



# HELLO & WELCOME



Welcome to this public consultation to show you our proposals for the development at 177 Abbey Street. We hope to gather your views to continue the design of this building that includes improvements to the public realm, replacement of the community centre and new key workers apartments.

Please make your way around the Boards displayed to find more information about the development

Today



## DEVELOPMENT PARTNERSHIP

### Bouygues

Bouygues is the development partner of the council on the project and we are working with Funding Affordable Homes to develop, build, finance and operate the key worker homes. We have over 25 years of experience developing projects for local communities. Romain is the lead for the project, Suzi and Jeff are our Social Value leaders.



### Funding Affordable Homes Housing Association

Paul is responsible for day-to-day activities of the organisation and the 880 homes he manages. He has 30 years' experience of delivering affordable housing having been directly involved in developing and purchasing more than 10,000 affordable homes.



### Southwark Council

'United to Serve'. Catherine is the Head of Sustainable Growth at Southwark Council and is the lead on the project for the council.



### PRP Architects

PRP is an interdisciplinary, design-led practice with 60-years' experience in housing design and urban planning. We deliver positive and enduring projects through a collaborative approach. Our approach focuses on communication and understanding.



### hgh Consulting

We are an independent town planning consultancy with a strong track record of delivering planning permissions in Southwark for clients in both the public and private sectors. We are advising BYUK on this project.



### Newman Francis

We do community engagement with extensive expertise in supporting and advising diverse communities. Our dedicated team of specialists possess a broad range of skills, all united by a shared commitment to empowering residents and fostering sustainable community development.



## WHAT WILL YOU SEE AT TODAY'S EVENT?



Understanding the site



Proposed heights



Proposed Community Centre



Social value



Proposed homes for key workers



Indicative time-line



Proposed Public realm



Contact and feedback



# WHAT'S HAPPENING HERE?



## NEW COMMUNITY CENTRE

- Flexible community centre with up to **300 sqm**
- **Large main space** for a number of activities facing Neckinger Street and the green
- **Bright and well-ventilated** spaces with high floor-to-ceiling heights



## KEY WORKERS HOUSING

- Approximately **150 new homes for key workers** towards the council's target of 500 Key Worker homes
- This building is **100% for affordable homes**
- The new homes are for **key workers** whose **household income is under the cap**
- Key workers include: **teachers, social workers, firefighters, police and NHS clinical staff**
- The building is designed to be **economic to run** to keep **service charge low**



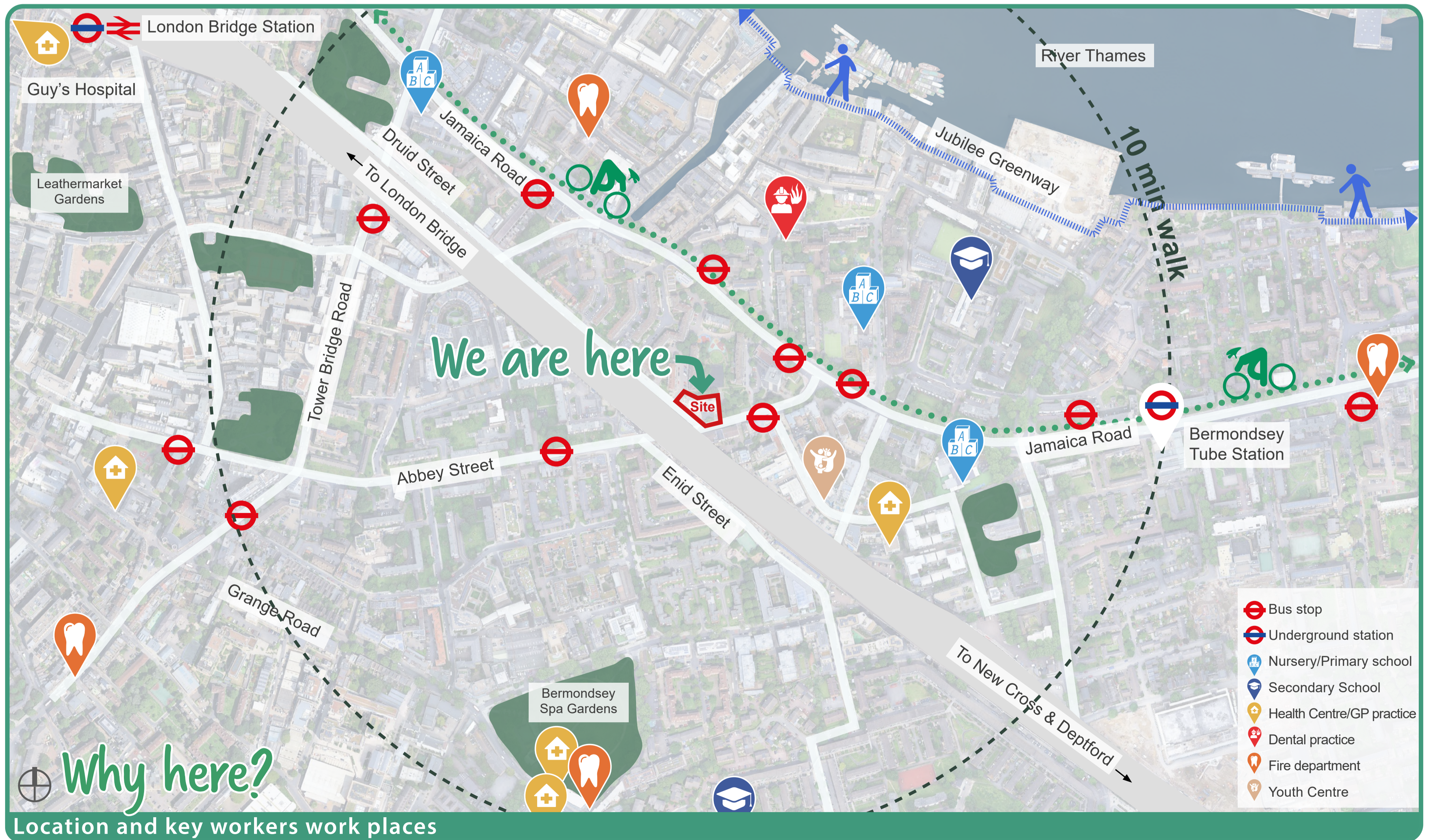
Existing hoarded site along Druid St.



