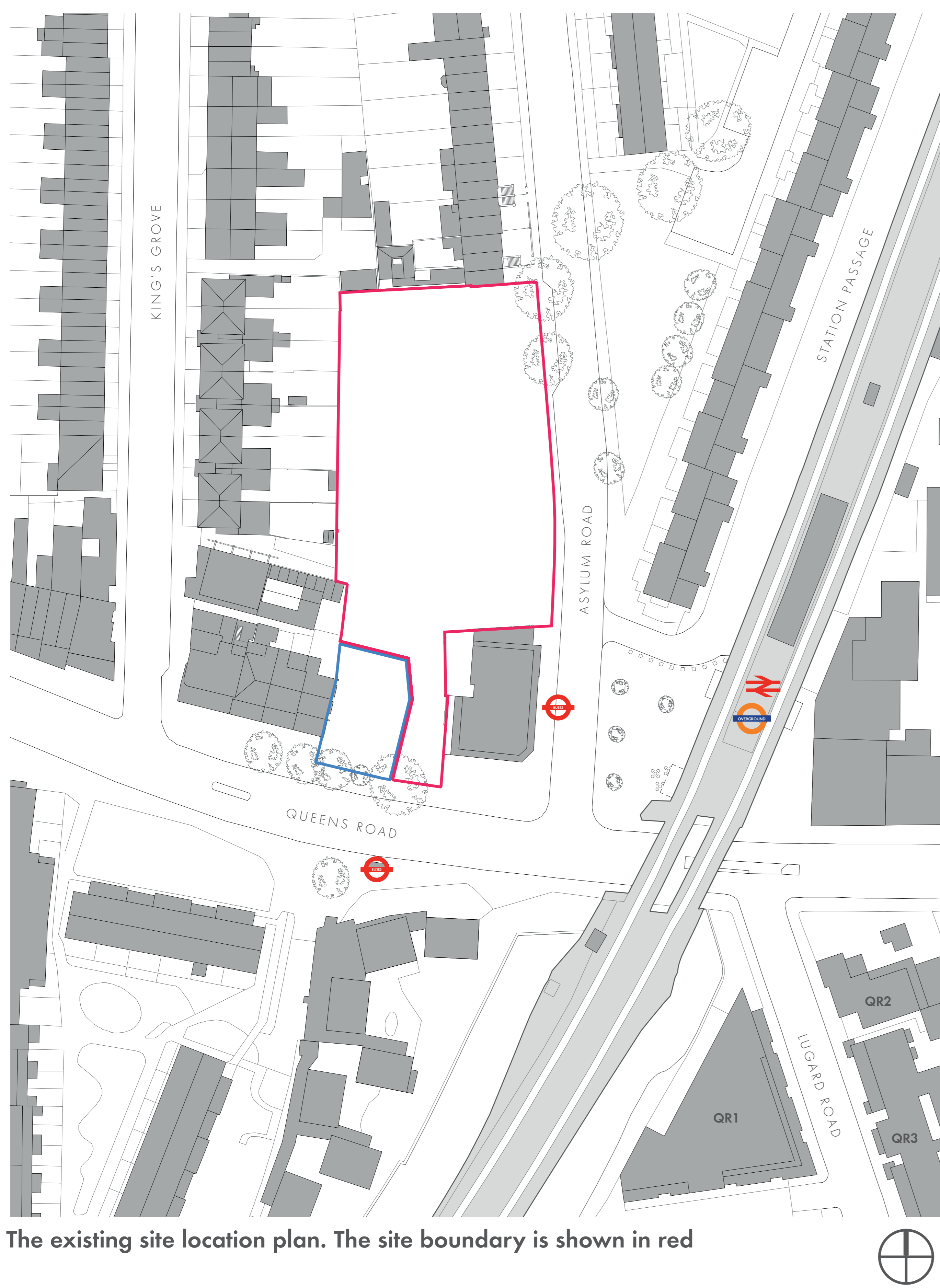


# Introduction



The existing site location plan. The site boundary is shown in red

## About the project

This exhibition sets out the proposed designs for a new building in Peckham for Southwark Council's Housing Solutions and Children's Services.

## The site

The site is close to Queens Road Peckham Station, with its main frontage on Asylum Road and a shorter frontage to Queens Road.

The western side of Asylum Road is lined with four-storey 19th century terraced houses built in London stock brickwork. Queens Road is a busy vehicular route and the neighbouring buildings have retail units at street level with three and four floors of residential accommodation above. The rear of the site is bordered by the back gardens of the three-storey residential villas on Kings Grove and a new contemporary house.

The site is currently vacant following the demolition of the previous day centre. The map to the left shows the boundary of the proposed building in red. The area outlined in blue is owned by Southwark Council and will be developed as a separate planning application to extend the form and use of the existing terrace with shop units at ground floor and flats above.

## How to comment

We welcome your feedback on the proposals.

