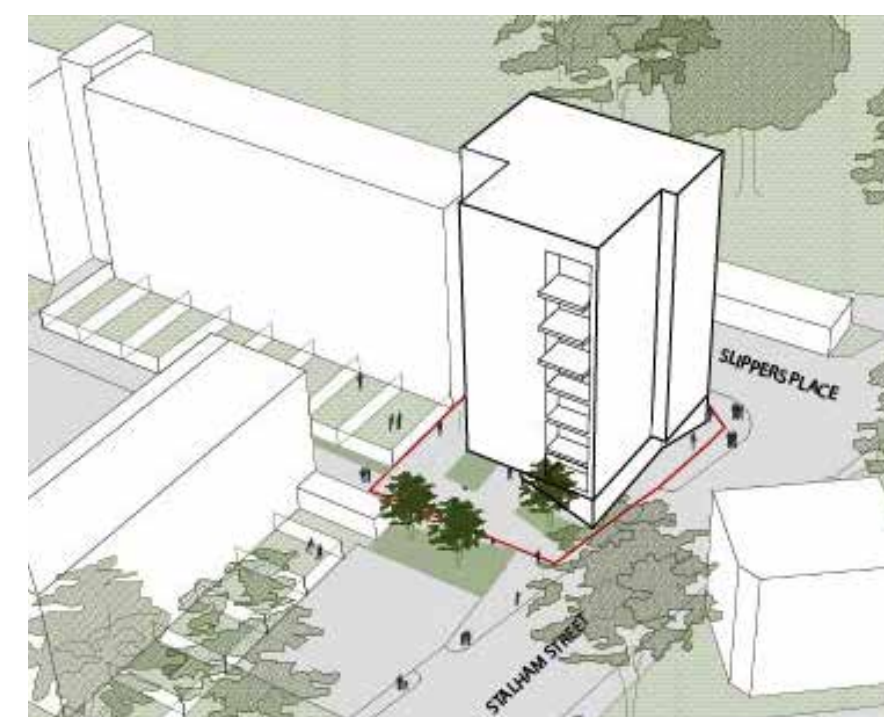
By reducing the mass at two key locations we reduce potential overshadowing to the neighbouring Matson House (A), whilst including a setback to the southern elevation (B) helps to create a slender proportion to the main western elevation facing Stalham Street.



5 Active frontage & public realm

The proposals main entrance is placed to the western side to improve and open up the existing pedestrian route

A entrance that's visible from Southwark Park Road provides a clear and legible front to the building that activates and enhances the pedestrian route into the wide estate. The ground floor is 'pushed' in at this location to create weather protection and to further enhance the entrance itself.



6 Proposed massing and landscape

New landscaping to the front of the building, along with the removal of the pram stores to the side of Matson House, help to create an improved public realm and entrance into the estate.

Proposed - Height and appearance.

The existing 6 storey Matson House to the north of the site is a block with a strong horizontal emphasis. It has one primary vertical servicing core to the centre and two secondary vertical stair cores at its ends. The facade has a regular rhythm to it with a linear access deck the at second and fourth floors.

Our 8 storey proposal looks to 'book-end' the overall streetscape by adding a vertical emphasis to the horizontal setting. The proposal is placed alongside the end stair core and acts as a contrast to the existing, but to also celebrate the prominent corner of Stalham Street and Slippers Place.



Proposed development - sketch view looking from Southwark Park Road, towards Stalham Street.

Proposed - Elevations

Concept:

We proposed to use two tones of brickwork to the new building. The part of the building facing Stalham Street & Southwark Park Road will use a different colour to the other part of the building which adjoins the stair to Matson House and faces towards Slippers Place and the park. This relates to the differing appearance to the main elevations of Matson House as shown in the diagram below.



Facade rational.

Window Pattern - Principle elevations

The main elevations face west (shown below) and east. These will have a regular window pattern and have a simple vertical order across the building. Within each opening, we create further detail and interest by adding brick panels to the side of the windows. You can see more of this in later sections of this presentation. This helps to break down the overall scale of the elevation whilst avoiding large areas of glass.

Balcony Pattern

The proposed lower floor levels include inset balconies to reduce overlooking and visually connect with the height of Matson House. Above this, part recessed, part projecting balconies are proposed to help vary the overall appearance and create a 'top' to the building.



Proposed development - west elevation of the new alongside Matson House.

Proposed - Elevations

Window Pattern - Secondary elevations

The south elevation generally provides secondary windows to living rooms and kitchens. Here, we have narrowed the width of the window to create a contrast between it and the main principle elevations. With less glass, it also helps to reduce the build up of heat inside homes. Here, you can also see the two different brick tones.



