

Engagement Summary

Before your application goes live and is validated the template needs to be completed and submitted.

Site: *Sceaux Gardens*

Address: *Florian, Racine and Garage Site, Camberwell, SE5*

Application reference: *PP-09829787*

List of meetings:

Meetings	Date	Attendees	Summary of discussions
Project Group Meeting 1	08/12/2016	5 Project Group Members and project team	Overlooking, construction logistics, parking pressures, pressure on public services
Project Group Meeting 2	12/01/2017	5 project group members and project team	Parking Overlooking
Project Group Meeting 3	02/04/2017	6 project group members and project team	Overshadowing, Reintroducing the 1000m2 of communal garden
Pre-application Meeting	28/04/2017	Planners and project team	Site layout, massing and design
Design Review Panel	08/05/2017	Joseph Watters, Tim Bowder-Ridger, Joe Morris, Amanda Reynolds, Carl Turner, Sandy Wright	Architectural language Comprehensive landscape strategy
Project Group Meeting 4	19/06/2017	4 project group members and project team	Fire strategy and overlooking
Project Group Meeting 5	03/08/2017	5 project group members and project team	Access to central gardens
Project Group Meeting 6	21/11/2017	5 project group members and project team	Location of 1 bed and family units.
Southwark Internal Stakeholder Consultation	06/02/2018	Fire Safety, Building Control, Housing Management, Resident Services, Occupational Therapy	Cores and servicing areas, particularly in terms of means of escape and servicing strategies.
Project Group Meeting 7	13/04/2018	3 project group members and project team	Phasing of construction, parking and materials
Project Group Meeting 8	05/12/2018	5 project group members and project team	Planting along the estate road
Pre-application Meeting	12/04/2021	Planners and project team	Accommodation to comply with New Southwark Plan
Councillors Meeting	22/04/2021	Local councillors and project team	Consultation Strategy Energy strategy
Project Group Meeting 9	14/05/2021	5 project group members and project team	Materials Construction Phasing

List of public consultation events carried out to date or planned:

Public consultation events	Date	Attendees	Summary of feedback
Community Consultation Drop-In Meeting	27/09/2016	18 local residents and members of the project team	Chosen sites for development
Residents Meeting	07/09/2017	Local residents and project team	Phasing of construction
Community Consultation Drop-In Meeting	20/04/2018	Local residents and project team	Improved signage across the estate, green applied to the façade
Virtual Drop-In Meeting	15/05/2021	Local residents and project team	Landscape proposal and overlooking concerns
Virtual Drop-In Meeting	20/05/2021	Local residents and project team	Overshadowing construction

Further details on the consultation carried out and the actions taken as a result have been provided in the Design and access Statement submitted as part of this application.

Refer to checklist in the development consultation charter for pre-application consultation requirements dependent on the scale of the proposed development.

Evidence of consideration of the following (this list is not exhaustive):

Demographic context:

- Who occupies the site?
The proposed site has two council owned blocks - Florian and Racine. The existing Florian block contains 18 1 bed units, whereas Racine is made up of 15 1 bed units. One of the homes is leasehold. The garage site contains 19 garages, as well as an electrical substation in the north east corner of the site.
- Will they need to be relocated? On what basis? Will they be expected to return?
The residents of the existing blocks will have to be decanted. They are not expected to return to the site but will be offered the opportunity on completion of the development.
- Due regard to how the development might impact people differently depending on their race, age, gender reassignment, disability, sexual orientation, religion or belief, or sex.
Play areas for children has been introduced and outdoor amenity for the estate enhanced. Family homes introduced. Accessible home provided.
- How the development fosters good relations between different groups in the community.
The residents in the existing council owned blocks who are in housing need are eligible for at least 50% nominations in the new block thus maintaining the existing sense of community.
- Are there neighbors in close proximity?
As the site is situated in the Sceaux Gardens estate there are number of neighbours within proximity to the proposed development both council and owner-occupied. The immediate residential blocks are Florian Shops, Marie Curie and Colbert. To the South of the site is the South London Gallery and the University of the Arts London.

Cultural setting:

- Is the site in conservation area?
Yes, the site is part of the Sceaux Gardens conservation area.
- Is the building listed? *No*
- Is the site/building a place of community interest? *No*

Highways:

- How is the site accessed?
The estate is accessed by car via Southampton Way or Dalwood Street. Two estate roads lead off these highways, both of which are cul-de-sacs, providing access to the larger estate buildings and parking areas. One runs along the east of the site, between Marie Curie and Colbert, terminating to the north of Voltaire, the other runs along the west of the site, between Lakanal and Fontenelle, terminating at the western end of Racine.
- Will there be an increase in traffic during construction and once the new development is completed?
There will be increased traffic during site set up. However, on completion the development is car free. Further details have been provided in the transport assessment report submitted as part of this application.

Other engagement:

- *Door knocking to elderly and vulnerable residents*
- *Letters to elderly and vulnerable residents*
- *Consultation Boards (installed 13.05.2021)*
- *Newsletter updates to residents, South London Gallery, garage occupiers, addresses within 100 metre radius of development site*

Ways to feedback responses were:

- *Feedback forms at public consultation events*
- *Website, online form and email*
- *Telephone*

Support - public consultation summary

Overall, the feedback was supportive of the scheme and recognised the potential of the scheme to provide high quality new residential accommodation as part of Southwark's 'New Council Homes' delivery programme.

The garage site was generally well received as a site for redevelopment as long as parking and drop off were re-provided. The residents were encouraged by the appearance, incorporating the colour green that is evident elsewhere on the estate.

Objection - public consultation summary

How have objections been addressed? (Provide statistics) Where objections have not been addressed, provide justification.

Concerns	Response
<i>Retain/enhance landscaping on the estate</i>	<i>Landscaping expanded by reintroducing the 1150m2 of communal garden space for Florian to Sceaux Gardens which will be enhanced with additional trees being planted.</i>
<i>Increased numbers of people moving to the estate. The estate road is already very congested, and the garage site is currently used for unloading. Consideration should be given to providing a drop-off zone.</i>	<i>Drop-off zone provided along estate road. The under used communal garden behind Racine has been developed to provide additional parking spaces.</i>
<i>Be mindful of increased parking pressures</i>	<i>The development is a car free development bar the 8 dedicated parking spaces required to serve the wheelchair-adapted units. This will be clearly communicated to incoming residents.</i>
<i>Consider daylight/sunlight impact</i>	<i>Daylight/sunlight studies will form part of the planning submission.</i>
<i>Concerns of overlooking from the proposal on the garage site onto flats within Marie Curie building and Racine onto the properties along Peckham road.</i>	<i>All distances between the proposed buildings and existing are policy compliant.</i>

Summary of how the relevant Social Regeneration Charter, Place Action Plan and Community Investment Plan have been considered.

Key themes:

Improved wellbeing

As part of Southwark's 'New Council Homes' delivery programme the proposal will provide new affordable accommodation to the area. The existing accommodation will be replaced with high-quality living spaces - from front door through to private spaces, has been the key driver of the design development. Unit layouts have been developed to ensure optimum orientation for daylight, outlook, and privacy, with careful consideration of how the internal spaces will be used.

The magnificent mature gardens at the centre of the estate are enhanced and expanded. The redevelopment has provided the opportunity to improve the pedestrian access to the estate and the central gardens for the use of the wider estate.

Provide examples of all consultation materials

Examples have been included in the Design and Access Statement

The **engagement summary** will be a validation requirement for any planning application. It should clearly set out how the feedback received has been addressed and how the community has shaped the proposed development. Where comments have not been addressed, this should be detailed and justified. This will be used to inform officer and committee reports.