View along Abbey Street



View along Druid Street





# UNDERSTANDING THE SITE

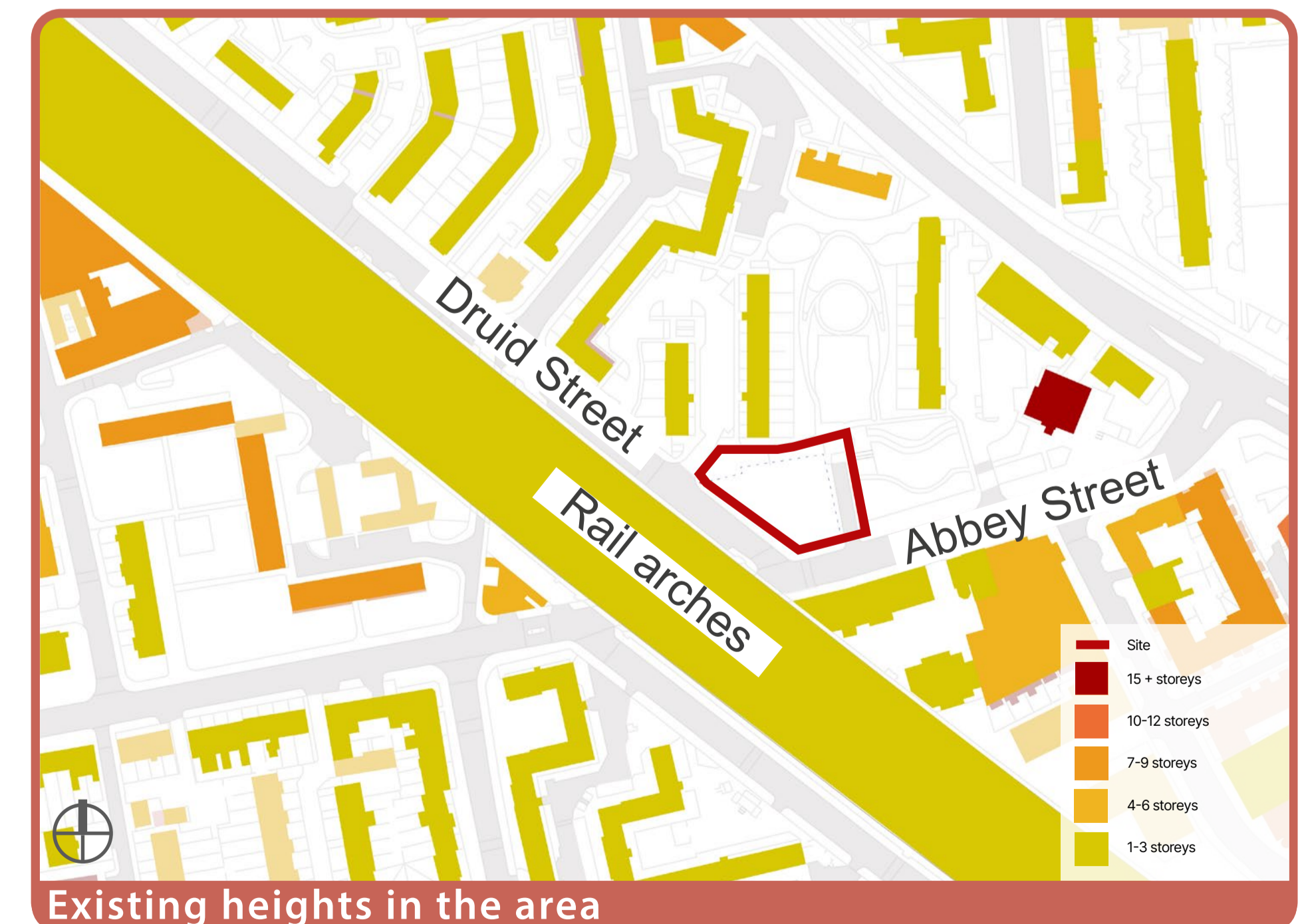
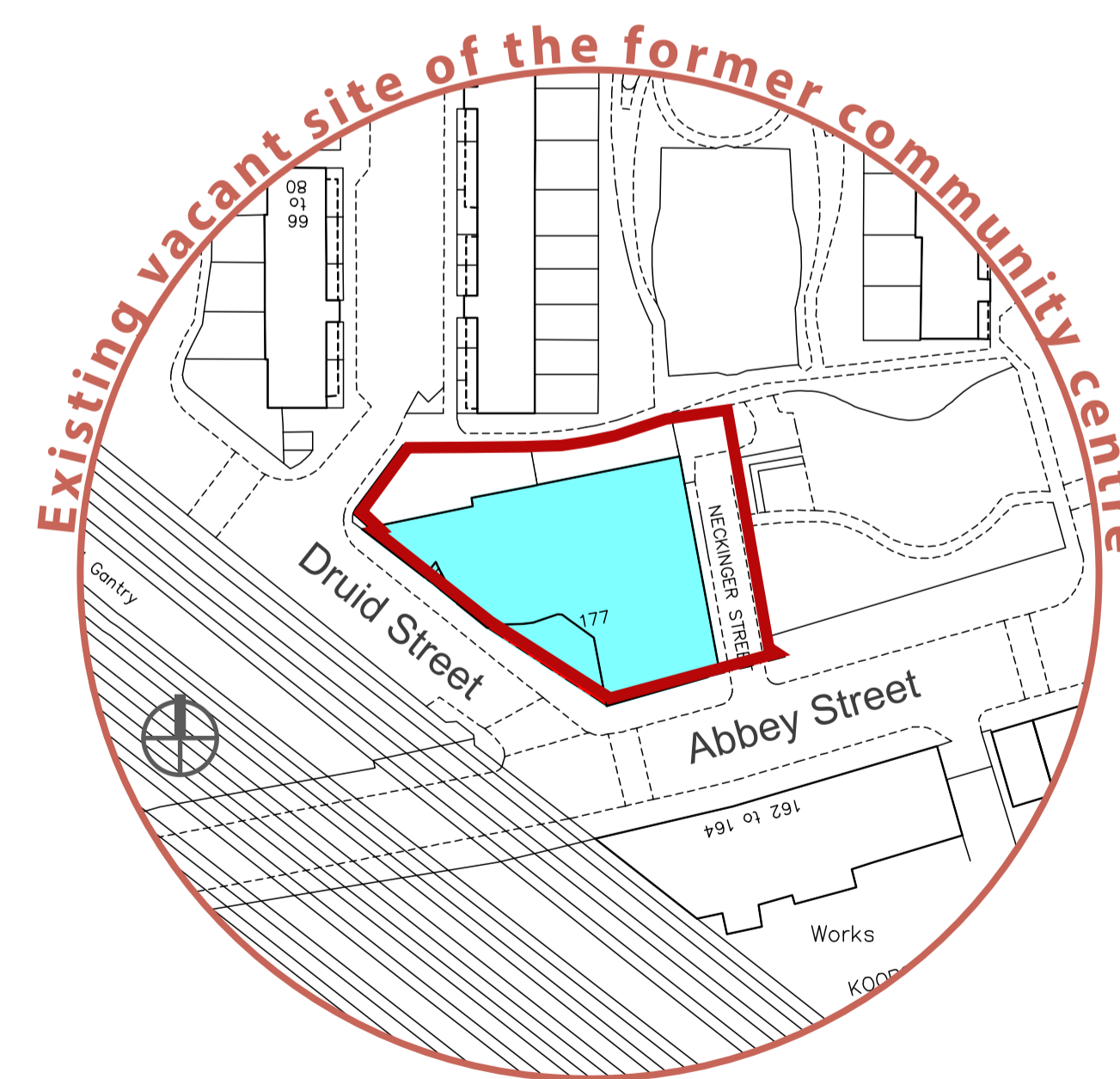
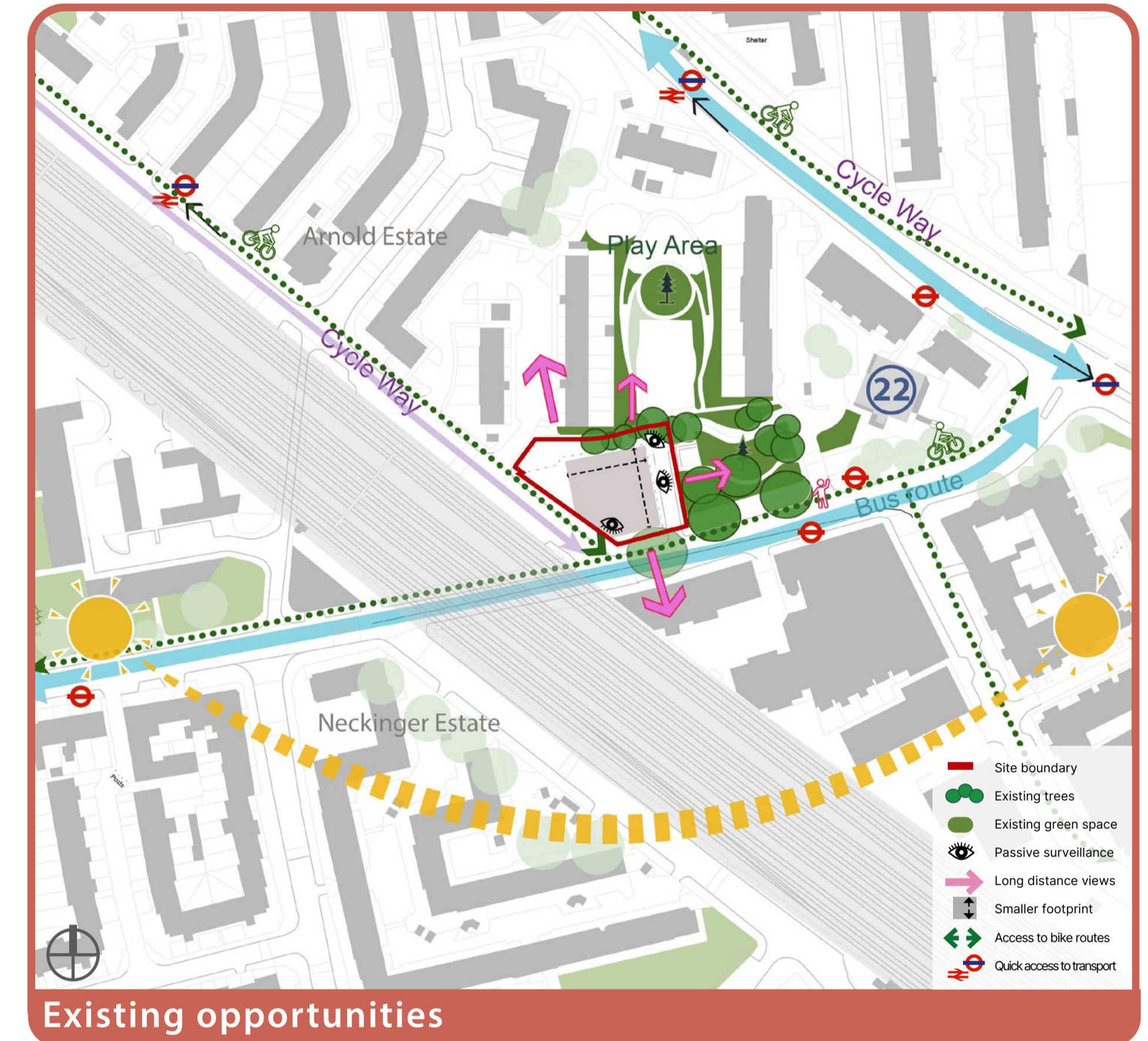
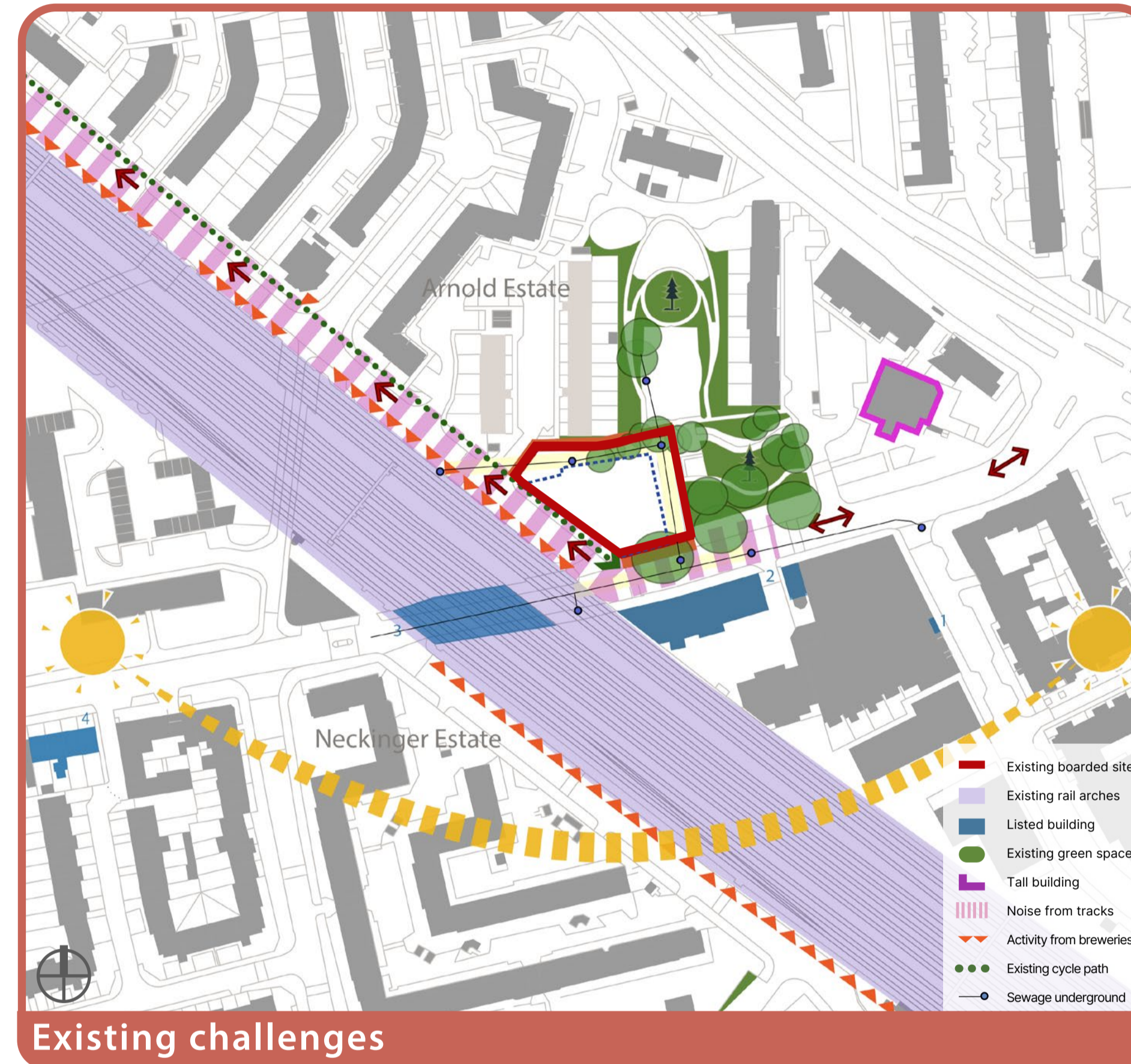


