

This board summarises the information provided at the first consultation event for 21/23 Parkhouse Street, held on Monday 25 January.



WIDER CONTEXT

The site is approximately 0.13ha. It forms part of Burgess Business Park and is located just south of Burgess Park. Bus services can be accessed via Wells Way leading to either Peckham or Elephant and Castle. Nearby amenities are located along Camberwell/Walworth Road & Old Kent Road.

SITE AERIAL

The existing building is two storeys in height along Parkhouse Street with a tall one storey warehouse space beyond. The site sits adjacent to office and warehouse buildings and surface car parking. It adjoins a similarly-scaled warehouse building along its western frontage. The building backs onto Burgess Park.

BRIEF

The site is being delivered as a 'quick win' site as part of the development of 11,000 new council homes as part of the Southwark Regeneration in Partnership Program. The existing employment use will be re-provided to accommodate a range of creative, mixed use businesses. The overall layout also aims to establish a new green link to Burgess Park, whilst being sensitive to and expanding the role of the adjacent nature reserve.



PREVIOUS EVENT OPTION 1

This option suggests that a commercial building with creative uses fronts onto Parkhouse Street and a car park courtyard provides a space to separate primarily residential uses, fronting onto Burgess Park.

A green link to the park is provided along the site's western boundary. This allows any further development to front onto this route.

ACCOMMODATION	
1 BEDROOM UNITS	12
2 BEDROOM UNITS	12
3 BEDROOM UNITS	6
TOTAL RESIDENTIAL UNITS	30



PREVIOUS EVENT OPTION 2

This option proposes an integrated approach with commercial creative uses located on lower floors and residential above of a single large building.

The green link is also introduced along the western boundary of the site and allow any future development to front onto this route.

ACCOMMODATION	
1 BEDROOM UNITS	17
2 BEDROOM UNITS	18
3 BEDROOM UNITS	10
TOTAL RESIDENTIAL UNITS	45

PREFERRED OPTION

The Preferred Option for 21/23 Parkhouse Street is the two-building option with a range of refinements to the original proposal. This balances the delivery of a range and mix of homes, an appropriate approach to massing and an enhanced public realm in context of comments from the first consultation event as well as those from Southwark Council officers.



DESIGN DEVELOPMENT

The layout of the site and two buildings is reshaped to create a pedestrian-priority courtyard space, as opposed to an exterior car parking court.

Uses and massing

The mixed-use commercial building is reduced in height by a half storey to better relate to the smaller scale of Parkhouse Street (providing an approximate 1:1.25 ratio between street width and building height of 5 storeys).

The residential building rises to provide ground storey creative uses and services and 8 storeys of new homes above. It is set back to nearly 5m from the rear boundary with Burgess Park and its massing is reduced by providing 4 flats per floor, as opposed to 5 flats per floor (as per the previous option).

Mix of homes

There is an increase of larger homes (compared to the previous option, the number of 2 bedroom homes increase from 12 units to 16 and 3 bedroom homes increase from 6 units to 8)

Three wheelchair homes are provided, along with 3 wheelchair car parking spaces on site

All homes have a balcony, which have been increased in size

Public realm

A green link will provide a future connection to Burgess Park, likely to be tied with the conversion of the adjacent tarmac route into an extended forest landscape

