



Strategic Development Team
5th Floor, Laurence House
Catford
London SE6 4RU

020 8314 3015

Housing.Development@lewisham.gov.uk

19th March 2021

Dear Resident

PLEASE READ THIS LETTER CAREFULLY

**IT IS ABOUT THE FUTURE OF THE GARAGES ADJACENT TO WALSHAM HOUSE,
WALSHAM ROAD, SE14 5LR**

**IT ALSO EXPLAINS HOW YOU CAN PROVIDE US WITH YOUR VIEWS ABOUT
THE COUNCIL'S PROPOSALS**

I am writing to consult you about the Council's proposals to build a new housing development on the site of the garages adjacent to Walsham House, Walsham Road. If the development goes ahead, it would involve the garages no longer being available to rent and the land being used for the construction of new affordable homes for local people instead. It will also mean that the pram sheds and disused drying area to the rear of the garages will also no longer be able to be used. The blue gate from Walsham House communal garden to the garage area and footpath to the roadway (shown in Appendix A) will also permanently have to be re-located to provide similar access but via an alternative route.

This letter represents formal consultation under Section 105 of the Housing Act 1985, and is within the arrangements which the Council maintains for this purpose. In line with the legislation, the s105 consultation is for secure Council tenants only. All residents and interested parties have had and will continue to have other opportunities to give their views.

Background

The Council are committed to delivering new affordable housing in Lewisham, recently announcing the Building for Lewisham housebuilding programme. This will help to meet the growing demand for new Council homes in the borough. The Walsham House garages have been identified as an opportunity to meet these priorities. Developing the site will enable us to provide new high quality council homes for local families in housing need. Our development agent, Lewisham Homes, have previously been in contact with you inviting you to take part in the ongoing wider consultation with the local community.

Proposal

The plan below in Appendix 1 shows the location of the garage site (land within the red line) for permanent loss of the garages, pram sheds and dis-used drying area to the rear of the garages to provide new high quality council housing as shown by the red line on the plan.

The Council are also seeking your views on the permanent potential relocation of the gate from the Walsham House communal garden to the garage area (blue circle) and the permanent re-location of the footpath to the roadway (shown in yellow on Appendix 1). We are suggesting the potential to provide similar access but via an alternative route within the same red line as shown in Appendix 2.

We are also seeking your views on the temporary loss of amenity through the construction period as shown by land in green on Appendix 3. We would like to seek your views on the gate identified in Appendix 3 (blue circle), not being available for access through the construction stages and also temporary loss of access of the area shown in green to be set aside for the construction compound to be used by the contractor.

The proposal is for the garages and pram sheds on the site to be demolished and the land, including the disused drying area to the rear of the garages to be used instead to build new homes.. These proposals are still subject to further design and planning permission.

If approved, demolition of the garages is expected to commence autumn/winter 2021.

We are seeking your views on these proposals.

In addition to this S105 consultation, Lewisham Homes have conducted a separate consultation about the proposed development and will be in touch again with all local residents living in the area in due course.

Section 105 Consultation

Under Section 105 of the Housing Act 1985 the Council has a legal obligation to consult with its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or changes in the provision of amenities.

The Council is seeking your views on the proposals set out in this letter. If you and any other secure tenant in your home wish to make any representations about any aspect of these proposals and their effect as outlined in this letter, you must do so please by **no later than 12 noon on 12th April 2021**. The representations should be in writing and sent to the following address:

We would like you to let us know your views. You can do this by:

1. Emailing your comments to Housing.Development@lewisham.gov.uk, OR
2. Completing the enclosed questionnaire response form and returning it using the freepost address Lewisham Homes, FREEPOST SE6 4RU or ring the Strategic Housing Team to arrange for a member of the team to collect the form. OR
3. Online via <https://www.smartsurvey.co.uk/s/Y362XK/>

If you require the information in an alternative format please contact us on 07719 527 807 or email newinitiatives@lewishamhomes.org.uk

All representations received by the time specified will be considered by Mayor and Cabinet in a meeting to be held on 19th May 2021, before deciding whether or not to progress the development of housing on the site.