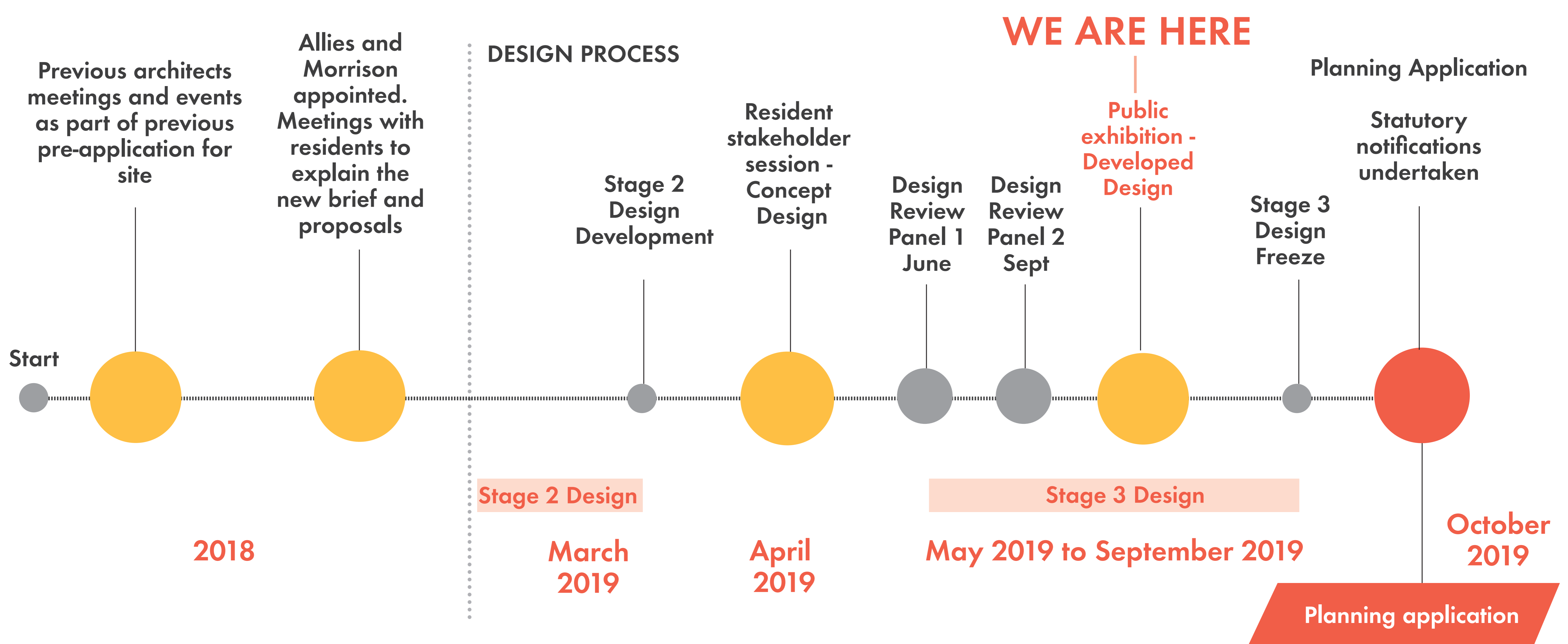
Please come and speak to one of the team today, fill in a feedback form, or email: [queens.road@southwark.gov.uk](mailto:queens.road@southwark.gov.uk)



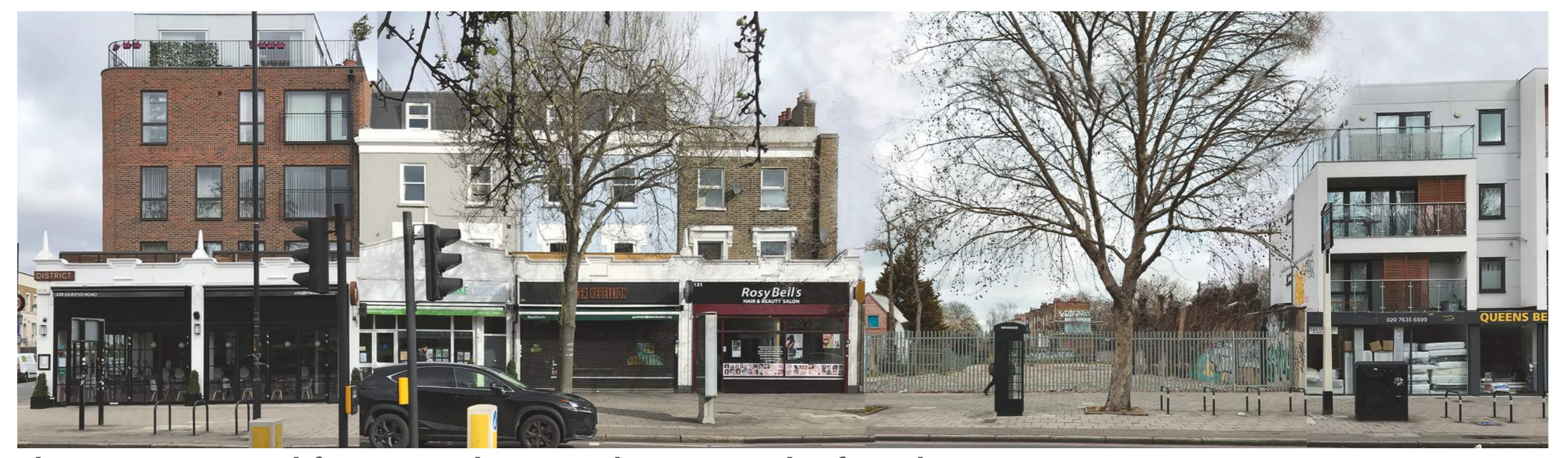
## Towards a planning application

The timeline below demonstrates the progress that has been made since the initial proposals for the site were presented to residents in January 2018 by other architects. In May 2018 Allies and Morrison were appointed to the project and have been developing new designs for the Council. We have met with residents for meetings and workshops and have attended design review panels which have shaped the proposals illustrated here.

Following this consultation, comments will be reviewed and final designs will be developed prior to the submission of the planning application. Neighbours of the site will be notified when the planning application is submitted. Comments on the planning application can be registered through the Council's Planning Portal to be considered as part of the assessment of the application.



