

Overview

Phase 2B is characterised by a diverse range of green, open spaces, tree-lined streets and predominantly mid-rise buildings that adjust in height depending on the context. To provide cohesion, buildings share a design palette that uses materials such as red brick and similar features, including balconies.

Phase 2B has been laid out in a way that ties it into the surrounding area, making it part of the existing community. This includes extending existing routes from Mina Road and Alvey Street, and ensuring the heights of buildings at the edge of the site respect their neighbours.

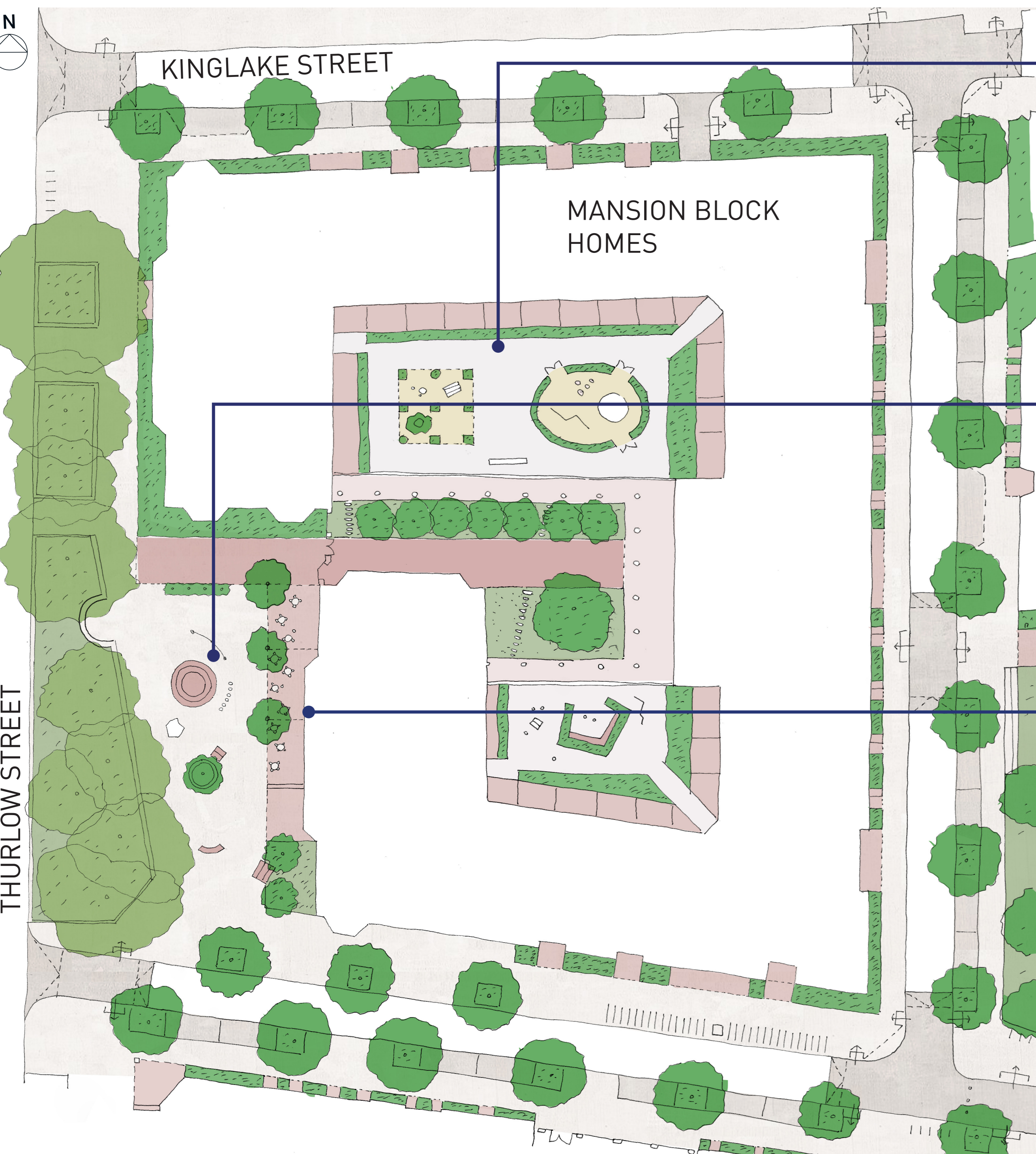
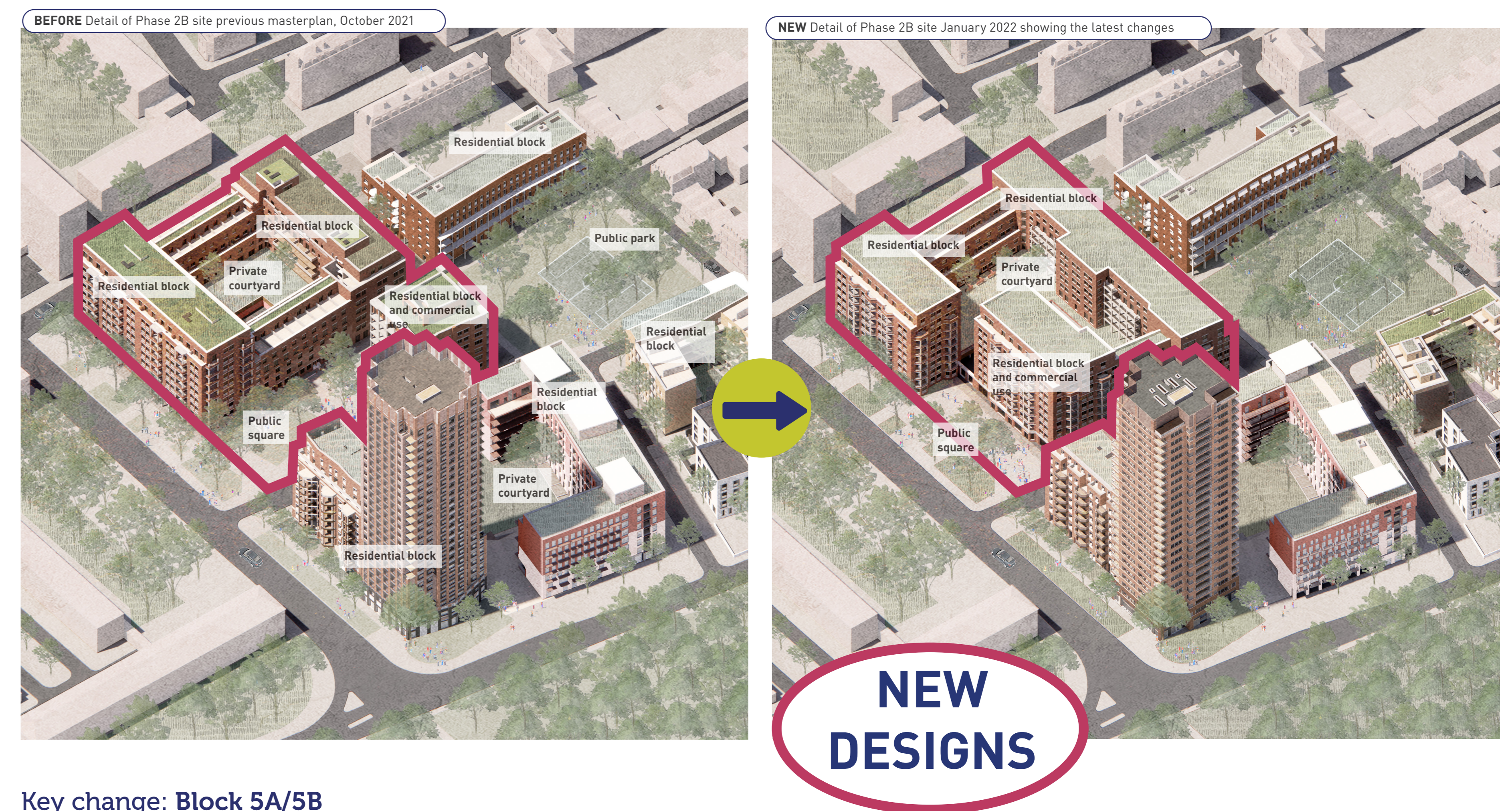
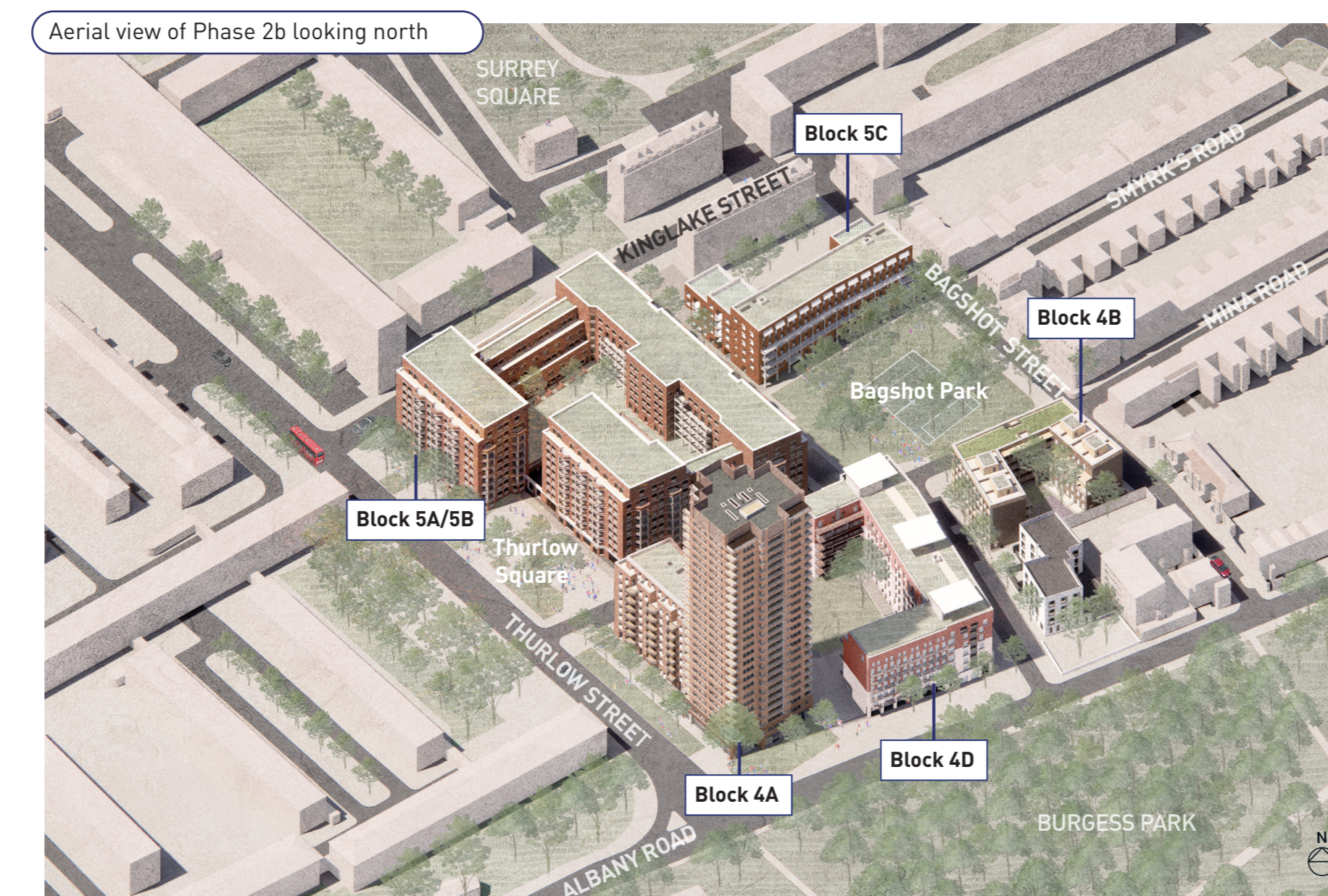
The site layout is designed to:

