



BUILDING HOMES FOR LEWISHAM

WHAT IS BUILDING FOR LEWISHAM?

The Building for Lewisham programme will build new social homes across Lewisham. These new homes will mainly be delivered by Lewisham Homes.

Housing is in short supply across Lewisham and creating new council homes is crucial to addressing the growing pressure on Lewisham Council's waiting list.

We work hard to help residents by building genuinely affordable, high-quality council housing while supporting sustainable and diverse communities throughout Lewisham.

As well as building much needed social homes, Lewisham Homes has a community investment programme where we involve the community to ensure that additional benefits are provided for local residents.

We do this by offering training and job opportunities for local people and working collaboratively to find ways to improve to the area.

NEW HOMES, TRANSFORM LIVES

Our main aim is to deliver much needed social homes for the residents of Lewisham, helping to meet the needs of the community.

Over 2,450 Lewisham families are currently living in temporary accommodation, of which over 700 people stay in nightly paid accommodation. Building new homes means we are able to help families move out of temporary and emergency housing into a home of their own.

A number of sites are being considered for development and we are keen to work with the community and understand their views.

As part of this, we want to hear what you think about proposals to build new homes at Valentine Court.



A family moves into Wise Court, a new development by Lewisham Homes creating social rented homes for the local community



Dacre Park South has delivered 25 socially rented homes for Lewisham



A happy resident in her new home at Merchants Place



WELCOME TO OUR CONSULTATION



Aerial view Valentine Court

We'd like to hear your thoughts on our proposal for new housing at Valentine Court. Many of you will be aware that parts of Valentine Court housing estate land are being considered for additional housing.

As someone who lives on the estate or in the area, we would be very grateful for your feedback on our proposals to build new council homes and homes built for shared ownership here. Shared Ownership is an affordable home ownership scheme which makes it easier for first time buyers to get on the property ladder. Buyers purchase an initial share of between 25 and 75% of a property and pay rent to the Council on the remaining share you don't own.

This presentation takes you through our proposals step-by-step. Following extensive engagement since early 2020 with estate residents and neighbours to the estate, we have tried to capture your comments and vision and would now like to get your views on our initial ideas to bring new homes to the community. Your feedback has also helped shaped our focus on delivering improvements to the estate overall.

We are keen to understand your views on the initial proposals we are presenting. After reading the material you will see there are a number of ways to provide feedback. Your views will be shared with our project team and taken into consideration as our proposals evolve ahead of a further public consultation later this year.

THE EXISTING SITE

Located in a predominately residential area in Forest Hill, Valentine Court contains areas identified for development by Lewisham Homes within the estate.

As part of the proposals, the two unused buildings, the ‘Laundry Block’ to the west of the site which is currently derelict and the ‘Caretakers Building’ will be demolished to allow for the development of new homes. The existing play area will be upgraded and re-provided within the estate.

Valentine Court sits in a neighbourhood in close proximity to a large number of schools and community facilities. There are also extensive areas of open green land nearby such as Mayow Park and Horniman Gardens.

The estate also has good transport links with bus routes nearby and Forest Hill station just a five-minute walk away, served by London Overground and National Rail services.



Existing image of Valentine Court



Existing Image of Valentine Court



Image of existing playground



Existing Image of Valentine Court



YOU SAID, WE LISTENED...

In March 2020, we held a “walk and talk event” with Valentine Court residents to meet the architects, Levitt Bernstein and the Project Manager, Nick Sills. A drop-in event was held on the same day at Forest Hill Methodist Church & Centre for estate residents and local community. This gave the community the opportunity to share views to be taken into account when developing initial plans for new homes at Valentine Court. We also invited residents to share feedback via the consultation website, www.valentine.commonplace.is

Following this, in November last year the Lewisham Homes Community Engagement team asked residents on the estate to complete a survey to find out more about initial thoughts on potential new homes at Valentine Court and provide views on the estate. A “walk and talk” Zoom webinar was held to gather further feedback and discuss early proposals with the residents. In total we received 37 completed surveys. Here are some of the comments made:



YOU SAID:

I am worried about the lack of affordable home ownership especially for first time buyers to stay locally

There is anti-social behaviour caused by the seating area next to caretakers lodge

I have concerns about the traffic and parking on the estate

The estate would benefit with improvements to the playground, it should also be safer and easier for parents to see their children

I have concerns about my daylight being compromised

WE DID:

- There will be a great focus on improving the landscaping and green space within the estate, providing new communal spaces for all residents to enjoy.
- The proposals will include wider improvements within the estate such as upgrading the existing refuse storages and bike storage provision.
- As part of any planning application a detailed privacy, daylight and sunlight survey will be undertaken to assess any impact on neighbouring residents.
- Traffic calming measures will be introduced to help reduce the congestion currently on site and to improve the safety of residents on the estate.
- Following your previous feedback we have revised the proposals and limited the areas we are considering for development.
- During the first walk and talk residents informed us that there is little affordable home ownership in the area for first time buyers to remain in the area. As a result of this feedback shared ownership is now being considered as part of the proposals alongside council social rent.