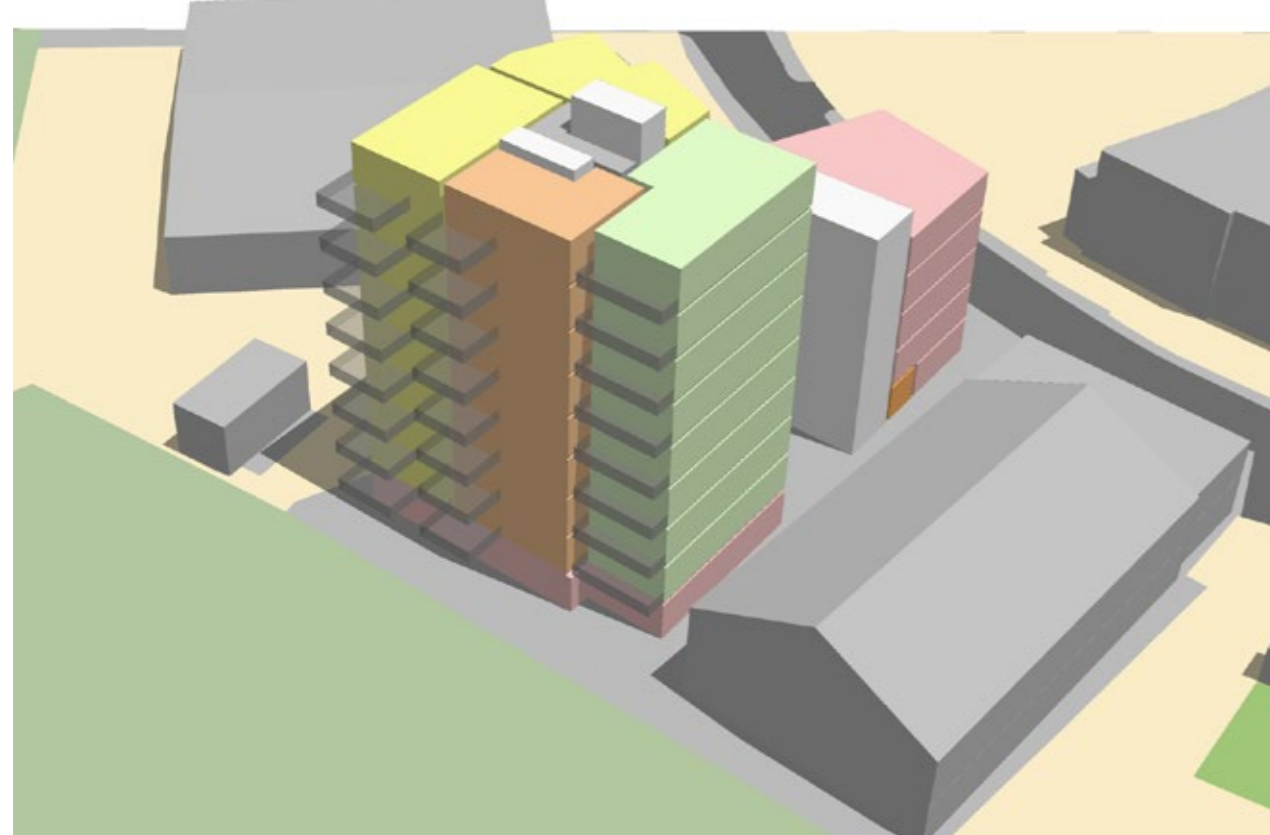
The proposal will include elements to increase biodiversity on site, including wild-flower green roof, sustainable drainage system to connect to the future park pond, vertical landscaping, integrated bat and bird houses as well as a bug wall at the boundary with Burgess Park

A car share car parking space is provided for on site along with a range of residential, commercial and visitor cycle spaces



- Key**
- 1 bed
 - 2 bed
 - 3 bed
 - Commercial
 - Ancillary/Energy

ACCOMMODATION			
1 BEDROOM UNITS	TYPE 01	51SQM	8
2 BEDROOM UNITS	TYPE 02	77 SQM	8
2 BEDROOM UNITS	TYPE 03	76 SQM	8
3 BEDROOM UNITS	TYPE 04	90SQM	8
TOTAL RESIDENTIAL UNITS			32
COMMERCIAL CREATIVE SPACE			1110 SQM
COMM./CREATIVE ROOF TERRACE			187 SQM



Total accommodation provides 25% 1 bedroom units, 25% 3 bedrooms units and 50% 2 bedrooms units.

Wheelchair accessible units will be provided as two bedroom units, along with three accessible car parking spaces (an additional car parking space is provided as a car club/share space).

2 and 3 bedroom units have a minimum of 10sqm of private outdoor amenity space, whilst 1 bedroom units have 6sqm of private outdoor amenity space.



PUBLIC REALM

The approach to public realm will focus on creating a high quality pedestrian environment, setting the base line of quality for any future developments.

High quality paving will provide a generous shared surface allowing for safe pedestrian movement as well as for local servicing and wheelchair/ car share car parking.

This paving is softened by green walls, privacy planting and forms part of the site's SUDS (sustainable urban drainage system).

A large feature tree will create a focal point at the centre of the site where the green link meets the central courtyard.



VERTICAL PLAY

Opportunities will be explored to create a play wall along the green link to enhance both the ecological and amenity value of the space.

Greened walls and bug hotels will provide important habitat for insects and birds, while a range of interspersed play elements

will provide a range of play opportunities along this route. These elements may include climbing walls, kinetic art walls and green play walls, encouraging activity and interaction and providing a dynamic, community focused backdrop for the development.