## THE SITE IN BRIEF

The site was formerly occupied by the Beormund Community Centre.

The site sits on the corner of Abbey Street with Druid Street opposite Neckinger Mills, a Grade II listed building. It is adjacent to the Grade II listed Abbey Street Railway Bridge viaduct, part of the historic London and Greenwich Railway.

Its central location close to many key workers work places offers the opportunity to deliver much needed homes.





# GROUND FLOOR LAYOUT



## PROPOSED USES

We are working on two options for the Community Centre with either providing approximately 300sqm of space. The community centre will have a prominent main entrance from Abbey Street as well as facing Neckinger Street.



New high quality community centre with **up to 300 sqm** offering aspects to the surrounding area



Much needed **Homes** for **Key workers**

## TELL US WHAT YOU THINK?



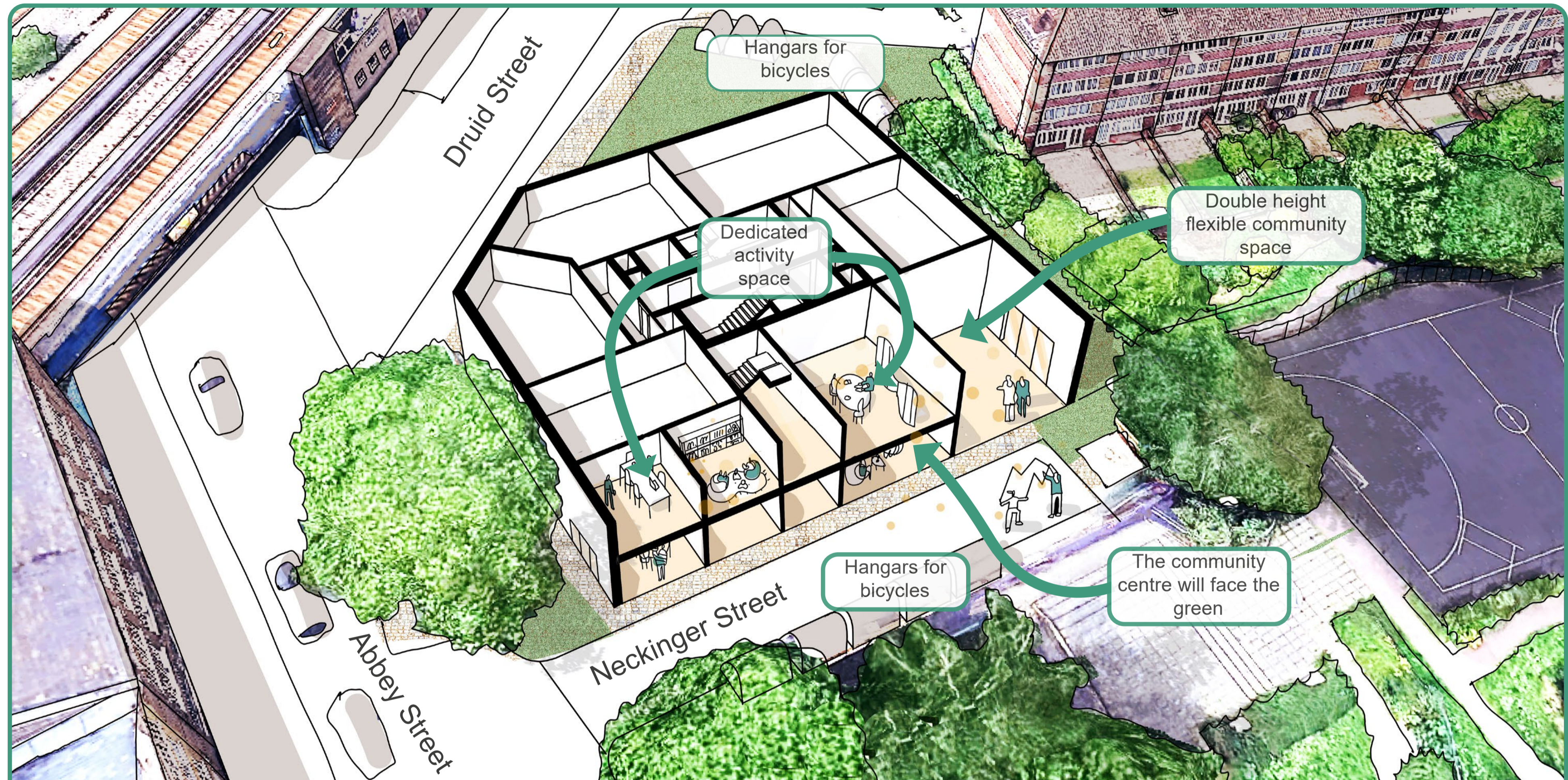
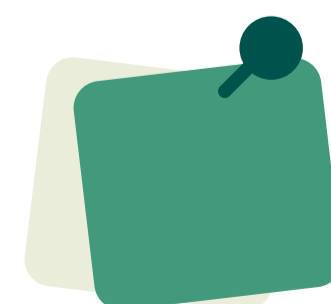
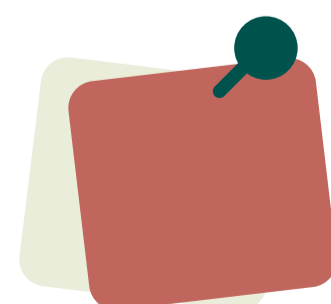
What activities would you like the new community centre to support or provide?



