

QUEENS ROAD PECKHAM

Resident stakeholder workshop

Allies and Morrison

4th April 2019

TODAY'S AGENDA

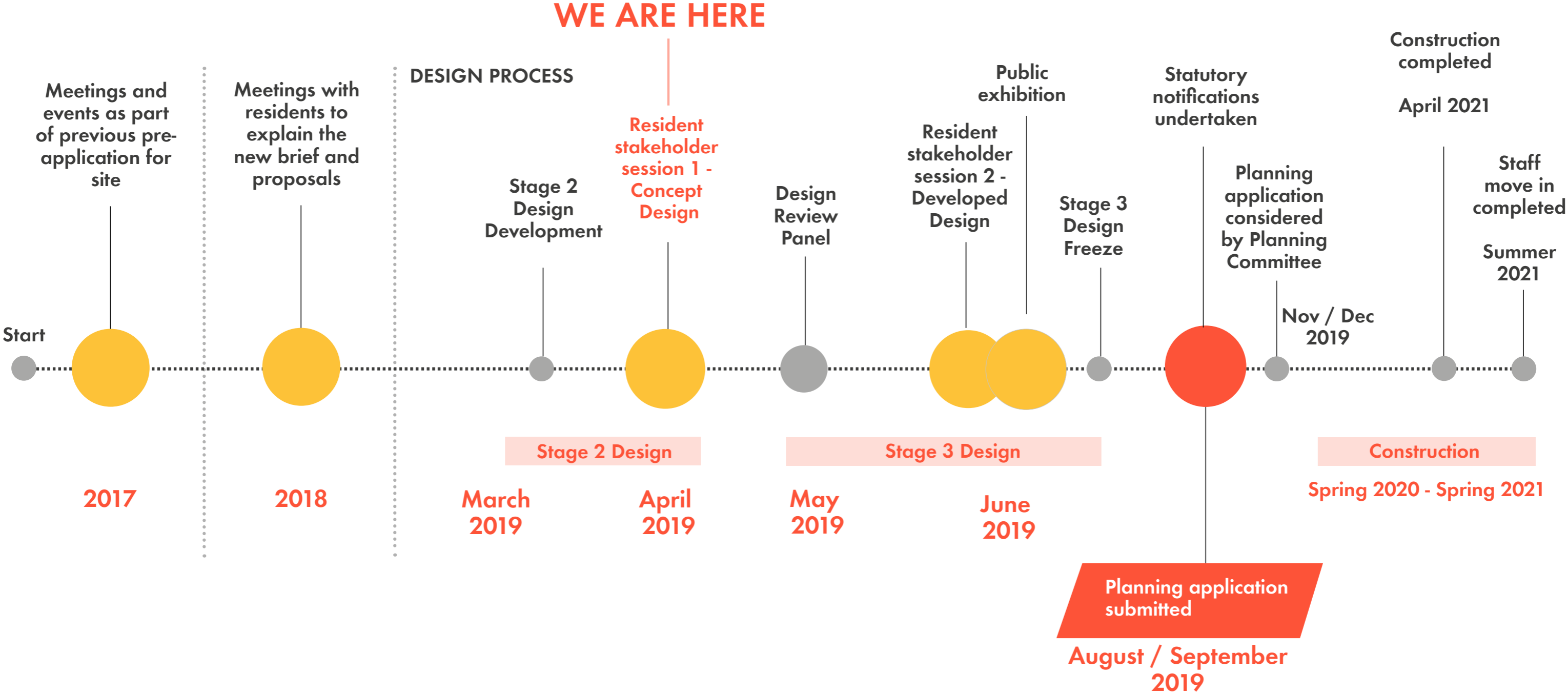
- 6pm Welcome from Cllr Cryan
- 6:10pm Introduction - the project to date, the building brief and tonight's session
- 6:20pm Presentation - Allies and Morrison
- 6:50pm Workshop discussion groups
- 7:40pm Feedback and next steps
- 8:00pm Close



PRESENTATION FROM DESIGN TEAM

1. Our design process
2. Responding to your comments
3. Site location - character and context
4. Response to context
5. Building access and movement
6. Public realm and streetscape
7. Height, scale and massing
8. Character
9. Workshop