Proposed south elevation.



Proposed development - sketch view of the south and east elevations from the corner of Stalham Street and Slippers Place

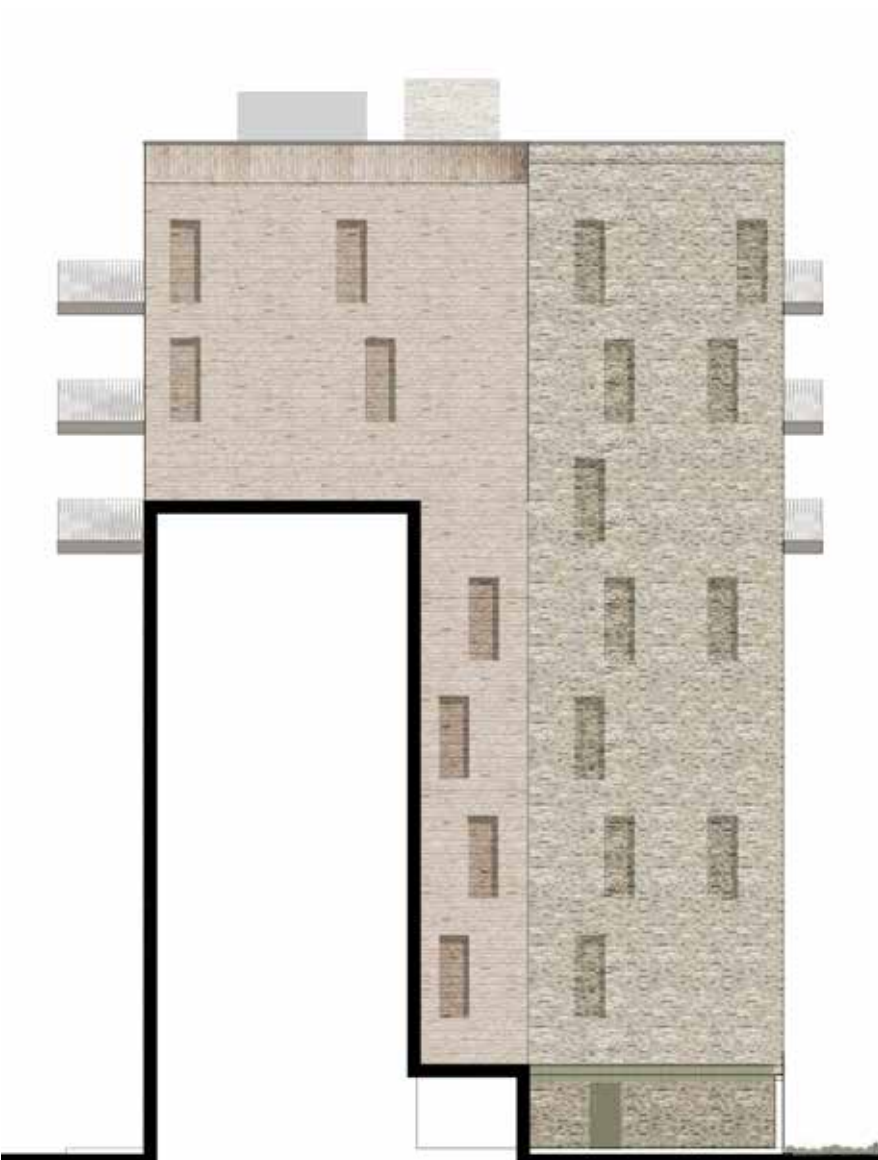
Proposed - Elevations

Window Pattern - North elevations

We have not placed any windows to the north elevation to ensure the residents of Matson House are not overlooked. To avoid an expanse of brickwork we have proposed a pattern that replicates that proposed to the south elevation, using feature panels of brickwork of the same size and pattern.



