

Kingston Estate New Council Homes



Project Group Meeting 1 – 15th December 2020

KINGSTON ESTATE REDEVELOPMENT, Bermondsey

New Homes Project Group Meeting 01

15th December 2020



AGENDA FOR THIS EVENING

- Introductions
- New Homes Project Group - purpose and process
- Residents Drop-In - key concerns
- Existing estate and site
- Approaches to new homes design
- Whole estate approach
- Your views
- Next steps
- Contact

COTTRELL AND VERMEULEN

We have been working in South and Greater London for 30 years, completing a number of school, community and housing projects, from small-scale but impactful community projects to large masterplans or framework design consortia.

We immerse ourselves in the communities we design for to ensure that designs are suited to our client's needs - from observing prayer and offerings at the Bhaktivedanta Manor Temple, to staying in college accommodation to understand how to improve ways of living, or hosting student design sessions with the schools we work with.

This helps us define a project vision together, understand what interventions and spaces will have the greatest impact in the long term, and make them integral to the project.

We look forward to working with Kingston residents to integrate new homes into the existing estate in a sensitive, contextual and positive way.



RICHARD
COTTRELL
Project Director



PRISCILLA
FERNANDES
Project Architect



MARIA
WESTERSTAAL
Project Coordinator



Westborough Zero Carbon School



Cardboard Building



Streatham & Clapham High School



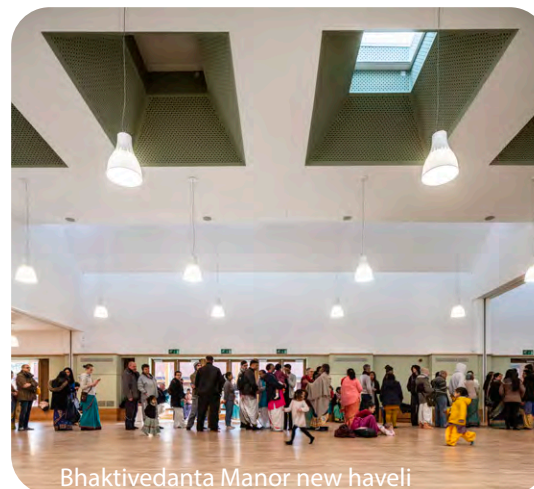
Brentwood School



Krishna Avanti School Harrow



Bellenden Primary School



Bhaktivedanta Manor new haveli



Churchill College New Graduate Housing



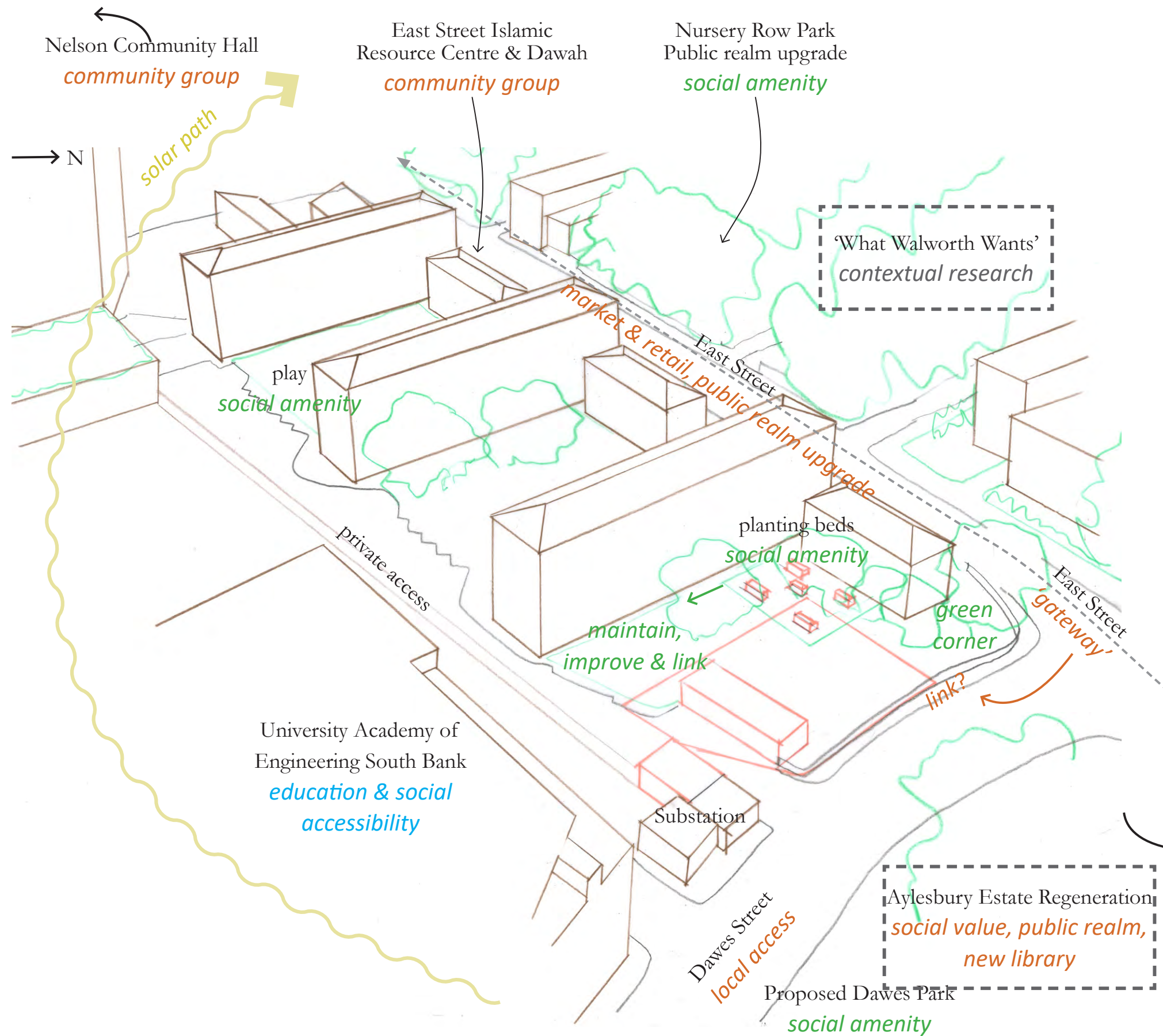
Krishna Avanti School Harrow

LOCATION

The site is located along the eastern boundary of the Kingston Estate with a frontage onto Dawes Street.



