

Freepost RTGT-SBZU-TTJA

Phoenix Community Housing, The Green Man, 355 Bromley Road, London SE6 2RP

Email: info@phoenixch.org.uk | Telephone: 0800 028 5700



Please reply to: Anthony Kelly

13/08/2020

Dear Resident,

Resident consultation - our proposals for new homes in Bellingham (on land at the rear of 56 – 60 Farmstead Road and 275 – 289 Brookehowse Road, SE6).

We have previously contacted local residents to talk about our proposals for new homes on the land next to the railway line behind existing properties on Farmstead Road and Brookhowse Road, SE6. Thank you to everyone who has already shared their views on these proposals.

As a resident-led housing association, we believe that the best results are achieved when residents and staff work together. We are now writing to neighbouring residents again to share our current proposals and to encourage you to take part in this new consultation.

We value the views and contributions of local residents and will work to ensure your feedback is considered in our proposals before we submit a planning application later this year.

Our proposals for the site

We have identified this site as an area that could be developed to provide new affordable homes for people in housing need. With thousands of households currently on Lewisham Council's waiting list, these new homes would help to tackle the local housing shortage.

We began consultation with the residents of numbers 56-60 Farmstead Road in 2018. If our plans are approved, these properties will need to be demolished in order to access the site.

Since then we have appointed Metropolitan Workshop as our architect for the project and have been working with them on proposals to create 24 new high-quality affordable homes. Metropolitan Workshop is an award-winning architectural practice with extensive experience in delivering housing projects.

They have used the feedback from our resident consultation last summer to shape the proposals that we are sharing with you now. This has included responding to concerns that some residents raised about the impact the new homes may have to the community (including an increase in parking, bins on the street, a loss of green space, the new buildings not fitting with the surroundings and a potential for antisocial behaviour).



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Resident consultation – give us your views

We would ordinarily hold an open public event to share our plans and consult with local residents. Given the current advice on social distancing, we are instead writing to neighbours with printed information and feedback forms. Please do review our proposals and give us your views. We'd also like to understand your own needs and priorities so that we can ensure that any works bring the greatest possible benefit for existing residents and our broader community.

Please find an information leaflet, prepared by our architect Metropolitan Workshop enclosed, which explains the scheme and shows what it could look like, along with a feedback form and a pre-paid return envelope.

Information and the feedback form are also available on our website www.phoenixch.org.uk/community/development and we will email neighbouring residents where we have email contact details.

I do appreciate that you may want to talk to someone about the proposals. If you have any questions or if you would like to discuss the proposals further, please contact me to arrange a telephone conversation. We will also be knocking on doors in the area if you would prefer a face to face conversation.

To get in touch, please email anthony.kelly@phoenixch.org.uk or call us on 0800 028 5700

We hope you find this information useful. Once residents have had a chance to respond we will continue to refine the design so that a planning application can be prepared. We will provide you with a further update before any planning application is submitted.

This consultation is open for a two-week period so please ensure your comments are returned by 28th August.

Yours sincerely,

Anthony Kelly
Senior Project Manager



FARMSTEAD ROAD RESIDENT CONSULTATION – RESIDENT FEEDBACK FORM

Please complete this form to give your views on our proposals. If you would like us to contact you to discuss our proposals or your feedback, please provide your name and contact details below. You can also complete this form online www.phoenixch.org.uk/community/development

1. Name and address

2. Would you like us to contact you to discuss the proposals?

YES / NO

3. If YES, please provide contact details (email or telephone number)

4. Do you feel the new buildings fit with the surroundings?

5. Do you have any concerns about the proposals?

6. What do you like about the proposals?



7. How could the proposals or the surrounding area be improved?

8. Other comments:

Please return your completed form using the enclosed freepost envelope by 28th August

Privacy statement: Farmstead Road Resident Consultation

Phoenix Community Housing Association will process the personal information you enter onto this form (e.g. name, address, contact telephone number and email address) to enable us to process your views on the new development at Farmstead Road. This will include:

Keeping a record that you have responded so we can understand how the development may affect you or your property going forward.

Corresponding with you to answer any questions and provide you with any further information that you may require regarding the new development.

The information you provide will be stored and retained securely and treated in accordance with our Data Protection Policy, the General Data Protection Regulation and any succeeding acts. Our data protection policy is available on our website and on request by calling 0800 0285 700

Marketing privacy information

We would also like to send you updates about opportunities and other events that may be of interest to you. You can stop receiving these updates or adjust your preferences at any time by contacting communications@phoenixch.org.uk

- Yes, please send me news and updates by email
- Yes, please send me updates by text message or SMS
- Yes, please send me updated by post.