1. Our design process



2. Key messages from previous sessions which have shaped design proposals

- **Consideration of immediate context including loss of light to neighbouring properties and overlooking**
- **Massing and development**
- **Townscape and surrounding neighbourhood character**
- **Impact of visitors to the new building in terms of the local public realm and access**

3. Site location - character and context



1980



2010



Shop frontages on Queens Road



Residential buildings on King's Grove



Asylum Road terraced housing



c.21 building on the corner replaced c.19 hotel and pub





The site and neighbouring properties on Asylum Road



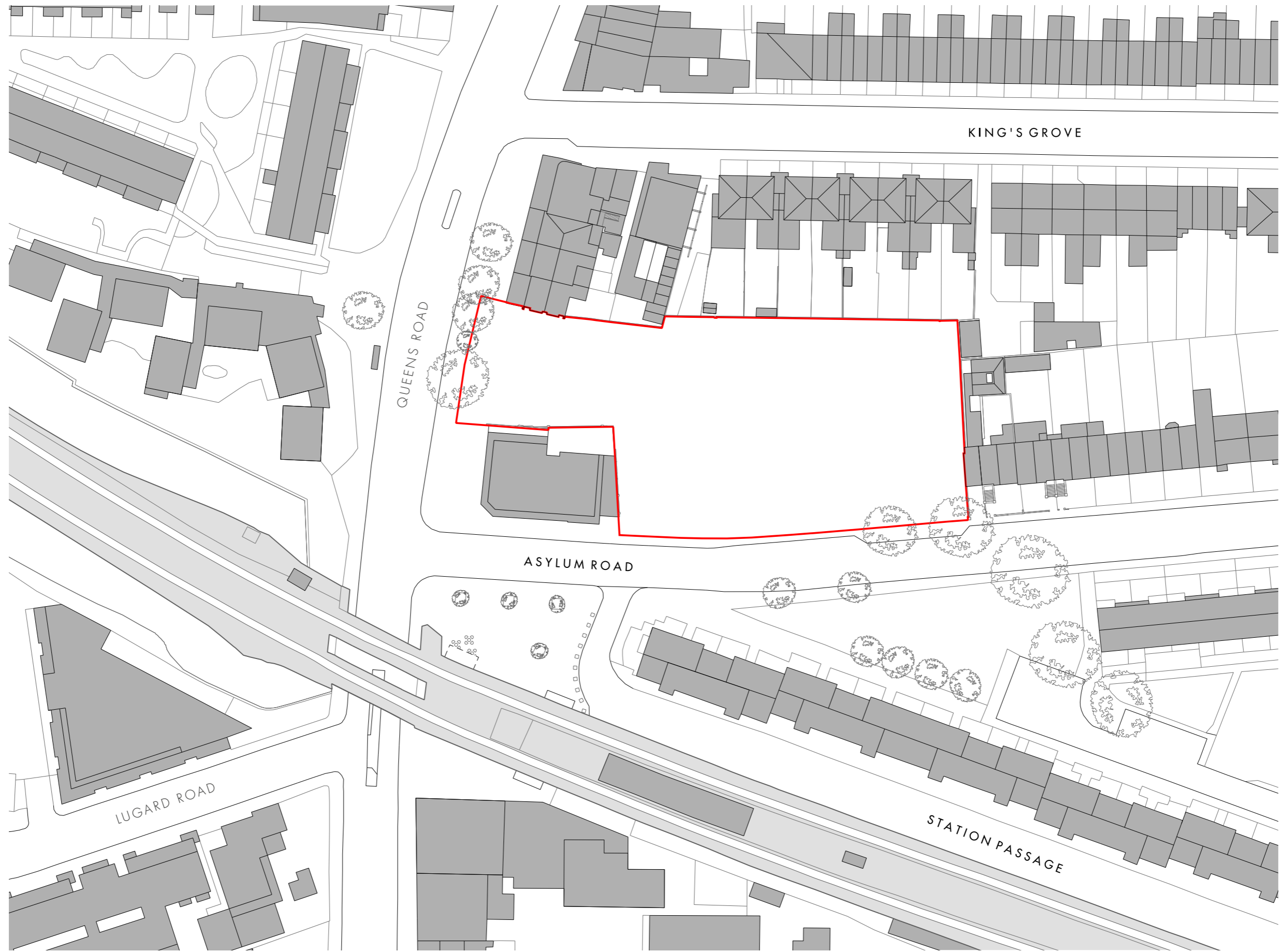
Neighbouring properties on King's Grove



View of the site frontages from Queens Road



Queens Road Station and public space opposite the site



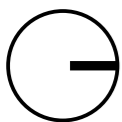
KING'S GROVE

QUEENS ROAD

ASYLUM ROAD

LUGARD ROAD

STATION PASSAGE



The site



QUEENS RD

KING'S GROVE

ASYLUM RD





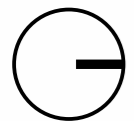
QUEENS RD

KING'S GROVE

ASYLUM RD

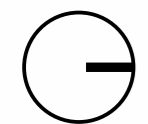


4. Response to context



Existing site

4. Response to context

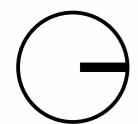
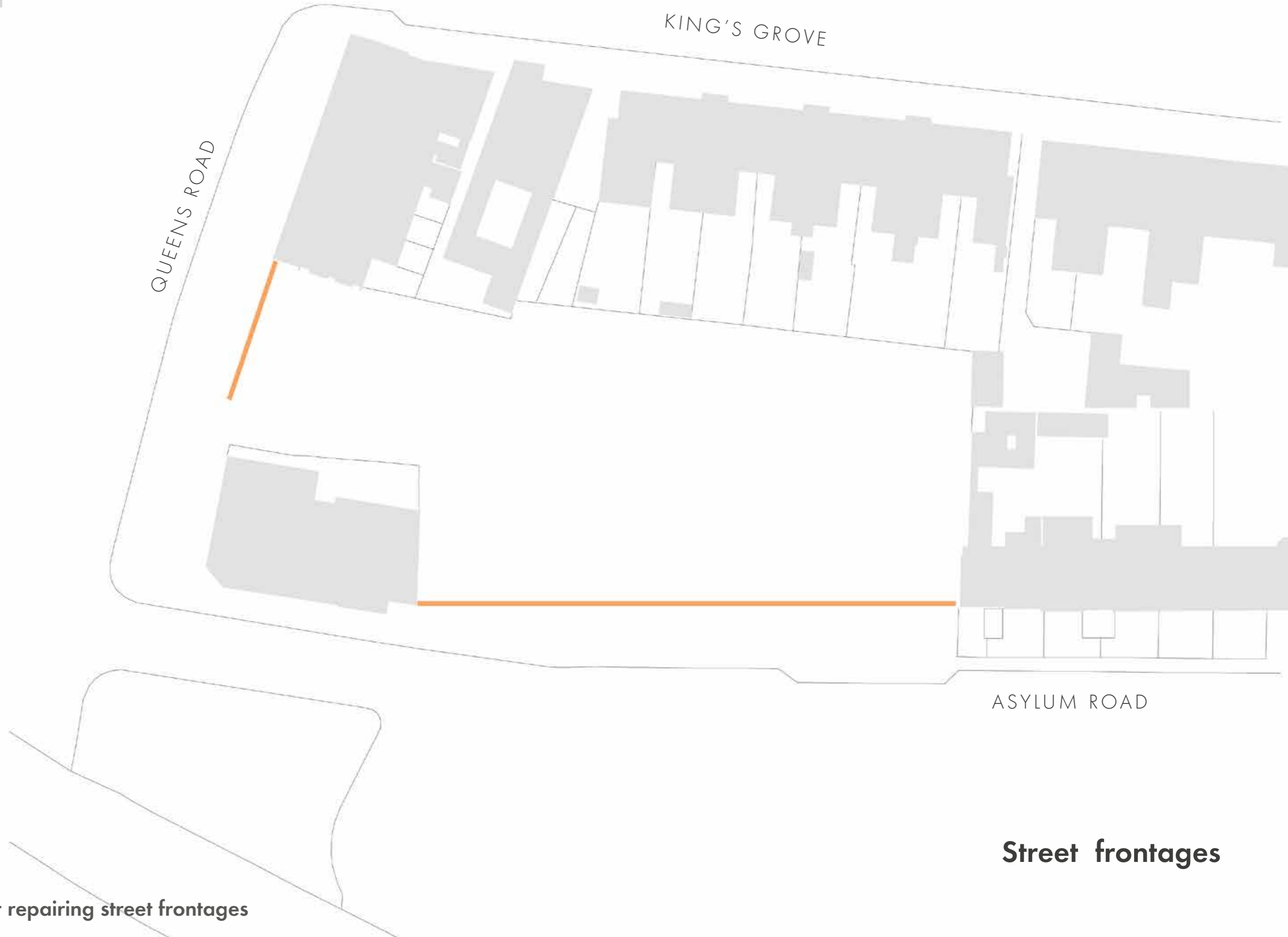


