

ALBION STREET CIVIC CENTRE

- The proposed site is the existing Albion Civic Centre site
- The Civic Centre is closed and the facilities have been reprovided at Canada Water
- The site is available for new housing and will provide a new state of the art surgery facility to replace the existing surgery located at the top of Albion Street
- We want to hear your thoughts...

- Key
- 1 Rotherhithe Tunnel entrance
 - 2 St Olav's Norwegian Church
 - 3 The Albion PH
 - 4 The Finnish Church
 - 5 The Little Crown PH
 - 6 Aylton Estate
 - 7 Rotherhithe Station
 - 8 Albion Street Primary School
 - 9 The Pump House



Birds eye view



View A: Albion Street Civic Centre from Renforth Street



View B: Albion Street Civic Centre from Albion Street



View C: Civic Centre service access



View D: Rear of the Civic Centre next to the Rotherhithe Tunnel a



View E: Civic Centre square

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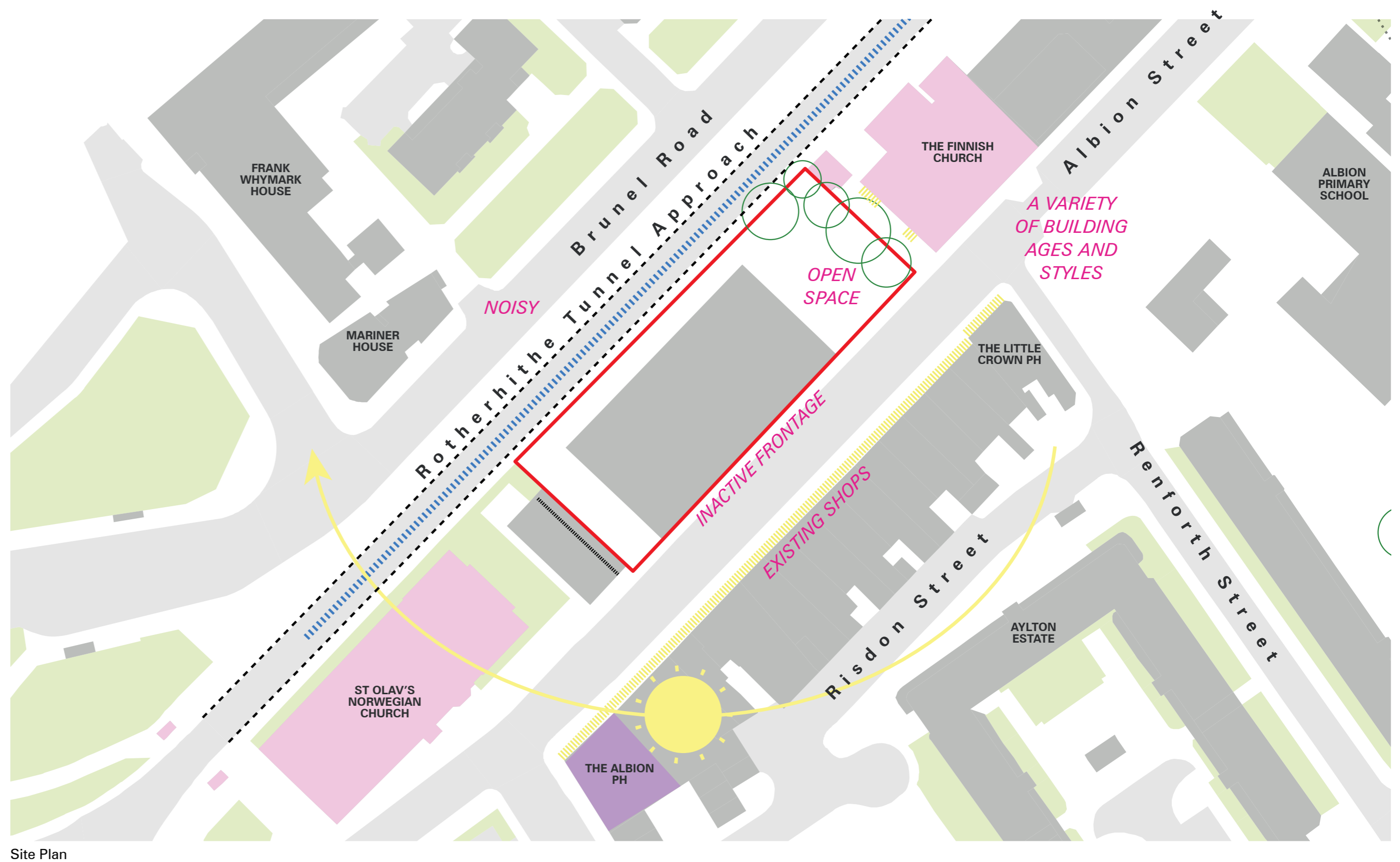
The Site

