Why are we here?

In July 2012, Lewisham Council launched the ‘New Homes, Better Places’ programme to progress options for the development of 500 new homes across the borough. Lewisham Homes is the Council’s Development Agent and responsible for the delivery of this exciting programme.

We are committed to building new homes through a partnership with the local authority. Bampton Estate has been identified as a site where we could make a real difference. We have appointed Levitt Bernstein and Martin Arnold to help us look at the options to improve and build council housing in the borough.

Meet the team

Emma Gittus
Regeneration Project Manager
Lewisham Homes

Alys Exley-Smith
Stakeholder Engagement Officer
Lewisham Homes

Irene Orak
Director
Levitt Bernstein

Jeremy Hemingray
Landscape Architect
Levitt Bernstein

Renzo Campisi
Architect
Levitt Bernstein

Olivia Smith
Architectural Assistant
Levitt Bernstein

Martin Lock
Director
Martin Arnold

The estate
We want to work with you to understand the needs and concerns of residents of the estate and the local area. This will involve a series of workshops that inform the ongoing development of the site.

If you have any questions or comments, or would like to be involved in the development of Bampton Estate, please contact Emma Gittus.

Emma Gittus
Regeneration Project Manager, Lewisham Homes
Email: emma.gittus@lewishamhomes.org.uk
Phone: 020 3889 0640 - 2725
What you said

This board focuses on the residents’ feedbacks collected during the first consultation event. Below we have listed what you said to us: your main concerns and things you would like to see.

CONCERN: Loss of trees and natural habitat

CONCERN: Loss of the ball court

CONCERN: Fewer parking spaces for existing residents once the new residents come in

CONCERN: Loss of green space

THINGS YOU WOULD LIKE TO SEE: Improvements to play equipment for younger kids

THINGS YOU WOULD LIKE TO SEE: During our first consultation event we agreed to look into other sites on the estate for the potential development of new homes. The alternative site we looked at runs along a path which gives access to private gardens. The path is owned by L&Q and will need to be retained.

December 2017
What we did

After the first consultation event we have taken on board your feedbacks and developed a strategy for the site identified by the London Borough of Lewisham but we also looked at the feasibility of an alternative site.

SITE IDENTIFIED BY LONDON BOROUGH OF LEWISHAM

This site has been identified as the preferred option by Lewisham Homes and the planners.

The building will be built around an open courtyard. This footprint guarantees the retention of as many valuable trees as possible and would help defining the edge of the Bampton Estate on Fifield Path.

The new built will be 4-5 storeys, being aware of any overlooking/overshadowing issues for the existing residents.

Mature trees on Bampton Road will be retained
What we did

After the first consultation event we have taken on board your feedbacks and developed a strategy for the site identified by the London Borough of Lewisham but we also looked at the feasibility of an alternative site.

ALTERNATIVE SITE

This alternative location for development failed to address Lewisham Homes’ brief, proving to be unsuitable for older people’s housing.

This location was also considered unsuitable by the planners due to the main issues listed below:

1. Phase 1 is a thin and long block squeezed between Newbridge Point and the L&Q Path and would not provide a suitable safe amenity space for the elderly residents
2. The proximity of the new build to the L&Q homes on Witney Path would create overshadowing and overlooking issues for the existing residents
3. The L&Q path which guarantees access to the L&Q back gardens would need to be retained and gated and would effectively become an unsafe back alley (see indicative view below) promoting anti-social behaviour which the entire Bampton Estate could be damaged from.
4. Most of the mature trees at the entrance on Perry Vale would need to be removed to allow enough units to satisfy the programme and re-house Northmoor residents. These trees mark the entrance to the Bampton Estate and have high value.
KEY FEATURES OF
THE NEW DEVELOPMENT

1. The new build (4-5 storeys), in the form of an open courtyard, aims to retain most of the mature trees. All the trees along Bampton Road will be retained.

2. The ball court is relocated on the other side of the estate and will sit among the existing trees.

3. New play space for younger children to replace the old play equipment.

4. Improvements to Fifield Path: wider pavement, new tree planting and new street lighting.

5. Improvements to Windrush Lane: new tree planting, new street lighting and improved parking layout.
Design Proposal: Character and Materials

Bampton Estate

New Homes: High quality homes designed to meet the needs of local people in housing need, as well as improving the surrounding public realm.

Indicative view from Windrush Lane

Indicative view from Bampton Road, looking onto Fifield Path
Some ideas...

- Possible new location for the ball court, and/or other play facilities for older children
- Possible location for younger children’s play facilities
- Possible location for a new communal garden space
- Improved parking facilities for existing residents
- Improvements to the existing tower entrances eg new & improved lighting, bin stores etc
- Windrush Lane & Radcot Point access road resurfaced to feel like spaces for pedestrians as much as for cars, plus other measures to slow down traffic
- Existing footpaths improved eg with better lighting and new surfacing. New routes could be added
- Measures to restrict the movement of mopeds eg ‘chicane’ barriers at footpath entrances, planting alongside footpaths, railings at the estate boundary
- New signs at entrances to the estate
- Improvements to ground floor residents’ private space, eg new boundary railings and planting to provide more privacy

Trees

Around 26 trees would need to be felled so that the new building can be built but we are proposing a design that will allow many of the best trees to be kept, and around 24 new trees would also be planted.

Some of the key trees to be retained:

1. All trees along the Bampton Road boundary
2. Oak, c7m tall
3. Oak, c13m tall
4. Oak, c18m tall

All trees except possibly one in this area can be retained (expect those which need to be removed for safety reasons). Additional new trees (not shown) could be planted as part of the estate-wide improvements

Community courtyard

The space between the three existing towers presents an opportunity for a new communal green space for residents’ use. This could include new planting (including trees), seating, good-quality paving and perhaps some informal play for the youngest children. The slope in this location means that informal terracing is another option.

The space will be very well overlooked and measures such as lighting could be used to further deter anti-social behaviour.

Approximate location

Residential courtyard example

Toddler play with parents close by

December 2017
### Estate improvement ideas

#### Ball court

We are proposing that the ball court be relocated as shown below. A new ball court would be equipped with better playing surface than the existing one, and new fencing and goals/baskets. It would be well overlooked from the Perry Vale and from Newbridge Point. No trees would need to be removed to accommodate the new court.

Other play facilities for older children could be introduced, either in place of or in addition to a new ball court.

#### Play for younger children

There is currently very little play equipment on the estate for younger children (6-11 years). A new children’s play area could be located in the area show below. Play equipment could take any of many forms, from mounds in the landscape to bespoke pieces of equipment.

With a new play area and a new community courtyard, the area between the towers has the chance to become an active and social space for all residents to enjoy.

#### Some ideas...

- **Ball court possibilities**
  - Table tennis
- **Skating**
- **Climbing structures**

### Some play ideas...

- **Timber equipment suited to a woodland site**
- **Play items adding character to the estate**
- **Play, challenge and mastery**
- **Play, challenge and mastery**

---

**December 2017**

Lewisham Homes
Estate improvement ideas

Parking

The new development would mean the loss of around eight existing parking bays. However, we are proposing to add many more bays for the use of existing residents, as well as providing additional spaces for the new building’s residents. There would be new parking bays all the way along Windrush Lane and possibly also along the Radnor Point access road. Overall this would mean less need to park on grass verges or on narrow carriageway. Windrush Lane would be slightly widened, making it easier to access parking spaces.

Dealing with mopeds

Measures could be introduced to help keep mopeds away from the estate’s footpaths. These might include railings at the estate boundary, and chicane barriers and dense planting at the start and end of footpaths.
Estate improvements

Improvements for pedestrians

Various things could be done to improve the experience for people moving through the estate on foot. Existing footpaths could be resurfaced to give a fresh, clean appearance, in keeping with the proposed resurfacing of Windrush Lane. New lighting could be introduced along footpaths to increase the sense of safety after dark. Planting and new trees could also be introduced. New footpath routes could be considered if there is a need.

Existing tower entrances

Improvements could be made to the existing tower main entrances. Options could include improvements to the road and footpath layouts, ornamental planting, decorative railings to enclose the existing undercroft spaces and deter anti-social behaviour, cycle storage, new & enclosed bin stores.

Other possibilities

Numerous other improvements could be made to the estate’s outdoor environment. Some suggestions are shown here.
Please tell us what you would like to see in your estate.