Views from neighbouring properties into the site

ASYLUM ROAD

Overlooking

4. Response to context

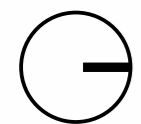
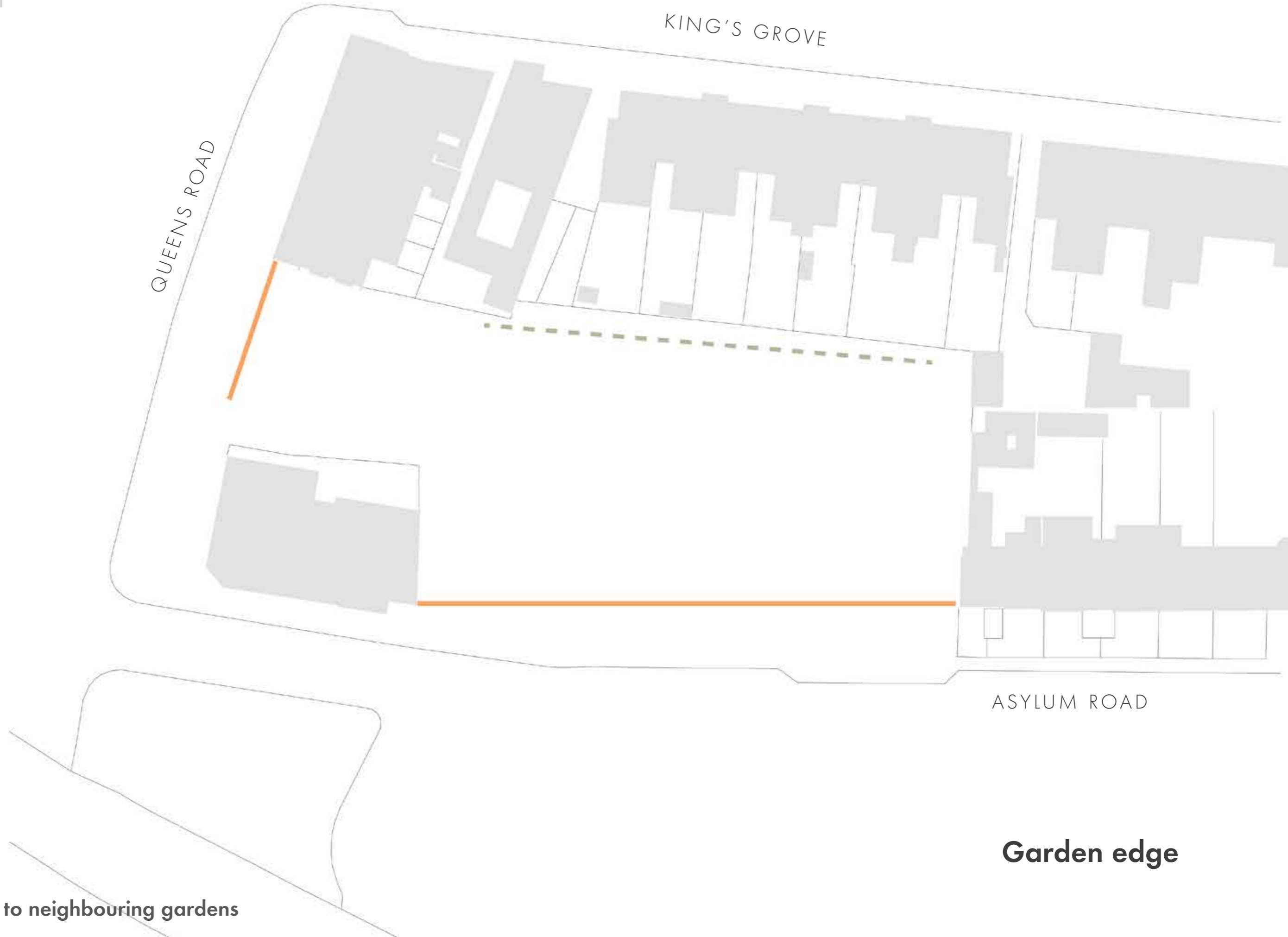