KEY DESIGN PRINCIPLES

Following feedback, three key principles have helped shaped the early proposals at Valentine Court: **Improving connectivity around the estate, making better use of green spaces and introducing more green spaces.**

These principles feed into the development proposals that are explained on the next few pages.

The overarching design concept for the proposal is to introduce new development blocks to create a development which is in keeping with the same pattern and orientation of the existing blocks

By doing this we aim to introduce new and more meaningful courtyard spaces to make the best use of the space and create more opportunities to use the green spaces that bring the estate together.

Another key element of the design is to create a greater connection between both sides of the estate.



Early Valentine Court concept diagram



Improving connectivity around the estate



Making better use of green spaces



More green space uses



NEW HOMES AT VALENTINE COURT

Our proposals will introduce housing at four new locations on the estate, proposing low rise flats or houses on the Valentine Court estate. This will provide approximately 45 high quality new homes for families in need of a home.

The new buildings are proposed to range between 2-4 storeys in height. The “Caretaker’s Building” and the derelict ‘Laundry Building’ would be replaced with new homes.

An improved play area will replace the existing in a new location within the estate.

There will be also be significant landscaping improvements made to the estate for residents to enjoy.

We are keen to work with estate residents to co-design the landscaping improvements.

We will ensure our proposals are sensitive to the surrounding area and will make a positive contribution to both the estate and the wider Forest Hill community, providing much needed homes for Lewisham residents.

Listening to local residents views about our plans for new homes is an essential part of creating quality new homes and communities. This online exhibition is an opportunity for you to view our proposals, have your say and help us shape the final designs.



Building homes for the local community in Lewisham



Aerial view of the site showing the proposed located of the new blocks.



OUR PROPOSALS

We are proposing to provide approximately 45 new homes in a mix of flats and houses across four different locations of the Valentine Court Estate, including 4 wheelchair accessible homes. The proposed blocks will be between 2-4 storeys in height and will provide a range of 1, 2 and 3 homes for social rent and shared ownership. In addition, improvements to the estate amenities and landscaping are key features of the scheme. We are proposing to provide:



