

Introduction



Welcome to this event today, thank you for coming along. The Council and our housing manager Lewisham Homes are looking at the area around Achilles Street, to explore the possibility of building new homes and shops, and making wider improvements in the area around Achilles Street and New Cross Road.

We have invited a range of local people today including residents and local shop owners. We have been working on plans for the area based on conversations we have had with residents since we first got in contact in January 2016. Since then we've held three consultation events, the first in February 2016 where we asked you what you thought was good and not so good about your homes and the area around Achilles Street, the second in May 2016 where we showed you the proposals in the early

stages to get your feedback. The third event took place in November 2016 where we presented updated proposals based on your feedback. Since November we've been working hard to improve the proposals which have really benefitted from all the comments and suggestions we received from residents and local businesses.

Today we are here to show you our more developed plans to find out what you think before we take them to Lewisham's Mayor and Cabinet. We want to talk to you again to find out what you think to help shape the way forward. There are representatives from the Council and the Architects here, please do talk to us and tell us what you think of the existing area and what you think of the information we have here.

OUR COMMITMENTS TO RESIDENTS

The Council will only proceed with the regeneration proposals for Achilles Street if it can guarantee that:

- All current council tenants who wish to stay in the new development will be able to do so with the same rent levels and tenancy conditions that they have today.
- Any resident leaseholder who wishes to will be able to remain in home ownership on the new development.
- We will build as many new council homes as possible, to be let at social rent.
- In addition to new council homes, more affordable homes of other types, such as shared ownership, will also be provided when any additional homes are built.

London Borough
of Lewisham



Lewisham Homes

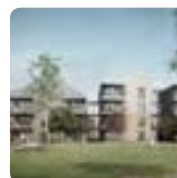


Karakusevic Carson
Architects



Claredale Street
Tower Hamlets

Bell Phillips
Architects



Derry Avenue
Thurrock Council

5th Studio



East and West
Walthamstow

Potential view of Achilles Street



Looking west along Achilles Street



Why are we doing this?

London is experiencing a housing crisis, with lack of supply of new homes driving higher prices and decreasing levels of affordability. This is affecting all types of housing, for example:

- Lewisham has seen a 77 per cent increase in the number of households in temporary accommodation over the previous five years - there are currently just under 1,750 homeless households in temporary accommodation
- The number of affordable properties to let has decreased by 44 per cent in this time
- The Council has just over 9,000 individuals and families on the Housing Register
- In the SE14 post code, private sector rents increased by ten per cent during the last half of 2015 and by 35% per cent over 2013-15

The Council is working to address this through:

- A commitment to build 500 new Council homes by March 2018 – the first Council homes built in Lewisham in a generation, are being planned and built at the moment with 195 new homes either completed, on-site, or with planning permission.
- Housing and Planning Strategies with targets to build and support our partners in building homes across the borough, to provide a range of housing types and meet a range of needs

- Increasing the supply of more stable temporary accommodation for homeless households, by purchasing new hostels and building 24 new homes for temporary accommodation at PLACE/Ladywell.

Looking at investment in and changes to the Achilles Street area in New Cross could also mean that:

- The council could re-build and improve the quality of homes for existing residents, as well as building homes for new residents
- These new homes will be a range of new housing types to meet the specific needs of the area.
- We are also proposing to improve the local area by looking at the type and number of shops and provision of community facilities
- The location of the Achilles Street gives it a unique potential to become a new centre for New Cross and the wider area.
- We want to improve the public spaces around Achilles Street for residents and other members of the community.

NEW LEWISHAM PROJECTS



PLACE Ladywell, Lewisham

*"CAN LEASEHOLDERS GET
A NEW PROPERTY IN THE
DEVELOPMENT?"*

Our Commitments

We are committed to working with Achilles Street's vibrant community, and we will only take forward redevelopment proposals that keep the community intact.

We have already committed that redevelopment will only go ahead if we can ensure that:

- All current council tenants who wish to stay in the new development will be able to do so with the same rent levels and tenancy conditions that they have today.
- Any resident leaseholder who wishes to will be able to remain in home ownership on the new development.
- We will build as many new council homes as possible, to be let at social rent.
- In addition to new council homes, more affordable homes of other types, such as shared ownership, will also be provided when any additional homes are built.

We have committed that all affected businesses will have the opportunity to take some of the new commercial space created if the redevelopment goes ahead and we are also working with the BWA Islamic Centre to ensure they are a central part of our proposals. We believe that these commitments mean that the fantastic community around Achilles Street can be preserved if there is a redevelopment of the area in the future.