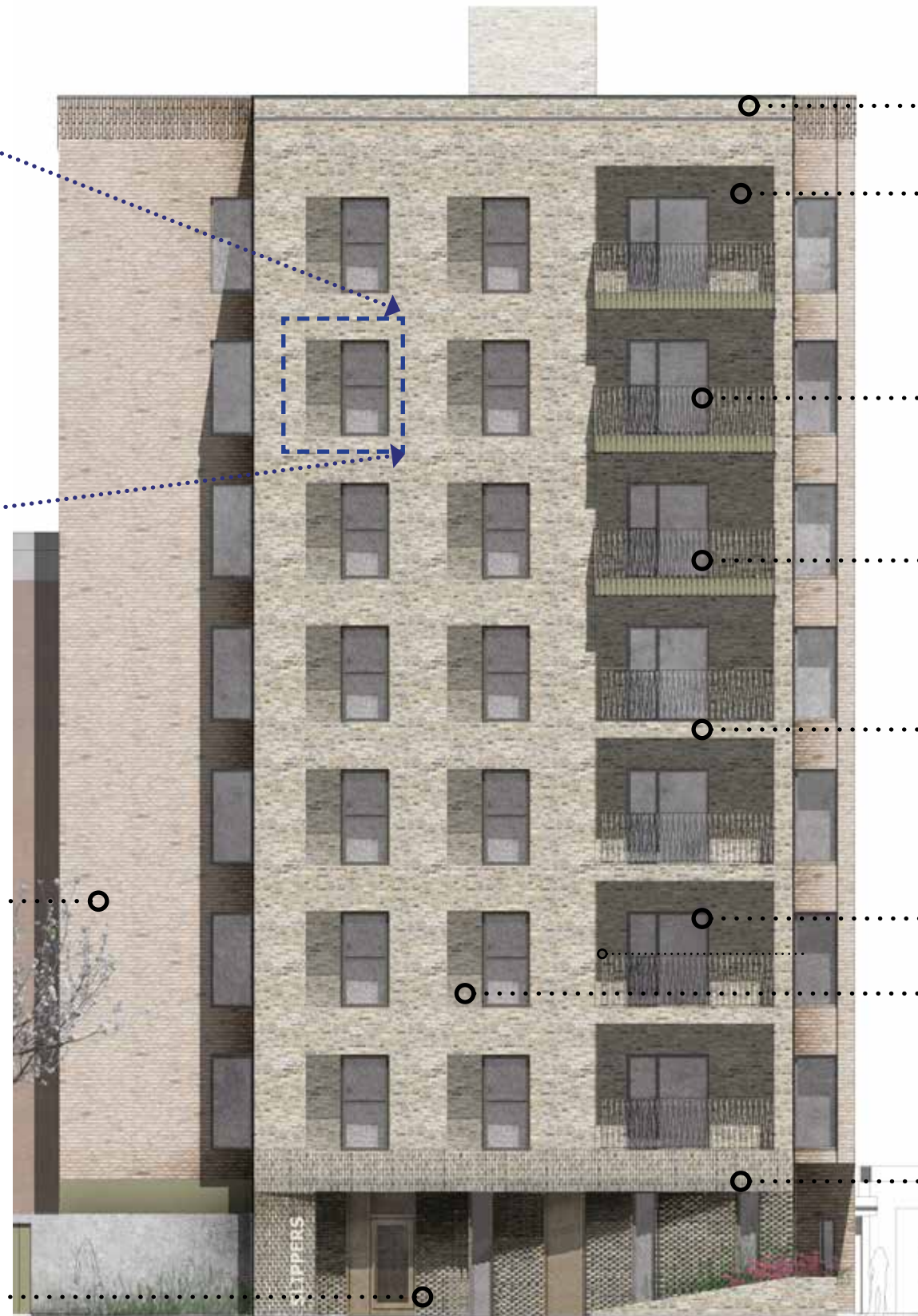
Proposed east elevation - similar window proportions and balconies as the west elevation.



Proposed north elevation.

Proposed - Elevation Details

Zoomed in detail



Parapet detail



Recessed balconies with lighter brickwork to reveals

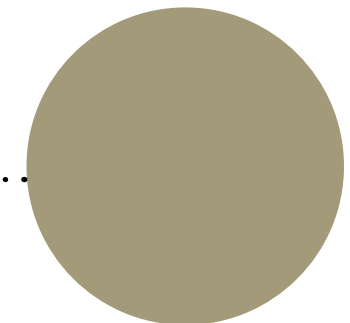
Balustrade detail



Balustrade railings - metal, powder coated.

Brickwork continues across the face of the balconies.

Champagne colour window & door frames



Brick panels to side of bedroom windows.

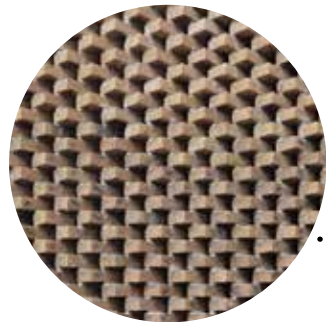
Yellow toned brick



Pink toned brick



Projecting brick



Proposed - Ground floor entrance



'Slippers
Place'
signage

Entrance door with glazed
panel and video entry
system

Projecting brick
pattern to the
ground floor wall

Secure access
door to the
cycle store

Opaque glazed
panel to the
cycle store

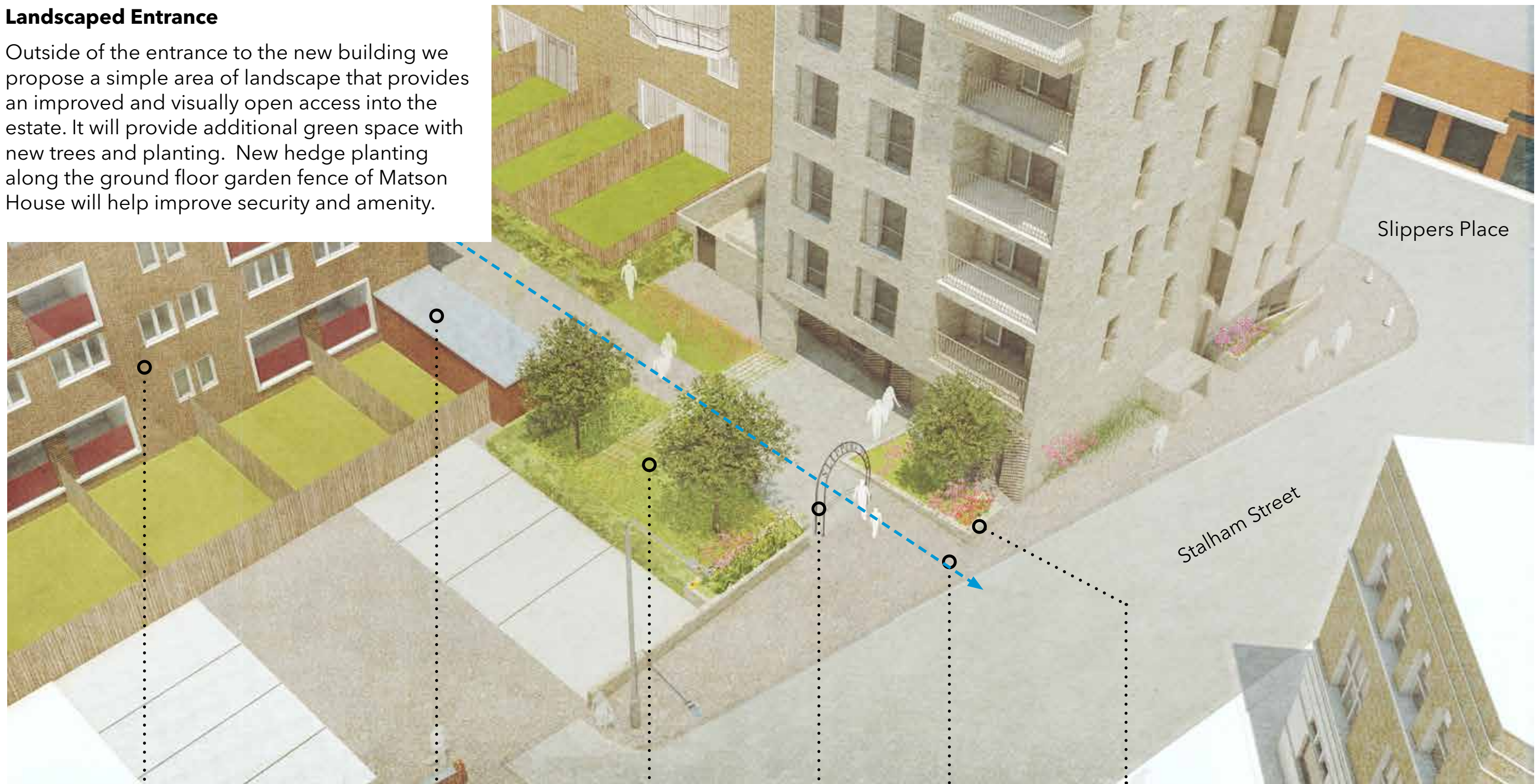
New landscaping
and tree planting.

Sketch view of the proposed entrance

Proposed - Landscape design

Landscaped Entrance

Outside of the entrance to the new building we propose a simple area of landscape that provides an improved and visually open access into the estate. It will provide additional green space with new trees and planting. New hedge planting along the ground floor garden fence of Matson House will help improve security and amenity.