17 x 1-bed
homes



21 x 2-bed
family homes



7 x 3-bed
family homes



The provision of 4
wheelchair accessible
homes



Gardens and balconies
providing excellent private
amenity space



Bike storage for new
and existing residents



Strengthen
connections around
and between both
sides of the estate



Improve and revise
parking arrangements



Improving the safety
of residents by
using traffic calming
measures



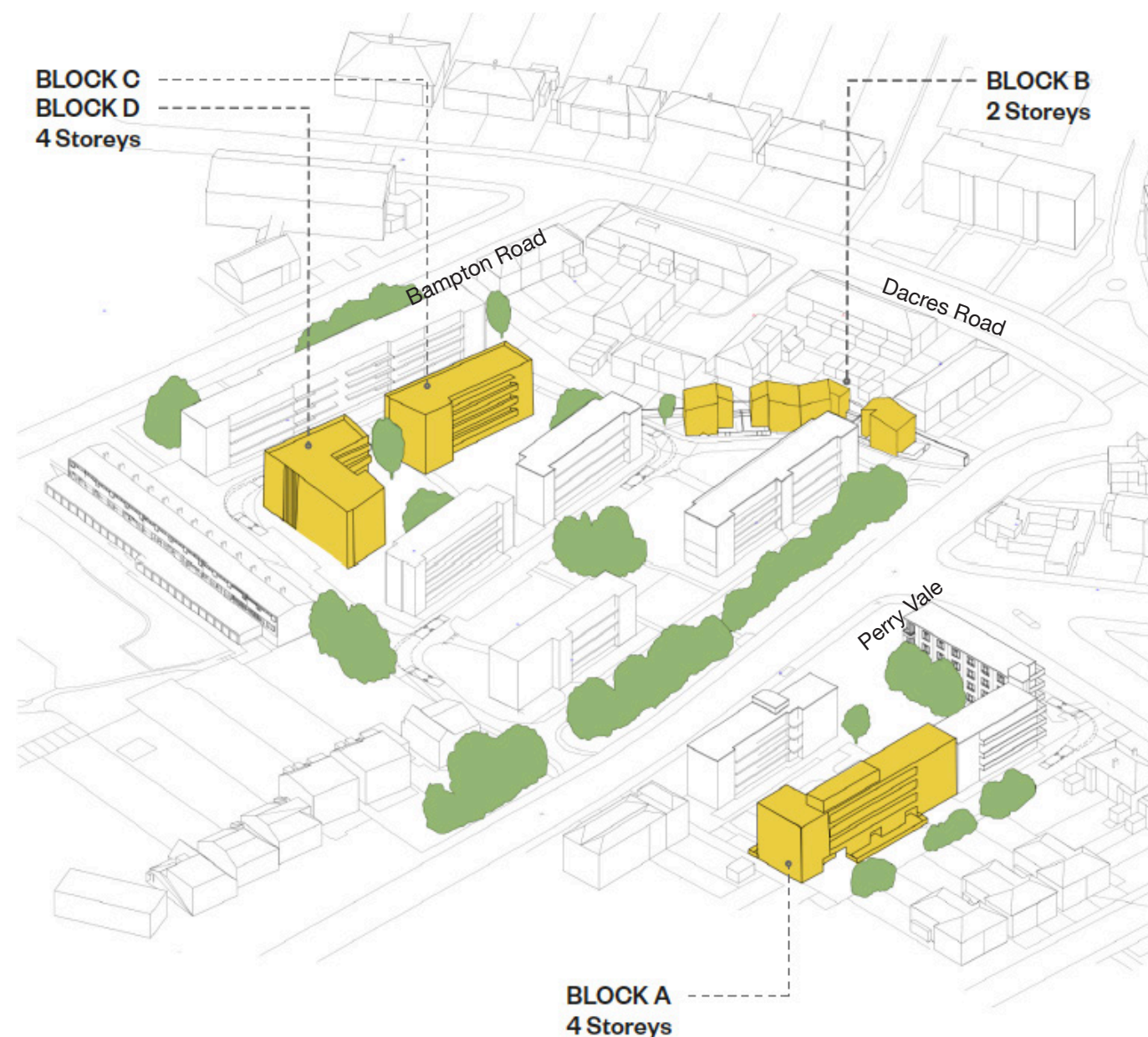
Upgrade refuse and
recycling stores



THE LOCATION AND MASSING OF THE PROPOSED NEW BLOCKS



Aerial sketch showing the location of the new blocks



Proposed massing of the new buildings





IMPROVEMENTS TO LANDSCAPING & PUBLIC REALM

As part of the proposals we would be looking to significantly enhance the public realm and landscaping on the estate:



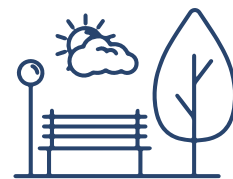
Play areas to be improved and reprovided within a new location of the estate.



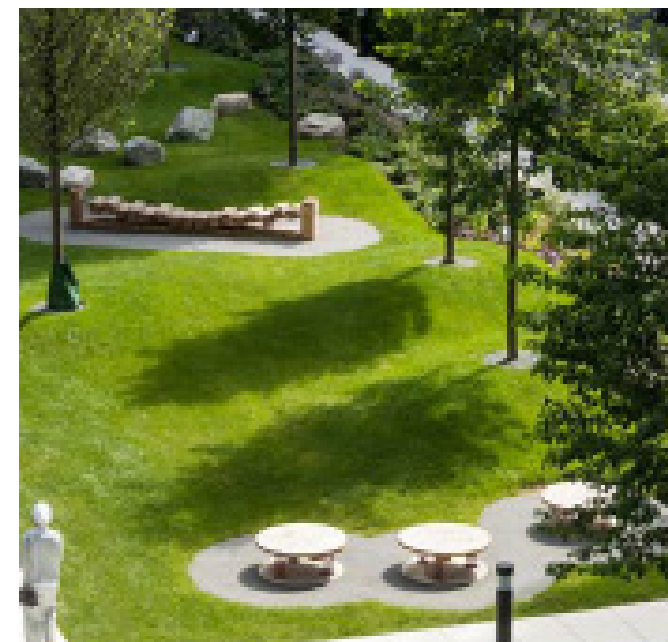
New landscaping across the estate to further enhance biodiversity.



