

# 26 Leathermarket Street Redevelopment



View from Leathermarket Gardens

## Developing the proposals

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.

Over the past two years we have been speaking to the local community to develop these proposals. Following the design competition held in Autumn 2020, stage 1 consultation in Winter 2020 and stage 2 consultation in Spring 2021. In Autumn 2021 through to Winter 2022, we undertook a several stage 3 neighbourhood consultations and focused on design detail options, including brickwork and balustrade choices.

Thank you to everyone in the community who came along to our consultation events.

## What happened next?

We have summarised your feedback and incorporated some of your feedback into the final designs as detailed in this leaflet.

## You said...

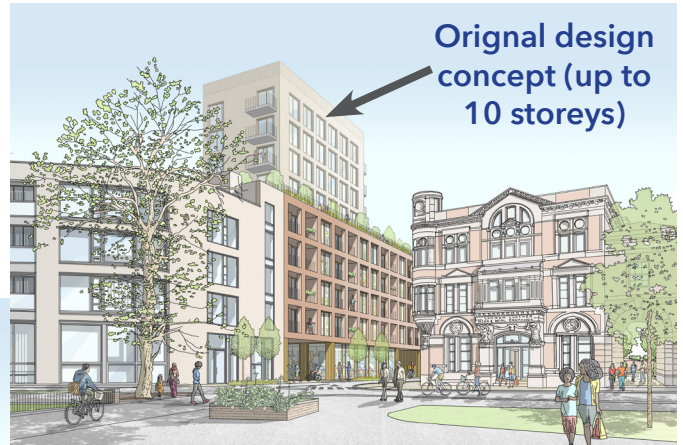
The most commonly received feedback at the third stage of neighbourhood consultation included:

- Support for council rent homes
- Concerns about building height
- Preference for red brick over gray brick options
- Concerns about security and interface with neighbouring buildings
- Concerns about overshadowing the gardens.
- Retaining the existing access to the park and antisocial behaviour

This feedback has informed the final designs, where possible, as outlined overleaf.

# 26 Leathermarket Street Redevelopment

We have updated the final designs to include your feedback



Following feedback from the stage 1 and 2 consultations, the design proposal above (view from Weston Street) was reduced from 10-storeys to 7-storeys.

**Reduced by a further storey - in response to your final consultation feedback**



The final 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 **further reduced 1 additional storey** responding to feedback from residents resulting in a 6 storey building.

# How we have incorporated your feedback

## ASB/SAFETY OF PARK ACCESS

- **Mitigation:** One of the proposed undercrofts will be gated and locked as this a private residential access, and therefore will not be accessible to the wider public.
- The existing access will remain as it is public access to the park but will have enhanced lighting (including throughout the night) and 24hr security cameras

## LOSS OF ARTWORK & DOORS AT 22 LEATHERMARKET St

- **Mitigation:** Reprovision or relocation of the artwork on the new proposed building and the historic doors will remain accessible.



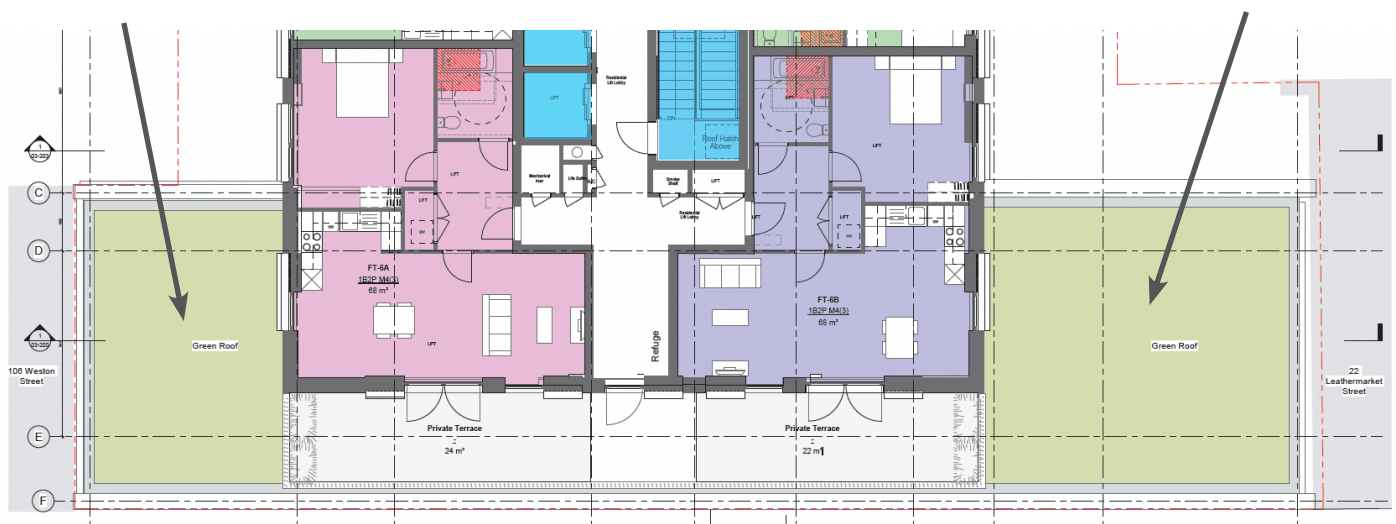
Proposed entrance to Leathermarket Gardens with artwork inlaid to pavement

## OVERSHADOWING

- **Mitigation:** Overshadowing assessment has been carried out which demonstrates that the proposed development will have a minimal overshadowing impact on the park.
- The assessment also demonstrates that there is no significant impact on the daylight and sunlight amenity of the neighbouring properties.

## SECURITY AND INTERFACE TO NEIGHBOURING BUILDINGS

- **Mitigation:** Secure by Design has confirmed that this is not a risk as access to the roof/balconies is restricted to residents only.
- To reduce the proximity of residential units, 2 inaccessible sedum roofs are incorporated, with the accessible terraces set to the centre of the plan as shown in the below fifth floor plan..



## View from Weston Street | south - Final Design



### Site Overview:

- 26 council rent homes
- Re-provision of the Office accommodation for the Leathermarket JMB
- Re-provision of community facilities at ground level
- Restoring the townscape line along Leathermarket Street
- Improved lighting to leathermarket gardens entrance.

### Biodiversity Improvements:

- Urban Greening Factor - **A rating of 0.58** has been achieved which significantly exceeds the GLA target
- A **19% increase** in ecological value for habitat and an **increase of 100%** for hedgerows, resulting in scheme which exceeds the Southwark adopted plan target.

### DESIGNS FOR PLANNING APPLICATION

- ◇ The designs included in this leaflet are the updated design proposals that are being submitted to seek planning permission. These designs incorporated feedback from local residents throughout the past 2 years.
- ◇ You will have a further opportunity to comment on the proposals as part of the statutory planning consultation period during the planning process. Details can be accessed via Southwark's online planning portal which will go live once the application has been validated.

**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 by emailing at [admin@leathermarketcbs.org.uk](mailto:admin@leathermarketcbs.org.uk)