What is more important in your community space? (For example: accessibility, youth space, quiet rooms, event space, etc.)

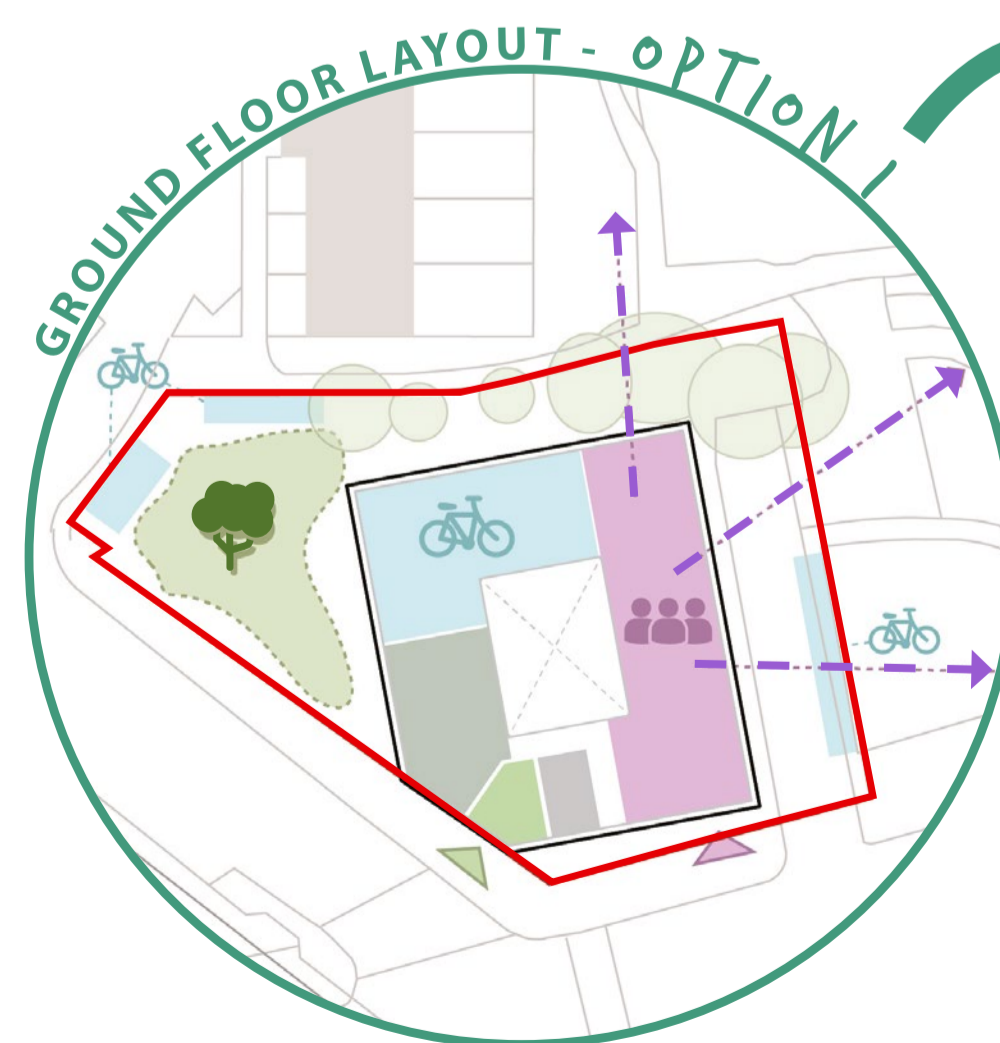


Would you like to see one large multi-purpose space with high ceilings, or several smaller rooms that are flexible for different uses? Should a kitchen be included?



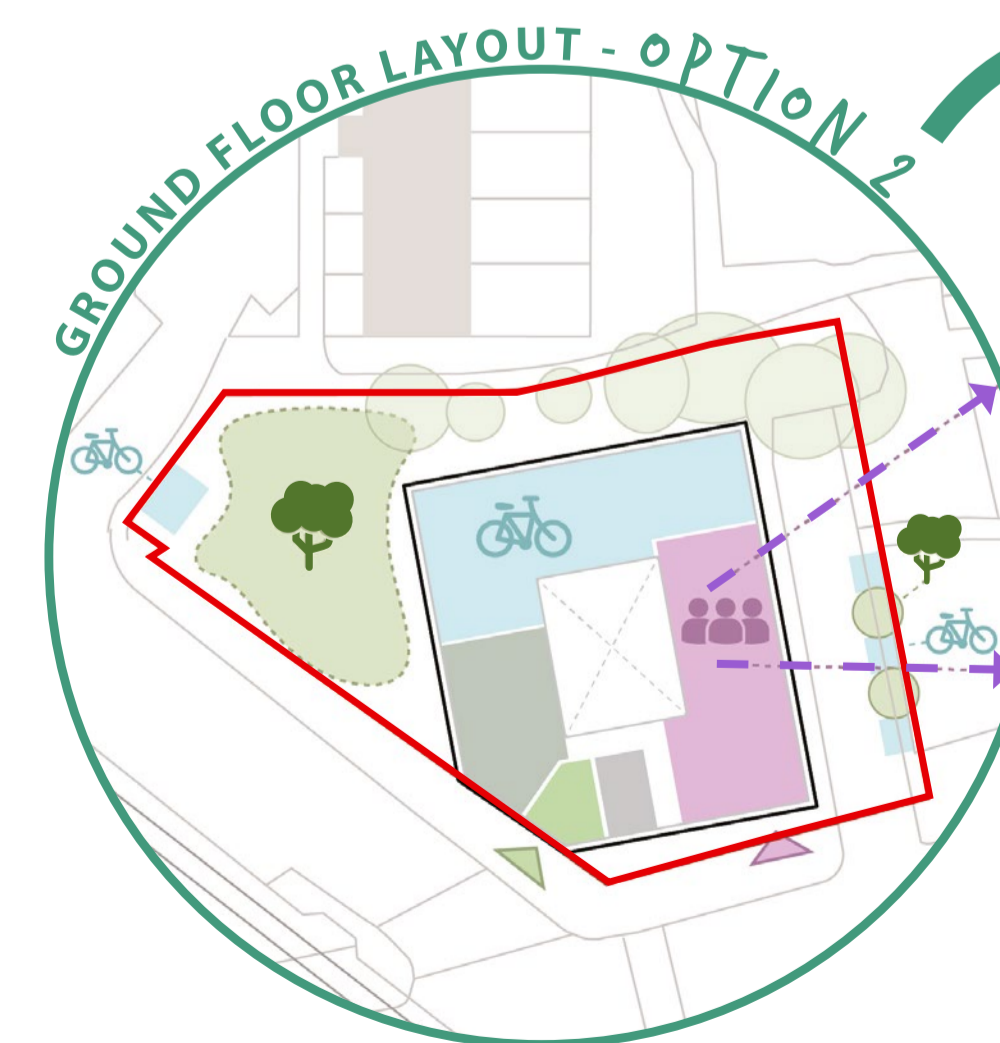
Indicative view of interior areas of your new community centre facing Neckinger Street and the green

For your Community Centre would you prefer:



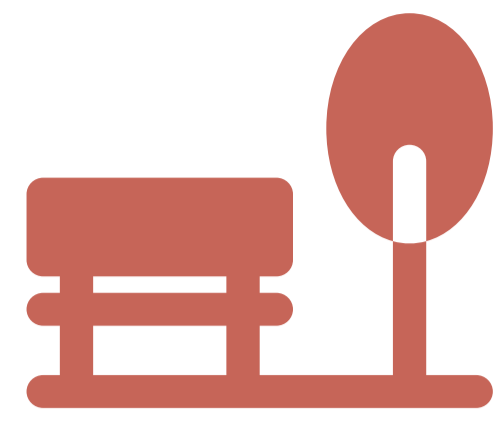
**Option 1:** More space dedicated for the community centre with view to the Arnold estate

- Larger community space on ground floor
- Reduced cycle storage within the building, with more external cycle stands required
- Less area for public realm/greenery as result of external cycle stands



**Option 2:** More bike storage and more first floor community space

- Reduced community space on the ground floor
- Greater cycle storage within the building, with less external cycle stands required
- Greater area for public realm/greenery due to less external cycle stands

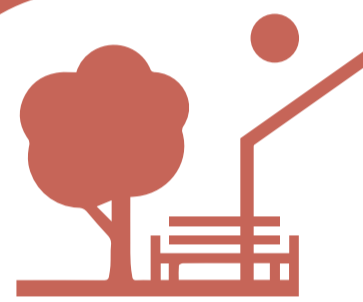


# PROPOSED PUBLIC REALM & CYCLE STORE



## WHAT ARE THE IMPROVEMENTS?

The compact footprint of the building allows for more space at ground level to be provided as public realm for use by the local community, as compared with the previous Beormund Community Centre.