New footpaths to provide connectivity within the estate.



Communal amenity space providing access to dwellings along with seating, small play features and planting.



Places to relax and enjoy nature



Improved play area for children across the estate



New trees and planting to enhance biodiversity



A place to take a break on new benches





DEVELOPING SKETCH VIEW OF BLOCK A COURTYARD



Initial proposal for new homes on the estate and improvements to the courtyard space





DEVELOPING SKETCH VIEW OF BLOCK B HOUSES



Proposed view of Block B houses and upgrades to landscaping





DEVELOPING SKETCH VIEW OF BLOCK C & D



Proposed view of Blocks C & D showing the proposed 4 storey buildings with improvements to the courtyard space



OUR COMMITMENT TO CONSIDERATE CONSTRUCTION

We recognise that construction work can be disruptive. As with all Lewisham Homes sites, we will ensure that our appointed contractor is part of the **Considerate Construction Scheme (CCS)**.

This commits the project team and all contractors to respect the community, protect the environment, and ensure the area is safe for residents and workers at all times. You can read more about the scheme by visiting ccscheme.org.uk

Lewisham Homes will work hard at every stage to minimise construction disruption for local residents. We will ensure that noise, dust and traffic impacts are mitigated and well-managed, and the disruption is kept to a minimum, as far as possible.

If the scheme gains planning approval, we will work with local residents to create a construction management plan. This will include agreed working hours and designated contact details of a member of our team should residents have any questions or concerns.

Lewisham Homes also has a community investment programme where we involve the community to ensure that additional benefits are provided for local residents.



We will ensure residents are involved in the creation of a Construction Management Plan to keep you updated.



All contractors will be part of the Considerate Construction scheme



We will ensure the impact of the construction work will be kept to a minimum



HAVE YOUR SAY

Thank you for taking the time to view our initial design proposals. We are keen to have your feedback to help us shape the plans in more detail. We will then incorporate any changes ahead of a further consultation later in the Spring. You can find out more and share your views in the following ways:



Register to attend one of our virtual events:
www.valentine.commonplace.is



Please fill in our **survey** and tell us what you think:
www.valentine.commonplace.is