PROJECT SITE

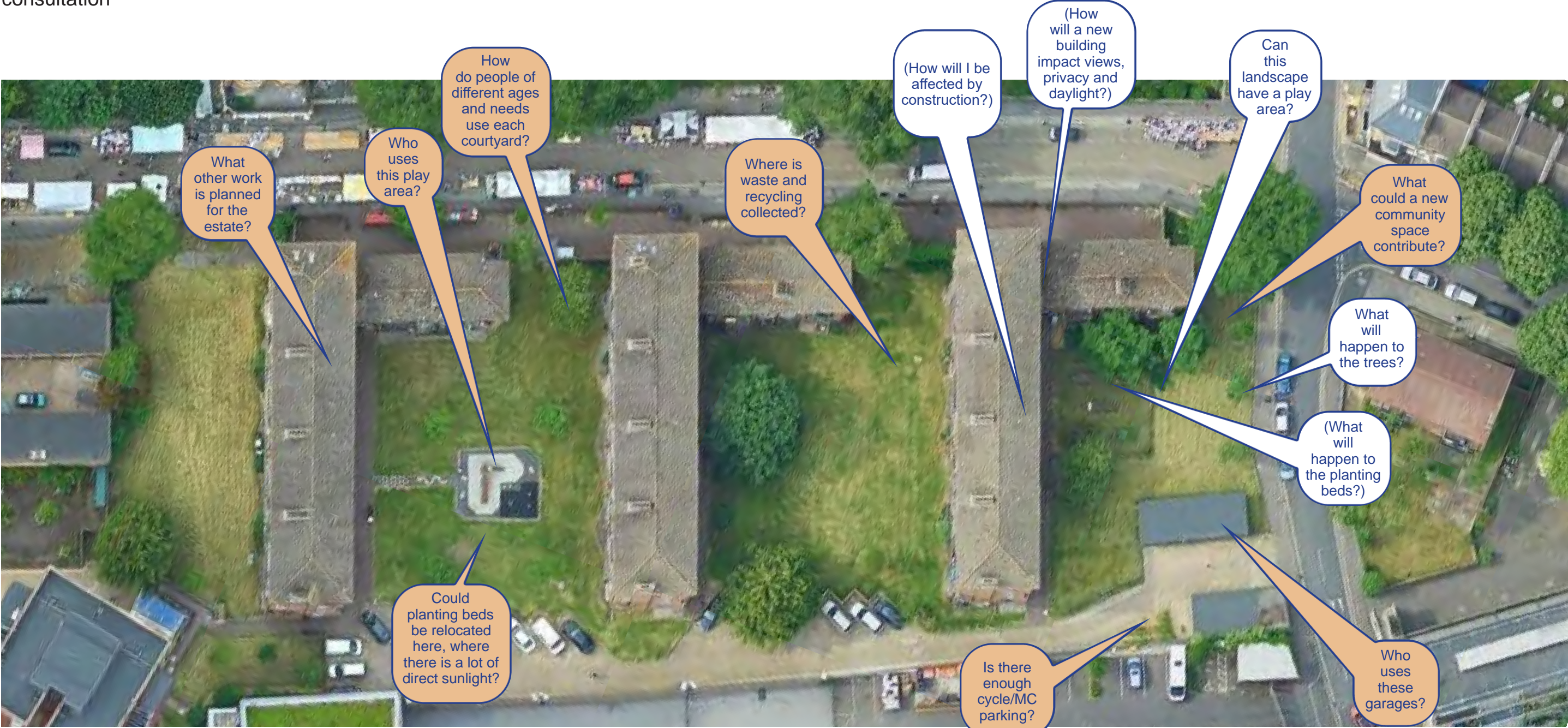


NEW HOMES PROJECT GROUP & PROCESS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design		Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

