

Copeland Road Car Park



Introduction

The development site is located in central Peckham, at the intersection of Rye Lane, Copeland Road and Heaton Road on Copeland Road Car Park. Copeland Road Car Park site, owned by Southwark Council, is identified as PNAAP7, a key proposed development opportunity site in the Peckham and Nunhead Area Action Plan. The action plan fronts the regeneration of the area, setting out policies to ensure new developments support a healthy, safe and prosperous community. It benefits from excellent road and rail transport links, contributing to a PTAL rating of 6a.

Currently occupying the site is a car park with capacity of approximately 60 vehicles, and a communal basketball court to the northwest corner. The eastern aspect of the site fronts Copeland Road. At the north of the site, is the Hazel Close green area which we aim to integrate into our scheme. The site is surrounded by two to three storey commercial and residential properties. There is an approved proposal for a mixed use development of 7 storeys and a setback on the south boundary of the site, and a proposal for a 7 storey mixed use development to the west.

The proposal is for:

- 67 residential units
- Arranged over 3 cores
- A range of flat sizes
- Social rented, shared ownership and private apartment
- Wheelchair accessible flats
- Seven storeys with a setback
- Private and communal amenity space
- Re-provision of public amenity space



Existing Site Copeland Car Park



Shared vehicular access road



Existing Site Hazel Close Green Area

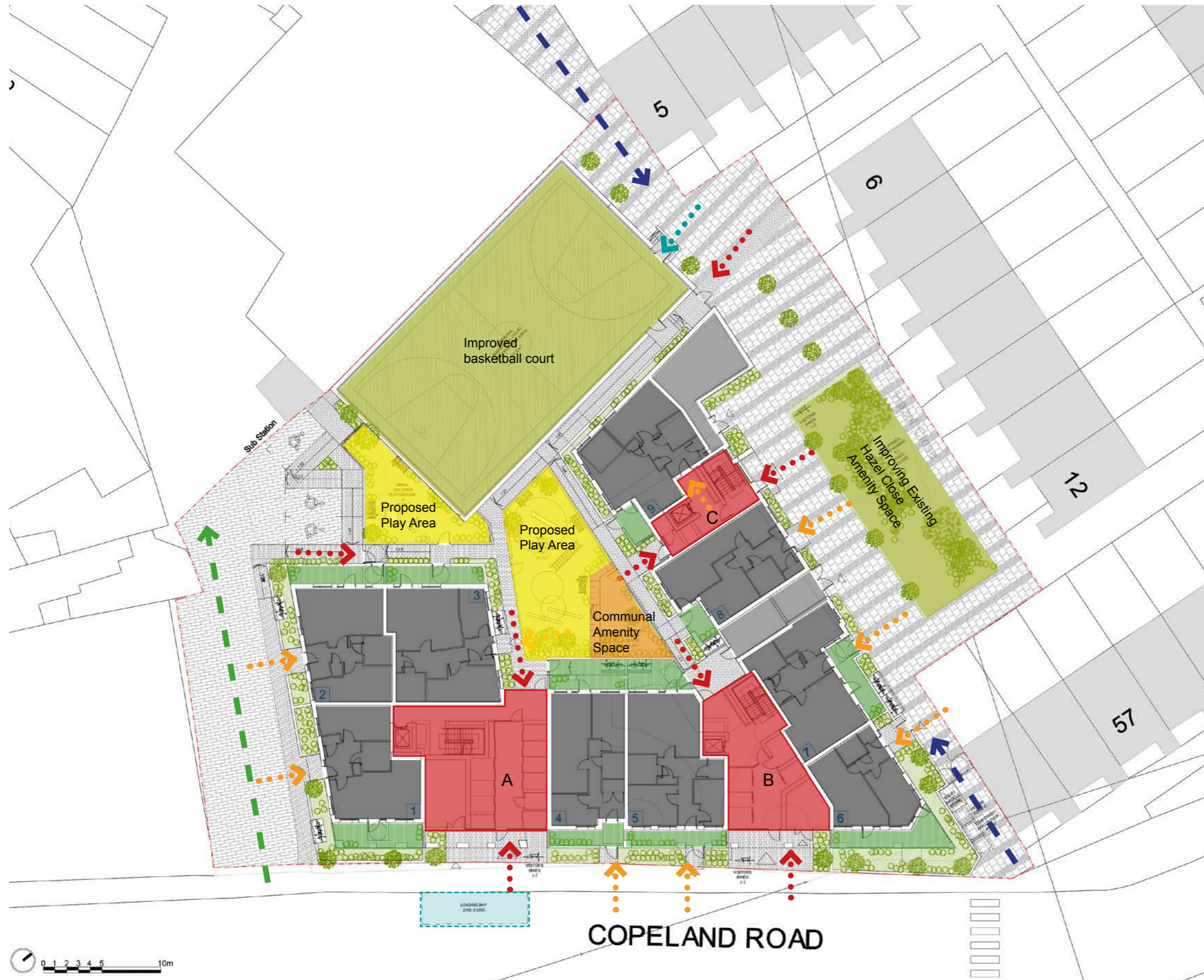


Bird Eye view of site



Bird Eye view of proposal

Copeland Road Car Park



Ground Floor Plan - NTS

Site Layout:

There are three cores proposed. Core A and B are off Copeland Road, while Core C is located off Hazel Close. The three cores lead to an entrance hub at the centre of the site, with landscaped play areas, a communal amenity space and the communal basketball court.