Potential for repairing street frontages

ASYLUM ROAD

Street frontages

4. Response to context

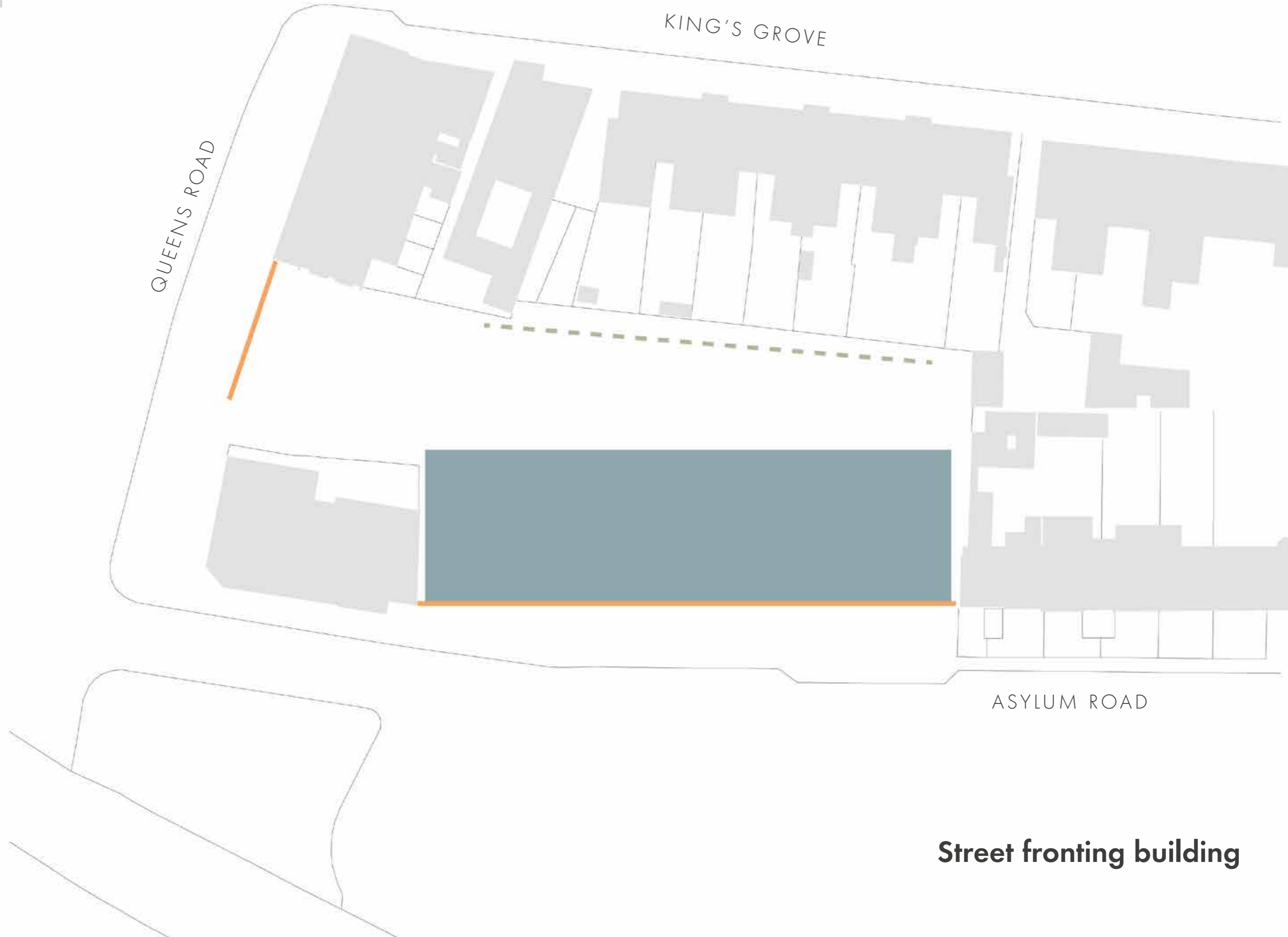


Responding to neighbouring gardens

ASYLUM ROAD

