

### 133 - 137 Queens Road Peckham

Resident stakeholder workshop, 4 April 2019

The workshop took place on the evening of 4 April 2019 in the Southwark Council offices, QR1 on Queens Road, from 6pm to 8pm.

Facilitated by local councillors, Southwark Council officers and members of the Allies and Morrison design team, the workshop focused on sharing analysis of the site and context before introducing the initial design response in terms of principles and early block and massing work undertaken.

Following a presentation introduced by Councillor Cryan, the attendees worked in three groups to discuss and explore the design, using worksheets and sticky notes to record specific points and queries. The worksheet had five headings to capture the feedback including:

- Scale and massing
- Public realm and landscape
- Building access and movement
- Materials and appearance
- Council-related matters (safety and security, traffic and parking)

In total 16 residents attended the session completing 3 worksheets. A summary of the headline feedback is captured in the following bullet points and organised by theme. This is a summary of key points, rather than a list of all points raised. Please see the appendix to see a full transcription of all comments recorded on the worksheets.

#### Scale and massing

- Overall the design was considered to be a positive response to the setting and context.
- The key design response to repairing the urban fabric and street frontage on Asylum Road was seen as positive and there was support to see this approach applied to the Queens Road frontage also.
- Concern over why the main mass of the building appears to be concentrated in the north of the site.
- Concern 126a Asylum Road is adversely affected by the scale and massing proposed; and the implications of blocking out light to the neighbouring roof terrace. Is there opportunity to set back at this edge?



A group recording feedback using the worksheets

- Comment that the aspect of residents on King's Grove and the London and Brighton apartments has been considered more than that of 126a Asylum Road.
- Interest in how a 'break' in the Asylum Road frontage could provide some variation and breathing space.
- Interest to understand how the facade will be articulated in detailed design to respond to the diversity and rhythm of the local terraced properties.
- Interest to see future plans and drawings with greater clarity, variation and detail e.g. multiple sections, elevations, artist impressions.

#### Public realm and landscape

- Keen for the public garden fronting onto Queens Road to be well used by the local community.
- Flowers, trees, benches and bins were regarded as positive features to include when designing the space.
- Comment that the public garden felt well considered and would prevent overshadowing onto King's Grove.
- Bromley by Bow gardens should be considered as a useful precedent.
- Planting of street trees on Asylum Road; particularly species that can mature with thick, established trunks.

### Building access and movement

- Queries over the Asylum Road entrance being the 'primary' entrance, when the Queens Road entrance would feel more naturally suited.
- Concern over the main staff entrance, bike storage and service area being adjacent to 126a Asylum Road - noise, smell etc.
- Aspirations for the building and gardens to be welcoming and accessible for the Southwark community.
- Queries over the operating hours, and numbers of staff and service users in the building; over weekdays and weekends.
- Interest in how the lobby space could be used as a community resource.

### Materials and appearance

- Aspiration for the building to be prize-winning and an example to set the standard for the rest of the borough.
- Character should be sympathetic to the Victorian brickwork, using yellow London stock brick as the main facade material.
- Support for using brick, particularly along Asylum Road, helping it 'fit in' with the residential character and function of the street.
- Interest is using planting at different levels to soften the view.
- Keen for materiality, facade articulation, massing and overall character to fit in with the context.
- Internal materials should be robust and welcoming to help support the work being undertaken by the staff and service users.
- Queries over what level of detail will be presented to the Design Review Panel and when residents will have access to this material.
- Concern over noise disruption during construction and everyday operation to neighbours.



