

Design and Neighbourhoods Consultation – Charter of Principles stage feedback on design and neighbourhoods

Comments about design issues

1. Inside the home

Energy

- The most energy inefficient or most expensive to maintain should be replaced or upgraded for new homes
- Would like commitment for energy saving/renewable energy measures/green measures, such as promoting green schemes (cycling, allotments, community gardens)
- Ensure homes are well insulated.
- Use of renewable energy and technology.
- There should be reference to sustainability and taking a stand on power generating solar arrays on roofs etc
- Living up to the European Directive on new kitchens, bathrooms (which include showers) which would reduce water wastes of toilets which again would reduce water waste with more economical flushing systems.
- insulation concerns about cavity walls on new builds
- Insulate the homes you have already.
- Energy saving enhancements etc...

Size

- Build more 3,4,5 bedrooms
- Reasonable sized bathrooms
- Make sure kitchens are fair size
- I hope the new homes will be spacious and not chicken coops
- But you are making the rooms too small
- You're making the bedrooms too small.
- Bigger rooms
- Spacious rooms
- I think it's important that rooms are big enough for everyone. I mean single rooms that are actually a box room aren't going to be enough for anyone.
- Good sized living room and dining area. Bedroom space(s) must allow for desk(s) psychological effects (ergonomics) of human space tolerance must be considered.
- Just that I hope the management team considers large family design homes, i.e. kitchen with more cupboards item specified at the moment.
- Homes are suitable size and not made too small in order to fit more people into an area.
- L
- larger floor space than the abysmal average in London new builds,

Sound

- soundproofing of flats wall ceilings between and within in flats to reduce noise this will give tenants better and removal of asbestos and replacement with non asbestos material

- Highlights importance of sound proofing
- floors which don't make noise
- homes that exceed levels for noise insulation build with materials that will last will be funded long term to look good and secure

2. Outside the home

Open/green spaces

- a small green area
- Ensure the estates have 'green areas'. Regular rubbish/recycling collections and introduction of food waste
- We must make sure that Southwark is not over developed: that green parks and play areas are not forfeited for the purpose of extra housing.
- Do not want to see green spaces or communal area used for housing. Would like to be kept posted
- Green space or communal area shouldn't be used for additional housing
- worry about noise of more homes and effect on environment and loss of green spaces
- You are creating to[o] many buildings, the area green is gone.
- Do not develop green sites. These make Southwark what it is
- please look into cleaner greener estate
- Would like commitment for energy saving/renewable energy measures/green measures, such as promoting green schemes (cycling, allotments, community gardens)
- Tenants need private outdoor space - on my estate all we have are tiny open back yards. If the council could fence each one in, it would be lovely.
- Use roofs for gardens
- Redevelopment needs green areas
- improve green areas and plant trees
- Keep limited green spaces
- loss of open spaces a concern
- on our estate a guarantee that the woodland will never be threatened by a housing development
- provision should be made for green spaces,
- more green spaces
- Green spaces should be used for communal gardens not just walking dogs
- Keep some green spaces for people to sit and relax that cannot travel to from home
- We need more parks and green spaces
- no reduction in open or green spaces, garden, pathways
- there should be more green spaces around the estate
- concern about loss of open spaces
- private out door space allow for flowers in communal areas
- Yes the park for the children and old person and young adult
- Making housing environmentally friendly - use of green spaces, gardens.
- If these homes are low level and not blocks of flats and also need gardens as not a lot of open spaces or safe places for vulnerable / disabled people to go for peace and quiet
- Some outside space is always welcome for new homes, even if that amounts to a small balcony
- But also important to ensure the provision of quality, green public spaces,
- open spaces they are vital for residents health and well being do not cram more flats in

- no trees or bushes over 6 ft
- less green space could decrease property value
- access to outdoor area,
- Please include street furniture when doing this
- Green projects - communal composting for estates. You do it for residents in houses so why not on estates.
- Would like commitment for energy saving/renewable energy measures/green measures, such as promoting green schemes (cycling, allotments, community gardens)
- Amenity area such as lawn, play area, trees and shrubberies should not be reduced. With increased population density, it stands to reason that amenity and leisure areas should be increased. This includes much needed open space that contributes to the quality of life in Southwark.
- green spaces,

Recreation

- Play areas to be separate from homes.
- sport and leisure activities when developing estates
- Important we need area for children to play outside
- There is no exercising area for the residents
- Dog walking space there is one for the whole estate which is not good as it is in-between two play area do not good for dog.
- play areas,

Size

- Small, intimate, not big, brutal, communal well maintained space - not soulless alleys + mowed lawns
- The site of the estate is very important small is beautiful
- Homes / housing estates should be of a manageable size meaning residents can feel pride in their area and actively manage their homes in a tidy / clean way
- make sure that estates are small to avoid Aylesbury problems
- size of balconies important