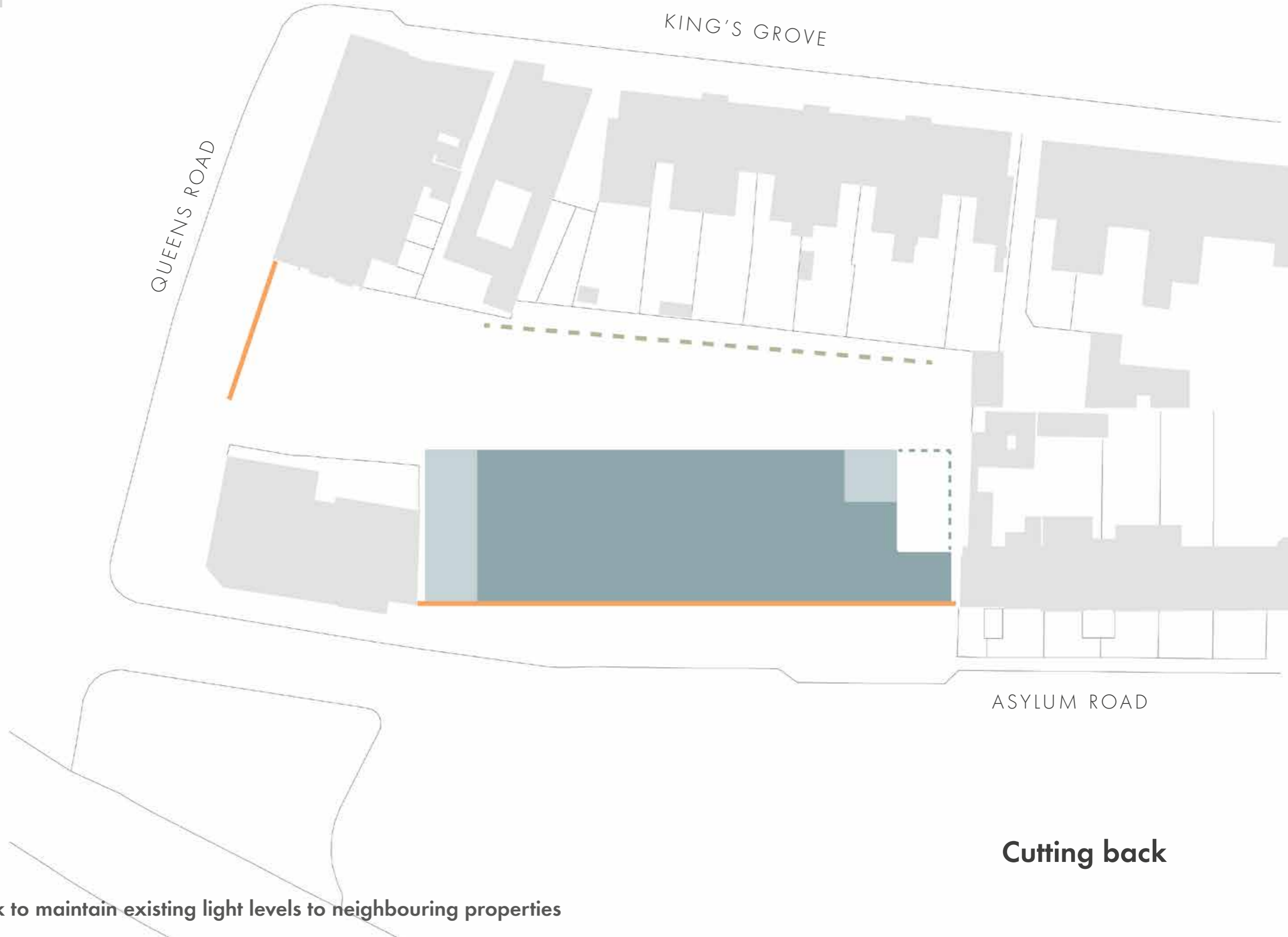
Garden edge

4. Response to context



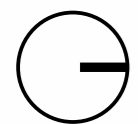
Street fronting building

4. Response to context



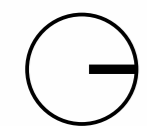