*"THERE SHOULD BE
NEW COUNCIL FLATS ON
SOCIAL RENT"*

What you told us at previous consultation events

"THE HOMES SHOULD HAVE MORE LIVING SPACE THAN THE CURRENT PROPERTIES"

Your feedback is extremely important to us and on this board we are listing the most common comments we have had over the past 3 consultation events held on:

- 4th of February 2016
- 21st of May 2016
- 5th of November 2016.

NEW HOMES

- Would like more storage
- Good sized balconies
- More private balconies than existing are welcome
- The homes should have more living space than the current properties
- Good bedroom sizes
- Ground floor flat to have good sized gardens
- 100% up for the new development. It would make the area look better
- What will the buildings look like?

DEMOLITION AND NEW BUILD

- Poor existing conditions of the flats
- Small bathrooms and toilets
- Would like to keep the same size property
- Why are you not considering refurbishment options and infill on the current estate

AFFORDABILITY

- At least same number of council properties as exist now
- This gentrification has huge long term negative impacts – social housing is what we need.
- Keep rents affordable

EXISTING RESIDENTS & PHASING

- Would like to be positioned back in the same location
- One move is better
- I think we should have choices (1st) in the relocation process
- Happy to move twice if it means staying in the same place
- All council tenants must be rehoused on the site or locally

LEASEHOLDERS

- Concern from current leaseholders about processes with mortgages and staying or leaving the estate
- Can leaseholders get a new property in the development?

THE AREA

- Being close to Fordham Park
- It is a fantastic area but the housing is very poor and not good quality
- Feel that the current area is unsafe

COMMUNAL FACILITIES

- Mosque needs to be retained or given alternative facility
- Communal services including laundry, gym and cafe

PARKING & TRAFFIC

- Achilles Street is used as a rat run
- Residents only parking
- Should it be underground parking?
- Achilles Street well located near to central London

DENSITY

- Height of tower block – too high – block view from flats and overlooks houses

BUSINESSES

- Difficult to move a business
- Business owners - more info needed and time scales
- Keep Local businesses with a local client base

FORDHAM PARK

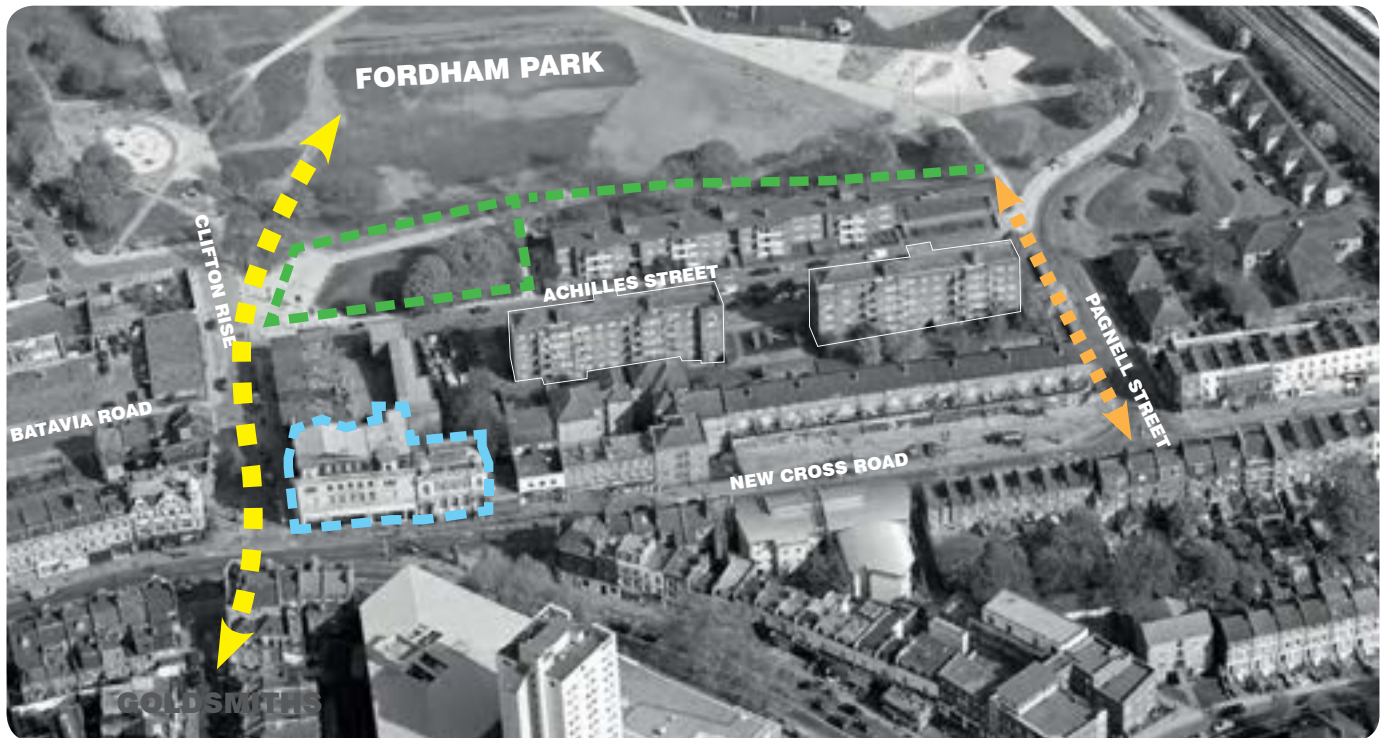
- Views over the park and full balconies
- Children's play area and family area in conjunction to the park