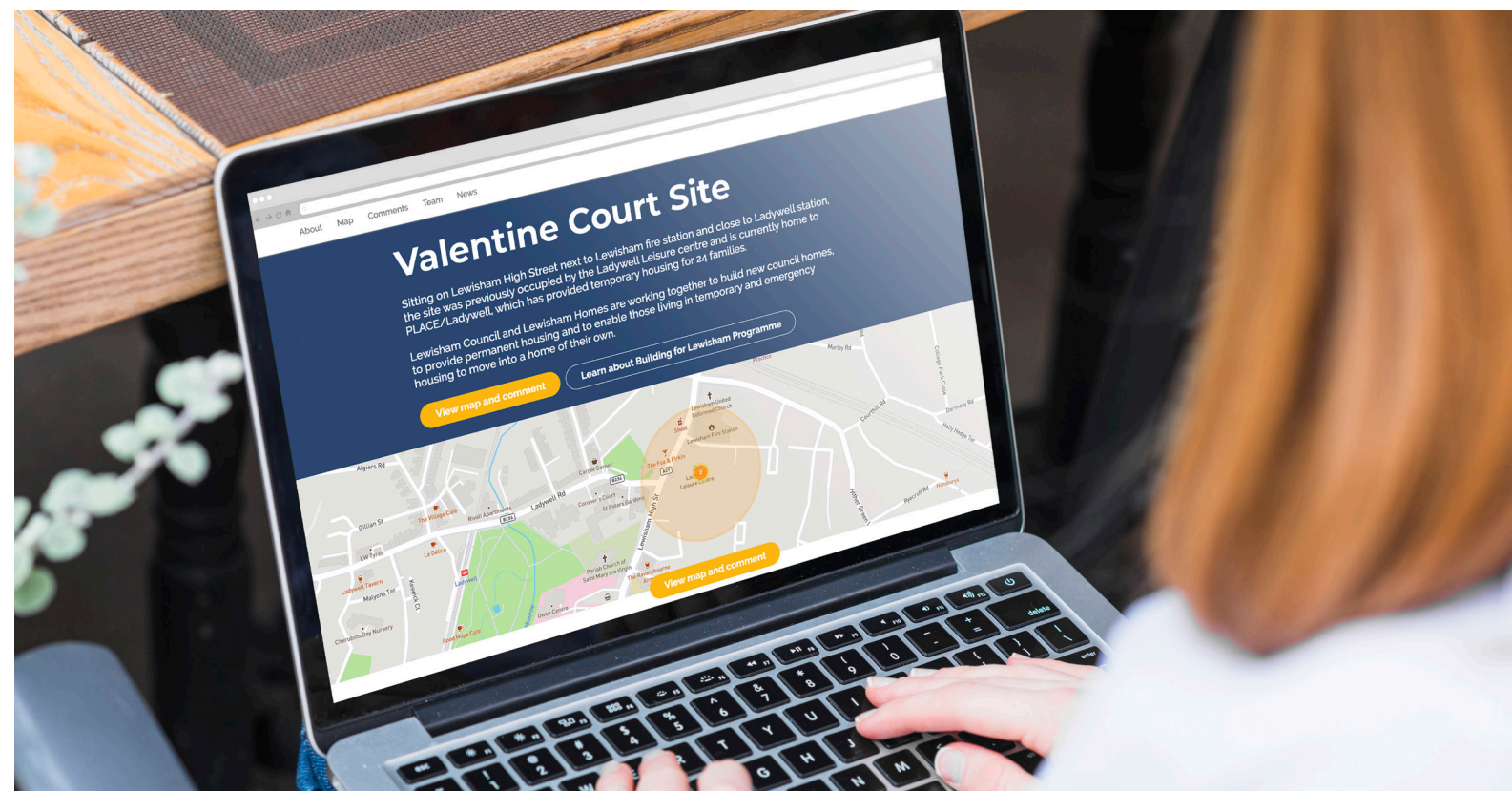


Call and speak to a member of the team to give feedback or request a printed version of the exhibition materials: **0800 193 0434**



E-Mail the team at:
newinitiatives@lewishamhomes.org.uk

If you or someone you know would like this document in a different language please contact the Lewisham Homes team using the details above.



Have your say and help us shape the proposals for new homes at Valentine Court

MEET THE TEAM



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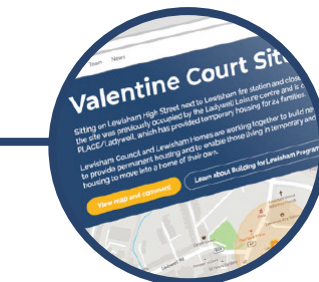


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TIMELINE & NEXT STEPS:

INITIAL DISCUSSIONS AND
FEEDBACK WITH VALENTINE
COURT RESIDENTS AND THE
WIDER COMMUNITY WITH
PROPOSALS THAT REFLECT
POTENTIAL DEVELOPMENT
ON THE ESTATE
(MARCH 2020)



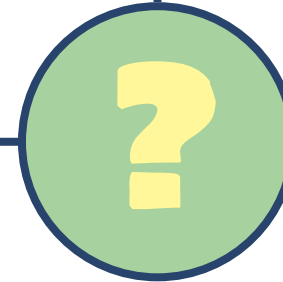
A WALK AND TALK AND
VIRTUAL EVENT AND SURVEY
WITH VALENTINE COURT
RESIDENTS TO DISCUSS
POTENTIAL DEVELOPMENT IN 6
LOCATIONS ON THE ESTATE
(NOVEMBER 2020)

INITIAL SITE INVESTIGATIONS
AND CONSIDERATION OF
COMMUNITY COMMENTS
(NOVEMBER 2020-MARCH
2021)



COMMUNITY
CONSULTATION ON
INITIAL PROPOSALS FOR
4 POTENTIAL LOCATIONS
OF THE ESTATE AND
ESTATE IMPROVEMENTS
(APRIL 2021)

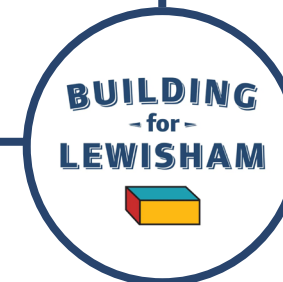
CONSIDERATION OF
COMMUNITY FEEDBACK
AND FURTHER SITE
INVESTIGATIONS
(APRIL 2021)



CONSULTATION ON
REVISED PROPOSALS
(MAY 2021)



COMMUNITY UPDATE AND
FINAL DESIGN AND LAUNCH
COMMUNITY INVESTMENT
PROGRAMME
(SUMMER 2021)



PLANNING
APPLICATION
SUBMITTED
(SUMMER 2021)