The three break out tables discussing the proposals



Using the worksheets to facilitate discussion



One group discussing the proposals



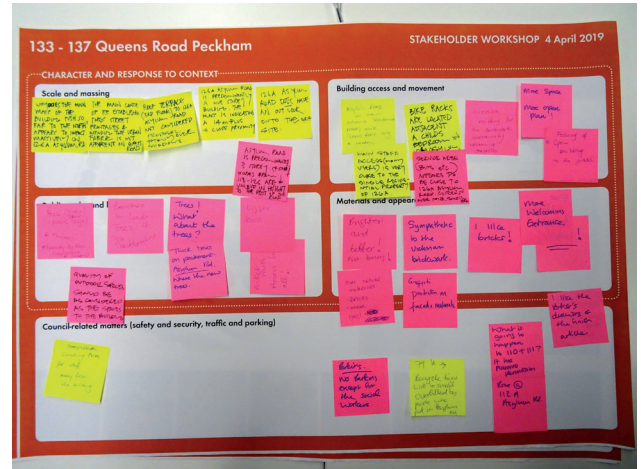
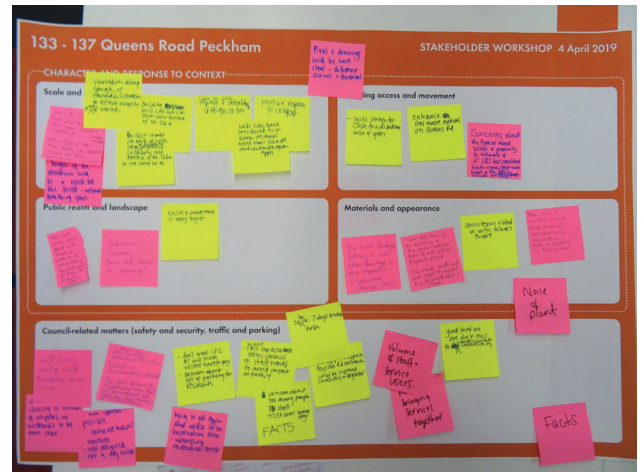
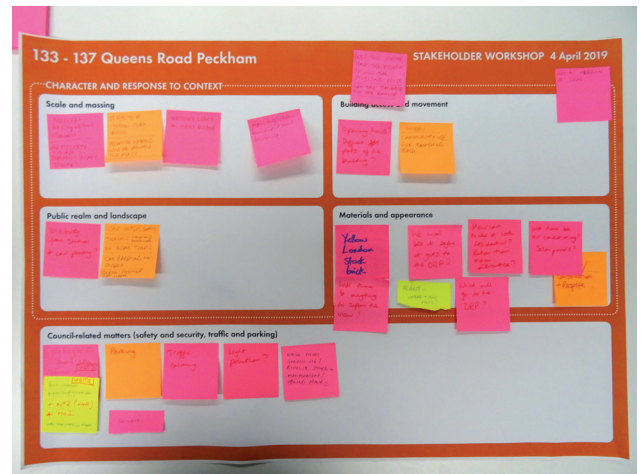
Each group provided a summary of discussion in their group to the entirety of the workshop

## Council-related matters

- There should be a designated smoking area for staff that is away from the building itself.
- Concerns over the impact the new development will have on local parking.
- Suggestion that parking should only be locally provided for social workers and a concern over what the introduction of a Controlled Parking Zone could mean for residents and visitors.
- Assurances wanted over the travel arrangements of staff and how to avoid a negative impact on local parking provision.
- Need to ensure the building and garden is secure and does not cause light pollution.
- Comment that consolidation of community services was welcomed and a good approach to take by the council.
- Concern about the volume of staff and service users accessing and using the building at one time.
- Suggestion of securing enhancements to the green space opposite on Asylum Road.
- Concern about the service users and the proximity to locals schools, the risks this could pose to perpetuating knife crime, 'postcode wars' and the safety of young people.
- Concern about traffic speeds along Asylum Road and the potential for conflict with those visiting the new building.
- Suggestion for traffic calming measures and a pedestrian crossing to be put in place on Asylum Road, between the new building and Queens Road station.

## Next steps

- Feedback from the resident's workshop will be taken into account and used as a resource and reference tool for the design team as the scheme progresses.
- The scheme will be presented to the Southwark Design Review Panel (DRP), a collection of architecture and design practitioners that meet monthly to review a range of proposals across the borough and suggest ways to improve quality. This is scheduled early in the design process in order to take account of advice that can help inform the emerging scheme.
- The next round of stakeholder engagement is planned for June 2019, including another resident's workshop and public exhibition.