The historic evolution of the site



The Queens Road frontage showing the gap in the facade



Asylum Road frontage showing the existing empty site



# 2

128 - 148 Asylum Road, Peckham

# Our proposals

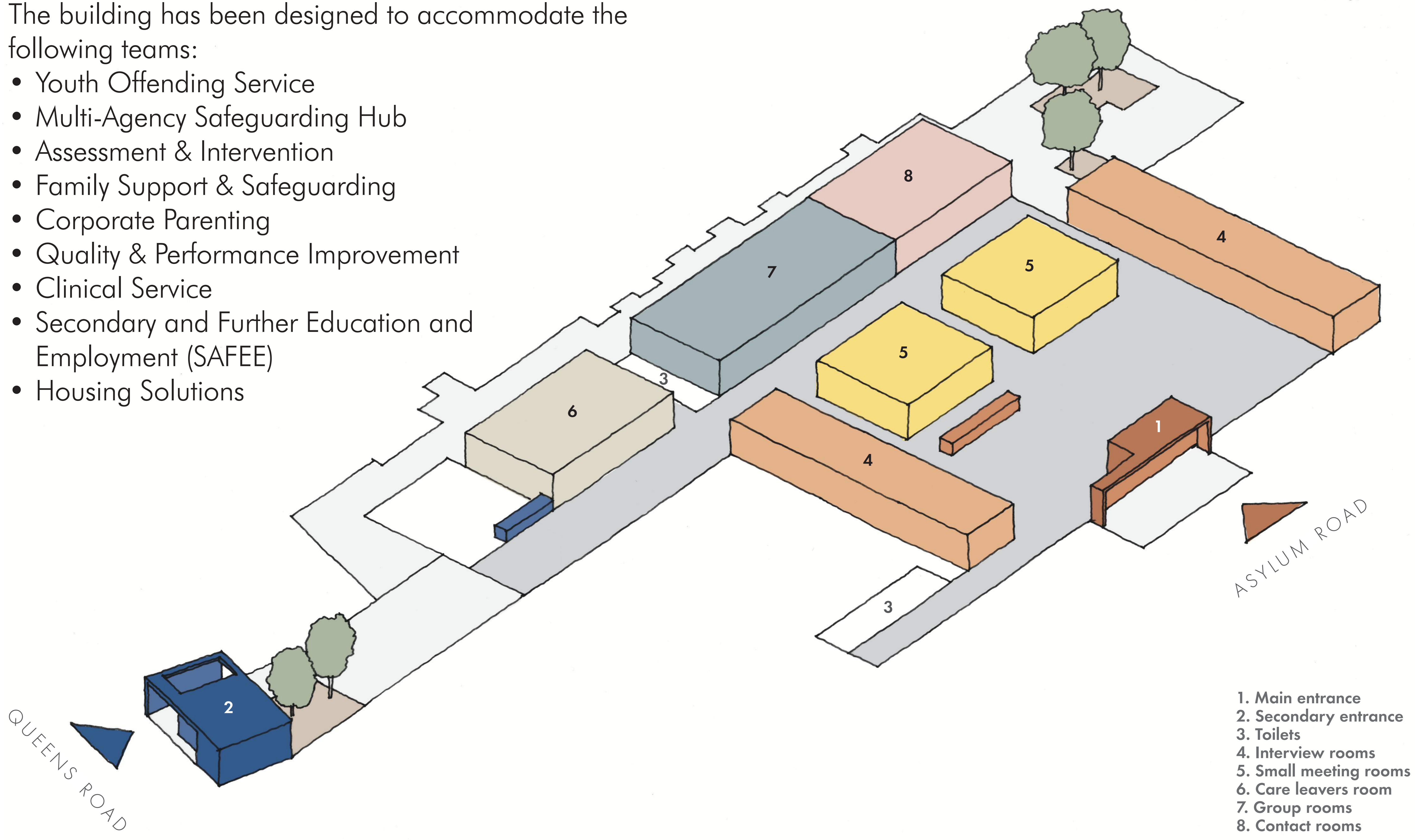
## The scheme: uses

This new building for Southwark Council has been designed for client-facing services across Housing Solutions and Children’s Services who are currently located in a number of unsuitable buildings, in disparate locations, which no longer support service delivery.

The building has been designed to accommodate the following teams:

- Youth Offending Service
- Multi-Agency Safeguarding Hub
- Assessment & Intervention
- Family Support & Safeguarding
- Corporate Parenting
- Quality & Performance Improvement
- Clinical Service
- Secondary and Further Education and Employment (SAFE)
- Housing Solutions

There are a number of benefits associated with co-locating these important services as they are closely linked. Most importantly, the new development would enable staff to work collaboratively, benefiting vulnerable users who often access a number of different provisions across both Housing Solutions and Children’s Services.



A diagram illustrating the ground floor public space uses within the proposals

## The scheme: design

Our approach to design has taken into account the architectural context of the site. The choice of materials is inspired by the surrounding neighbourhood, while the height, scale and massing relates to that of neighbouring properties and has been carefully considered to minimise overlooking and maintain good daylight and sunlight.

The building is located so that it creates a development line which follows and extends the face and height of the existing four-storey terrace on Asylum Road, responding to its proportions and rhythm while repairing and completing the urban street frontage.

The staff and service user entranceway from Queens Road has been developed to create a gateway with views and a landscaped route towards this entrance.

At the rear of the site is a smaller two-storey linear pavilion building, its scale continuing a pattern of existing two-storey buildings here, set within a new landscape which reflects and extends the back-garden context.