- Offer more high-quality affordable homes
- Improve connections with the surrounding area
- Enhance planting and green links
- Retain most of the existing trees
- Create two new garden squares
- Provide commercial/community space
- Improve the streets for pedestrians

What's changed since October?

As a result of our consultations with the community, stakeholders, Southwark Council planning officers and other experts, the masterplan designs have continued to evolve, including a number of key changes:

- Blocks 5A and 5B combined
- Thurlow Square remodelled
- More commercial space
- Taller block streamlined
- Play and sport provision developed for Bagshot Park



Key change: Communal gardens for residents

Area has increased and includes courtyard spaces within each block, overlooked by homes, and raised podium-level gardens.

Key change: Public square

Thurlow Square now runs along Thurlow Street, improving its connection to the street and public accessibility.

Key change: Commercial space

The space for commercial / non-residential uses opening onto Thurlow Square has been increased. This will allow it to cater for a more diverse range of activities, including business, community and creative uses. By being moved closer to Thurlow Street it will benefit from greater footfall and be more easily accessible.

Key change: Block 5A/5B

In October we shared a version of the masterplan with five separate housing blocks framing two garden squares. The key changes in our revised version is the northwest block (Block 5A) and central block (Block 5B), which have combined into a single block with more frontage onto Bagshot Park and a larger courtyard garden.

- This gives a greater definition to the public squares and includes proposed commercial use at street level opening onto the square.
- The streets around it will have more maisonettes and commercial spaces opening onto them making them feel safer and more active.

- Allows the east-west route through the site to be wider, with room for trees on both sides.
- The amount of public space is higher than the 2016 masterplan and the amount of communal open space for residents is higher than the previous design.
- Responds to previous feedback collected as part of the consultation process.