Photos from last consultation event held on the 5th of November in Deptford Green School

The neighbourhood today

*"IT IS A **FANTASTIC** AREA
BUT THE HOUSING IS VERY POOR
AND NOT GOOD QUALITY"*



- Too many parked cars clutter the public realm



- Undefined and under used spaces in between buildings



- Close to public transportation and uses along New Cross Road



- Not overlooked, run down and poorly located playground



- Not pedestrian friendly public realm - uninviting and secluding



- Under 6's play area in Fordham Park



- The proximity of Fordham Park

Option for the future of Achilles Street

RETAIN CURRENT ESTATE OPTION

PROS

- No disruption to current residents
- No disruption to businesses
- Less short term environmental impact
- No upfront investment

CONS

- No new homes created
- No increase in Council Homes
- No security improvements
- No improvement to public or communal outdoor spaces
- Damp and vermin issues remain
- Maintenance costs increase year on year as buildings get older



INFILL & REFURBISHMENT OPTION (2014 STUDY)

PROS

- Small increase in new homes (22 based on previous infill feasibility)
- Less disruption to current residents
- Less disruption to businesses
- Less short term environmental impact
- Refurbishment work could address some of the damp and vermin issues

CONS

- No design improvements
- No security improvements
- No improvement to public or communal outdoor spaces
- No certainty that refurbishment would address issues
- Maintenance costs increase year on year as existing buildings get older



REDEVELOPMENT OPTION

PROS

- Large increase in the number of new homes, including at least double the number of Council Homes, other affordable housing and an increased number of better quality student homes
- All new homes built to current generous space standards with a private outdoor balcony or terrace to all properties
- Comprehensive strategies for security, refuse, energy efficiency, traffic and parking can be implemented
- Improvements in public and communal outdoor space with reconfiguration of landscape and access routes across the whole site.

CONS

- Maximum disruption to current residents
- Maximum disruption to businesses
- Lengthy process
- Initial demolition and build has an environmental impact
- Significant investment of resources from the Council and its partners



Existing Buildings
New Development

Proposed public realm

*"AT LEAST SAME NUMBER
OF COUNCIL PROPERTIES
AS EXIST NOW"*



PUBLIC MEWS



RESIDENTIAL LANE



POCKET PARK



ACHILLES STREET



NEW PUBLIC SQUARE



Updated proposals

"IDEA IS GOOD AS LONG AS IT IS EXECUTED WELL"

The tallest block on the site is relocated adjacent to the new public square which helps mark this out as the park entrance and an important junction with Lewisham Route 1 and pedestrian and cycle routes

The main blocks facing Fordham Park have views towards central London and green open park spaces in-between them

The first block to be constructed enables the re-housing of existing tenants and enjoys great views over Fordham Park and the City



The block behind The Venue includes student housing that replaces the existing Dean House

The side block onto Clifton has shops on the ground floors and emphasize the importance of Clifton Rise as a route to Fordham Park