Main entrance view from Asylum Road



Secondary entrance from Queens Road



Asylum Road elevation showing the scale of the building in relation to adjacent properties



# 3

128 - 148 Asylum Road, Peckham

# Layout and massing

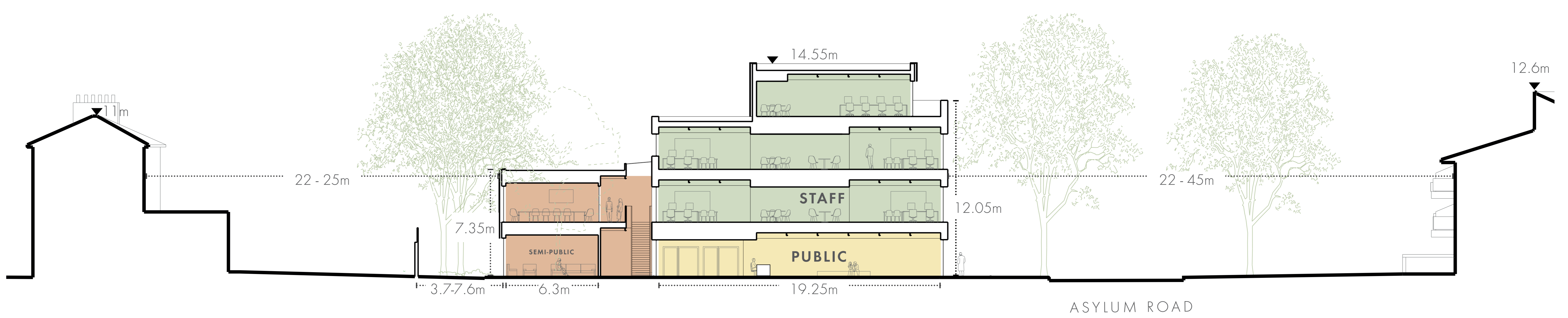
## Layout

The layout of the proposed building is best described in section. Public-facing spaces are located at ground floor level with a visible and welcoming principal entrance on Asylum Road. Office space for staff occupies the first and second floors, with a smaller area set back at third floor level.

Visitor facilities which are more private in nature are located within the rear pavilion. Access to this part of the building is by appointment only, either internally from Asylum Road or direct from a second entrance across a new landscaped courtyard on Queens Road. The benefit of this arrangement is that it allows for separate community use of this part of the building outside of business hours.



Entrance courtyard from Queens Road



Site section illustrating the scale of the building and the distances between neighbouring properties

## Scale and massing

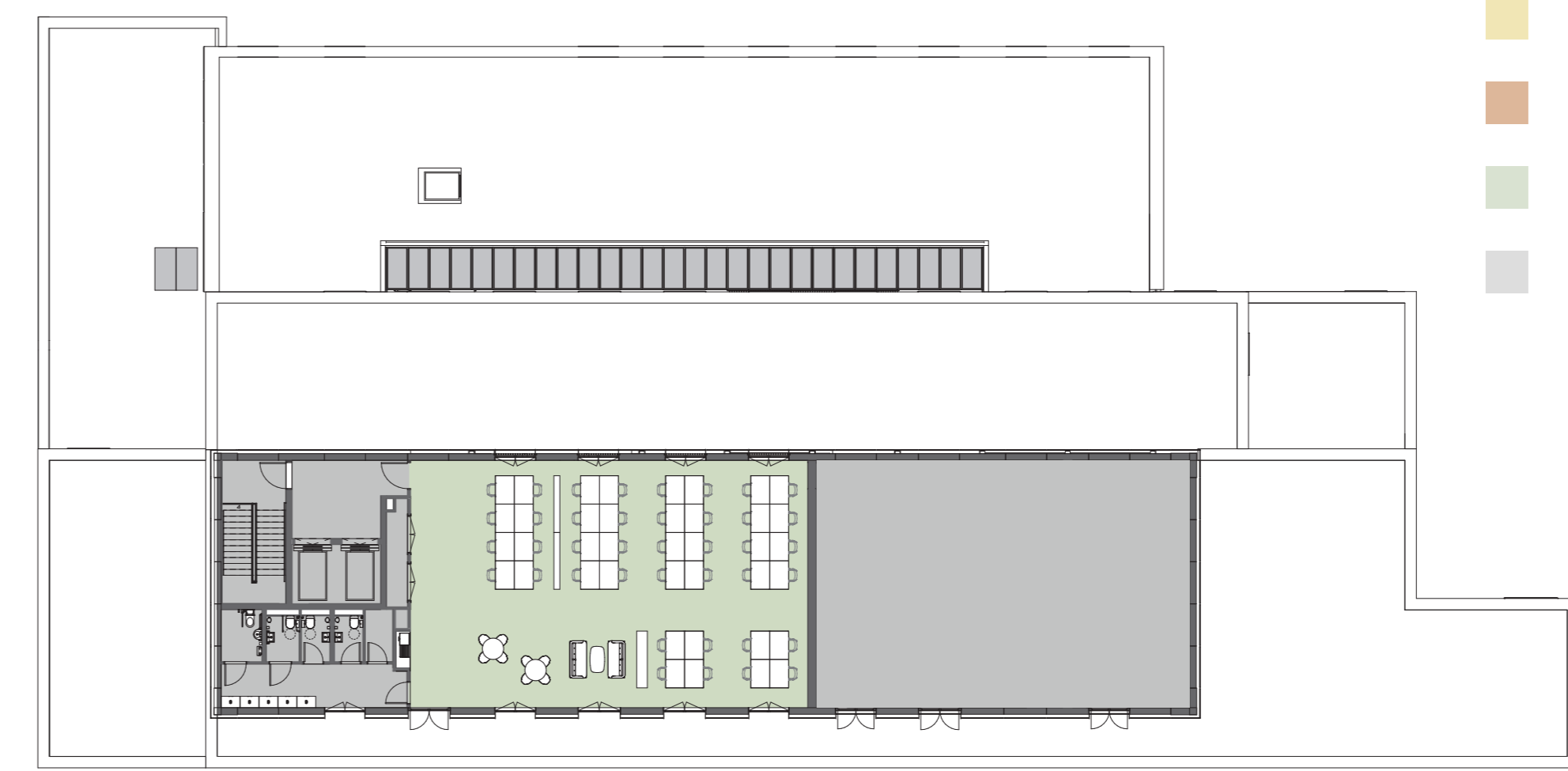
The height of the proposed building ranges from two to four storeys with the upper floor set back along Asylum Road so that it is subservient to the parapet line of the adjacent terraced properties. The scale of the building is intended to sit comfortably within the street and the surrounding neighbourhood. It would provide a new frontage to Asylum Road along the same building line and at the same height as the adjacent 19th century residential properties.