Access:

We are proposing to keep the existing vehicular access to the south of site, which allows access to other adjacent sites. We are keeping the existing public access through the site via Bournemouth Close footpath and the Copeland Road footpath onto Hazel Close.

Controlled public access is proposed for the basketball court off the Bournemouth Close footpath, while the proposed play and amenity spaces are gated for the use of new residents. Level access onto the landscaped areas and the communal basketball court is achieved by grading the landscape. All wheelchair flats are located on the ground floor, while all upper floor flats can be accessed via a lift, achieving level access throughout.

Massing:

The building is staggered above the fourth storey in order to prevent overshadowing and overlooking to neighbouring properties. This breaks up the mass and provides outdoor spaces and terraces, which add articulation to the elevation.

The proposal is made up of 3 distinct cores, each of them reaching different heights. Core A to the south of the site is 7 storeys high with a setback at the top matching the 7 storey proposal with top-floor amenity space, at 237 Rye Lane. Core B at the north is 5 storeys high, balancing the height difference between neighbouring houses on the north of the site and Core A. Core C to the west of the site is 4 storeys high, balancing the height difference between Core A and B and the existing dwellings on Hazel Close.

Key:

- | | | |
|----------------------------------|------------------|-------------------------------------|
| Play areas | Core | Private residential access |
| Communal amenity space | Flats | Communal residential access |
| Private amenity space | Loading bay | Controlled Public pedestrian access |
| Improved existing public amenity | Vehicular access | Public pedestrian access |