BIODIVERSITY

Green roofs installed on top of the residential building will be treated with biodiverse wild-flower planting mixes to provide habitat to bumblebees, butterflies birds and invertebrates.

Bird and bat boxes will be installed on the roof to provide nesting and

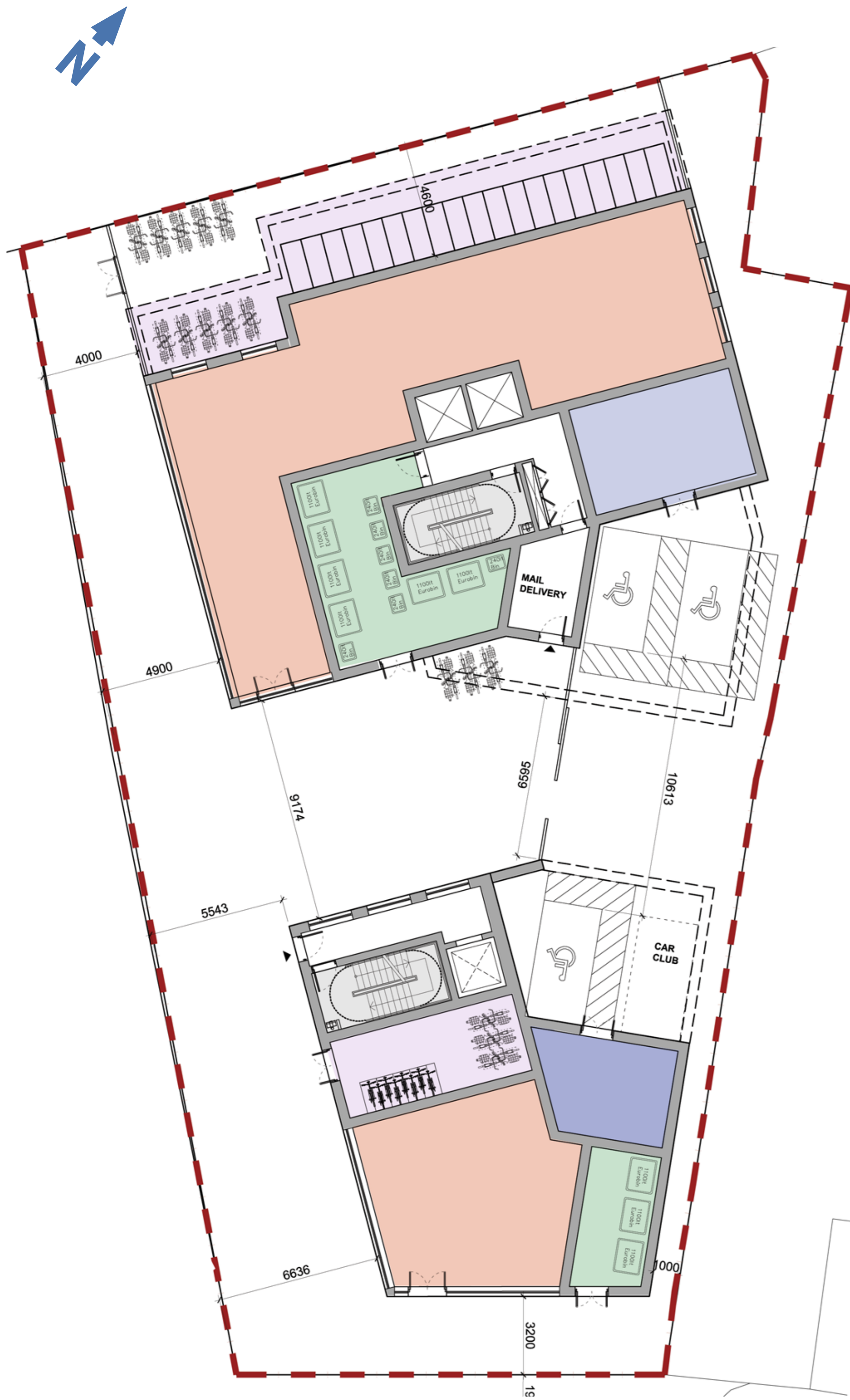
roosting places benefiting from minimal disturbance.

A bug wall sitting on northern end of the end facing Burgess Park will also be included to provide additional habitats for invertebrates.