A smaller building of two storeys addresses the lower scale of the buildings on King's Grove and is attached to the main office building via a glazed top-lit linear space. The building floors are arranged around two circulation cores at either end of the building, which allow staff to move discretely from their desks on the upper floors to meet clients within the ground floor public spaces.

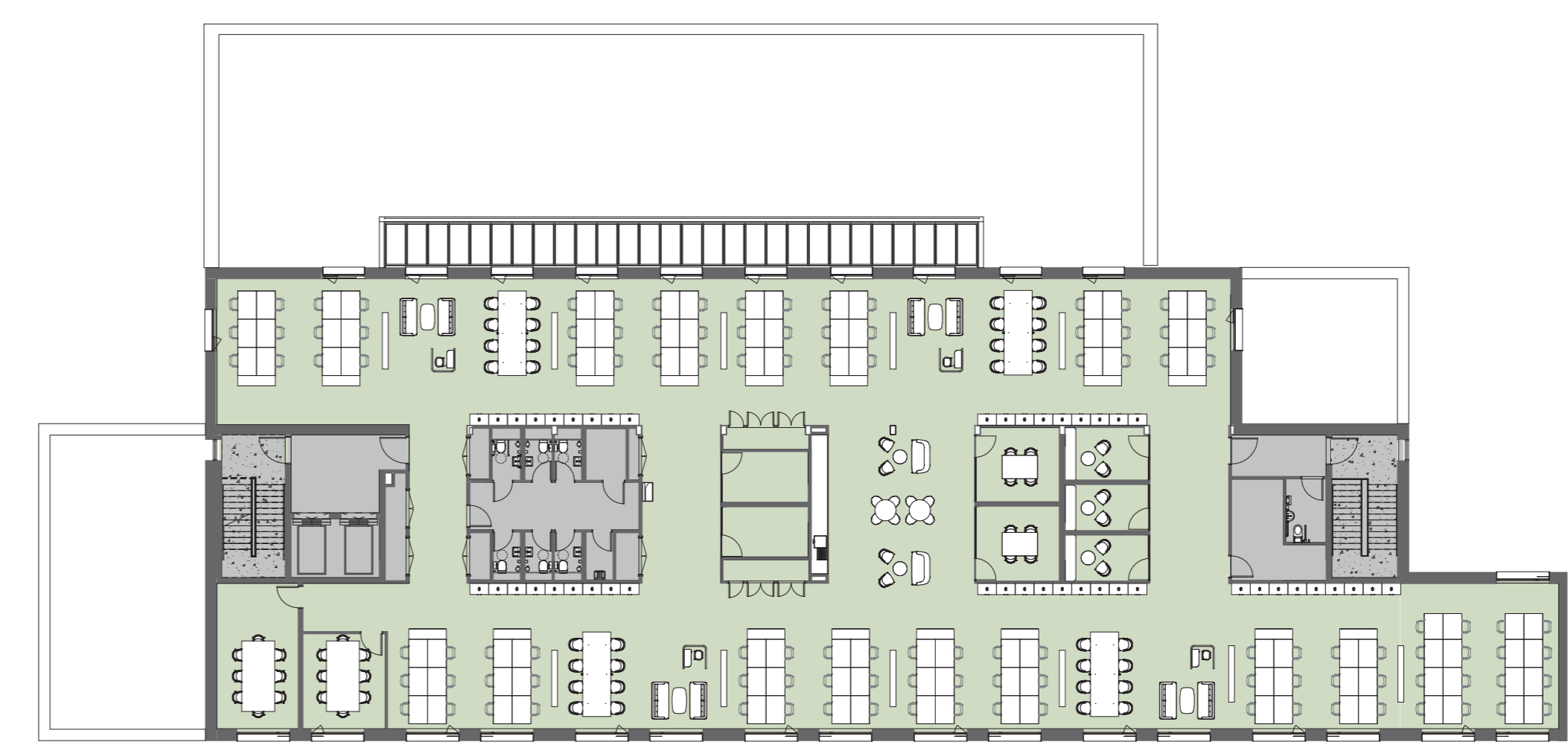
In response to residents' comments during previous meetings and workshops we have lowered the overall height of the building by 600mm; reduced the overall depth of the building by 1.2m; and have shortened the length of the rear pavilion by 3.6m at its northern end.