Provision of **165 sqm** of high quality public realm that is sensitive to the local area



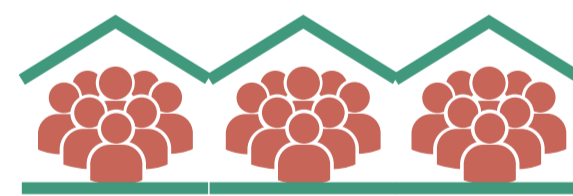
Provision of approximately **248 cycle spaces**

## TELL US WHAT YOU THINK?

The space is limited, but what would you like more?



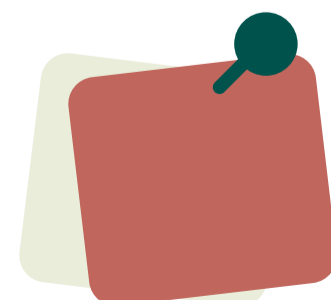
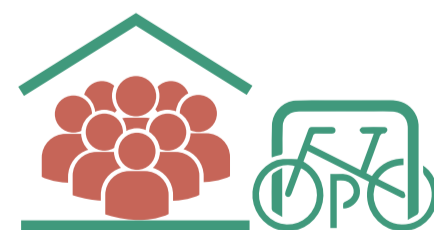
More space for community facilities



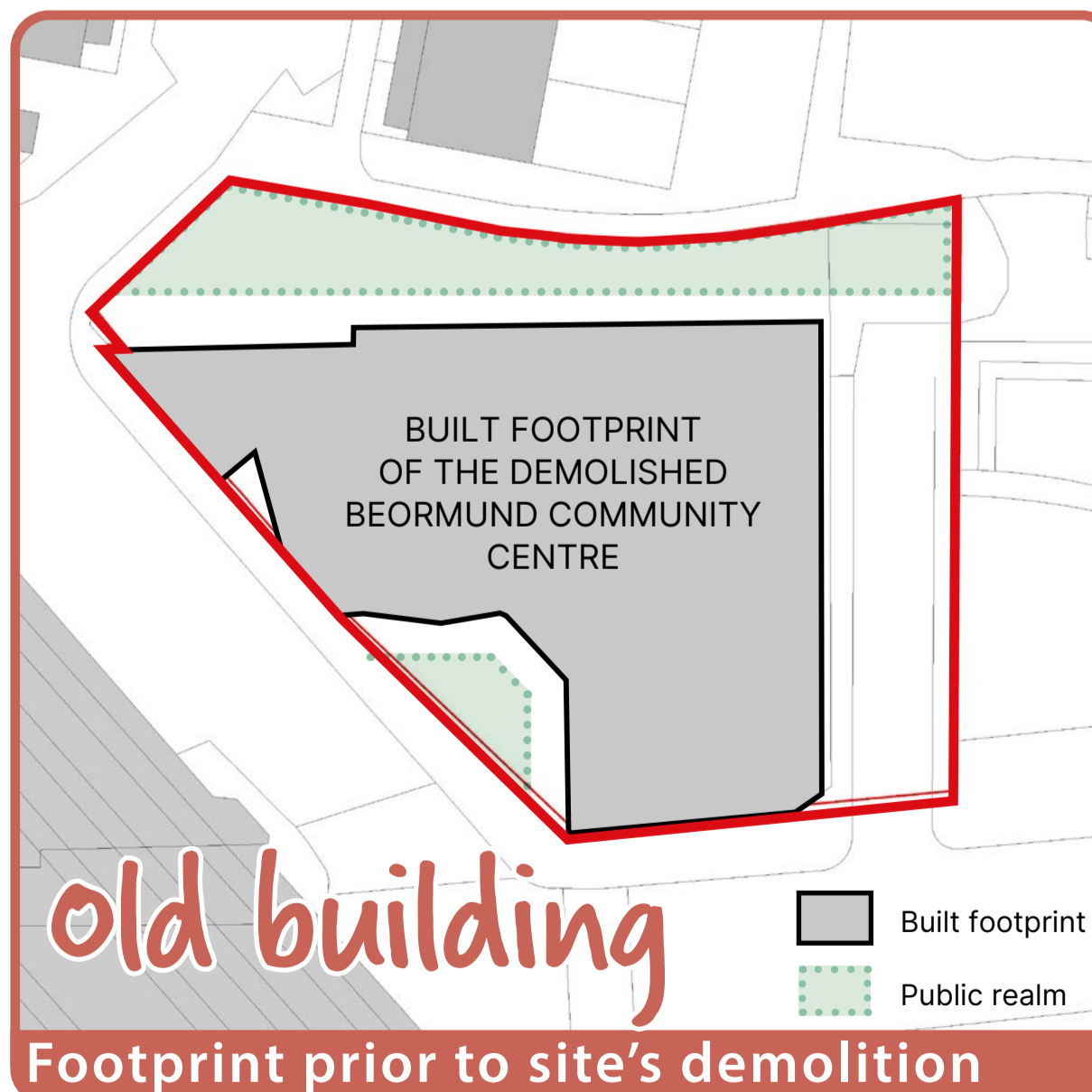
More secure indoor and outdoor cycle storage



A balance between the two (please tell us how you'd balance it?)



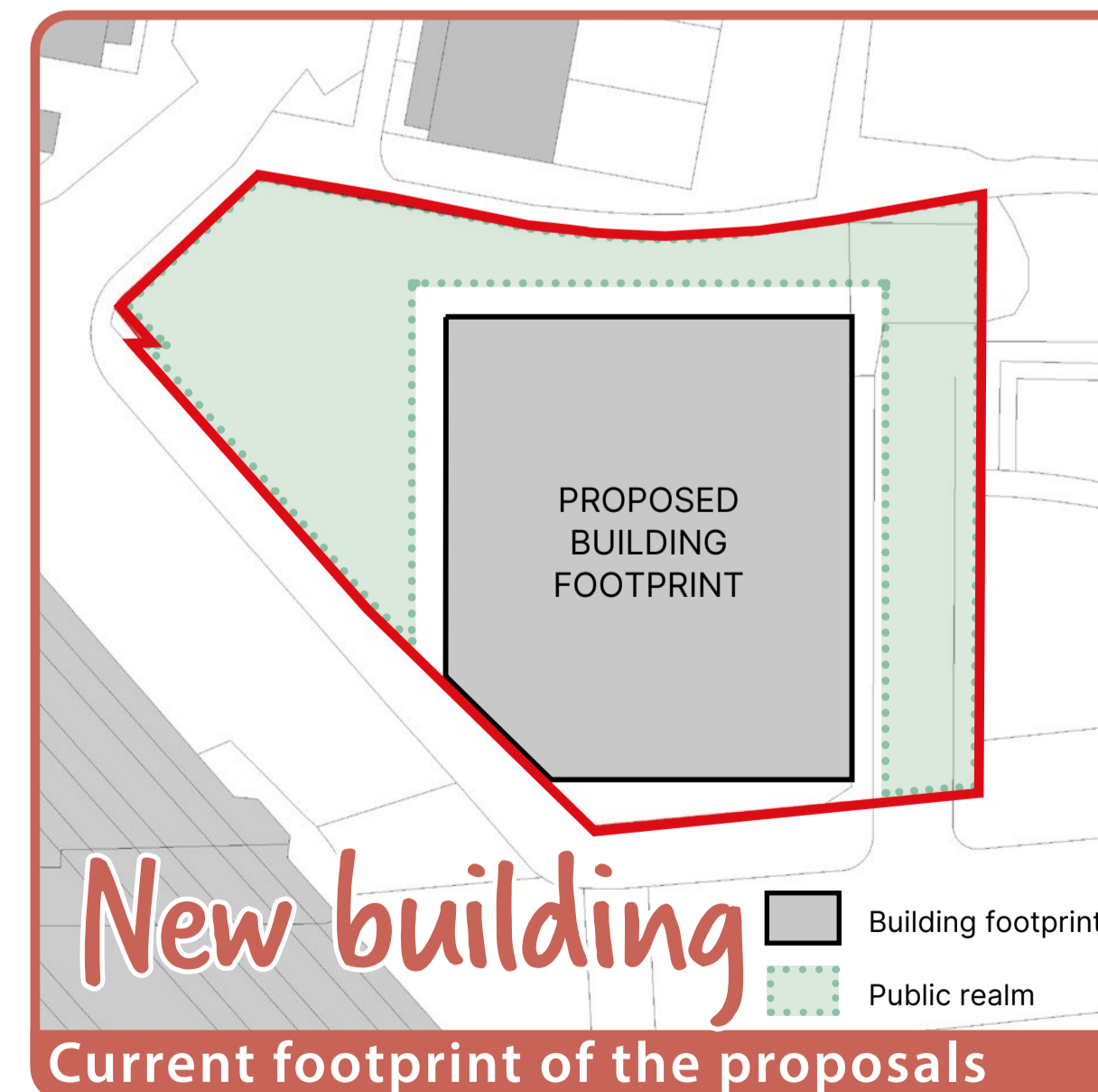
View of the proposed building from the Arnold Estate playground