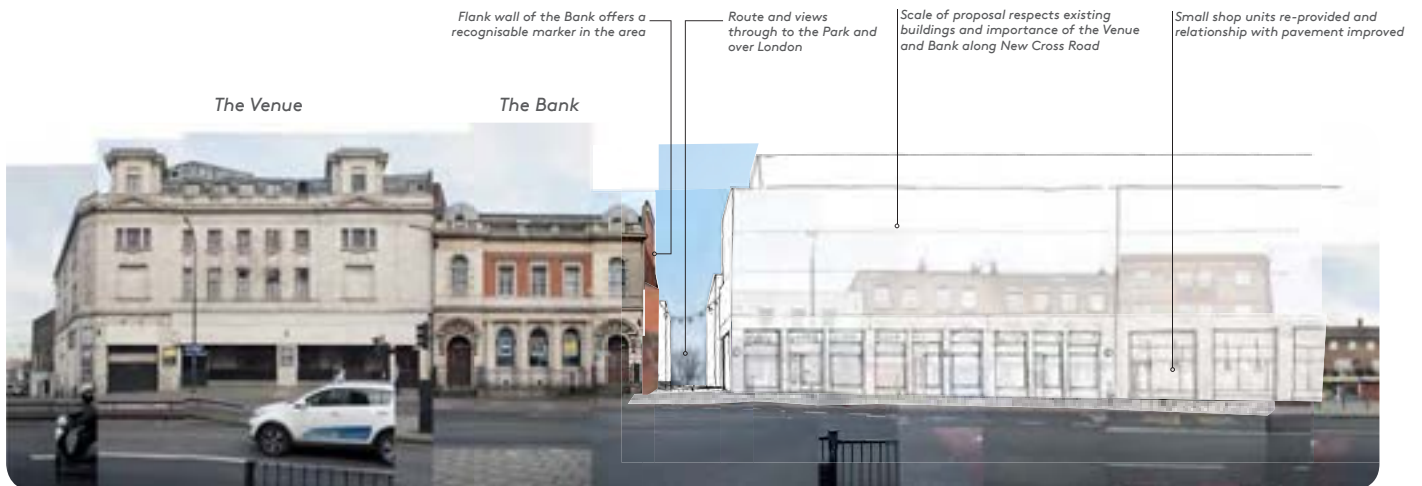
The new buildings onto New Cross Road respect the scale and consistency of the high street and allow for more shops on the ground floor

All the buildings in the centre of the site are of a similar height (5-7 storey) which allows for narrower streets and wider private courtyards to give as much sunlight and views as possible

New streets

"NOT ENOUGH COMMUNITY STUFF AND AN OUTSIDE GYM WOULD BE GOOD"

① NEW CROSS ROAD AND PUBLIC MEWS



The gable of the old bank on New Cross Road



View down the Bank Passage in between the existing bank building and the new proposal



Shared student courtyard to the rear of the Venue

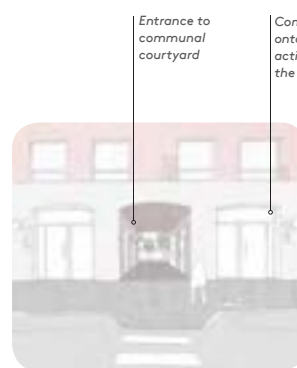


References image for the New Mews behind New Cross road, Hesselberg, Nijmegen, The Netherlands

② RESIDENTIAL LANE AND COURTYARD



REFERENCE IMAGE FOR RESIDENTIAL LANE



PASSAGE FROM ACHILLES STREET TO COURTYARD



PRIVATE BACK GARDEN ONTO COURTYARD



RECESSED PRIVATE ENTRANCE ONTO RESIDENTIAL LANE



RECESSED COMMUNAL ENTRANCE ONTO RESIDENTIAL LANE

New public spaces

“MAKE BETTER USE OF
THE SPACE IN BETWEEN
THE BLOCKS”

③ ACHILLES STREET

Arches marks the transition
between urban and greenery
- between Achilles Street and
Fordham Park.