QUESTIONS & CONCERNS

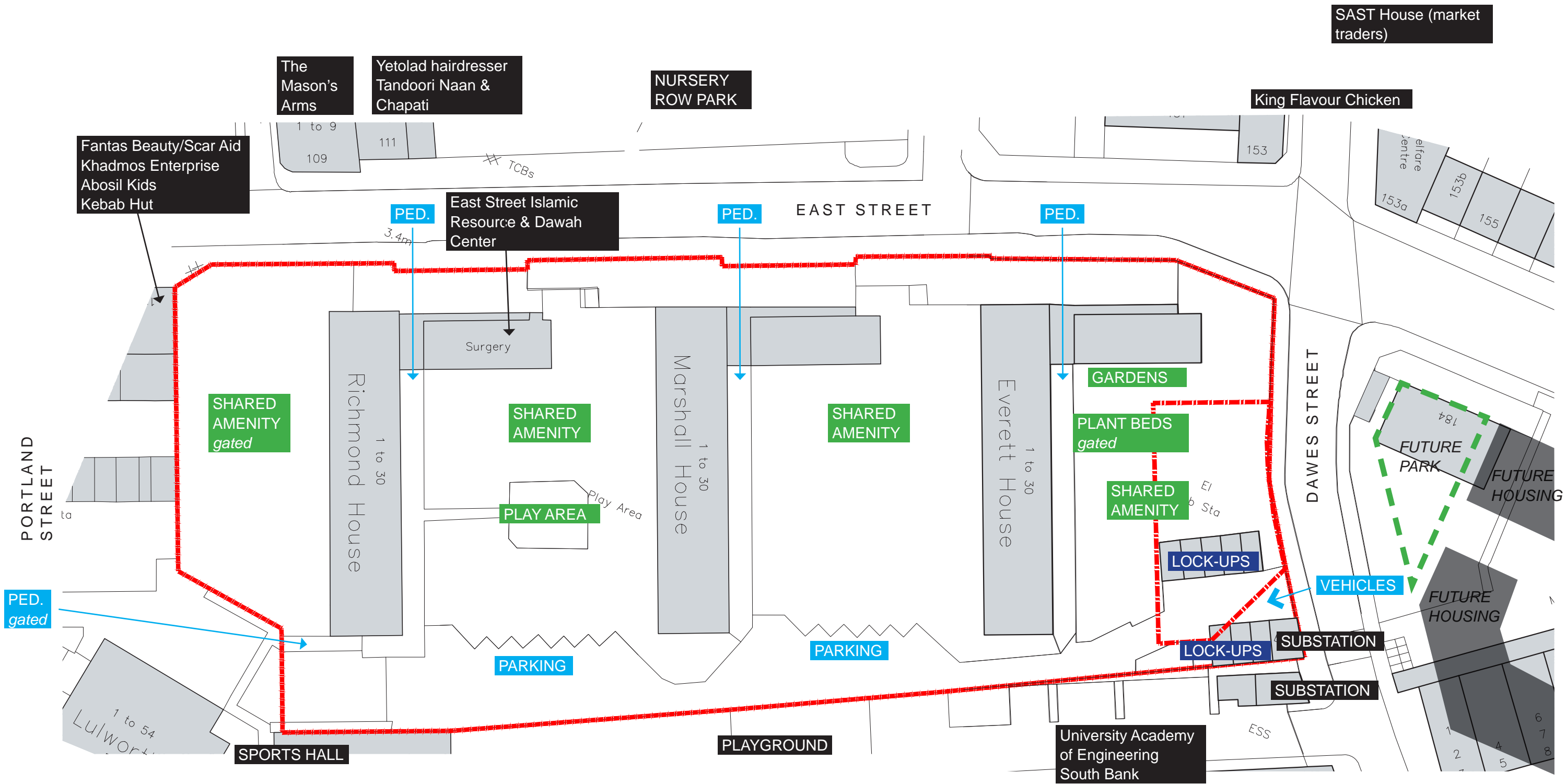
Project Group
Everett House - residents
Whole Estate - residents
Technical Team
Public consultation