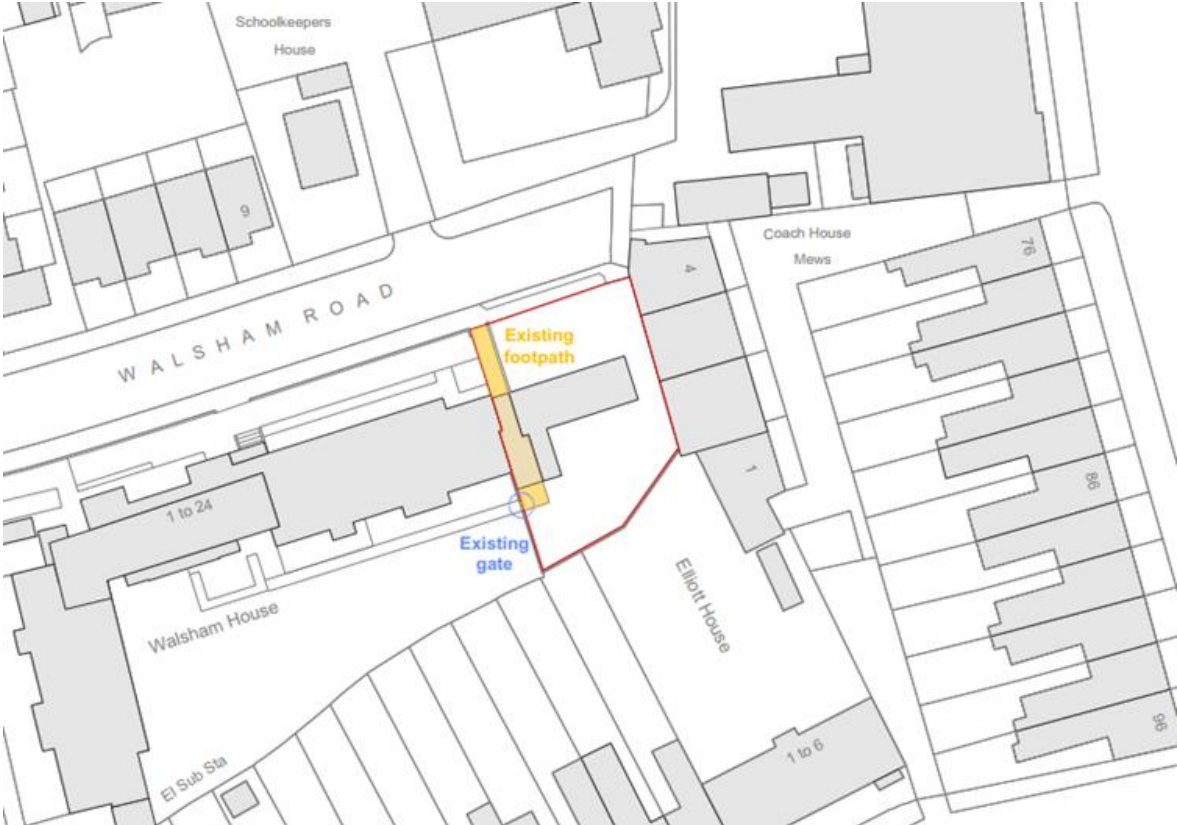
The Notice is published in accordance with Section 105(5) of the Housing Act 1985.

If you have any questions about this letter please contact the Strategic Housing Team on 020 8314 3015 or at Housing.Development@lewisham.gov.uk.