### Key

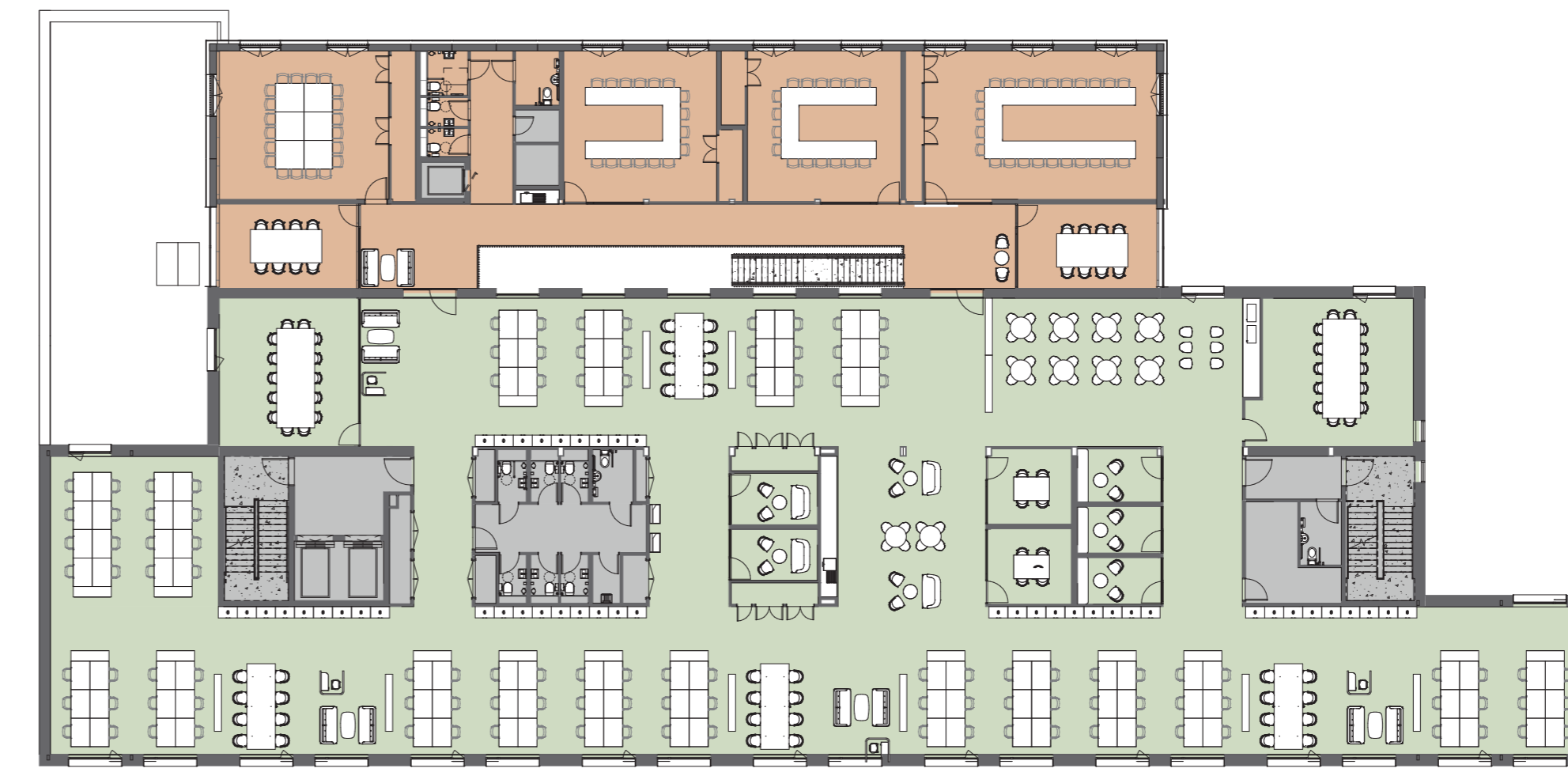
- Public
- Semi-public
- Staff
- Back-of-house



Third floor plan



Second floor plan



First floor plan

### Key

- Public
- Semi-public
- Staff
- Back-of-house



Ground floor plan showing the relationship between uses and the surrounding streets and public realm



# 4

128 - 148 Asylum Road, Peckham

# Materials and details

## Materials and elevation

It is our intention to deliver a building which is sensitive to its context, respectful of its neighbours and makes a positive contribution within the local community. Construction would utilise a modular steel frame system which incorporates cross-laminated timber floors.

The proposed façades have been developed to reflect the architectural hierarchy and plot widths of the neighbouring terraced properties. Like the existing development along Asylum Road, the organisation of the new façade includes two floors of generous and elegant windows above a distinct base, with less significant windows at the top. Similarly, the proportion, location and rhythm of openings within the brick surface creates two-window-wide pairings, with crisp metalwork linings providing a richness of detail which echoes the way that the existing windows are picked out in stone or painted white.

The building is clad in textured pale buff brickwork set above a smooth matt white brick at ground floor level. To the rear, a perforated metal screen system has been developed which creates texture whilst also protecting neighbouring properties from overlooking.



View from within the shared garden of the rear elevation



View of the main entrance and elevation on Asylum Road



Internal public spaces - reception and waiting area



Internal office spaces - private workspaces and team zones

## Sustainability

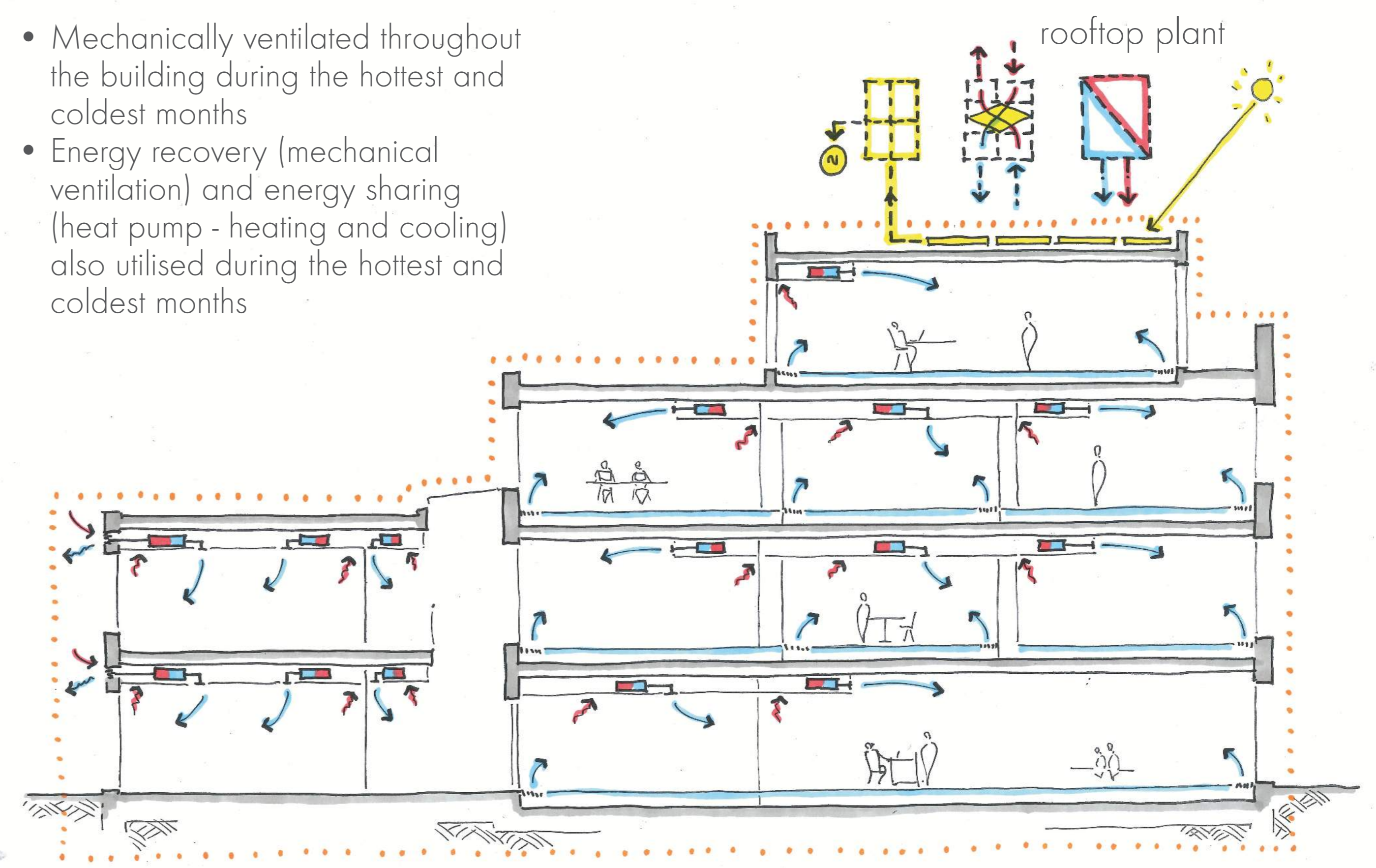
The building is being designed to achieve an Excellent rating using the BREEAM certification standard. In addition, the building would achieve a minimum of 35% reduction in carbon emissions vs a building regulations equivalent design.