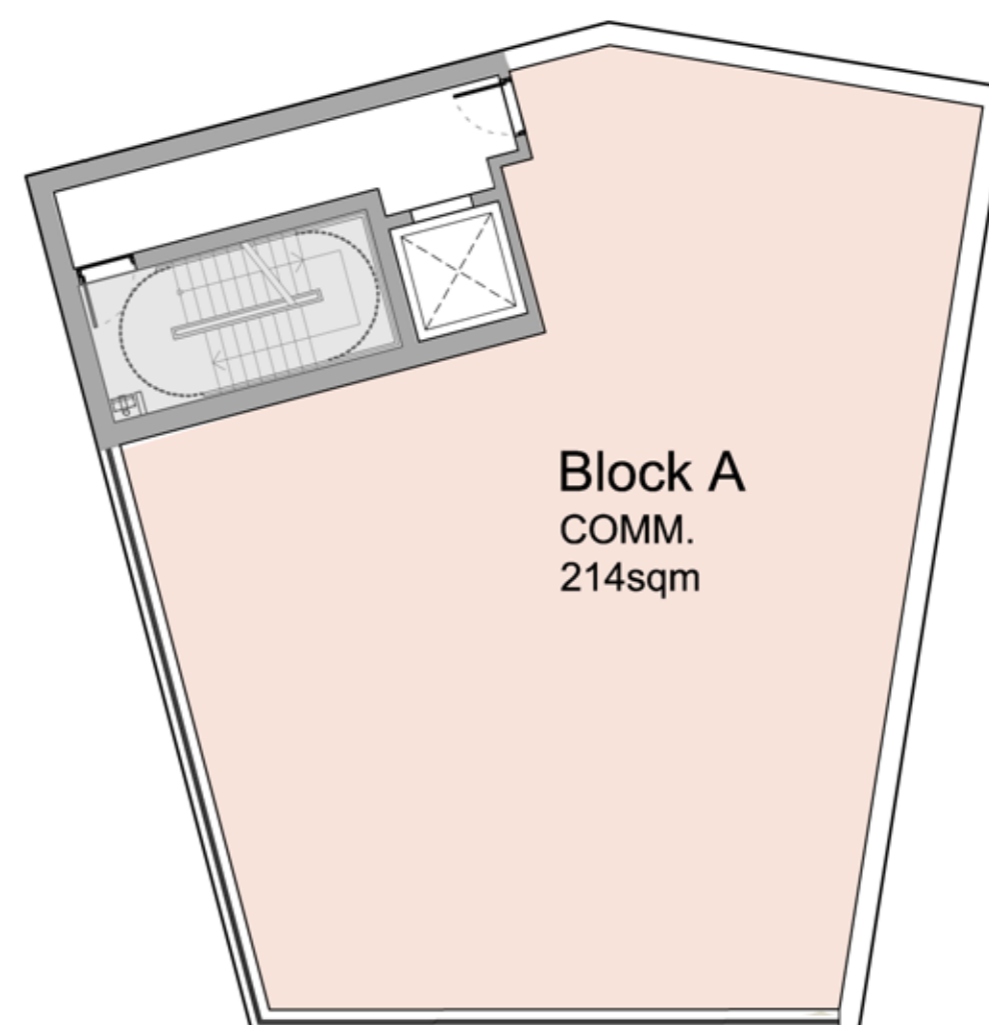


GROUND FLOOR

TYPICAL FLOOR



Block B



Block A
COMM.
214sqm

GROUND FLOOR PLAN

The ground floor is designed to provide active frontage along Parkhouse Street, the green link and onto the new courtyard space. This helps to provide 'eyes on the street' along this routes and space to create a safer and more lively environment.

Users of both the upper floors of the creative commercial spaces and residents will be drawn to the courtyard space, while services (including refuse, car parking and cycle parking) are located to minimise the impact on the public realm.

TYPICAL UPPER FLOOR PLANS

The typical upper floor plan shows the commercial and creative office space as a single space, which could be sub-divided into smaller spaces and studios, depending on the future occupiers.

The typical layout of the residential block illustrates that the homes are designed to maximise views toward Burgess park; three of

the four flats overlook the park, whilst the fourth has primary frontage onto the courtyard space. The two 2 bedroom homes have dual frontages to provide cross ventilation and maximise daylight and sunlight, while the three bedroom home has aspect on three frontages.