Yours sincerely

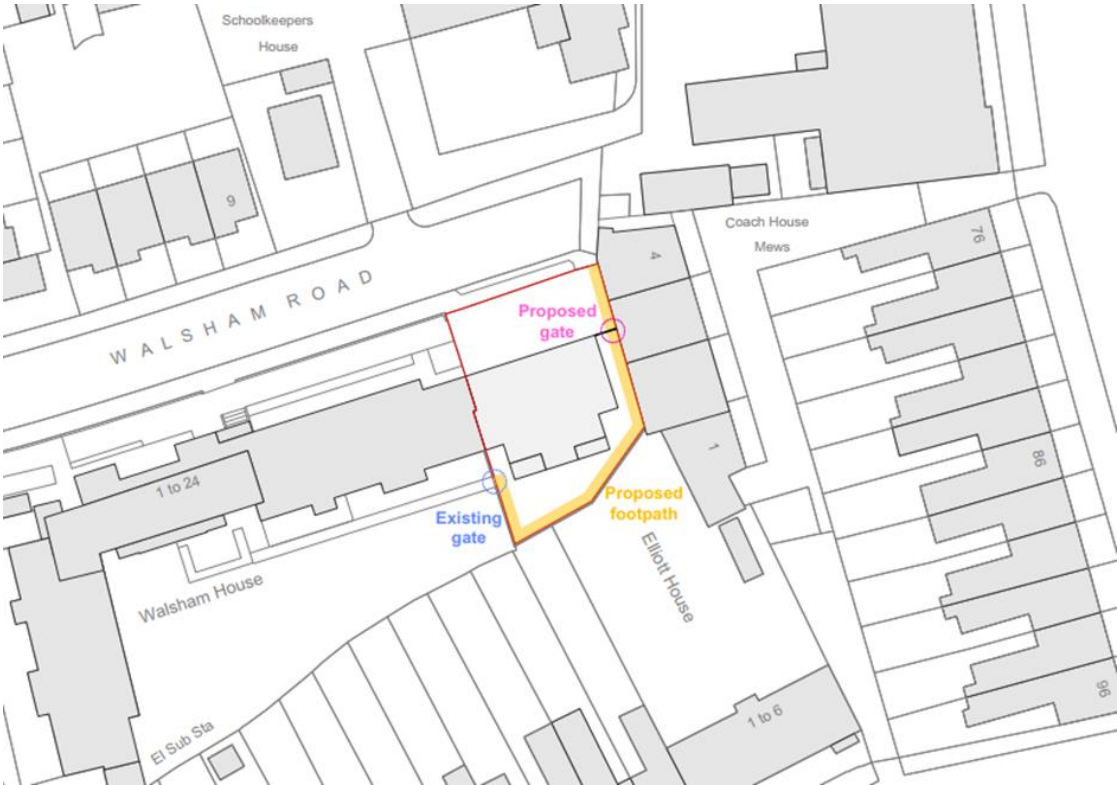
Angela Bryan
Strategic Development Officer
London Borough of Lewisham

Appendix 1: Red line area for permanent loss of amenity at Walsham House garages



Appendix 2: Scheme Proposal

This is in the early stages and could be changed. A new pathway is to be provided to the rear of the new development.



Appendix 3: Suggested Area for Construction Compound

The area marked in green, is suggested to be set aside for construction compound.