old building

Built footprint  
Public realm

Footprint prior to site's demolition



New building

Building footprint  
Public realm

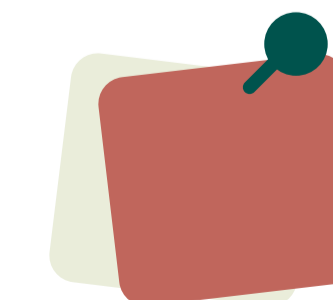
Current footprint of the proposals



How would you like the outdoor public spaces around the building to feel? (e.g. calm and green, lively and social, family-friendly, a mix?)



Would you value greenery in the public realm such as planting, trees, or small garden spaces to make the space feel more natural?





# PROPOSED HEIGHTS



## HEIGHT OF THE PROPOSED BUILDING

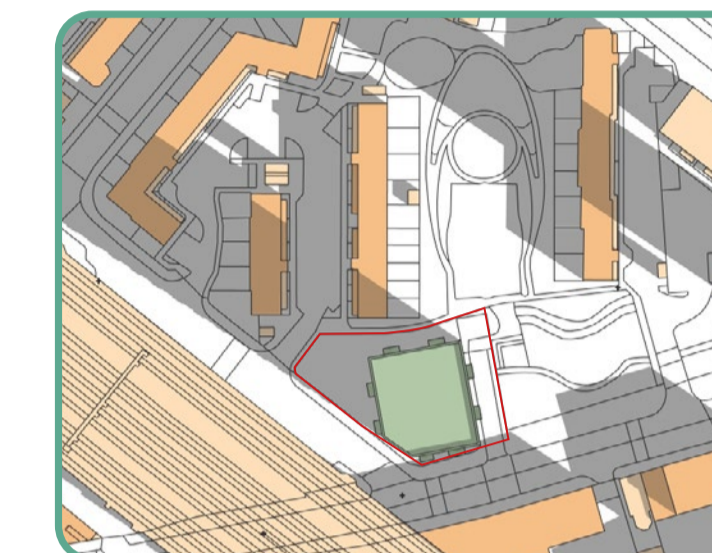
- Approximately **150 Key Worker affordable flats** on the site to deliver much needed homes
- 1 Bed, 2 Bed and Studio flats
- The building will be 21 storeys consisting of ground floor, a mezzanine and 19 storeys of residential with 8 homes per floor
- The building will be of a similar number of storeys as Lupin Point and Casby House



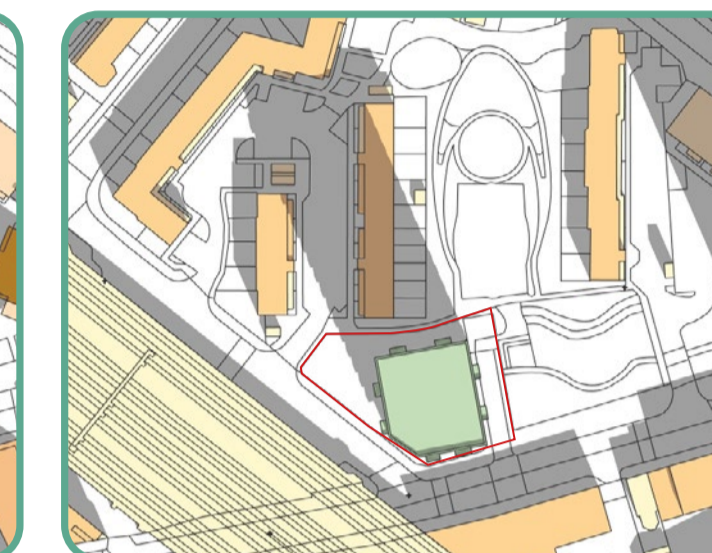
View of the proposals from Abbey Street west side

## SHADOW STUDY 1 - 21 STOREYS

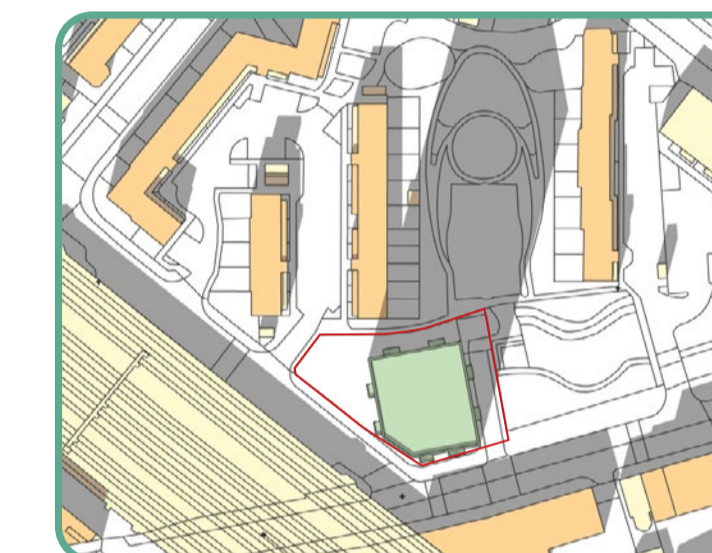
21st March



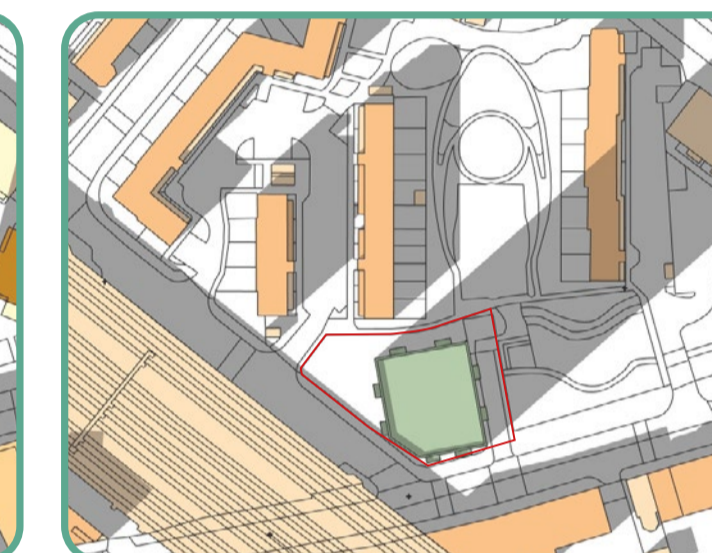
9am



11am



1pm



3pm



During Spring Equinox

Please scan this QR code with your phone to see a short video showing how shadows will move and cast in the area once the building is finished during different times of the years.



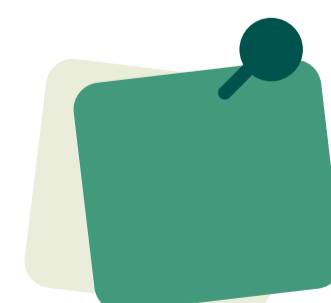
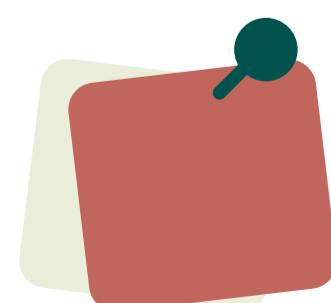
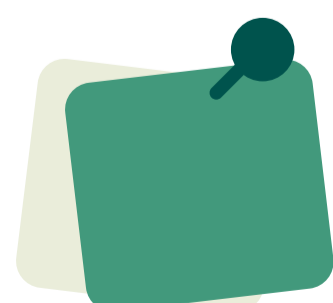
During Summer Solstice

## TELL US WHAT YOU THINK

In terms of the design of the building and its height...

