



Dear Sumner Building residents,

Feedback from initial conversations on the proposed development at Sumner Buildings

Following our door knocking session in December, where we spoke with some of you about the proposed new homes for social rent at Sumner Buildings, we wanted to share an update on what we heard. This letter responds to some of the common questions raised and outlines what is coming next.

We would like to thank everyone who took the time to speak with us and share their views, questions, and concerns. Your feedback is valuable and is helping shape how we move forward.

During our conversations, residents raised a range of concerns, including:

- **Parking:** How parking provision will be affected by an increase in properties and a potential reduction in parking spaces.
- **Access:** How access to and movement around the area will be managed and impacted during the construction phase.
- **Privacy:** Whether existing properties will be overlooked and experience a reduction in natural light.
- **Landscaping:** Whether green spaces and landscaped areas will be retained.
- **Play Areas:** Current play areas are well used, will they be replaced

In response, we have set out answers to some of the most frequently asked questions below. Please continue to share your views and questions with us by phone or email. We are logging all feedback and will use it to inform future updates and engagement activities.

We are also planning further opportunities for residents to give feedback as the plans develop. We would encourage all residents to come and talk to us, particularly if we did not get the chance to speak with you in December.

As part of this, we are planning a pop-up session on the estate where the project team will be available to talk through the proposals, listen to your feedback, and answer questions.

Estate Pop-Up Event



Tuesday 12th May 2026

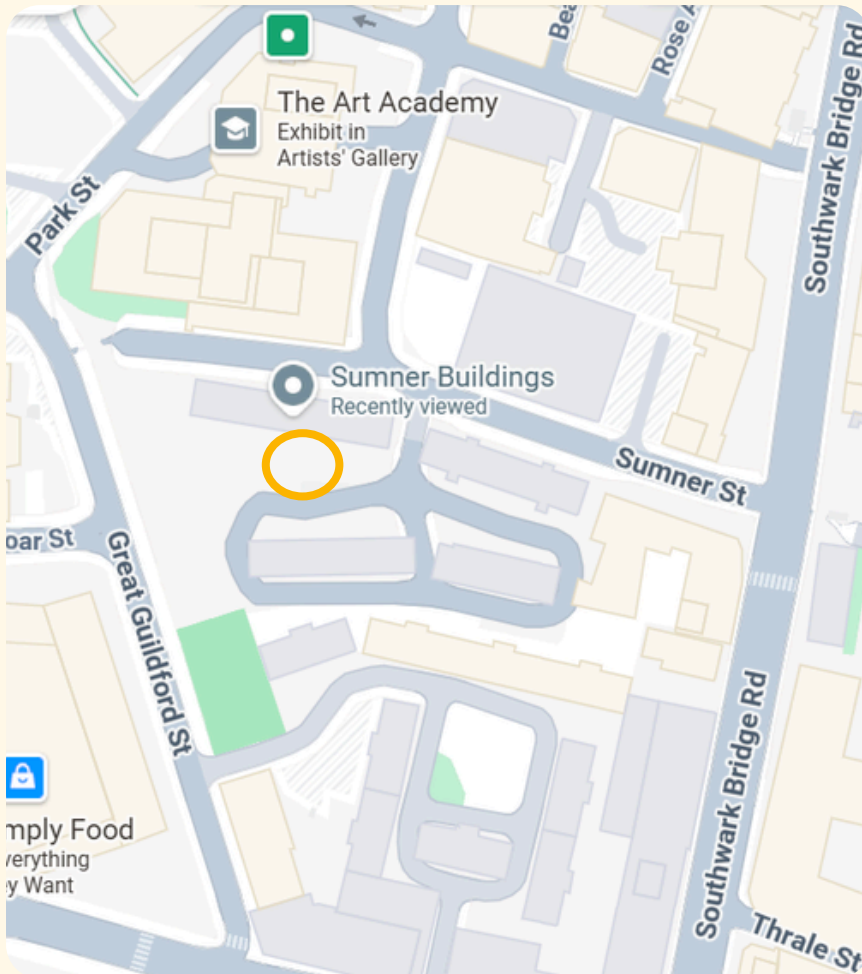


3:00pm – 7:00pm



Courtyard of Sumner Buildings

(Scan QR code for location)



Resident Steering Group



To ensure residents have a direct role in shaping the project.
If you would like to join, please scan the QR Code.



Frequently Asked Questions

Proposed development at Sumner Buildings



Parking and refuse

How is parking being considered as part of the proposals?

Existing parking pressures have been raised by residents and are being considered as part of the early feasibility work. No decisions have been made at this stage, and feedback about parking is being logged and reviewed as the proposals develop.

How would refuse and recycling be managed?

Refuse and recycling arrangements have not yet been finalised. Any future proposals would need to include appropriate storage and collection arrangements that meet Southwark Council's requirements and minimise impacts on residents.



Access and movement

Will access to homes be affected by the development?

The aim is to always maintain safe and convenient access to all homes. Any changes to access routes would be carefully planned and communicated in advance.

Will emergency vehicle access be maintained?

Yes. Emergency access will be always maintained and will be a key consideration in both the design and construction stages.



Privacy and overlooking

Will the new homes overlook existing properties?

Protecting residents' privacy is an important consideration for the architects and is outlined in Southwark Council's planning policies. Building layouts, distances between homes, and window positions will be carefully designed to reduce overlooking as much as possible.

Will there be changes to light or outlook?

At this stage, no detailed designs have been finalised. As plans progress, assessments will be carried out to understand potential impacts on daylight, sunlight, and outlook in line with Southwark Council's planning policy and this information will be shared with residents and included in the planning application.



Play areas and community safety

How will play spaces be considered as part of the proposals?

The current play space will be replaced with new play equipment, likely in the central courtyard, however at this early stage, plans are still being developed.

How will community safety be taken into account?

Community safety is an important consideration. The City of London team will work closely with Southwark Council and local police teams, to ensure that the design incorporates safe and well managed spaces.

Frequently Asked Questions

Proposed development at Sumner Buildings



Landscaping, outdoor space

What will happen to the existing green, communal spaces and landscaping?

The intention would be to look for opportunities to improve the quality of shared spaces and increase green spaces where possible.

Landscaping will form part of the proposals. This could include new planting and improvements to communal areas, subject to further design work and resident feedback.



Construction

What would the construction timeline look like?

Construction would be phased and carefully managed. Typical working hours would be during weekdays, with limits on noisy works. More detailed information would be provided closer to the start of any works.

How will noise, dust, and disruption be managed?

A construction management plan would be put in place to control noise, dust, and site activity. This would include agreed working hours, dust suppression measures, and clear communication with residents.



Housing and allocations

Who will the new homes be for?

The proposed homes will all be for social rent and will be allocated first to City Corporation Housing residents who may need rehousing and then the remaining properties will be allocated via Southwark Council's rehousing list.

Staying involved



We will be sending out regular communications and give you lots of opportunities to meet with the project team and give feedback. You can also contact NewmanFrancis using the email address or phone number below in the letter at any time. All feedback is being logged and will inform future plans.

How can I get more involved?

Residents can apply to join the Resident Steering Group, which is expected to begin meeting this spring. To apply, scan the QR code on the first page.

How can I continue to get updates?



You can view updates by visiting Commonplace, using the QR code.



<https://cityoflondonhousing.commonplace.is>

Contact NewmanFrancis



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<https://cityoflondonhousing.commonplace.is>