What you asked...

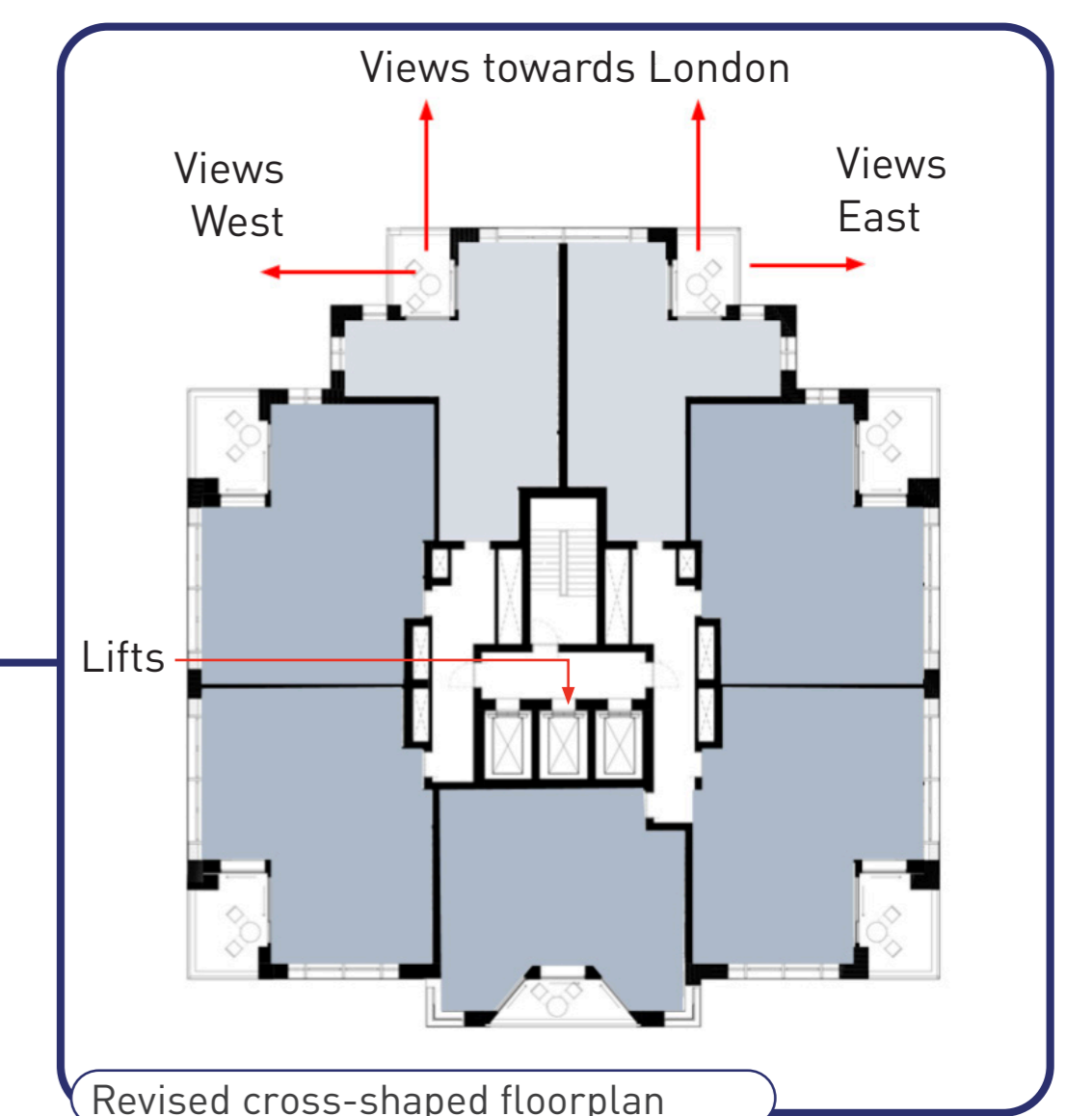
What impact will the 25-storey building have on Burgess park?

Many people wanted to know more about the potential impact of the proposed 25-storey block, particularly on the park. Testing of digital models shows that there will be minimal shadow cast on the park, which is to the south.

Following feedback, architects have given this building a more slender appearance by making its floorplan a cross shape to cut away the corners of the building. The building has also been shifted back from the pavement to allow existing trees to be retained.

You can see a digital sketch (right) of what Phase 2B might look like from Burgess Park.

Key change: Design of the taller block



Have your say!

What do you think of the changes we have made to the masterplan? Have they improved what will be on offer overall?

Scan the QR code and let us know.



Or pick up a feedback form from the library.