We are proposing a taller building to help deliver much-needed key worker homes. What kind of design element could help make it feel more welcoming and well-integrated at street level?

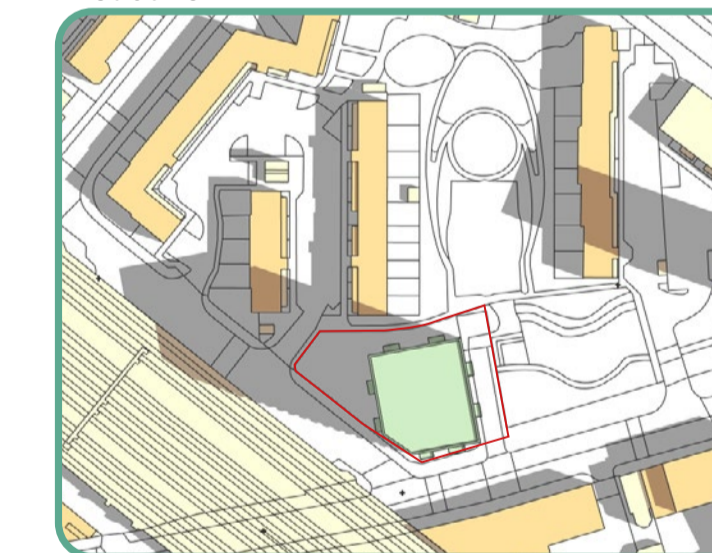
What design details would make a taller building feel more attractive to you? (e.g. colour, balcony type, landscaping at street level)



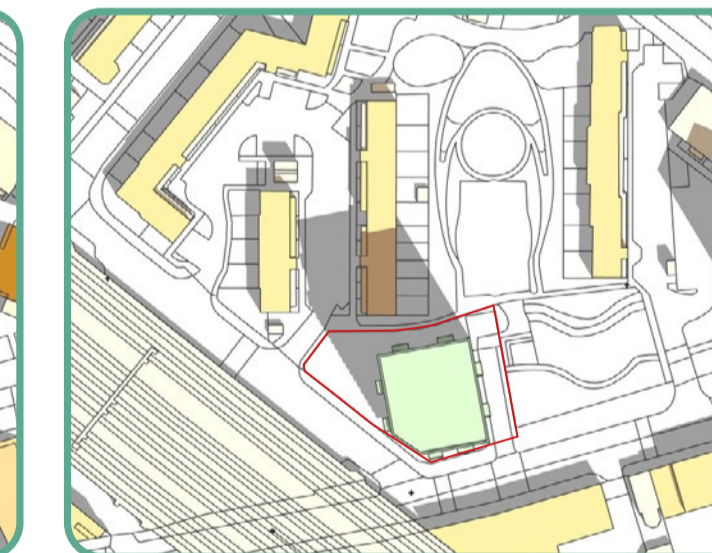
View of the proposals from Jamaica Road

## SHADOW STUDY 2 - 21 STOREYS

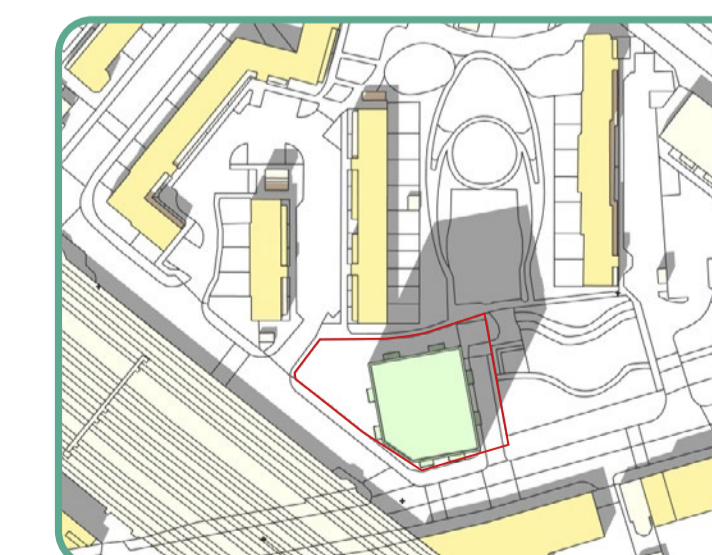
21st June



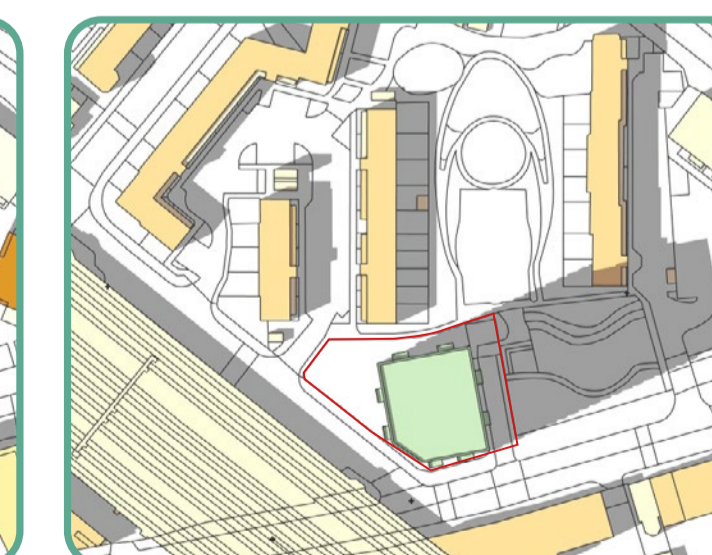
9am



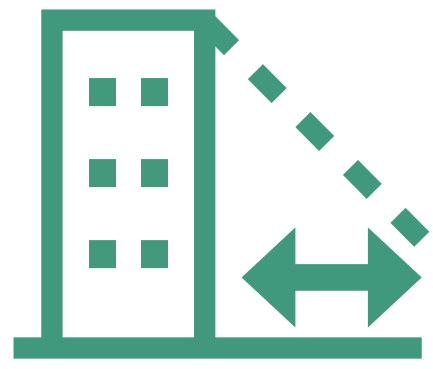
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# PROPOSED HEIGHTS