Transport

- dedicated bike parking
- Car park should have a door to lock, at night sometimes have people (not from estate) disturbing or hiding in dark corner
- Adequate parking. Safeguarding green spaces.
- Small flats must provide further space to store bicycles, London needs all the help it can get to make this city more environmentally friendly
- Parking space. Bicycles (spaces to park)
- Land not wasted on car parking and garages.
- car parks
- Small flats must provide further space to store bicycles, London needs all the help it can get to make this city more environmentally friendly
- ensure estates have sustainable transport e.g. bike parking
- suitable infrastructure, eg parking spaces and speed humps.
- I think you should build underground car park with cameras
- Please include communal area garages
- Would like commitment for energy saving/renewable energy measures/green measures, such as promoting green schemes (cycling, allotments, community gardens)

Waste management

- Think about rubbish - make a secure place for it. Don't pursue low quality design
- Every estate should have clothes recycle bins as some areas have and some don't. Not everyone can access these bins located only in some areas

3. Local infrastructure

Churches

- control on number of churches

Health

- This programme will increase population density in Southwark. What thought has been given to the requirement for new
- Where is the infrastructure plan to provide for additional 30,000 people -

Jobs

- attract new services and job opportunities to the borough
- What about commercial/retail/ developments?
- I think Southwark needs jobs

Leisure

- Please do not overload an area with new homes. Old Kent Road, for instance, does not have the infrastructure, leisure areas,

Schools

- More schools
- What about education developments?
- Homes need to be close to schools
- This programme will increase population density in Southwark. What thought has been given to the requirement for new schools, Where is the infrastructure plan to provide for additional 30,000 people - schools,
- How many after school clubs do you have that is free? Not everybody wants to be a security guard or labourer.

Shops

- Encourage shops that enhance peoples lives area is already overpopulated
- excellent this includes developing enjoyable green and safe neighbourhoods with local independent business support
- Please do not overload an area with new homes. Old Kent Road, for instance, does not have the infrastructure - shops,
- properties more liveable if more desirable and less stigmatised so need to create a mixed community to do this including market rent. High streets are just as important

Transport

- Walworth area needs better transport infrastructure immediately and will need even more when new houses are developed. Tube line(s) serving Walworth, Burgess Park etc; better/dedicated cycle routes, and expansion of cycle hire further south; more bus routes especially up Thurlow St.
- Small flats must provide further space to store bicycles, London needs all the help it can get to make this city more environmentally friendly
- Homes need to be close to public transport,
- An increase in the population will result in more cars which give rise to more congestion and pollution

- Where is the infrastructure plan to provide for additional 30,000 people - public transport
- Please do not overload an area with new homes. Old Kent Road, for instance, does not have the infrastructure - and tube or rail stations. Wait till the tube is built, then build more homes.
- lots of noise and traffic

4. Where will the homes go?

Brownfield sites

- Where is Southwark are there brown field sites
- Most new housing should be on brown field sites to avoid long term blight of estates and social cleansing through rent increases

Overcrowded estates

- Bermondsey Area is very crowded. Developed buildings should be built away from these Areas
- I think Southwark area is already very crammed with housing. There are less + less green spaces and very few employment opportunities. Crowding people together causes more problems, so I do not agree with the building of new homes in this area
- Limited space on our estate and green space should be left as is.
- It would be very nice to have all the new homes if we had the room. Which we do not
- there is no space for new building on Arnold Estate
- feels like more squeezed onto estates as not getting the homes into private developments
- Do not want more houses on this estate. its a large estate, enough is enough
- homes are suitable size and not made too small in order to fit more people into an area.

Undeveloped land

- There is lots of underdeveloped land in Southwark. This should be given over to self build projects. For example there's a piece of land 33-43 Nunhead Lane that's been boarded off for about 30 years that's just one example
- efficient use of land existing estates audited to release areas.

5. Design and building standards

Design and planning

- model future housing stock on flats in Elmwood Road which are well designed
- no high rise buildings
- Make sure the design is with some thought to character. Not pigeon holed or egg boxes. Should look attractive, not just boring shapes.
- its all about the spaces between the buildings
- In addition, you got to look at other projects/developments outside the borough to get a broader view of what has/ hasn't work well.
- Elephant and Castle where I live could equal in design terms places like Le Defense in Paris. Please make this area of Southwark the envy of London and the rest of the country.
- who do plan to work with on the designs?
- homes not just flats but also houses
- High standard also includes being mindful of neighbouring properties and effect on wider environment for individuals living amongst/beside and work being carried out. To ensure consideration aesthetically.
- more lights in places
- New housing must be of high quality architecture
- Professional architecture
- I immediately want to know what "high standards" mean. Some factors: all dual aspect, access to outdoor area, larger floor space than the abismal average in London new builds, descent sized windows, energy saving enhancements etc...
- mix up old and new young and old
- I simply do not because flats in a high land cost area your plans will not involve major cutbacks in terms of the housing size and quality
- high quality involves not just function but also appearance - planning for good landscaping, well produced signage etc. Make it look good and people will want it to last.
- Don't pursue low quality design
- Include interior design?
- design for safety
- local issues must be taken into account in planning decisions
- For years I keep saying (1) No windows in cinema put underground Build on Top.(2) No windows in Bowling put underground. (3) Shopping centre parking spaces put underground (4) Swimming pools no windows put underground- so much wasted space