Rooftop plant is located within an acoustic enclosure which ensures existing ambient noise levels are not exceeded.

The project team are also exploring opportunities to incorporate renewable sources of energy generation on site where possible and minimise active cooling demand through a combination of effective shading, glazing design and incorporating natural ventilation.

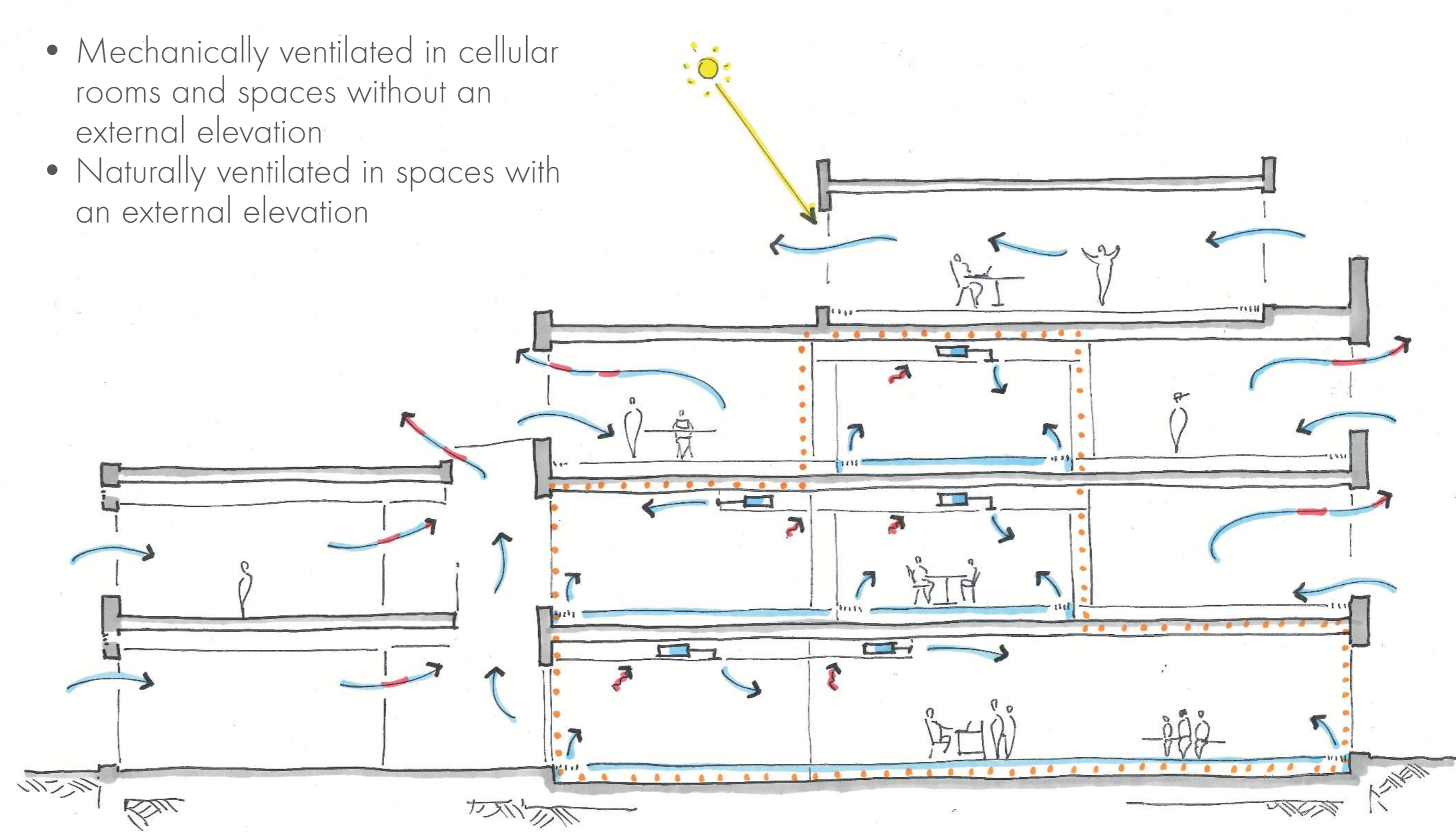
### Winter / summer

- Mechanically ventilated throughout the building during the hottest and coldest months
- Energy recovery (mechanical ventilation) and energy sharing (heat pump - heating and cooling) also utilised during the hottest and coldest months