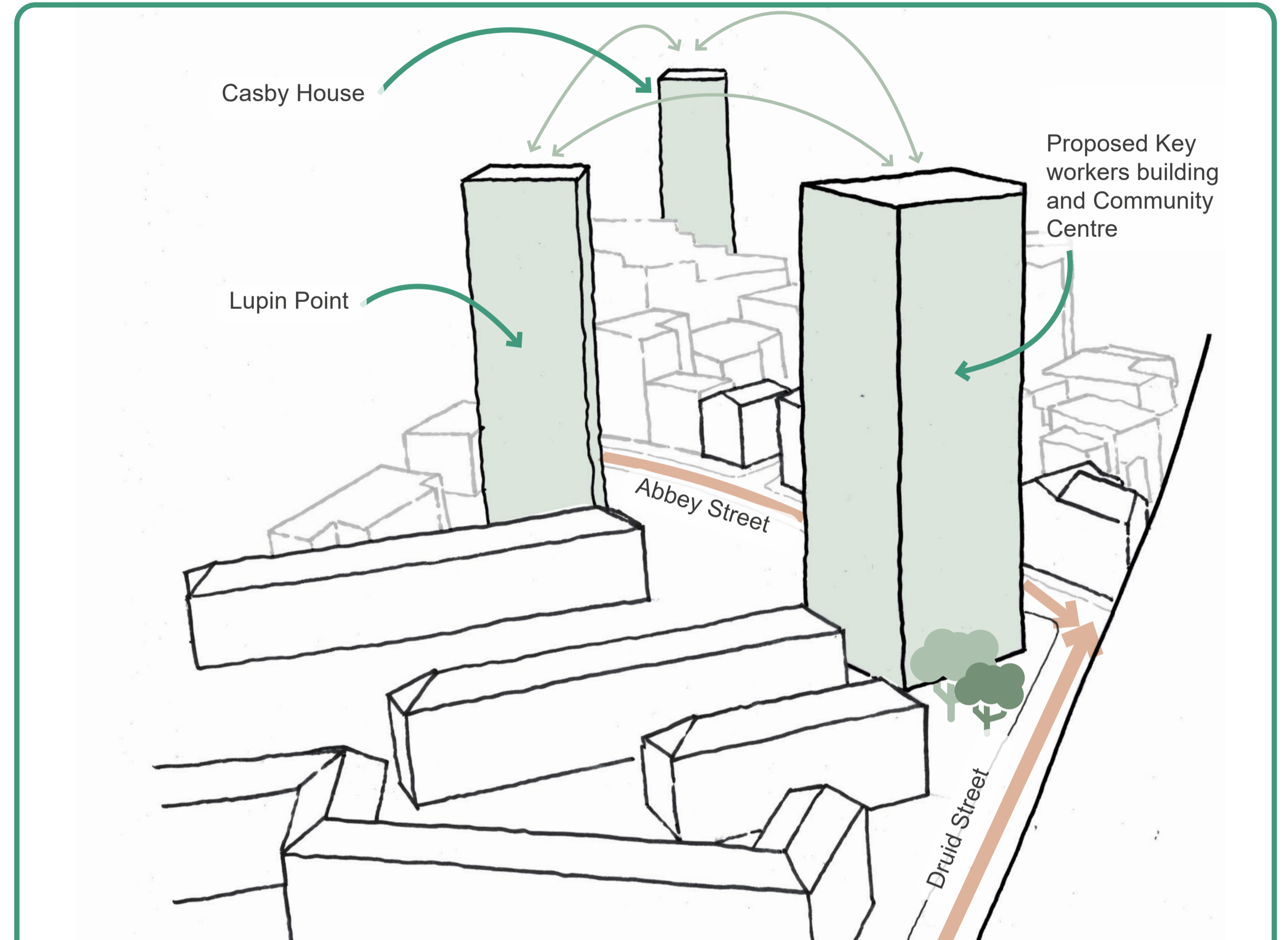


## HEIGHT OF THE PROPOSAL

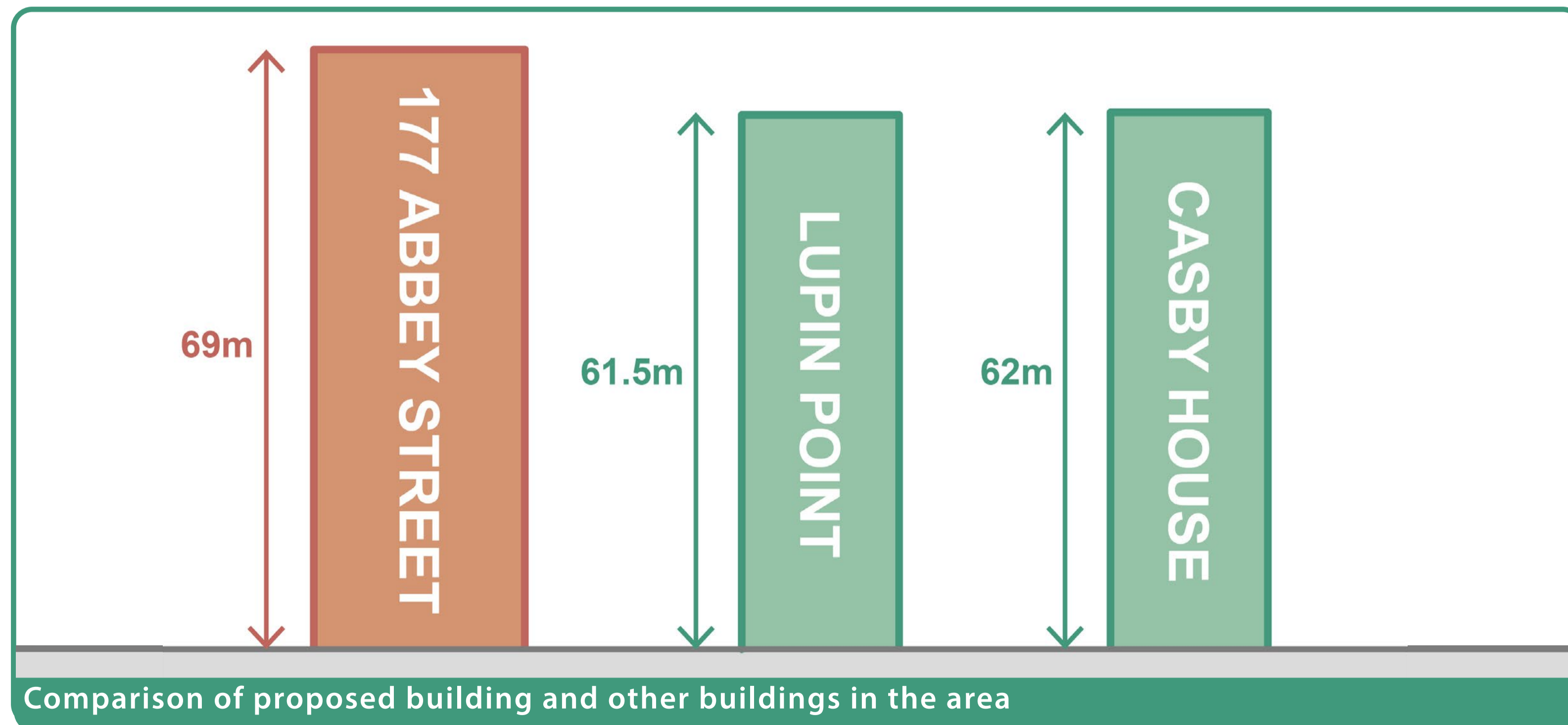
- Marking the key junction of Abbey Street and Druid Street
- Relates to adjacent tall buildings Lupin Point and Casby House
- Wayfinding (marker corner for the Community Centre
- Opportunity to contribute to the public realm at ground level
- Maximising the delivery of high-quality key worker housing
- Highly accessible location with (Public Transport Accessibility Level) PTAL rating of 4



Lupin Point



Other tall buildings in the area



Comparison of proposed building and other buildings in the area



Casby House



# SOCIAL VALUE



## SOCIAL VALUE

Our Social Value Team's mission is to deliver a sustainable built environment that creates a better life for our communities.

During today's event we would like to engage with you to help deliver bespoke initiatives that are relevant to all. Please speak to one of our dedicated senior Social Advisors for the project.



Resident groups, together with Bouygues could organise 'Volunteering Day' to support Good Causes local to you



Bouygues Environmental and Sustainable Team can host Workshop on Environmental Change or plant some trees locally



Local schools can visit Bouygues to look at Social Mobility: "A day in the Board Room" - Groups of 10 for 4 hours, to address conduct and etiquette

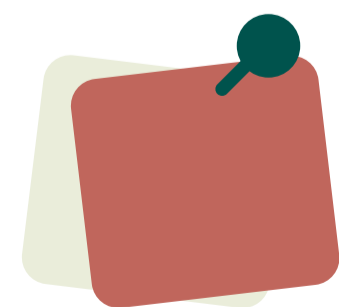


During the construction period locals could be trained to gain new skills and potentially be offered employment

### About Sustainability...



How important is sustainability to you in a new building? What kind of elements would you like to see? (e.g. solar panels, green roofs, more trees, biodiversity planting, etc.)



View of the proposed building from Druid Street north west side



# TIME-LINE



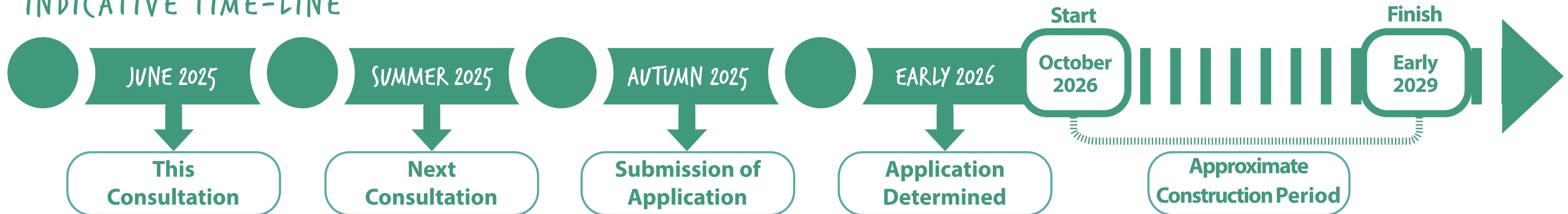
## THANK YOU



Thank you for coming and taking the time to visit and see the project proposed for 177 Abbey Street. We really value your feedback and would welcome any thoughts you have on our proposals for the scheme.

Thank you for visiting us today!

## INDICATIVE TIME-LINE



Please take a moment to provide your feedback to one of our project team members or by visiting our website [www.newmanfrancis.org/abbeystreet/](http://www.newmanfrancis.org/abbeystreet/)



Website

If you have any questions, please do not hesitate to contact us:

@ **Newman Francis:** sarah-jane@newmanfrancis.org  
**Southwark Council:** catherine.brownell@southwark.gov.uk

If you would like to hear more about our consultation, or sign up for further events please contact one of the project team or visit our website.

Don't forget to leave us your comments