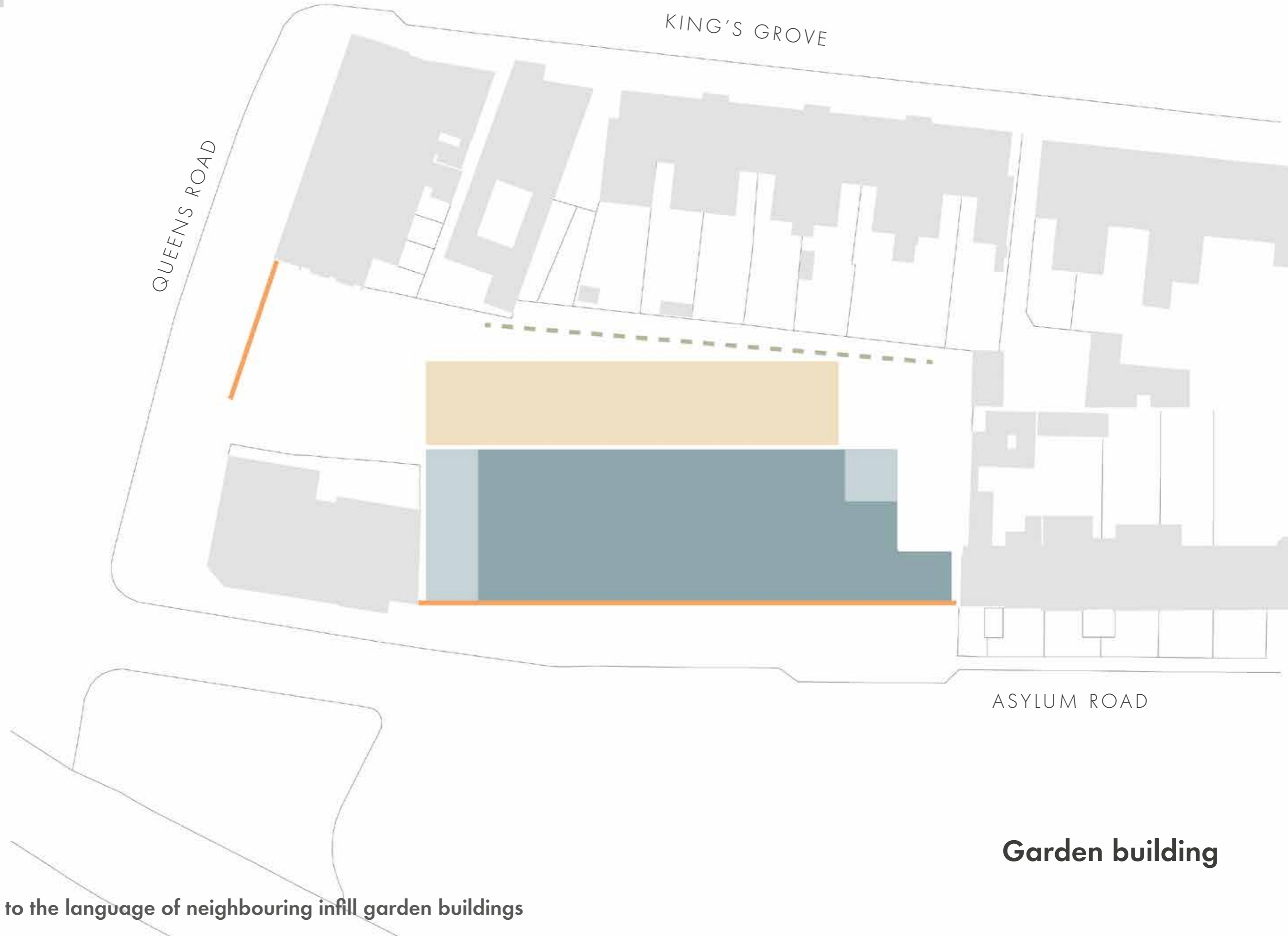
ASYLUM ROAD

Cutting back



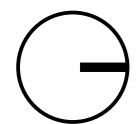
Cutting back to maintain existing light levels to neighbouring properties

