

## APPENDIX 6

<b>Reference:</b>	23/AP/0387
<b>Proposal:</b>	Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living units, conventional residential dwellings, flexible commercial and community floorspace, a not-for-profit café community use, children's playspace, public realm improvements, landscaping and other associated works.
<b>Location:</b>	79-161 Ilderton Road, London, Southwark SE16 3JZ

### **Community Review Panel: Feedback from meeting 4 July 2022**

#### Summary

1. The Community Review Group welcomes the opportunity to review this proposal and sees merit in the way the scheme is aiming to meet the demand for homes for a range of people, including young professionals, and new arrivals to the capital. The way the scheme makes use of the site's available space to create a pocket park, podium and rooftop gardens is also welcome. The panel commented on the architecture, recommending that the applicant could develop the design of the façade further to have more references to the Bermondsey industrial vernacular. Some concerns were raised about how the co-living scheme will work in practice. The panel asks for further thought about how quality of life can be maximised for residents. It also feels that providing too many facilities within the scheme may reduce the amount that residents utilise local services outside the scheme. Similarly, allowing local people use facilities in the new development will support integration between new and existing residents. Whilst acknowledging that it is a car-free scheme, the panel asks for careful thought vehicle access, for example for supermarket deliveries and refuse collection.

#### Co-living

2. The panel comments that this scheme has many similarities to the student accommodation schemes they have reviewed previously but recognises that this is aimed at a different market of residents.
  - It can see the appeal for some people who may otherwise be living in shared housing, of having their own private studio flat.
  - The panel is unsure about exactly what profile of person will live in schemes such as these but does welcome that other completed schemes are well occupied.
  - The panel stresses it is difficult to know if a co-living scheme is the right use of the site without knowing what the rents will be. It would like to be reassured they will be genuinely affordable.

- The panel urges the applicant to develop the scheme so that it is conducive to longer-term residencies, which will help foster a better sense of community.

### Studio flats

3. The panel acknowledges the creative way the studio flats have been configured. Nevertheless, although bigger than the policy recommended 18sqm per person, the panel highlights that 20sqm not big enough for long term living..
4. The panel understands that 10% of the studios are accessible for residents with disabilities. However, within the standard studio flats, the minimal space will limit flexibility to adapt to residents' changing needs. The panel was told that in this scenario, the resident would have to move out. If this is the case, it is essential that support is in place to help find suitable accommodation elsewhere. For example, the panel asked what would happen if a resident became pregnant? The units would not be suitable for family life.

### Integration with the local area

5. The panel recognises that the proposal has a good provision of on-site facilities, amenities, and social space for residents. However, the panel highlights the risk of residents having little need or no need to use the existing local services in the surrounding area. It sees this a potential limitation to new residents integrating with the local community.
6. The panel advocates that the scheme could be improved if the applicant gives more thought to how this scheme can avoid becoming isolated from the local area, as a result of all the services available on-site.
7. The panel is glad to see there is space on the ground floor designed to be used by local people and not just residents. However, as this will be managed as commercial space, the panel asks that plans for how it will work with and benefit the local community should be further developed.

### Architecture

8. The panel feels the proposed architecture has positive qualities, and offers some suggestion about how it could be further improved.
9. The building facades as depicted in the presentation have a notably pink hue. The panel suggests that more neutral tones are used. The panel also suggests further thought about how the architecture draws inspiration from the Bermondsey industrial vernacular. For example, arched window heads are characteristic of historic brick buildings, and could be introduced to interest to the facades. A nearby example is the Peak Frean biscuit factory.
10. The panel worries that the balconies with solid balustrades shown on the visualisations may cut out light for the studio flats. Projecting balconies may also reduce light for the units below. It suggests that glass or metal railing balustrades

would maximise light inside the studio flats. Winter gardens rather than balconies may be needed on lower floors because Ilderton Road has a lot of traffic. Similarly, balconies overlooking the railway line may be less usable because of noise, and the design team should consider how to mitigate this.

### Landscape

11. The panel appreciates the way the scheme the way the scheme makes use of the site's available space to create a pocket park, podium and rooftop gardens. The panel welcomes the proposed play provisions for different age groups. It emphasises that the landscaping and play provisions should allow for ball games, and that such activities can happen in small spaces on the site.

### Parking and deliveries

12. The panel accepts that this is a car-free scheme and recognises that the proximity to the overground station means it will be accessible. It asks the applicant to consider how service providers such as delivery vehicles, will approach and park at the site, and plan for scenarios such as if a number of delivery vehicles at the same time.

### Next steps

13. The Community Review Panel is available to review the plans again if required, at the next stage of design development.