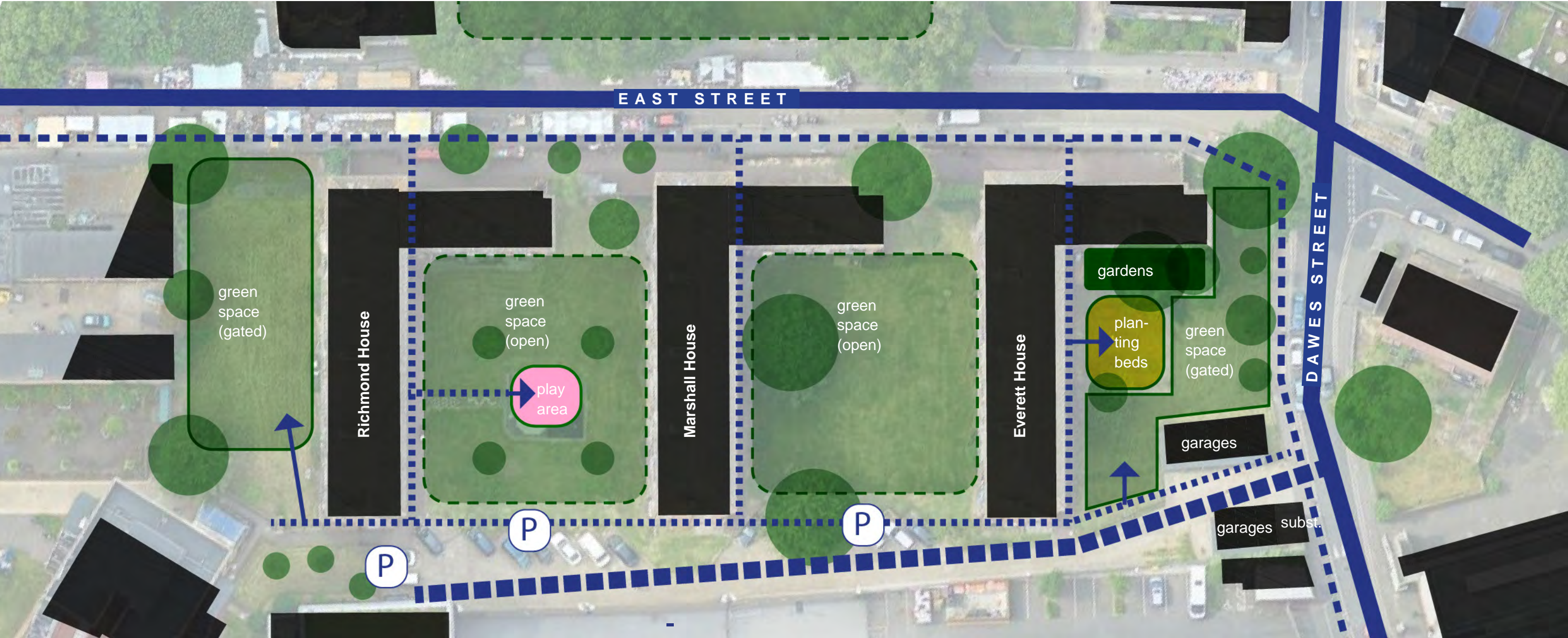
Residents
(common
questions)