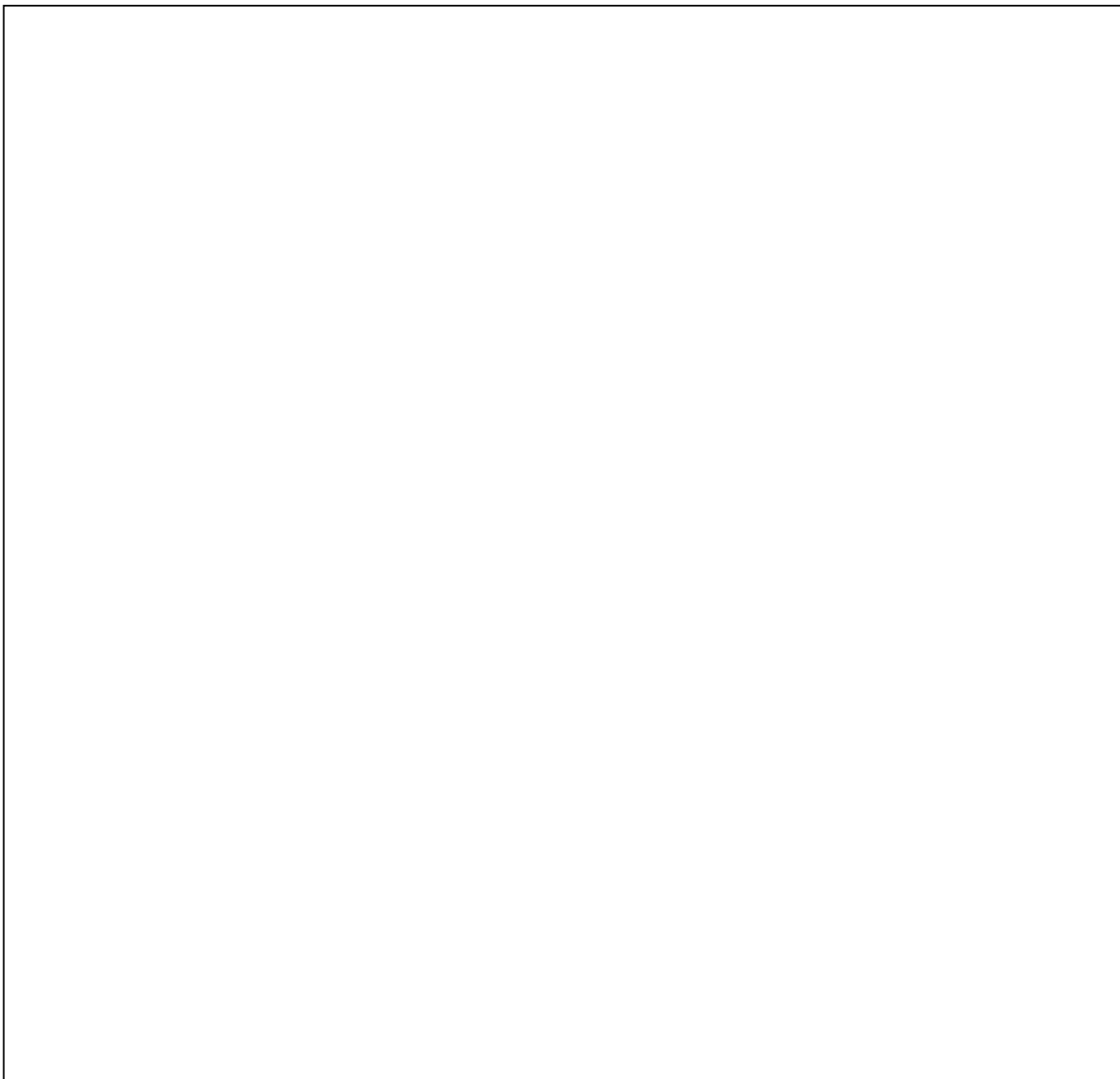
We would welcome your views to the s105 Consultation letter proposals in the following in boxes:

- 1. Your opinion on the demolition of the existing garages, pram sheds and removal of the dis-used drying area to the rear of the garages at Walsham House to enable the development of new homes on the site (marked with a red line in Appendix 1)

2. Your opinion on the temporary closure of the blue gate (marked with a blue circle in appendix 3) during the construction stages and no access being available for the area marked in green in appendix 3 for the site compound.



3. Your opinion on the potential permanent relocation of the blue gate and footpath to the roadway as suggested in appendix 2.

A large, empty rectangular box with a thin black border, intended for the respondent to provide their opinion on the potential permanent relocation of the blue gate and footpath to the roadway as suggested in appendix 2.

Please ensure this form is returned to the Strategic Development Team by 12 noon on 12th April 2021