Existing trees are kept where
possible

Residential lobbies open up
to both Achilles Street and
the green route



PROPOSED ACHILLES STREET VIEW - LOOKING WEST TOWARDS NEW PUBLIC SQUARE



POCKET PARK CONNECTING ACHILLES STREET WITH FORDHAM PARK



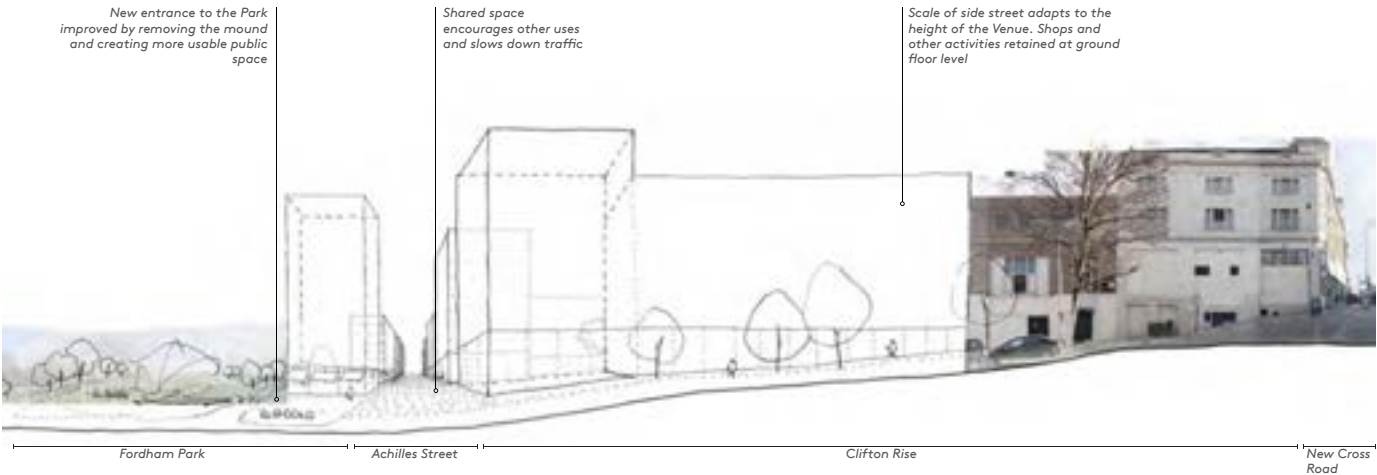
REFERENCE IMAGE FOR THE ACHILLES STREET NAVARINO MANSIONS, HACKNEY, LONDON

④ CLIFTON RISE & NEW PUBLIC SQUARE

New entrance to the Park
improved by removing the mound
and creating more usable public
space

Shared space
encourages other uses
and slows down traffic

Scale of side street adapts to the
height of the Venue. Shops and
other activities retained at ground
floor level



REFERENCE IMAGE FOR THE NEW PUBLIC SQUARE LEONARD STREET, HACKNEY, LONDON



REFERENCE IMAGE FOR STUDENT COURTYARD JOACHIMSTRASSE, HACKESCHE HÖFE, BERLIN



VIEW OF THE PROPOSED PUBLIC SQUARE

An Improved Park Edge

⑤ FORDHAM PARK

Fordham Park is one of Achilles Street's greatest assets. The playing field is bordered by a number of smaller playspaces, Deptford Green School and the Moonshot Centre.

To complement the facilities found in Fordham Park today, the new development adds four new spaces

along the park's southern edge: a public square, a wooded nature play area, a green route and a garden which re-provides the play area currently located between Fenton and Austin House. Each of these areas incorporate existing trees as well as opening up new and better routes into the park from Achilles Street.

*"BETTER SPORT AND
ACTIVITY FACILITIES IN
THE PARK"*



Existing - Under 13's play area



Existing - Under 6's play area



A new public square will mark the entrance to the park from Clifton Rise



More sheltered seating will be provided amongst existing trees



① PROPOSED VIEW OF THE NEW PUBLIC SQUARE



② PROPOSED VIEW OF THE NEW DEVELOPMENT FROM FORDHAM PARK

What could a new home look like?

A range of different unit sizes are proposed across the scheme. There are a variety of flat and maisonette types with sizes ranging from 1 bed to 3/4 beds. This includes two storey maisonette units on the residential courtyards, and penthouse units with continuous terraces at higher level.

Daylight, sunlight and views have been maximised and many units enjoy views over Fordham Park.