Design
team

EXISTING ESTATE SITE PLAN



EXISTING ESTATE & SITE LANDSCAPE



- KEY
-  Gated green space
 -  Open green space
 -  Pedestrian route
 -  Vehicle route

ESTATE

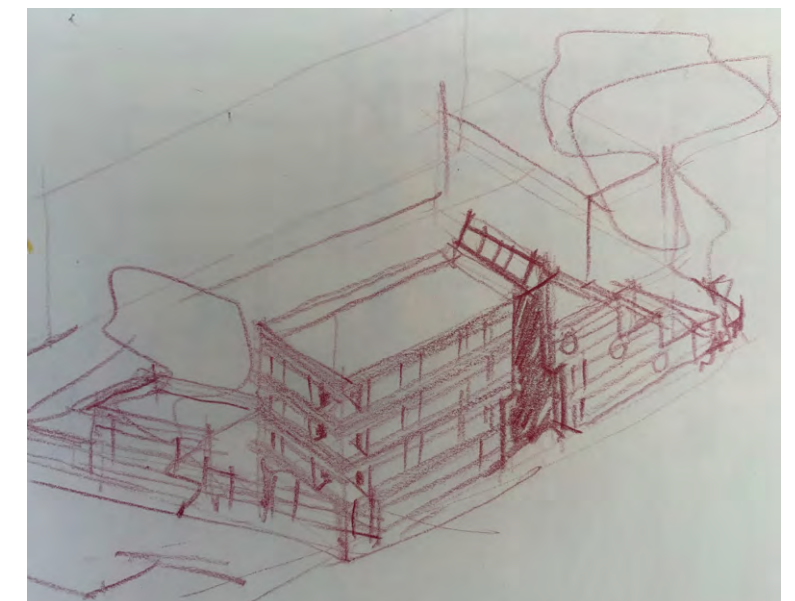
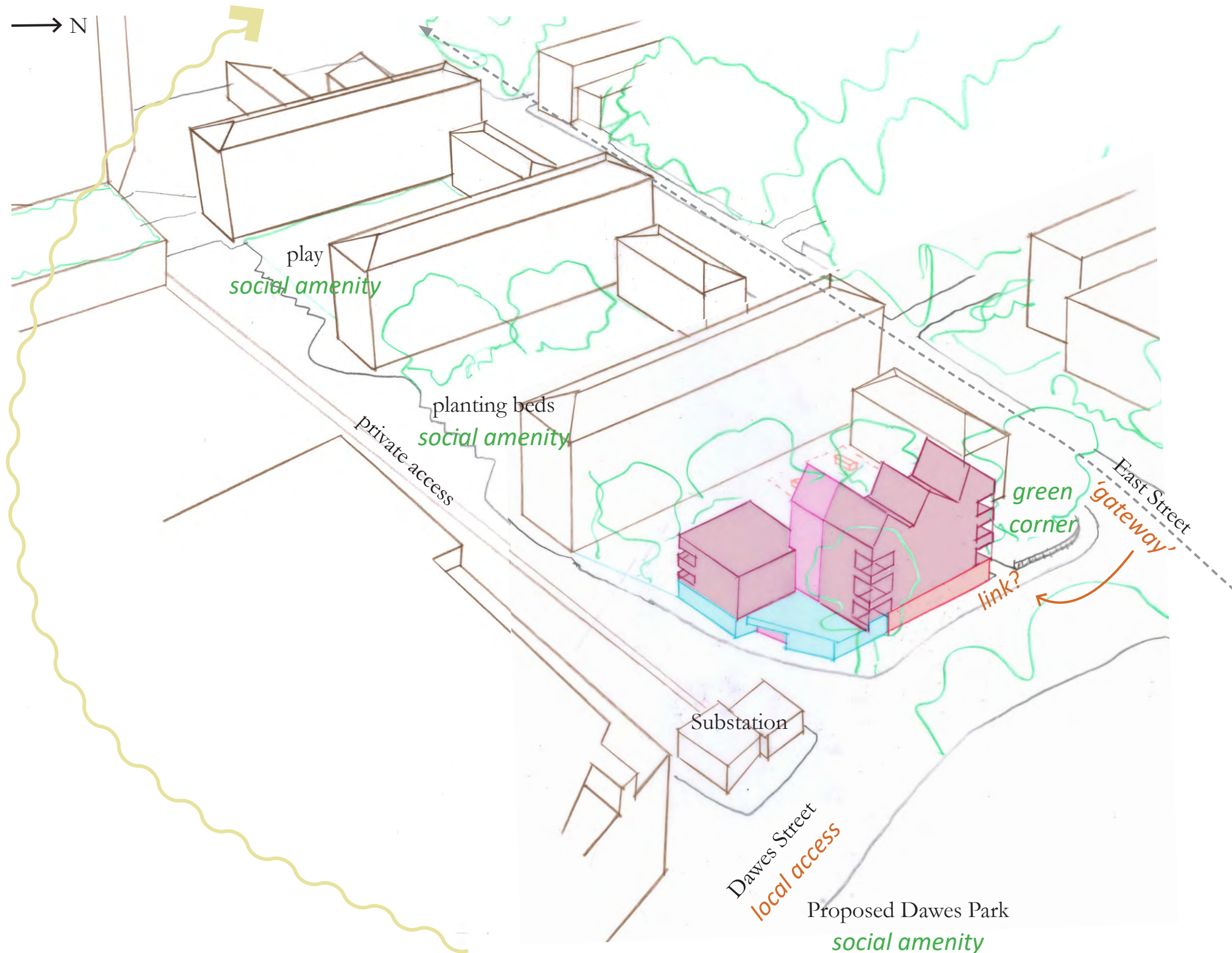
- Two open green spaces with gated 'bookends'
- Rear access and parking
- Openness to south, well defined green space
- 5 and 3 storey blocks