Photographs of the completed worksheets from the workshop

#### Scale and massing

- Why does the main mass of the building push so far to the north? Appears to impact massively on 126a Asylum Road.
- Re-establishing the street frontages and mending the urban fabric on Asylum Road is not apparent on Queens Road.
- Roof terrace (3<sup>rd</sup> floor) to 126a Asylum Road is not considered. Proposal totally over shadows.
- 126a Asylum Road is predominantly a one storey building. The mass is indicating a 14m plus in close proximity.
- 126a Asylum Road does have an outlook onto the QR4 site.
- Asylum Road is predominantly 3 storey (4 storey). Houses from 118-126 are unique in height to the right of the road.
- Massing has something changed?
- Articulate façade domestic scale – terraces.
- It has to be yellow stock brick. Promise nothing will be painted turquoise.
- Improving light on infill building.
- How high was building and rear building?
- Variation along length of façade / elevation to reflect diversity [and] rhythm of terrace.
- How do 126 Asylum Road feel about the new scale and massing?
- A break in the length of the elevation could be a relief to the street – welcome breathing space.
- Building will cut out sun from new terrace of no. 126a
- Building should set back at north edge of Asylum Road edge to protect southerly roof terrace of no 126a i.e. not the same height
- Like to see repair and consolidate of High Street too.
- Looks like have considered King's Grove residents more than 126a Asylum Road and London and Brighton apartments.
- Positive response to context.
- Plans and drawings could be more clear e.g. different sections and elevations.

#### Building access and movement

- Asylum Road as main entrance (residential road) while Queens Road only a garden.
- Main staff access (many users) is very close to the single residential property of 126a.
- Bike racks are located adjacent to a child's bedroom in 126a Asylum Road.
- Service area (bins etc.) appears to be close to 126a Asylum Road. Concern over noise, smell etc.
- Accessible building for the Southwark community. Welcoming gardens.
- More space. More open plan!
- Feeling of an open building to the public.
- Opening hours? Different parts of the building?
- Lobby – community use. Give something back.
- Artist's impression of rear.
- Cycle storage too close to kid's bedroom, noise of gates.
- Entrance feel more natural on Queens Road.

#### Public realm and landscape

- Park (green space, public usage).
- Flowers.
- Bromley by Bow inspirations for garden.
- Benches and loads of trees to stop skateboarding.
- Trees! What about the trees?
- Thick trees on pavement. Asylum Road. Where [are] the new trees.
- Bigger bins.
- Pocket park – access for all!
- Visibility from station and car parking?
- Car crash safety. Traffic calming measures. Car parking on street. Zebra positive – not lights.

- This bit feels good with trees and protecting overshadowing buildings / gardens of King's Grove.
- Pedestrian crossing from QR station to entrance?
- Existing pavement is very tight.

#### Materials and appearance

- Brighter and better! Not boring!
- Sympathetic to the Victorian brickwork.
- Graffiti protection on facades materials.
- I like bricks!
- More welcoming entrance.
- I like the artists' drawings of the finished article.
- Yellow London stock brick.
- Will there be anything to soften the view?
- We will see it before it goes to the DRP?
- Plant – where and how noisy?
- How can [we] make it look residential? Rather than main entrance.
- Will there be air conditioning? Solar panels?
- What will go to the DRP?
- Noise disruption. Construction and respite.
- The brick frontage fitting in with other frontage is very important – welcome change (Gavin)
- Consistency and blend in with what's there.
- I like the line of the building and the brick exterior feels it will fit on Asylum Road.
- The inside materials feel good to support the service users and staff.
- The council building should have features consistent with the existing style of properties on Asylum Road.

#### Council-related matters (safety and security, traffic and parking)

- Designated smoking area for staff away from the building.
- Parking – no parking except for the social workers.
- 79 to > Recycle bin lids too small. Overfilled by people who live in Asylum Road.
- What is going to happen to 110 + 111? It has planning permission. Rose at 112a Asylum Road.
- Parking.
- Traffic calming.
- Security.
- Light pollution.
- Noise from Garden use / bicycle store and management / opening hours.
- Noise of plant.
- Facts.
- Good that we are doing this to provide services to the community.
- Volume of staff and service users.
- Welcome bringing services together.
- Staff parking locally could potentially cause issues.
- Clarity on number of occupiers on weekends to be more clear.
- Lawn opposite – possible enhancement? E.g. benches, well designed, no dog fouling
- Don't want CPZ as will mean visitors have to pay.
- Concern about loss of parking for residents.
- Want cast iron assurances from council re. staff travel to avoid impact on parking
- Concern about too many people – 350 staff + 250 users everyday.
- Facts.
- 24 hour use 7 days a week – noise.
- Use of green space opposite Asylum Road entrance could be improved – currently a 'dog toilet'

- Concern about the type of mixed users and proximity to schools and if LBS has considered knife-crime / postcode wars and the safety issues for young people.

Annotations on worksheet 2

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STAKEHOLDER WORKSHOP | April 2019



1. Windows?
2. Planting – soften view.
3. Direct engagement – high wall.
4. Security.
5. Traffic calming on this road.
6. Timber. Light / shade – transparency
7. Privacy views – distance?