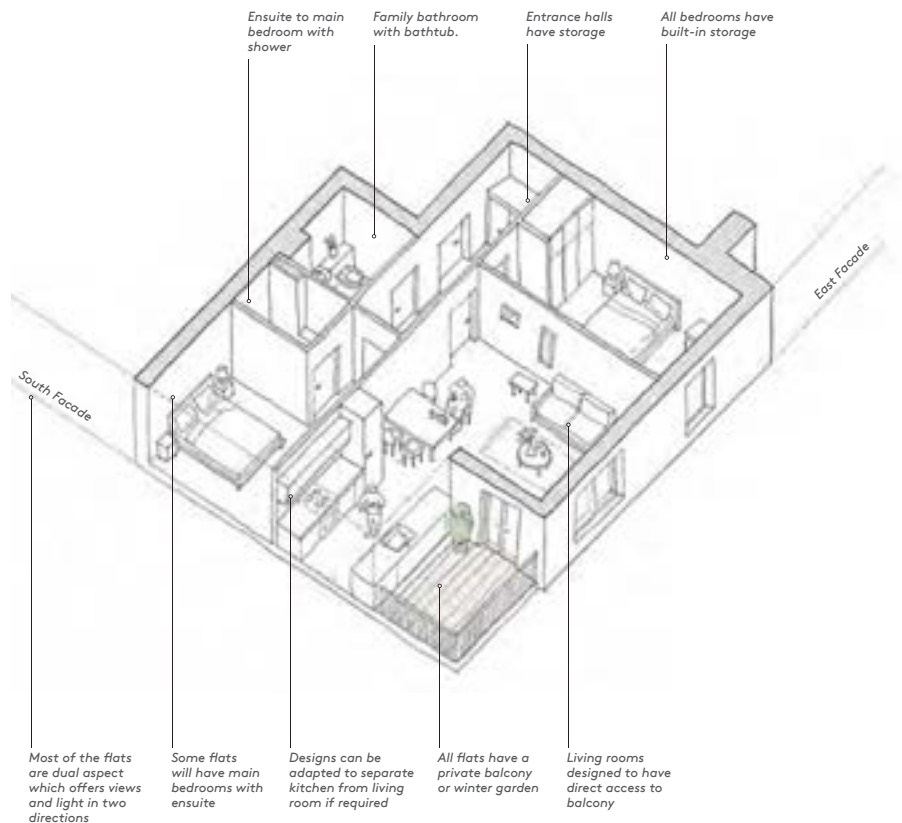
New homes will have:

- Similar or better location than existing
- Dual aspect which offers views and light in two directions
- Park views where possible
- Generous layouts with larger room sizes than the existing flats
- External private balconies
- A possibility to separate kitchen without compromising the layout
- Windows will be double glazed and each flat equipped with a modern heating system
- High quality long lasting materials such as brick and wood

TYPICAL 2 DOUBLE BEDROOM 4 PERSON UNIT

All homes are designed to minimum space standards as defined in the London Plan by the GLA.

E.g. Minimum size for 2 double bedrooms flat: 70 Sq.m. / 753 Sq. Ft.



View from Kitchen towards living room



View of living room and private back garden



Bathroom



All reference photos are from the recently completed Bacton Estate by Karakusevic Carson in collaboration with Camden Council.

Commercial tenants/businesses

**“RETAIN BUSINESSES
THAT ARE IMPORTANT
TO THE AREA AND THE
LOCAL COMMUNITY”**

- Increased amount of new commercial accommodation across the site
- Wider range of unit types, sizes and uses to provide a greater variety of businesses and employment opportunities

- The Council will provide financial and practical assistance to all affected businesses
- All tenants and businesses will have the opportunity to take space in the new scheme

EXISTING COMMERCIAL USES



Existing Commercial Area: approx. 2420 sq. m.

