

Community and Stakeholder Workshop

June 7th 2022

Introduction

As part of the second design stage, West Silvertown Foundation and our professional team arranged an in-depth evening workshop to discuss the development of the project and emerging options with selected local residents, councillors and users and employees of the current Britannia Village Hall. This followed on from the drop-in organised in late April 2022 and several workshops, events and research undertaken in 2021.

The purpose of the workshop was to:

1. Explain the project so far and next steps
2. Get detailed discussions and input on the design
3. Explore options for enhancing viability

Attendees

The Foundation sent out an invitation to all those who had previously been involved or had expressed an interest. This included those from the 2021 Development Advisory Group. The reason for widening the invitation was because several of the DAG had moved away. The Foundation ensured that there was a range of views and perspectives including residents from different tenure groups, ages, backgrounds and interests.

Format

- The session was introduced by Helen Fernandes, CEO of the Foundation who also welcomed those attending. Each of the participants then gave a very short introduction to themselves.
- Dan Hill, client lead for the Foundation, gave a quick summary of the project development to date, and then handed over to Alice Hamlin from Mole Architects.
- Alice provided a more detailed explanation of the design work to date and the two options currently being assessed. The main feedback from planners, consultants and stakeholders in previous stages was to:
 - Allow for the nursery and community centre to reshare a foyer to enhance community cohesion and sense of shared purpose
 - Enhance the number of homes and change the mix affordable rented homes to improve viability. Additional homes could be particularly considered on the Wesley Avenue frontage to match the Britannia Village design code. Shared ownership homes would support deliverability over affordable rented homes. Shared ownership homes can support our largest 'in need' group to stay in the area by providing security and an opportunity to access affordable home ownership at a similar monthly cost to renting at the market level. We have enhanced our target affordable homes mix to 50%.
 - Move the building lines back in line with surrounding buildings particularly along Audley Drive
 - Consider sharing of one of the nursery rooms with the community outside of nursery hours to provide additional community flexibility.
 - A model with the options was presented.
- Peter Conboy from igloo development management gave an update on the financial viability of the options in comparison with previous options.

Options

Two options were explained both based on the Central Garden approach selected by the community in the previous stage of work in 2021.

Option C (options A and B were discarded earlier in this stage):

- 36 homes and 776m² of community and nursery space
- The nursery to run along Audley Drive.
- The North block (Wesley Avenue) to become a deck access building with three one-bed homes per level
- Potential extra storey on Evelyn Road Building

Option C



Option D:

- 34 homes and 748sqm of community and nursery space
- Evelyn Road massing equivalent to option C
- Nursery moved east in-line with North Block with two floors above
- North block thinner than Option C and access connects to duplexes above Nursery
- Community garden smaller than option C
- 2 No. three storey houses on Audley Drive

Option D



Discussion points:

1. Attendees were broadly supportive of the approach taken by the Foundation, particularly the recombining of the community centre and nursery entrances.
2. Option C was preferred over Option D due to
 - a. Larger central garden with less overshadowing
 - b. Larger and better shaped foyer and better arrangement of rooms from foyer
 - c. Nursery layout better in particular access to own garden space direct from rooms (as long as the outdoor space is suitably screened)
3. In general attendees liked the fact that the community kitchen opened out into the foyer.
4. Attendees would prefer if the community kitchen and the foyer could also access directly to the garden.
5. Some concerns around the fact that the council would stipulate zero car parking apart from one for each of the disabled adapted homes. A councillor in attendance explained that LBN is changing the way it issues permits to require considerable additional proof of residence to reduce current issues of nearby developments using streets in Silvertown. Good drop off points needed.
6. Some questions around how and if residents can use the garden, and how access might be arranged. Preference for an arrangement whereby residents can access the garden at least during the community centre operational hours (apart from when being actively used by community uses) even if this requires a modest service charge payment. Further work required to clarify management and access arrangements.
7. Some concerns around the design of deck access to ensure that it feels safe. Mole explained the benefits of deck access include effective dual aspect homes and better cross-ventilation. Question as to whether deck access reduces mortgageability to be checked.
8. Some concerns around the detail of the façade and roof treatment, deck access and design on the Wesley Avenue/North Block to seek to make it more in keeping with the Wesley Avenue vista.
9. Some concerns about the impact of the Wesley block on Drake Court in comparison with other parts of Britannia Village.
10. Some questions about the security arrangements for the bike stores
11. Some concerns on how overlooking into the community garden and noise between different users and residents would be managed.
12. If an additional floor on the Evelyn Block would enhance viability then this should, on balance, be included.
13. Some attendees wanted to explore what might happen if there was a need to expand the community provision at a later date. Note that Option C in particular allows for additional lightweight pods to be built in the north part of the garden given the change in level with the Wesley block.

Next steps

- Design team to develop Option C
- These comments will be incorporated into the next iteration of Option C for submission to the Council and for the community drop in.

Images from the workshop