Hickling House.

Existing Hickling House pram store retained.

Informal green space adjacent to the entrance.

Existing Slippers Place signage relocated.

More visually open access between existing buildings.

Low brick planters to create definition.

Sketch view from above of the new landscape

Proposed - Landscape design



Existing Slippers
Place signage
relocated.

Hedge along Matson House's
fence to improve boundary
treatment and security.

High quality
landscaping
materials.

Robust 'angled' brick planter to
highlight the entrance and related
to the buildings geometry.

Sketch view of the proposed entrance

8 Parking improvements

Reprovision of spaces

It is recognised that the proposed development will see the loss of car parking spaces. The proposed scheme will be car free - this means new residents will not be able to apply for estate and local road network parking permits.

We have looked at several locations on the estate to see if we can add additional spaces. We have two options for you to consider which we would welcome your views on.

Option 1

This provide an additional two spaces - '1' and '2' on the adjacent drawing - just to the east of the new building. We would leave a space between parking spaces for the bins to be pulled between.

Option 2

The existing garage block is in need of repair at its northern end and has been unused for some time. The garages are smaller than current standards and too small for modern cars. There are a total of 5 empty garages in the whole block. An option shown here is to demolish 5 garages at the northern end to provide 5 parking spaces - '3 to 7' on the opposite plan. As two of these garages are currently in use, we would need to relocate those to the empty 2 further down in the block. Or, these garages could be repaired to the same size and rented out to the residents of the estate.

Depending on your views and feedback, we could deliver option 1, option 2 or both. If we were to proceed with both options we could re-provide 7 spaces to this locality, subject to Highways Officers approval during the formal planning application process.



Ground floor plan showing potential car parking re-provision.

9 Cycle storage improvements

Secure storage for estate residents

The proposed building will have its own dedicated cycle storage facility as part of planning policy requirements to promote cycling and alternative modes of transportation.

During the time we have consulted with local residents, we have had requests to provide secure cycle storage for existing residents of Slippers Place Estate. This could be in the form of individual 'cycle lockers' that have been installed in other Southwark Estates (product example below). There would be a small charge each year to rent these.

In the plan opposite, we have provided 5 suggestions on potential locations but we want to make sure the final locations are near those who would like to see them provided.

We would welcome your comments and thoughts on appropriate locations.



1) Alongside Glebe House



Aerial site plan with potential cycle storage locations.



2) Next to Gataker House



3) North of Matson House



4) Between Glebe House and Cornick House



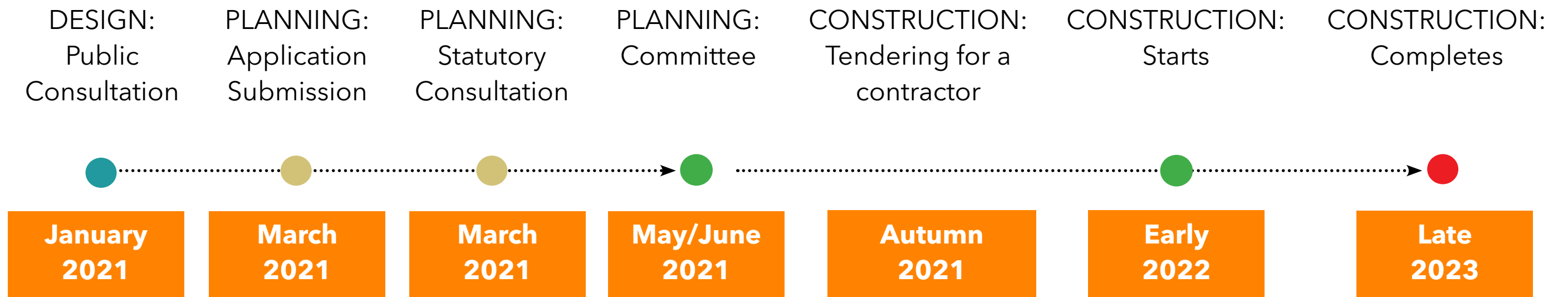
5) Alongside Hickling House

Examples of a cycle storage 'lockers' - one cycle per locker.

10 Expected project time line

1) Consultation & planning stage

2) Construction stage



- Statutory Consultation = The Local Planning Authority will write to each property within a set distance from the site to advise occupants that a formal application has been received. This will provide the reference number of the application which can be used to find all of the submitted information on the planning website www.planning.southwark.gov.uk/online-applications/
- Timescale shown above are a general guide and are subject to change as the schemes progresses.