PROJECT SITE

- Ground floor residential access & gardens
- Gated green space
- Planting beds
- Garages
- Trees

OUR 'FIRST RESPONSE' BEFORE APPOINTMENT

- Enclose a new shared landscape
- Activate ground floor with shared uses
- Build taller along Dawes Street

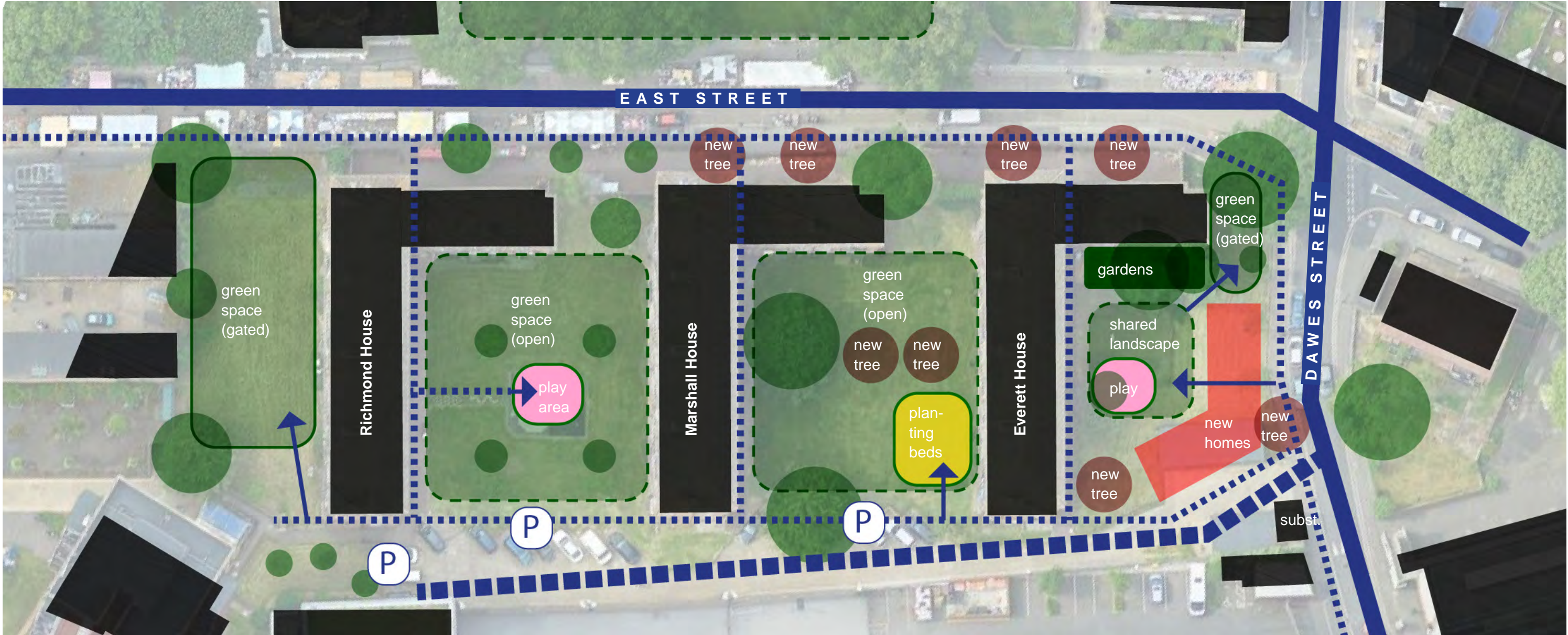


MASSING IDEAS





- Lower height to north and east for daylight/openness
- Active/generous site entrance, could be covered
- Up to four storeys - as Aylesbury will be across the road

COTTRELL &
VERMEULEN
ARCHITECTURE

WHOLE ESTATE APPROACH



KEY

-  Gated green space
-  Open green space
-  Pedestrian route
-  Vehicle route

ESTATE

- New trees to define and shade areas, screening of East Street
- Relocate planting beds to more open aspect
- No change to off street car parking

PROJECT SITE

- New shared courtyard landscape with play, seating, cycle parking
- New green space on market corner
- New homes along Dawes Street
- Retention/replacement of trees

YOUR VIEWS

POSITIVE
FEEDBACK

Tell us what you think

CONCERNS

Tell us what you think

SUGGESTIONS

Tell us what you think

INFORMATION

*Tell us how you use and
experience the estate landscape*

- Access and safety
- Quality and use of spaces - good & bad
- Social activities and interactions

- Waste and recycling - locations, capacity
- Dropoffs and deliveries
- Lock up garages
- Green areas
- Play area
- Planting beds

NEXT STEPS

Stage 0 Start up	Stage 1 Preparation and Brief	Stage 2 Concept Design		Stage 3 Developed Design	Stage 4/5 Tender & Construction	Stage 6 Handover
Residents Drop In	New Homes Project Group Meeting 01	New Homes Project Group Meeting 02	New Homes Project Group Meeting 03	New Homes Project Group Meeting 04	Meet the Contractor	Meet the new New Homes
Introductions	Constraints & opportunities	Design options review - strategic approaches, scale, adjacency, impact	Final concept design review - layouts, landscape, massing, material character	Respond to & review Stage 2 issues, agree actions		
Q&A	Context of existing estate	Agree priorities	Identify further work required	Review proposed developed scheme - plans, materials, functionality		
	Approaches to design	Identify further work required				
	General discussion & feedback	General discussion & feedback	General discussion & feedback	General discussion & feedback		
Project team actions Team appointment	Project team actions Site appraisal Surveys Consultation audit Risk map update Initial brief update Cost check LBS signoff	Project team actions Review & agree preferred option Strategic technical design Pre planning engagement Fire safety engagement Cost update	Project team actions Conclude Stage 2 design Risk update Stage 2 costing LBS signoff	Project team actions LBS signoff	Project team actions	Project team actions

Contact



How to get in touch

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address NHDTPhase5Consultation@southwark.gov.uk

Or you can reach us by phone:

Coral Mitchell (Project Manager) 07523 921 266

Khang Le (Project Officer) 07395 854 757

You can also access consultation information at any time by visiting the project online hub:

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/72220cba/>

Covid-19 Impact

Due to current restrictions regarding Covid-19, initial Project Group meetings will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members

If you need any help or support to attend virtual meetings or would like to provide feedback in an alternative way, please let us know and we will work out alternative ways to meet your needs.