Copeland Road Car Park



Recessed balconies



GRC frame



Copeland Road Elevation Proposal



Proposed Ground Floor - NTS



Hazel Close Elevation Proposal



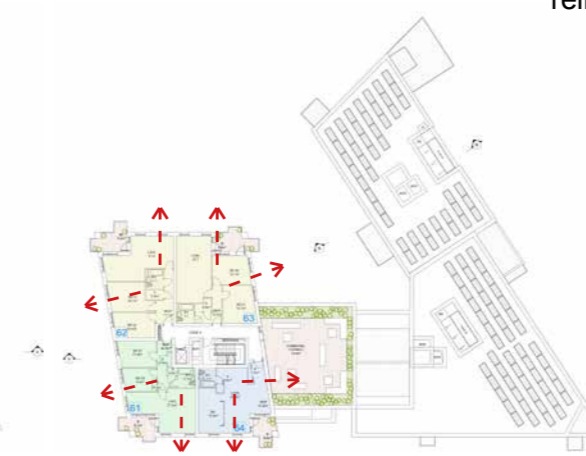
Proposed First Second Third Floor - NTS



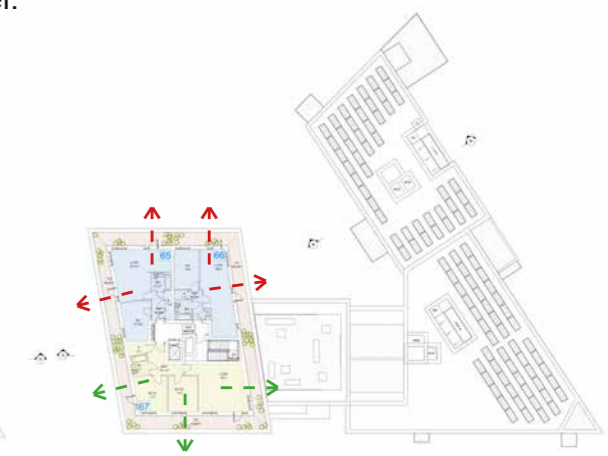
Proposed Fourth Floor - NTS



Proposed Fifth Floor - NTS



Proposed Sixth Floor - NTS



Proposed Seventh Floor - NTS

Design:

Most of the flats are dual aspect to ensure maximum possible daylight and adequate ventilation. All of the proposed flats have private amenity spaces and access to the communal amenity areas. All the dwellings are compliant with Part M, Lifetime Homes standards, London Housing design guide and the South East London Housing Partnership requirements, in order to be able to adapt to the changing needs of the residents.

To comply with bicycle storage provision standards, 108 secure cycle spaces have been provided. Additionally 7 wheelchair accessible units are proposed and 3 disabled access parking bays. A loading bay has been indicated on Copeland Road to accommodate the needs of the existing and new residents.

Following the last consultation, angled windows are proposed on the North elevation to redirect the views. Additionally, new mature trees on Hazel Close amenity will minimise overlooking between the new development and existing terraces.

Appearance:

A simple palette of brick and glass reinforced concrete (GRC), has been chosen to respond to the immediate context and history of the site. Light brown stock brick will be used on the main frame of the proposal to match the context of neighbouring properties, while a dark brown brick is used on the North and set back elements to minimise their impact on the elevation. Varying the brick colour adds to the depth of the elevations.

The scheme introduces texture through metal balustrades, recessed and projected elements on the brickwork. A regular stretcher bond would be used through the majority of the brickwork. Prefabricated brick cladding panels with stacked brick would then be extruded from the recessed panel to form a patterned relief.

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Proposed Lowered Basketball Court

Communal amenity space:

Two distinct communal amenity spaces have been proposed within the design. A communal landscaped area is proposed on the ground floor, which can be accessed by all three cores, as well as a communal roof terrace on the sixth floor, which can be accessed by Core A.

The communal landscaped area on the ground floor, can be accessed by several routes in order to encourage its use. It is accessed by the three cores, the Bournemouth Close footpath on the north and via the existing shared road on the south of the site, creating a central hub on the site. The communal area is located between the proposed development and the neighbouring properties allowing for natural surveillance.

A path around the outside perimeter provides level access to all ground floor flats, while creating pockets of vegetation, planting and play areas. The communal landscaped area will be maintained by Southwark council.

There are two proposed distinct, gated natural play areas for children under 5 years old within the site.

Basketball court:

Within the site there is currently a communal basketball court, which we propose to relocate in the proposed landscape. A new basketball court will be provided that will be used by people of all ages and abilities, encouraging social interaction between the residents.

The improved basketball court has been lowered by 1m into the ground with ramps leading into the court that allow a level access and minimise the sound transmission onto the neighbouring properties.

Retaining wall is raised in certain areas at various heights, where the court is closest to the flats, reducing the transmission of sound. Using acoustic bricks and gabions creates a feature wall that blends in with the proposal. Additionally, using panels made of recycled rubber, on the retaining wall surface within the court enhances the sound absorption of the wall, as well as creating a safer surface for children to play.



Proposed communal amenity area



Ground Floor Plan - NTS - Internal courtyard



Proposed play area for children under 5 years old

Key:

- play areas for children under 5 years old
- communal amenity area
- ⋯→ access