

FENWICK ESTATE

Issue 6: Initial Masterplan Scenarios

11TH MARCH 2016

PLANNED ESTATE REGENERATION

Lambeth Council are looking to find the best way to create more and better homes on your estate. This will include some demolition, the extent of which will be known following a Cabinet decision in the Summer.

They would like your ideas and so we are holding a number of events to ensure that you the residents are:

INFORMED about the plans. **INVOLVED** in the process; so that you **INFLUENCE** what happens next.



WORKSHOP #4: TESTING SCENARIOS & THE RESIDENT'S BRIEF | 06/02/2016



38 residents attended this workshop in order to go through and test the 4 initial masterplan scenarios that Karakusevic Carson Architects have put together for the regeneration of the Fenwick Estate.

The Scenarios include various options of partial and full demolition. Participants discussed the pros and cons of different options in detail, giving feedback and priorities.

EXHIBITION #2: SCENARIOS | 27/02/2016



68 residents came to take part in our second public exhibition.

People gave us their feedback, and assessed the different scenarios against your priorities from the Draft Residents' Brief. Details of the 4 scenarios, along with resident's pro's and cons are summarised in this newsletter. **Copies of the exhibition boards are available online or upon request: http://estateregeneration.lambeth.gov.uk/fenwick_**



To make sure people are informed about the plans we have door-knocked the estate 3 times - so far we have spoken to 308 households.

EXISTING ESTATE + PHASE 1 BUILDINGS



Karakusevic Carson Architects have been developing four high-level masterplan scenarios based on the evolving residents brief. These four options can be summarised as: a light touch scenario, a medium touch scenario and two full redevelopment scenarios.

The scenarios are currently undergoing costing and viability assessments and could change depending on the outcome of these assessments. Following your feedback on these scenarios, the next stage will be more specific consultation on one or more feasible scenarios.

Alongside these options, traffic calming methods and car parking provisions are being investigated and information on this will be presented in the next resident workshop on Thursday 17th March. The parking provision is proposed to be the same as on the current estate, and therefore there would be no new parking spaces for new residents, with the exception of additional disabled parking spaces.

There is currently a funding gap in the Lambeth Housing Standard budget, which assumes no refurbishment work taking place. If the Council regenerates the estate, it is likely there will be demolition; exactly which buildings and when is not yet known.

Using the feedback questions online please tell us any comments you have regarding these scenarios, and any other priorities you have regarding the regeneration:

http://estateregeneration.lambeth.gov.uk/fenwick_exhibition_2

INITIAL SCENARIO 1



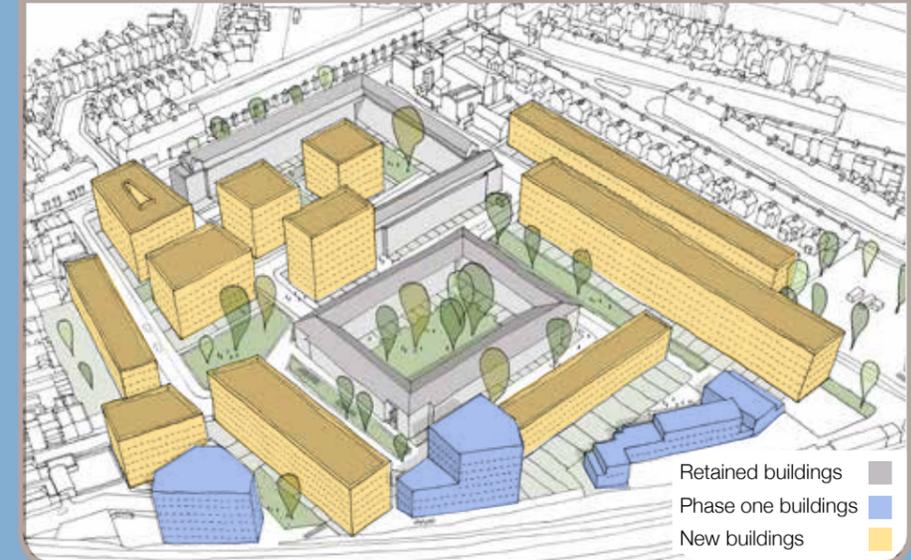
Scenario 1 and 2 retain differing levels of existing buildings, replacing the lower density blocks in order to create more homes on the estate. Building heights vary from 3 to 8-storeys across the estate. Due to a funding gap in the Lambeth Housing Standard budget **repairs to the retained buildings would not take place as part of the regeneration**. Some people were pleased about their buildings being retained, however many others expressed concern about these options segregating the estate between old and new. There was also concern about the lack of opportunity to provide better security, routes through the estate, public or play space for everyone as improvements would be for new buildings only.

INITIAL SCENARIO 3



Scenario 3 responds to many residents saying that a maximum number of private gardens was a priority. Building heights are 6-storeys across the estate. The top floor is set back. The design is based on the concept of Victorian terraced streets. Many of you liked the private gardens and use of roof terraces. There was positive feedback about the change in road layout. But others were concerned about it feeling crowded, and potentially changing the sense of community on the estate.

INITIAL SCENARIO 2



INITIAL SCENARIO 4



Scenario 4 creates several courtyards and a large square.' People liked the open feel of this scenario and that it would create lighter properties with views over green space for many. There was also positive feedback on the creation of more communal spaces. There was some concern about height of buildings. Overall feedback stated that 3 & 4 achieved more of the priorities set out in the draft residents brief. Many residents asked about exploring a combination of Scenarios 3 & 4.

UPCOMING ACTIVITIES & EVENTS



WORKSHOP #5 DESIGN DEVELOPMENT & RESIDENTS' BRIEF

17/03/16 | 6.30 - 8.30pm
Fenwick Hall

At this workshop you will have the chance to see and discuss the developing, preferred scenario and Resident's Brief for the estate regeneration.

This scenario is being shaped in response to your feedback, insight and priorities gathered at the last workshop and exhibition.



COUNCIL DROP-IN: SPEAK TO MEMBERS OF THE COUNCIL.

21/3/16 | 5.00-7.00pm
Fenwick Hall

If you have any questions or concerns regarding the regeneration plans and how they will affect you, you can come and speak to a council representative at the next drop in session.

You can also call, email or visit the website using the details below to find out more information.



EXHIBITION #3 FINAL CABINET RECOMMENDATIONS

02/04/16 | 12.00 - 4pm
Fenwick Hall

This will be the final public exhibition as part of the feasibility study.

You will be able to see and comment on the final design recommendations and the Resident's Brief prior to them being submitted for cabinet consideration.

THE RESIDENTS ENGAGEMENT PANEL (REP)

The Resident Engagement Panel (REP) held its first meeting on the evening of 01/03/16. A representative panel of residents attended, made up of 8 tenants, 5 leaseholders and 1 freeholder. Items discussed included: the code of conduct for members, their role in the selection of an Independent Resident Advisor, the Development Management Team, and the reviewing of the Cabinet report.



KEY GUARANTEES

In order to address some of your concerns, the Council have come up with a set of Key Guarantees for existing Tenants and Leaseholders on the estate. These would come into effect if the Council decides to regenerate the estate. You can view them online and hard copies will be available upon request and at the Council Drop-in's.

estateregeneration.lambeth.gov.uk/key_guarantees

FIND OUT MORE:

CALL: Lambeth - 020 7926 3607 | make:good - 020 3735 7629

EMAIL: fenwick@make-good.com

estateregeneration.lambeth.gov.uk/fenwick

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