### Spring / autumn

- Mechanically ventilated in cellular rooms and spaces without an external elevation
- Naturally ventilated in spaces with an external elevation



Ventilation diagrams

### Key

- ↙ cool/fresh air
- ↘ warm air
- fan coil units
- ⋯ extent of mechanically ventilated space





View of the rear of the building from within the private garden

## Public realm and gardens

The proposals include new landscaped open space and improvements to the public realm. This includes wider footpaths and new paving, together with green roofs and gardens, informal planting and additional trees to soften boundaries and views while enhancing biodiversity.

New tree planting and rain gardens would be provided, alongside visitor cycle parking in front of the building along Asylum Road and within the courtyard on Queens Road.

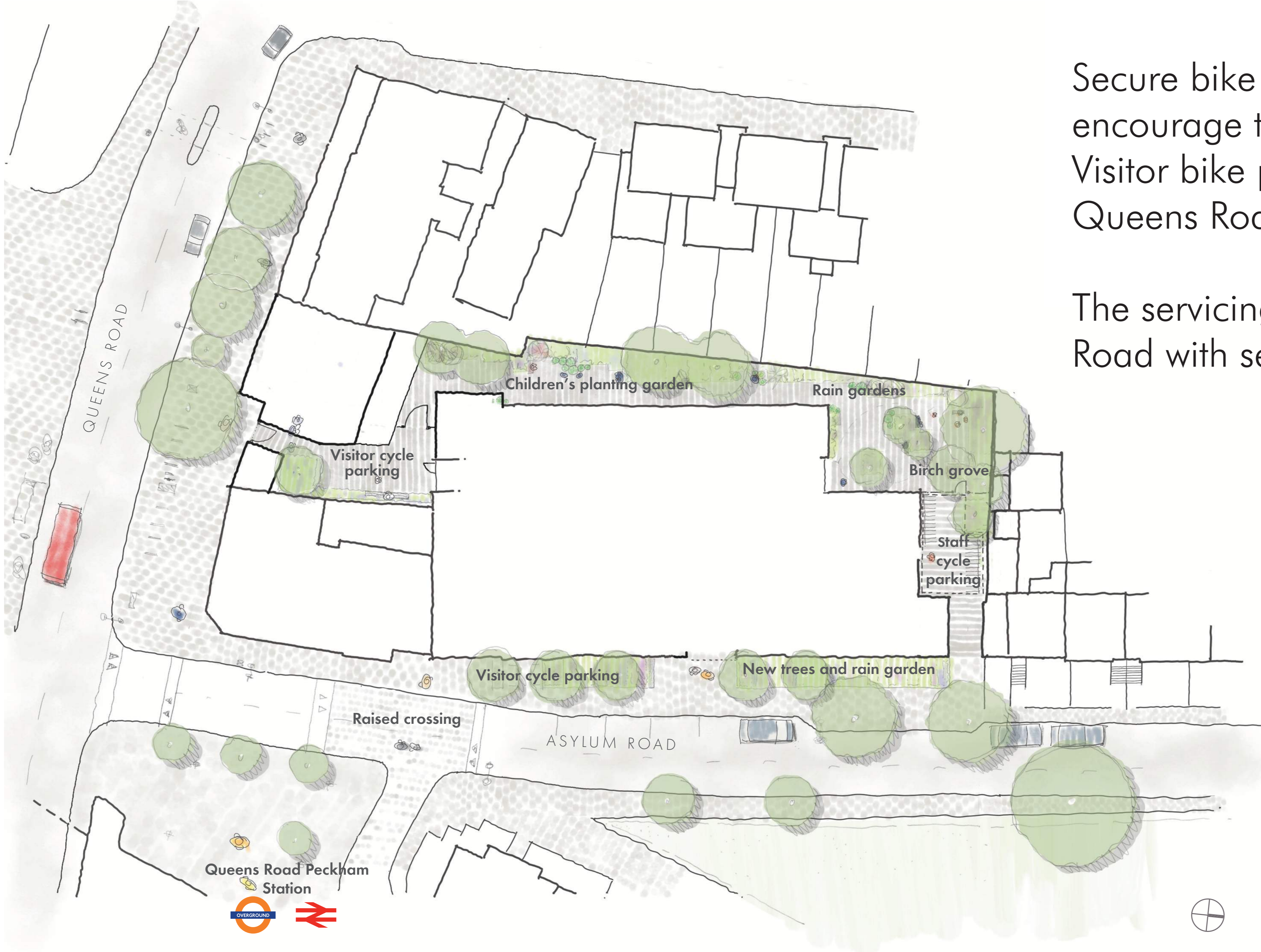
To the rear of the building, a children's planting garden and birch grove would soften these outdoor spaces and create usable spaces for children and young people. Space to the rear of the building is also provided for staff cycle parking.

## Transport and servicing

The site has excellent transport links, with Queens Road Peckham Station located opposite, and nearby bus routes along Queens Road and Asylum Road. This means that there is no reason for council staff to use personal vehicles. A small selection of pool cars would be available for essential car users.

Secure bike parking would be provided for staff to encourage the use of this sustainable transport mode. Visitor bike parking would also be provided on both Queens Road and Asylum Road.

The servicing strategy for the building is from Asylum Road with secure bin storage within the building.



Proposed landscape plan



Informal planting within courtyard spaces



An artist's impression of the view along Asylum Road