- It is positioned at the lower end of Albion Street
- It is a short walk from Rotherhithe Station
- It backs on to the Rotherhithe Tunnel Approach Road
- It sits between two listed churches; The Norwegian Church and The Finnish Church
- It has a small public square
- It has a small number of mature trees to its northern boundary







Opportunities

- Provide a new doctor's surgery for the local community
- Provide wheelchair accessible units
- Provide a public space and/or wheelchair accessible parking if required
- Improve the existing street scene
- Open the square up to the Finnish Church
- Reinforce the shopping parade by providing activity to the proposed frontage
- *How could the street be improved?*

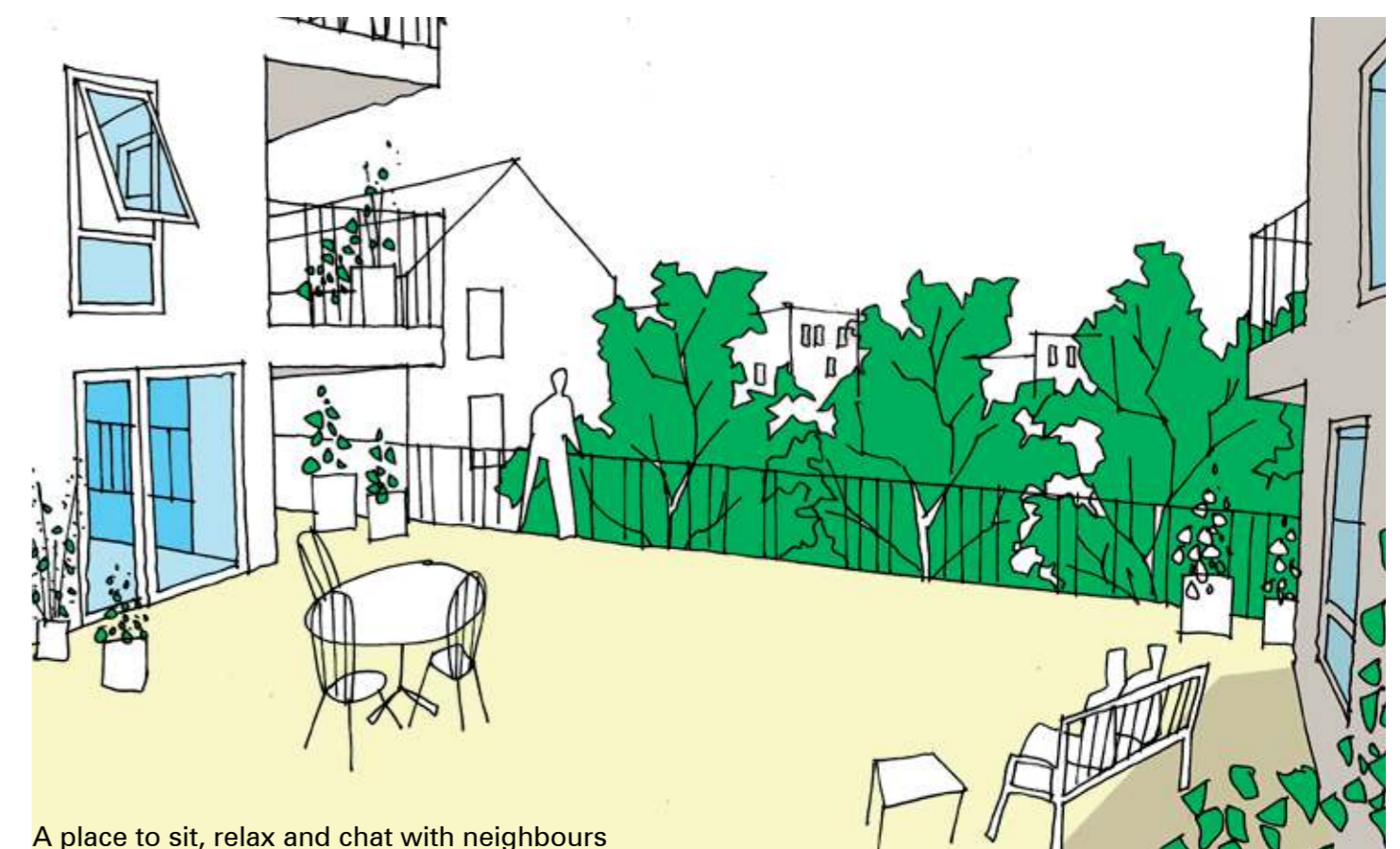
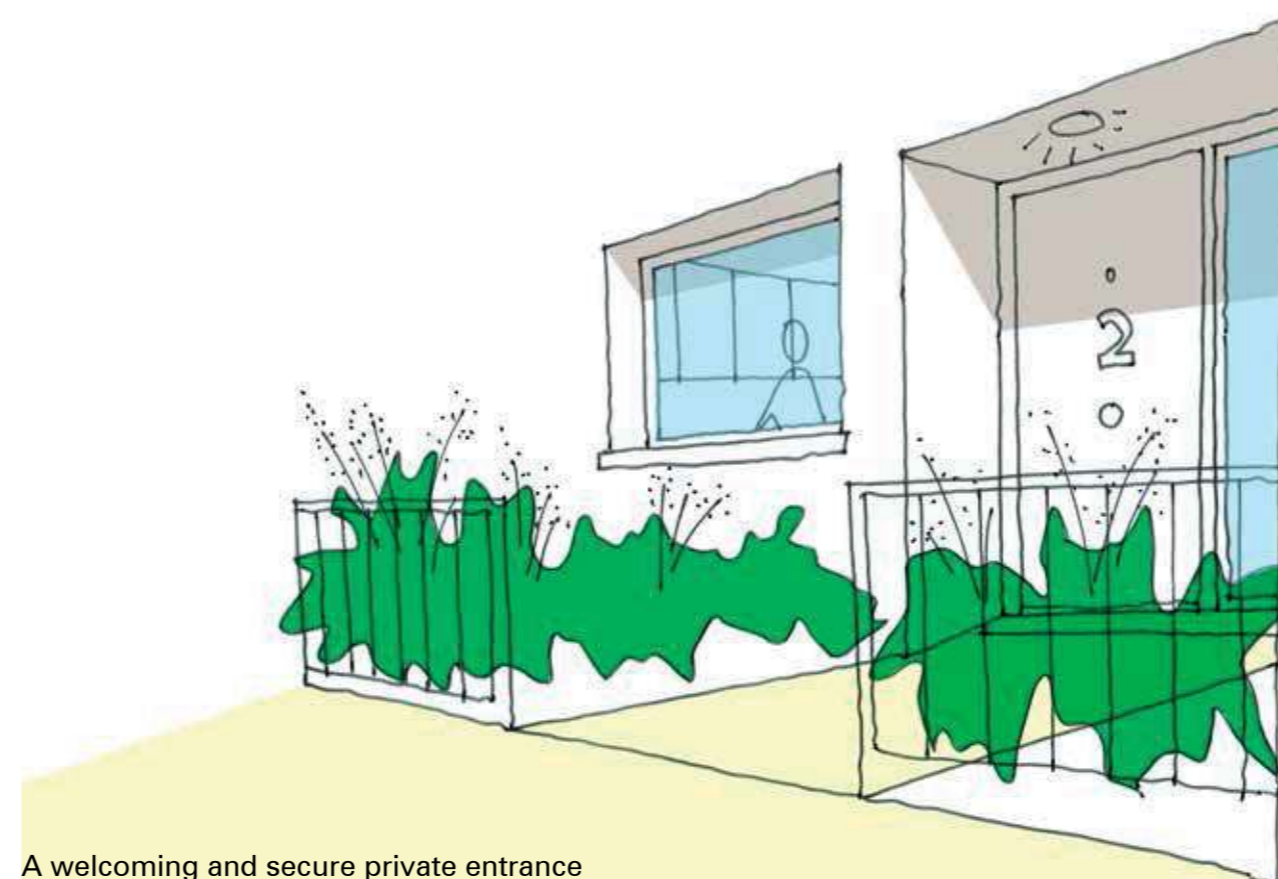
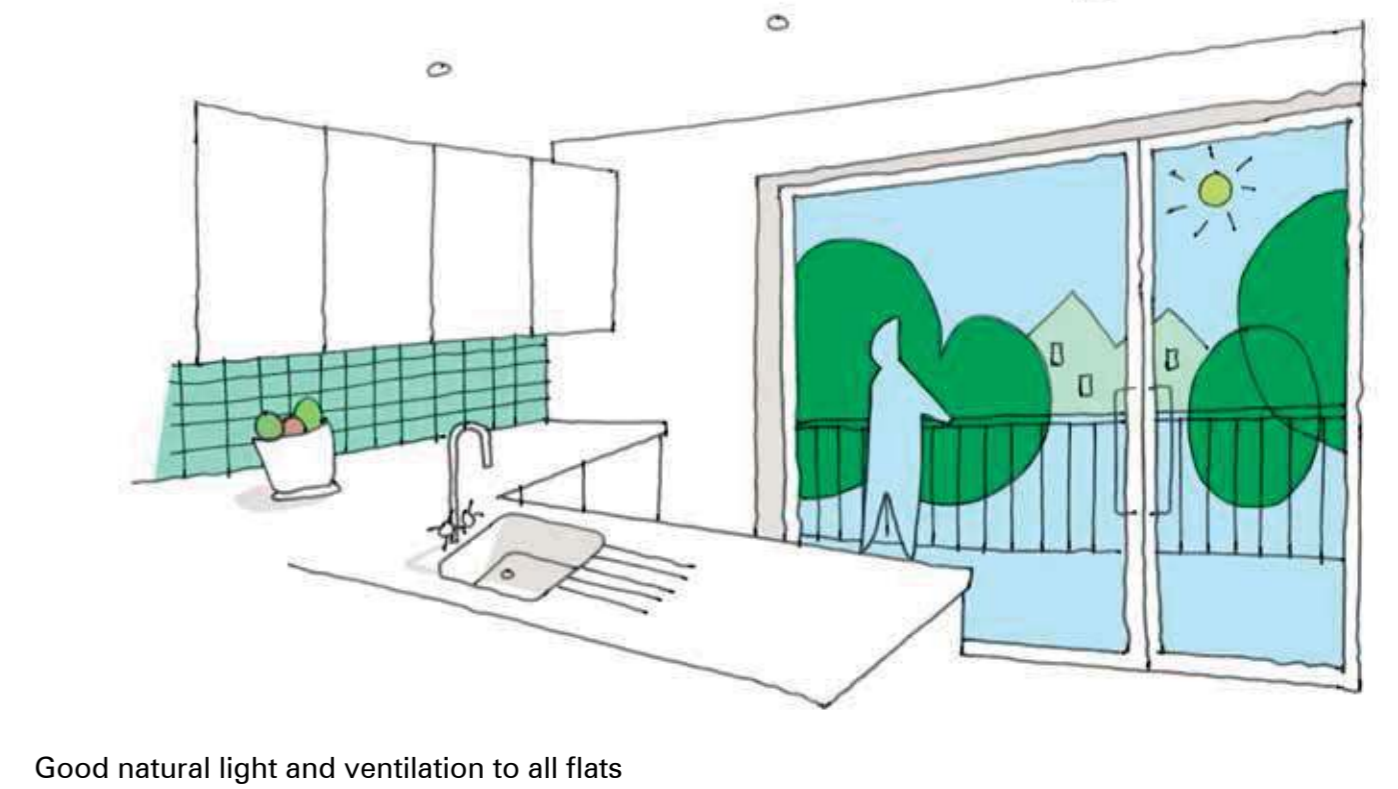
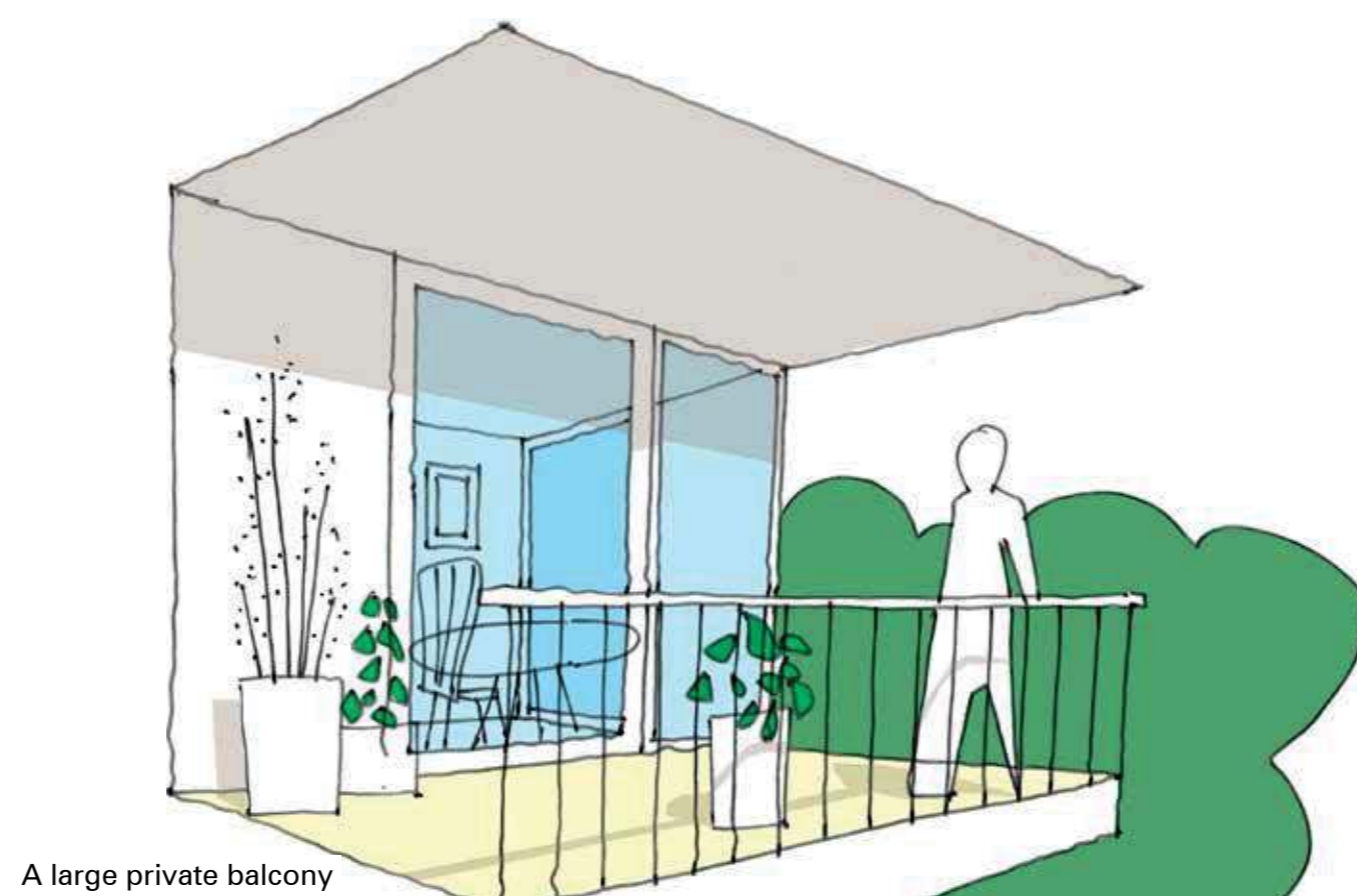