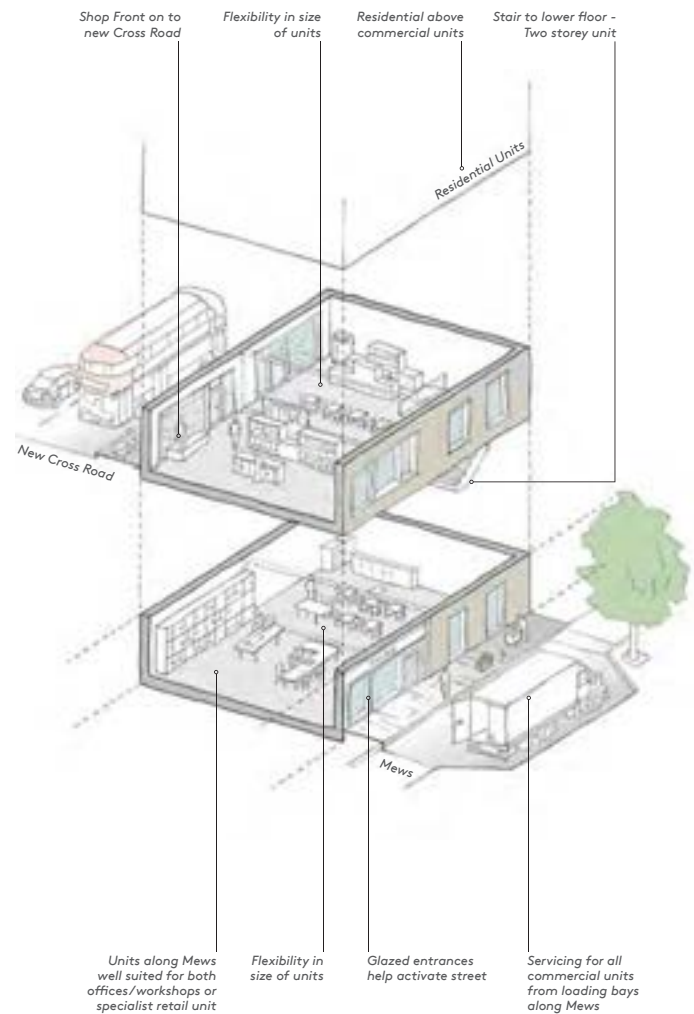
PROPOSED COMMERCIAL USES



Proposed Commercial Area: 2830 sq. m (410 sq. m more than existing)

- | | | |
|--------------------------------------------|-----------------------------------------|-----------------------------------|
| ① New Cross Road 1890 sq.m(1-2 storeys) | ② Clifton Rise 380 sq.m(1-2 storeys) | ③ Park Edge 560 sq.m(1 storey) |
|--------------------------------------------|-----------------------------------------|-----------------------------------|

EXPLODED VIEW OF COMMERCIAL UNITS ON NEW CROSS ROAD AND THE PUBLIC MEWS



*“NEEDS MORE PARKING
IN THE EVENING FOR
RESIDENTS”*

Better Parking

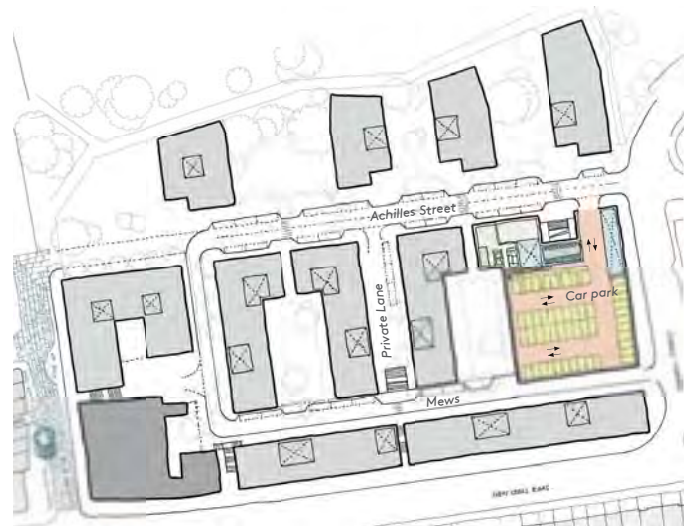
- The site is extremely well-connected with two Overground stations in the vicinity and major bus routes along New Cross Road. The site has an excellent Public Transport Accessibility Level (PTAL 6 - the highest you can get).
- The new proposal aims to reduce visual impact of cars to the streetscape and improve air and noise quality across the scheme.
- The re-provision of dedicated car parking spaces for residents needs to be balanced with the creation of a sustainable and car-free development.
- Half of the new car park spaces are proposed to be integrated into the landscape and the other half provided within the undercroft car park.
- Disabled parking and re-provided residents parking will be included in the proposal.



Current view East from Achilles Street

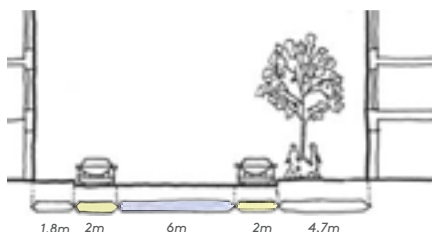


Street Car Park

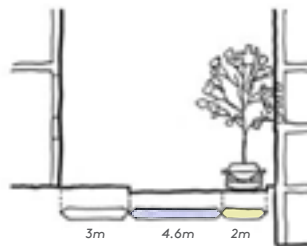


Undercroft Car Park

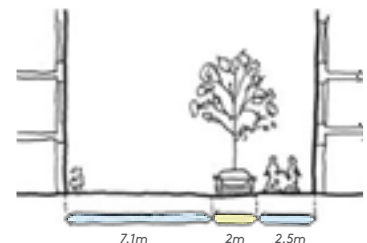
Road
 Shared Surface
 Car Park Spaces
 Undercroft Car Park
 Bicycle Storage



Achilles Street section



Mews section



Private Lane section

*“PARKING IN THE AREA IS
ESSENTIAL FOR RESIDENTS/
WORKERS/BUSINESSES”*

What happens next?



Since the beginning of 2016 we have been looking at the best way to provide new homes and improve the homes for existing residents in the Achilles Street area. Based on our design work and all of the feedback we have received from you, both at these consultation events and through other conversations, we believe that the best way to do this is to redevelop the homes and businesses around Achilles Street. This includes Azalea House, Fenton House, Austin House, 363 New Cross Road, the businesses between Pagnell Street and Clifton Rise along the North side of New Cross Road, the businesses along the East side of Clifton Rise and the student accommodation in Dean House.

These proposals demonstrate how this can be done in a way that re-provides and improves all of these important parts of the area along with building much needed new homes, and that this can be done in a way that sustains and benefits the fantastic local community.

We will be taking into account all of the feedback we receive today, and over the next four weeks, and present our proposals along with what you've told us about them to Lewisham's Mayor and Cabinet. They will then decide if we should continue developing these proposals.

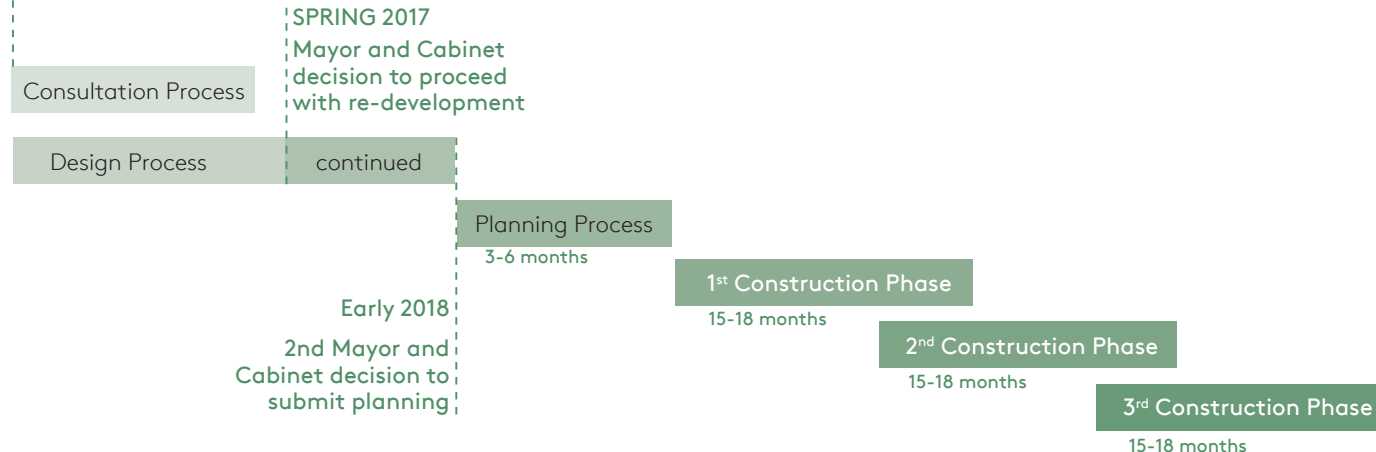
If the decision is taken to go ahead it will just be the start of the decision making process, and will not mean that a regeneration will definitely go ahead. Regeneration takes a long time to plan and there will be much more design work and consultation with residents before a final decision is taken and a planning application can be made.

During our conversations with leaseholders and local businesses it has been brought to our attention that some people feel that our redevelopment proposals are affecting their businesses or opportunities to sell their homes. If the Council's proposals are approved in spring this year it will put us in a position where we can start negotiating and coming to agreements with any leaseholders and businesses who wish to sell their property to the Council at this stage. This would be on an entirely voluntary basis.

The subsequent months will then be spent looking at funding and partner options, attracting investment, and working hard to maximise how many social and affordable homes we can include in the scheme.

TODAY 25th of February 2017

4th Consultation



Potential view of public square



Looking south and east towards Achilles Street and Clifton Rise



Potential view of public mews



Looking north and east towards Achilles Street and Fordham park



Please tell us your views

We hope that today has been useful and informative for you. The most important thing for us is to get your feedback relating to the material we have presented today. Your comments and input are valuable for us to help us develop our thinking. So please take your time and share your views with us.

Please write your suggestions and views within the box or on a post-it

If you would like to get in touch with us to share more detailed views please contact Osama Shoush on 0208314 7692