



BUILDING - for - LEWISHAM



ELDERTON ROAD NEWSLETTER DECEMBER 2020

HAVE YOUR SAY - UPDATE ON POTENTIAL NEW HOUSING ON YOUR ESTATE

Dear Resident,

Housing is in short supply across Lewisham and creating new council homes is crucial to addressing the growing pressure on Lewisham Council's waiting list. Some 2,300 Lewisham families are currently living in temporary accommodation, of which over 700 people stay in nightly paid accommodation.

To help combat this problem, we have identified a number of sites across the borough as potentially suitable for development, including the council owned garages on Elderton Road, opposite the block of flats 18-28 Elderton Road.

COMMUNITY INVOLVEMENT

Community involvement from the early stages is important to Lewisham Homes when exploring potential for new housing development. Thank you to all who have given their input so far.

On 18 February 2020 we held a walk around the site with residents who live on Elderton Road and a drop-in event in Sydenham Library for the community on the same day. At these events residents of Elderton Road and surrounding streets were invited to meet the architect Stephen Taylor and members of Lewisham Homes housing development project team, and to give you the opportunity to share your views so that they can be taken into account when developing potential plans for new housing on the garage site. We received some really useful feedback from residents during the event which we have fully taken on board.



PLEASE GET IN TOUCH

New Initiatives Team
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We also received feedback on the Elderton Road Commonplace web page that we have considered to help shape designs.

You can view feedback that has been received at eldertonroad.commonplace.is, on the communications page. Below is a summary of the feedback you shared with us:

- Consider improving the current issues with fly-tipping, street lighting and general condition of the street
- The current garages serve little purpose, are a popular dumping ground and attract antisocial behaviour which is not good for the community.
- Consider other vacant areas that could be used to build the housing that is needed.
- Consider providing trees on the street.
- Consider minimising noise during the build of new housing.
- Consider what the parking arrangements will be for any new housing.
- Consider how the street will be used by contractors and residents during development works.

PROPOSAL FOR THE GARAGE SITE

From considering the community feedback, an early indication is that potentially between three and five flats could be built on the garage site for much needed council housing. We are investigating the cost of this proposal to see if it is viable as part of exploring the potential for



housing development and further investigation of the site itself, which has been delayed due to Covid19 lockdowns.

WHAT NEXT?

We are still in the very early stages of this scheme and the plans for development have not been finalised.

If the analysis of the site determines that it is financially viable to build new council housing on the garage site, we will be inviting you to another event to see some early designs and for you to share your views. Please also check the commonplace website at eldertonroad.commonplace.is for regular updates.

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IN THE MEANTIME, WE STILL WANT TO HEAR YOUR VIEWS.

We are committed to ensuring residents are involved from the early stages of exploring opportunities and want your opinions to shape the potential of any future development. There are various ways that you can give your valuable local knowledge and input to the project team and architects: Please see to the right, various ways you can share with us your comments and suggestions.

THE PROJECT TEAM



Nick Sills
New Initiatives
Manager



Dominique Stephenson
Community
Engagement Officer

CONTACT US



Commonplace Elderton Road web page
eldertonroad.commonplace.is



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If you prefer communication in another language other than English, please email us at newinitiatives@lewishamhomes.org.uk or call Dominique 07719 527 807

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Envoyez un email ou appelez l'équipe des
relations communautaires de Lewisham Homes,
si vous avez besoin du texte traduit

Email ma ọ bụ kpọọ Lewisham Homes 'otu
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Gửi email hoặc gọi cho nhóm quan hệ cộng đồng
của Lewisham Homes, nếu bạn cần văn bản về
bản dịch này



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