Key

	Grade II listed building
	Building of historic interest
	Noise source
	Mature tree

Design Principles for Housing

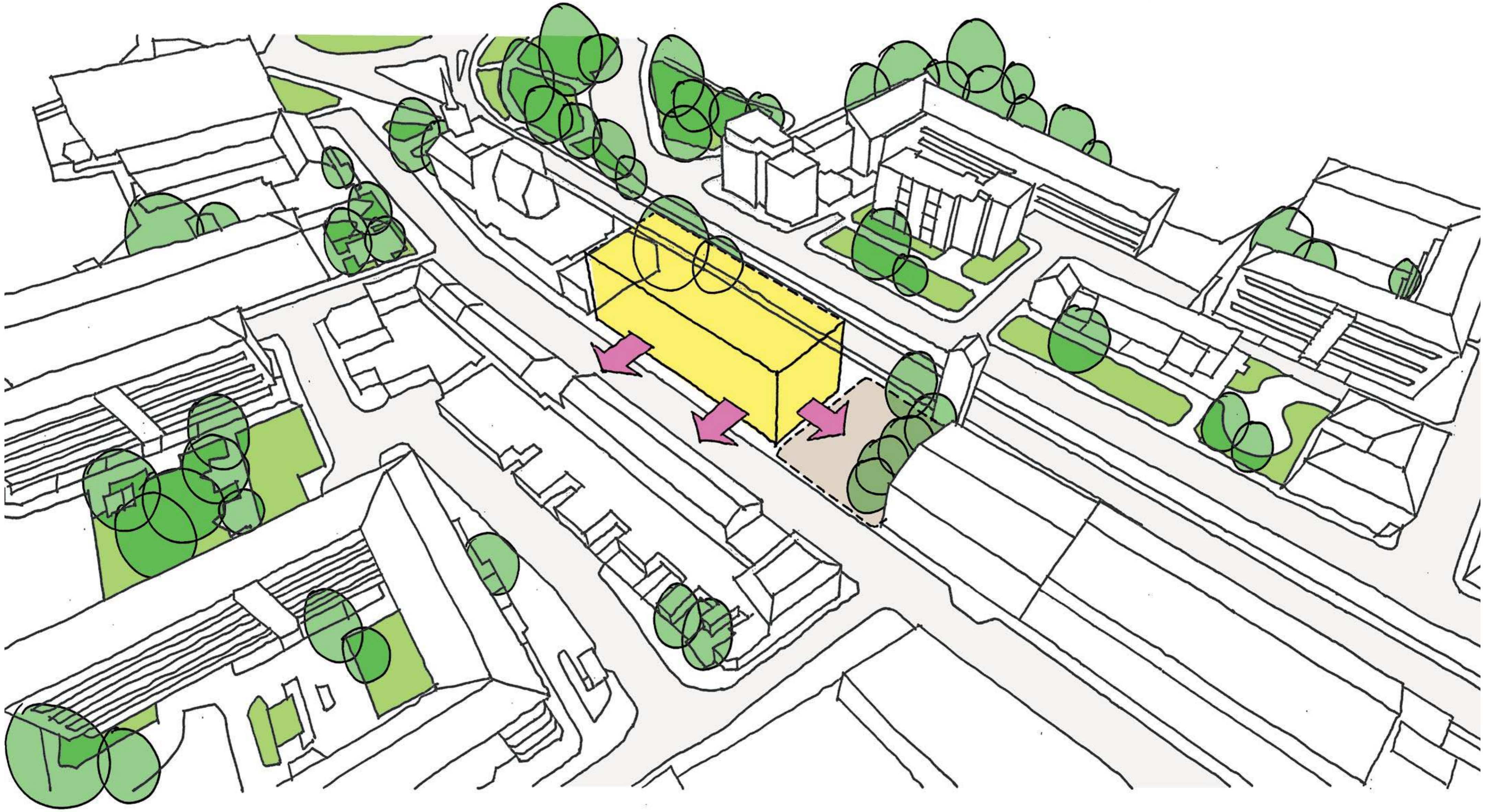
- Communal outdoor space
- Large balconies to all flats
- Natural light and ventilation
- Secure communal entrances
- Secure private front door with defensible space



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The New Homes Commitment

- As part of Southwark's commitment to deliver 11,000 new council homes by 2043, 1,500 of which will be delivered by 2018, it is proposed to demolish the existing building and replace it with new housing
- Southwark Council commit to building the right kind of homes to meet a range of needs
- Southwark Council will build high quality and well integrated homes
- Southwark Council seek meaningful consultation and engagement with residents



New housing

- It is proposed that this site will provide new social housing, some of which may be wheelchair accessible
- Homes will be energy efficient
- Homes will be a mix of 1, 2 and 3 bed flats

A new doctor's surgery

- The ground floor will include a new doctor's surgery.
- This brand new facility will replace the existing surgery at the top of Albion Street
- It will open on to Albion Street providing an active frontage that will add activity to the street

A new public square

- Should wheelchair parking not be required, there is the opportunity to create an enhanced public square between the new building and the Finnish Church
- *What do you think?*
- *What improvements would you like to see?*

Have your say

- We're keen to hear your ideas for the site
- Please write them on one of the forms available to you or note your thoughts below: