

Welcome

This exhibition is hosted by Southwark Council to share plans for its proposed new offices on the site 133-137 Queens Road, Peckham.

We are working up these proposals in consultation with councillors, officers, stakeholders and members of the public. Please take a moment to read about the scheme and feel free to ask questions to members of the project team here today. Please also fill out a feedback form to let us know what you think.



INTRODUCTION TO THE SCHEME

At present the council's offices and its services are spread across many locations. Not only is this inefficient, many of these buildings are no longer fit for purpose. Importantly, some of the sites will be freed to deliver much-needed council housing. We propose to consolidate six of the council's offices in one new building.

Our proposals are for a modern office block, two and three storeys in height, built with a range of materials that complement the established textures and tones of the area. It is located in the centre of the borough in Peckham between Queens Road and Asylum Road. It has two street frontages, one onto Queens Road of approximately 20 metres long, and a secondary frontage onto Asylum Road of approximately 60 metres in length.

ABOUT THE TEAM

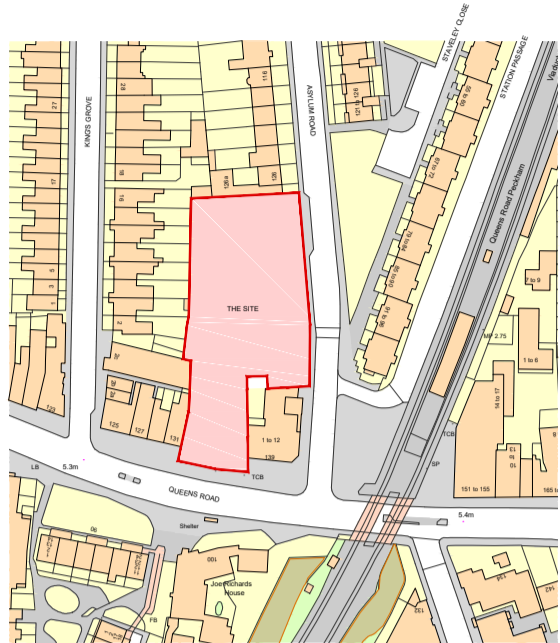
Southwark Council is leading the project. The council is supported by a team of technical consultants with a lot of experience of designing schemes such as these. This includes planners, architects, landscape consultants and community consultation consultants.



Context

THE SITE

The site is located at 133-137 Queens Road, Peckham. It occupies a prominent location close to the junction of Queens Road and Asylum Road with frontages on both streets.

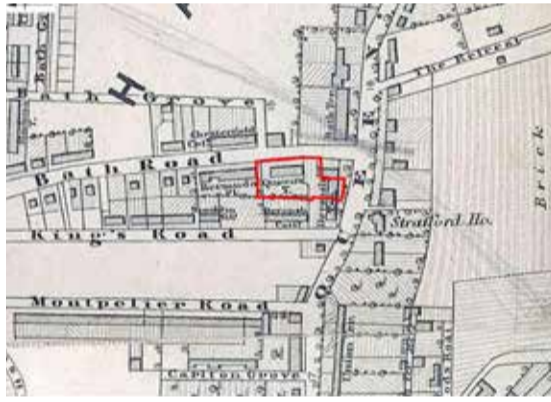


HISTORY OF THE SITE

The first recorded evidence of development on the site is in the mid-19th century when maps show the presence of residential buildings in the form of the Queens Terrace on Asylum Road (formerly bath road) and Devonish terrace (on Queens Road).

The current terraces on Asylum Road and the Queens Road frontage were complete by 1874 and despite some bomb damage during WWII, remained in place until 1980 when the site area was cleared to make way for the current building.

First recorded evidence of development, 1862-1871



Asylum Road Terraces evident in 1874



ABOUT THE QUEENS ROAD OFFICE

This site will consolidate a number of council offices that are currently located in buildings across the borough: Bournemouth Road, Sumner House, East Dulwich Road, St Mary's Road, Curlwe House and Talfourd Place. After a review of possible locations in the borough, the site on Queens Road was identified as the best location due to its excellent transport connections, proximity to other council offices on Queens Road, and its central location making it more easily accessible for residents.

experience and better facilities for Southwark residents who will be able to more easily access the services we provide from a high quality new office in a single location. The services that will be located at this office will include housing solutions, the multi-agency safeguarding hub, and looked after children.

The services previously delivered at these offices across the borough will now all be delivered from a single office on Queens Road. We believe this will lead to an improved

Around 390 employees will be based at the new Queens Road office on any given weekday, with many spending time out of the office.

We consulted extensively with employees to understand the types of requirements that they would like to see in a modern office building. The feedback was used to inform the current proposals.



Peckham Rye Station

New office location

Queens Road station

Proposed Scheme



The building will comprise two elements; a two-storey building on the Queens Road frontage and a larger, Three-storey building to the rear fronting Asylum Road. A two-storey link will connect the two buildings. This reflects the general height and massing of buildings on both Queens Road and Asylum Road. The main public entrance to the office will be located on Queens Road.

Materials will be selected to complement the established textures and tones in the area. Brick or stone would be suitable at the ground floor level and part of the 1st floor for its robustness and texture.

Familiar London Stock / buff will be used on the rear elevation where the façade faces the gardens of the King's Grove residences. Timber is a preferred material for the visual screening to windows in this area. Elsewhere, at higher level, a rainscreen in a metallic colour could reflect the buff brick of its neighbours.

ON-SITE SUSTAINABILITY

A BREEAM "excellent" rating will be sought for this building. It is one of the highest sustainability ratings possible for a building of this type and its features will include:

- Photovoltaic panels (solar or PV's) on the roof to reduce the need for fossil fuel based energy sources.
- Batteries will be used on this building to store the energy from the PVs to use in the building first before exporting spare energy to the grid.
- A 'green' roof will provide habitats for bees and insects, give shelter to a range of small invertebrates and reduce rainwater run off rates.
- A SUDS drainage system will cater for surface water, to prevent flooding of the drainage system.
- Mechanical Service plant and components will be specified to reduce energy, waste and pollution.
- Electricity charge points will be provided for pool cars, to encourage the use of non-polluting vehicles.
- Sustainable materials and manufacturing methods will be at the forefront in specifying the works, for example: LED external lighting; time controllers; ethically sourced materials; use of materials produced from recycled content; contractor to recycle waste materials where possible.



Queens Road Elevation



Asylum Road Elevation



Design principles

The aim of this process is to design a contemporary, sustainable office building that not only provides the required accommodation for council services but also enhances the appearance of the street scene, and reintroduces the original townscape structures lost when the existing building was constructed in the 1980s.

To achieve this, the Queens Road facade will reconnect with its neighbours to reflect a continuous retail frontage and the terrace style that was formerly in place on Asylum Road will be restored.



The 4 storey scheme that was subsequently discarded



The current 3 storey form on Asylum Road



The proposed frontage on Queens Road

We are mindful of the need to ensure that the mass, height and position of the building is such that it does not significantly compromise the amenity enjoyed by occupants of adjacent properties. The affects of sunlight and daylight, noise, traffic and ecological impacts have all been considered in developing these proposals and we aim to mitigate any potential adverse affects wherever possible.

Early in the design process, angle projections for sunlight and daylight were applied to all habitable room windows facing the site. This established height constraints that may be considered acceptable under existing established standards. This study suggested that four storeys could be acceptable on part of the site and initial designs were developed with this in mind. They were eventually discarded in favour of a three-storey approach to reduce the impact on neighbours and the townscape in general.

The 'terrace' approach on Asylum Road works well with its neighbours and is typical of the area. A variation of connected villas is also common to the area and is reflected in the proposed façade, which is broken down in to three 'pavilions' allowing variations in colour and materials to enhance the street scene.

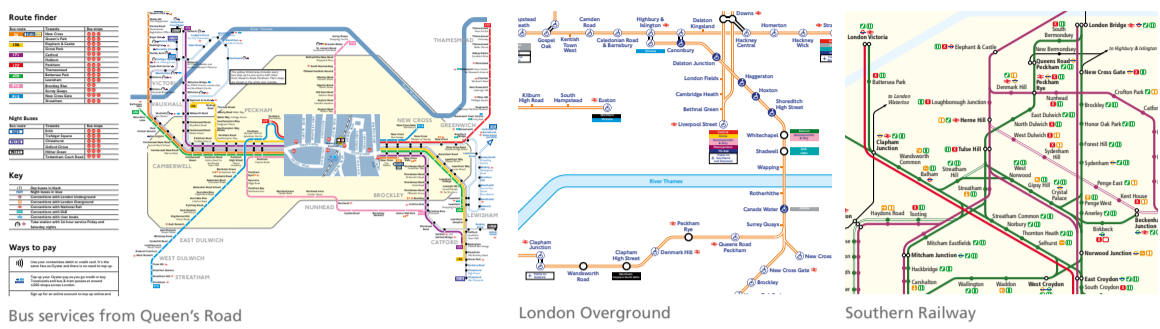
On Queens Road the building is designed to respect the existing built form of its neighbours and to provide a positive, recognisable front for Council services.

The first floor is set back in a form established by the properties to the west and it protrudes centrally to emphasise and provide shelter to the entrance. It also reflects the line of the façade to the east of the site.

This is the principal entrance and the main interface with the public. Secondary entrances are provided on Asylum Road for staff and for young people accessing services.



Environment and Sustainability



TRAFFIC AND TRANSPORT

Staff members working at the new office would be encouraged to travel to and from work using sustainable methods of transport.

The site is very well served by public transport with Queens Road Station just 50 metres away. The station provides frequent trains to London Bridge and Clapham Junction with links to the underground and national rail. The planned Bakerloo Line extension will be sited at the northern end of Asylum Road approximately 800 metres away.

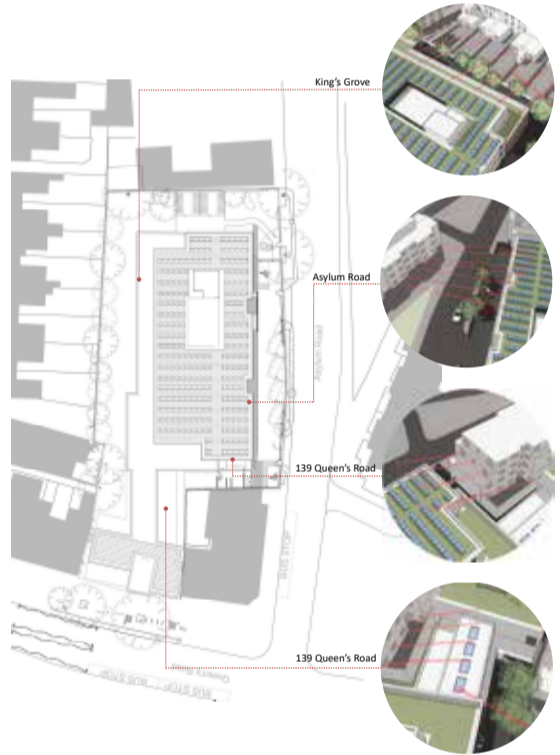
Queens Road is also served by numerous buses including the 36, 136, 171, 177, 436, N89, N136, N171, P12 and P13.

In addition, there are cycle routes with well-marked lanes along Queens Road and we are including 84 secure cycle bays and shower facilities onsite to encourage members of staff to travel by bike.

Because of the excellent public transport links, we are only including a minimal amount of parking on the site. There will be two disabled parking bays and an additional five 'pool car only' spaces for local authority use. The reason for this is because we want to minimise the impact this development would have on the highways network.

DAYLIGHT AND SUNLIGHT

To ensure that our proposals do not unduly impact adjacent properties we measured the distance to the surrounding buildings and designed the scheme so that no part of the proposal conflicts with a line drawn at 25 degrees from the centre of any window serving a habitable room in a nearby home. BRE (Building Research Establishment) guidance suggests that the proposed building is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing occupants. Based on this, we established that a four storey building could be constructed over part of the site without undue impact on the daylight available to the habitable rooms. The current design is limited to 3-storeys to minimise the effect further.



OVERLOOKING

There is an existing tree screen to the residential boundary with Kings Grove properties and this will be maintained and enhanced as part of these proposals. The first floor windows facing these properties will be screened with external fins to restrict views out whilst allowing penetration of daylight into the new building.

Second floor windows are set back and screened by the projecting roof terrace below.



NOISE

We carried out an assessment to evaluate what the typical background sound level at the site would be and to assess the likely character of the sound in order to derive a sound level limit for the new building.

Our work found that the sound from the new building should not exceed 36dB(A) 1m from the facade of the nearest house during the daytime and should not exceed 26dB(A) 1m from the facade of the nearest home at night. These levels are significantly below typical background levels (a standard washing machine is about 56dB), which indicates that the new building will have a low impact on nearby residential properties.

Demolition and Construction

If the scheme is approved, we anticipate that the demolition process will begin in May 2018 and that it will last for about 12 weeks. Our current proposals are as follows but we would appreciate views from residents:

- The access for demolition vehicles will be via Asylum Road through the existing access. Vehicle movements will be controlled by staff working under the direction of the site manager.
- 360 degree excavators will be used to pull over the building. For the adjacent street frontages and neighbouring walls and buildings, demolition will be by hand tools and smaller attachments on the excavators to avoid materials falling beyond the site boundary. 360 degree excavators with breaker attachments will be used to remove the ground floor slab and foundations.
- The plant will be kept in a modern state of repair and fitted with silencers in good working order. Throughout the works, dust suppression will be initiated, through hoses used to damp down the works. All works will be carried out in accordance with the Control of Vibration at Work Regulations 2005, with a register log for using equipment for different periods of times by different operatives.
- Wheel wash will be actioned within the site compound. Lorries will be checked by the site management and wheels etc. cleaned prior to vehicles leaving site. Adjacent streets will be inspected for debris and cleaned on a periodic basis, depending on the extent of any mud being on the road.
- The site will be hoarded by at least 2.4m high painted hoardings and elevations within 3m of pavements will be fitted with full height scaffold and Monarflex sheeting. Appropriate signs will be erected on the hoardings to inform the public of activities.
- The working hours will be Monday to Friday 0800 to 1700 and Saturdays 0800 to 1300. The site will be closed on Sundays and Public Holidays.



We are proposing to construct the building off-site, using a methodology known as 'modular design'. This has many benefits in environment terms where reduced construction programmes and minimal site disruption are desirable. Importantly, it limits the impact of noise and dust during the construction process on local residents.

Other benefits include:

- Safer working conditions through more controlled working environments
- Speed of construction
- High levels of sustainability are achieved
- Enhanced quality control
- Reduced waste
- Environmental performance
- Cost benefits through more efficient processes

Any planning permission would be subject to a Construction Management Plan, which establishes a number of principles designed to promote safety and minimise disruption for the nearby residents. The Construction Management Plan would also be subject to a further consultation with residents and stakeholders.

Throughout the demolition and construction process residents' liaison meetings will be implemented to keep the neighbours informed of works.

Once the contractors are appointed, we will arrange further meetings with residents to introduce the contractors and answer any queries you may have directly with them.

Next Steps

Thank you for attending our public exhibition. We hope you have found this information useful.

To ensure we understand the views of residents, we would be grateful if you could take a few moments to fill in a feedback form. The feedback form can be completed and posted in the ballot box or sent back to us later (see form for details).



Once we have completed the public consultation we will review and revise the scheme where possible following feedback. We will then hold another event to update residents on the final scheme prior to submission. As previously mentioned, we will be holding residents' liaison meetings throughout the demolition and construction process. We will also keep local councillors and other stakeholders regularly informed.

We hope to submit the scheme in early spring, following which there will then be a period of statutory consultation ahead of the scheme going before the London Borough of Southwark Planning Committee later this year.

We anticipate that staff would move in to the completed offices in late 2019. Our anticipated timeline is set out below.

Activity	Estimated timing
Prior approval for demolition	End of January 2018
Submission of Planning Application	End of March 2018
Demolition start on site date	Mid May 2018
Planning Consent	July 2018
Main contractor starts on site	September/October 2018
Completion of the new office	October/November 2019

GET IN TOUCH

If you have any questions or would like further information, you can get in touch via the following methods:

Email: Queensroad@southwark.gov.uk

Telephone: 020 7525 5376

All of the materials displayed today will be available online at: southwark.gov.uk/QRofficeconsultation