

Chat & Chips No 1 | August 2019

We invited local residents to join us on Arcus Road Green to learn about Phoenix and our desire to build new, affordable energy efficient homes in the area.



Change of Site Boundary | March 2021

Phoenix included Nos. 1 and 2 Chingley Close within the development site boundary. The replacement of these two properties enables five new affordable homes to be built to the Passivhaus standard, the highest recognised energy efficiency standard in the UK.

October 2021

Building Together

Chingley Close | Arcus Road Garages
Newsletter No.3

Dear Chingley Close & Arcus Road Neighbours,

We are writing to let you to know that we have submitted our planning application for 36 new affordable homes on the land adjacent to Arcus Road and Chingley Close. Our planning application will not be available to view or comment on until Lewisham Council's planning team have reviewed our application documents and ensured we have provided them with all of the required information. This process may take several weeks after which they will make our application visible on their website and invite formal feedback (see address details below). This newsletter provides you with an overview of our finalised plans and further information on these is available on the Phoenix website (see address details below). Your interest, concerns and ideas have really shaped and improved our design proposals. We greatly appreciate your help so far.



Newsletter 01 | January 2021

We delivered our 1st newsletter to around 400 homes surrounding the development site. This provided information on our initial ideas for new homes in new terraced streets (shown above). Residents were invited to share their thoughts on our ideas in writing via free post cards provided, via telephone, or to join us in a 'Zoom' meeting where we presented and discussed our proposals.

Petition Letter + Response | February / March 2021

We received a letter of petition from several residents highlighting concerns and requesting changes to our initial proposals. We provided residents with a detailed reply to each of their questions, explaining our thinking and confirming the changes we had made in response to their earlier feedback.



The Journey so far...

Chat & Chips No 2 | 3 June 2021

Over 50 residents joined the Phoenix team on Chingley Close Green to learn and discuss our latest proposals. We invited residents to complete a questionnaire which asked whether residents felt the new homes could make a 'Good Neighbour' and whether participants felt feedback from residents had changed and improved the proposals since January 2021. Over 70% of those that filled in the survey were supportive of both statements.



Newsletter 02 | May 2021

In Newsletter No.2 we updated residents on the design changes we had made and invited residents to join the Phoenix team for a 2nd Chat & Chips gathering on the Chingley Close Green to discuss and comment on our latest proposals. This Newsletter also provided residents with our responses to a number of queries and concerns raised in our earlier engagement meetings and within the resident petition letter. We explained how resident feedback had shaped our proposals to date.

THANK YOU. Phoenix Development Team.

#ChingleyClose #NewHomes



FIND MORE INFORMATION ON OUR PROPOSAL HERE : www.phoenixch.org.uk/community/development

How to comment once all documents are published by Lewisham Council:

You can comment on a planning application online, by email or in writing. Your comment can be neutral, in support or an objection.

Register and comment here:

www.planning.lewisham.gov.uk/online-applications
Or Email your comment to: planning@lewisham.gov.uk
Or Send your comment in writing to:
Planning Department, Lewisham Council, Laurence House, Catford Road, London SE6 4RU

In your comment, you should include:

- a. the application number or site address,
- b. your name and address,
- c. the date of your comment.

The planning committee and planning officers will review your comment. The formal consultation period will normally last for 21 days from publication date. The local planning authority will inform neighbours via site notices around the site as a minimum.

#ChingleyClose #NewHomes



Newsletter 03 | October 2021

This Newsletter provides a summary of our plans and invites residents to visit the Phoenix website to review the key drawings. It also contains the link to the Council's Planning Portal and email to provide comments once the application is live on the Council's Planning Portal. Newsletter #3 also outlines our commitment to deliver neighbourhood improvements, addressing some of the concerns about traffic, car parking and the need to improve wider neighbourhood green spaces.

This includes:

- + Additional play and recreational space on the Chingley Close Green, to be designed together with local children and neighbours,
- + To request that Lewisham highways introduce and enforce parking restrictions on the corners of Glenbow Road and Arcus Road and Arcus Road and Swiftsden Way,
- + Greening the neighbourhood, supporting biodiversity.

LAND WEST OF CHINGLEY CLOSE | ARCUS ROAD GARAGES | OUR PLANNING APPLICATION | OCT 2021

Building Together
Chingley Close | Arcus Road Garages
Shaping the Planning Application

- + 36 new affordable homes. Each of the new homes has its own front door at street level and private outdoor space.
- + We propose 16 x 3-bed homes, 14 x 1-bed home, 4 x 2-bed homes and 2 x 4-bed homes. Four of the ground floor homes are designed for wheelchair users.
- + All homes are generously sized, above the National Space Standards, and adaptable to meet changing needs over time.
- + All homes are designed to meet the Passivhaus Standard. This means the homes will have very high levels of insulation, resulting in low household bills for heating (70 to 80% reduction), lower carbon emissions and cleaner air. Solar panels will provide each home with zero carbon renewable electricity.
- + There are two child and resident friendly new streets, where we maximise new planting, supporting biodiversity and connections with nature.
- + There is approximately 365 sqm of shared public playing space provided.

- + Mature trees along the cemetery are protected, with the existing oak trees as a new focal point of the communal green and informal play space.
- + There will be substantially more trees on site. We are planting 33 new trees and 80m of new hedgerows.
- + Vehicles will access the new homes via Chingley Close.
- + Each home has access to two secured and sheltered cycle parking spaces. In total 14 car parking spaces are provided, including four Blue Badge spaces. A car club space is provided on Chingley Close Green. There will be up to 11 car parking spaces with access to electrical vehicle charging points.
- + A well-lit footpath with an entrance arch is proposed to welcome people from Arcus Road.
- + New timber fence will be installed along the site's boundary with homes on Glenbow Road and Arcus Road.



Streets & a Green Space to play in



Streets & a Green Space to meet up



Streets & a Green Space to play in



Streets & a Green Space for growing

Our commitment to improvements in the neighbourhood

- + We will request that Lewisham highways introduce and enforce parking restrictions on the corners of Glenbow Road and Arcus Road and Arcus Road and Swiftsden Way to improve both pedestrian and road user safety.

- + Greening the neighbourhood, supporting biodiversity.
- + We will fund and co-design about 200 sqm of play space for children aged 5 to 11 years old on Chingley Close, subject to support from residents.

"We are interested in contemporary design and places which are uniquely shaped by their local neighbourhood, community needs and provide answers to some of the key issues of our time such as climate change, affordable homes and child-friendly streets for all."

David Mikhail | Founding Partner
Mikhail Riches Architects

Design Team:
MIKHAIL RICHES

SEED_landscape design ltd

lime TRANSPORT Etude

MADDOX PLANNING

GREENGAUGE POTTER RAPER Imagine Places

Phoenix
Our community in our hands

Phoenix
Our community in our hands