Build standards

- What are the basic standard quality criteria for all new homes to be build? What will be the lifespan of the new homes? What safeguards are there to ensure the new homes last as long as private sector homes which last centuries?
- I think they should use better thing to build the homes
- Using cheap materials is not value for money
- Standards of construction to include homes built to last
- Also, the drainage system a better one

Sustainability

- Use of renewable energy and technology.
- There should be reference to sustainability and taking a stand on power generating solar arrays on roofs etc

- consider new materials that have less impact on the environment such as hempcrete
- Living up to the European Directive of new kitchens, bathrooms (which include showers) which would reduce water wastes of toilets which again would reduce water waste with more economical flushing systems.
- sustainable energy
- energy saving enhancements etc...

6. Security

Anti-social behaviour

- Try to build houses that deter drunks from hanging around buildings
- esp young people hanging on stairways
- also as area as of gangs (etc)

CCTV

- Should have cameras
- We might need CCTV in this area and the police also predict this as well.

Design features

- design for safety

Ground floor flats

- Security for lower level flats
- Ground floor flats should be given more protection. We are very exposed
- safety doors

Police involvement

- safety on estates i.e. police patrol

General comments

- Estate security and comfortability is investing in for the future
- safety real issue

7. Accessibility

For residents with disabilities

- Think about disabled children when building these properties - they need a bed in the room for two carers to stand either side. Bedrooms tend to be too small for this
- Need disabled access parking
- Ensuring access for the disabled people and local residents including elderly that doesn't take them to march out of the way from their homes.
- Disabled properties that are built need to be affordable and well designed. Have been waiting 7yrs for the right property
- We need a half ramp to the ground floor block entrance
- pavements need to be adjusted for mobility scooters
- I will like the programme development planners to consider or include the problems and needs of vulnerable people with disabilities who are residents in the existing (old) houses without lifts especially in East Dulwich Estate area. Thank you.
- If you also included the appropriate equipment for disabled and other needy people who get these places and a name and number of someone to get any repairs or replacements if faulty not just housing officer and out of hours.

For older residents

- Ensuring access for the disabled people and local residents including elderly that doesn't take them to march out of the way from their homes.
- You should build some retirement flat for the over 60 or some small house

Lifts

- Please look at installing lifts
- The idea is sometimes some of the estate need lift as there are old people and young couples with their buggy but the council refused to fix the lift inside when they ask they say they do not have the budget.
- I will like the programme development planners to consider or include the problems and needs of vulnerable people with disabilities who are residents in the existing (old) houses without lifts especially in East Dulwich Estate area. Thank you.

8. Other points

Consultation and engagement with local residents

- We think our estate is well designed and would wish to be consulted about any alterations
- More discussion about changes to accommodation, ie windows we are in middle of scheme to have estate fitted with new windows - most of us are unhappy to have this done - new ones are less secure.
- Involvement in design of outward and inner spaces also consideration for existing property still in useful occupation will give a sense of intimate participation and ownership of built environment as planned. Educative roles will be imparted to tenants and informed tenants make responsible neighbourhoods.
- residents & leaseholders to be directly involved in appointment of any third assessors

Existing homes

- Very poor standard in the work done in my flat.
- - Improving sound and heat insulation of damp problems in existing buildings.
- They are not HIGH standard; they are, to be honest, crap.
- Insulate the homes you have already.

Housing allocation

- Successful places are where local working people are given a fair chance to live in a council home and not just for those on benefits.
- Allocation prioritised to working people local people to find a home
- If half of the homes are for tenants in housing need on the estate, will these be built to the same standard as the other 50%? Are the 50% to be private homes to be bought on the open market
- first option for people who live in area
- Bedroom tax. I need to downsize but I am in rent arrears due to part-time job with low income and have been told I cannot move. I have been told there are no 1 bed homes available

Management and maintenance

- Should have caretakers on each estate
- Support associations
- There is no one responsible for the complaints what residents raise to Council Officers and no one visits at least once a month to know the condition or situation of the estate.
- name and number of someone to get any repairs or replacements if faulty not just housing officer and out of hours.