

NEIGHBOURHOOD CONSULTATION: 26 Leathermarket Street Redevelopment



About the Site

The site of the two-storey Leathermarket JMB office, at 26 Leathermarket Street, was identified in our 2018 Estate Improvement Plan as having the potential to provide new Council homes for local residents. The Estate Improvement Plan, which was produced by Leathermarket JMB and Leathermarket CBS in consultation with over 500 local residents on the JMB estates, suggested that a taller building could be built on this site.

A design competition was held in Autumn 2020 to select an architect for the site, and the initial stage of neighbourhood consultation in December 2020 and January 2021 focused on different massing types (building shape and height) for the site.

We received feedback from 60 individuals during the first stage of consultation, and the most commonly-received feedback was **concern about the height** of all three massing options presented.

dMFK architects have since been working on revised designs in line with the feedback received. This leaflet shows the latest updated designs, which are **5 and 7 storeys** high (reduced from 5-6 and 10-11 storeys, as previously presented).

About Leathermarket CBS

The Leathermarket Community Benefit Society (CBS) is made up of residents from the Leathermarket JMB estates. Our Board of Directors consists of a majority of elected local residents from JMB estates.

Leathermarket CBS was set up in 2014 by Leathermarket JMB to build new, genuinely affordable homes for local people in housing need. It is a non-profit organisation and only builds homes for private sale where required to subsidise Council home-building.

Our first 27 homes at Marklake Court were completed in Summer 2018. Our second development of Council-rent homes, on the site of the former Joseph Lancaster nursery, is now under construction on the Lawson Estate.

26 Leathermarket Street Redevelopment

You said...

A large majority of respondents (44 out of 60) indicated that they thought all three of the initial massing concepts were too high for the area during the first stage of consultation. The most frequently raised concerns in relation to building height included:

- Overshadowing to Leathermarket Gardens and the children's playground area
- Maintaining consistency with surrounding buildings
- Maintaining consistency with the rest of the Bermondsey Street Conservation Area
- Increased density in the local area

A number of respondents who were concerned about building height indicated that they would support a smaller scheme - mentioning a maximum height between 4 and 8 storeys (17 respondents).

So we updated the design...



This updated design proposal above (view from Weston Street) includes a **5-storey** element on Leathermarket Street, which matches with the streetfront height of neighbouring buildings. The slightly taller block at the back has been **reduced to 7 storeys**.

Other Frequently Raised Questions and Comments

Other key questions and comments received during the first stage of neighbourhood consultation are summarised below.

- **Consistency with local character:** the new development should be consistent with the character of the Conservation Area.

Consultation on materials for the new building, will take place during the third stage of neighbourhood consultation, currently expected to take place in Autumn 2021. The height of the building has now been reduced, as shown to the left.

- **Access to Leathermarket Gardens:** access to Leathermarket Gardens from Leathermarket Street should be maintained.

The proposals will maintain existing access to Leathermarket Gardens from Leathermarket Street, and it is also proposed to create a new view through to the park from the Weston Street side of the site.

- **Public artwork on the wall of 22 Leathermarket Street:** concerns about the potential loss of this public artwork.

The architects are currently preparing options for the reprovision or redesign of this artwork, which will be presented for comment from the community during the next stage of consultation in Autumn 2021.

- **Access to refuse store, emergency escape, and plant room from the flank wall of 22 Leathermarket Street:** it is important to maintain this access.

The proposals ensure that all current access is maintained.

- **Noise, overshadowing, and overlooking to children's playground:** concerns were raised about impacts of overshadowing and overlooking on the playground, as well as the potential for noise from the playground to affect the new homes.

Adequate soundproofing will be included in the specification for the new homes. An overshadowing assessment has been undertaken, and the results will be included in our upcoming consultation exhibition and published on our website.

- **Impacts on wind and creation of wind tunnels:** it will be important to consider the impacts of a new development on wind/wind tunnels in the area.

A wind assessment will be undertaken at the next stage of the design updates, once the size and shape of the building has been fixed.

- **Historical significance of doors in flank wall at 22 Leathermarket Street:** concerns were raised about the potential loss of this feature.

The architect is currently considering options for how to preserve the view of some of these doors as part of the design.

- **Features at ground level:** an active street frontage should be considered.

The office and community space proposed at ground floor will provide a more active frontage.

What Happens Next?



TELL US YOUR VIEWS

We'd like to know what you think about the updated designs! As Covid-19 restrictions are lifting, we are now able to hold exhibitions and speak to you in person about the plans.

Stop by to chat about the plans at a drop-in exhibition at the Leathermarket JMB office (26 Leathermarket Street) on one of the following dates:

- **Wednesday, 9th June, 2PM - 7PM**
- **Tuesday, 15th June, 2PM - 7PM**

We also continue to offer a variety of other ways to get in touch, so you can tell us your views in the way that works best for you:

- Phone us for a chat on 020 7450 8026
- Email the CBS Community & Communications Manager, Rachel Brain, at rachel.brain@leathermarketcbs.org.uk

Comments are welcomed until 21st June 2021.

Why did you receive this leaflet? We've sent you this information directly because your address is within approximately 100m of the proposed redevelopment site at the Leathermarket JMB office (approx. 550 addresses). If you don't want to receive this kind of information in future, please let us know using the contact details listed above.