4. Response to context



Responding to the language of neighbouring infill garden buildings

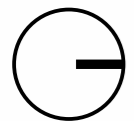
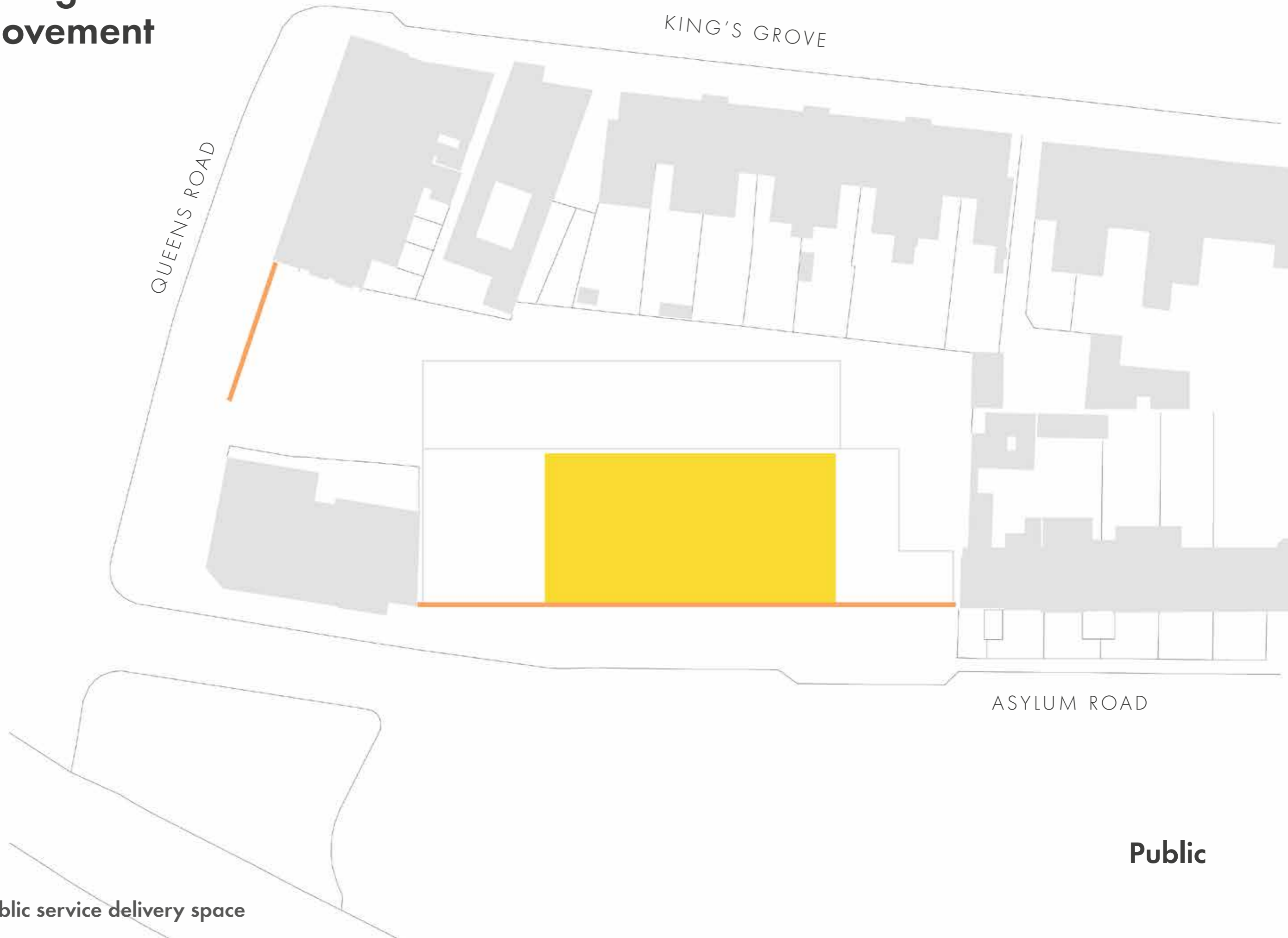
4. Response to context



Opportunity to create high quality landscaped spaces

Gardens

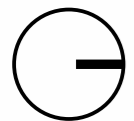
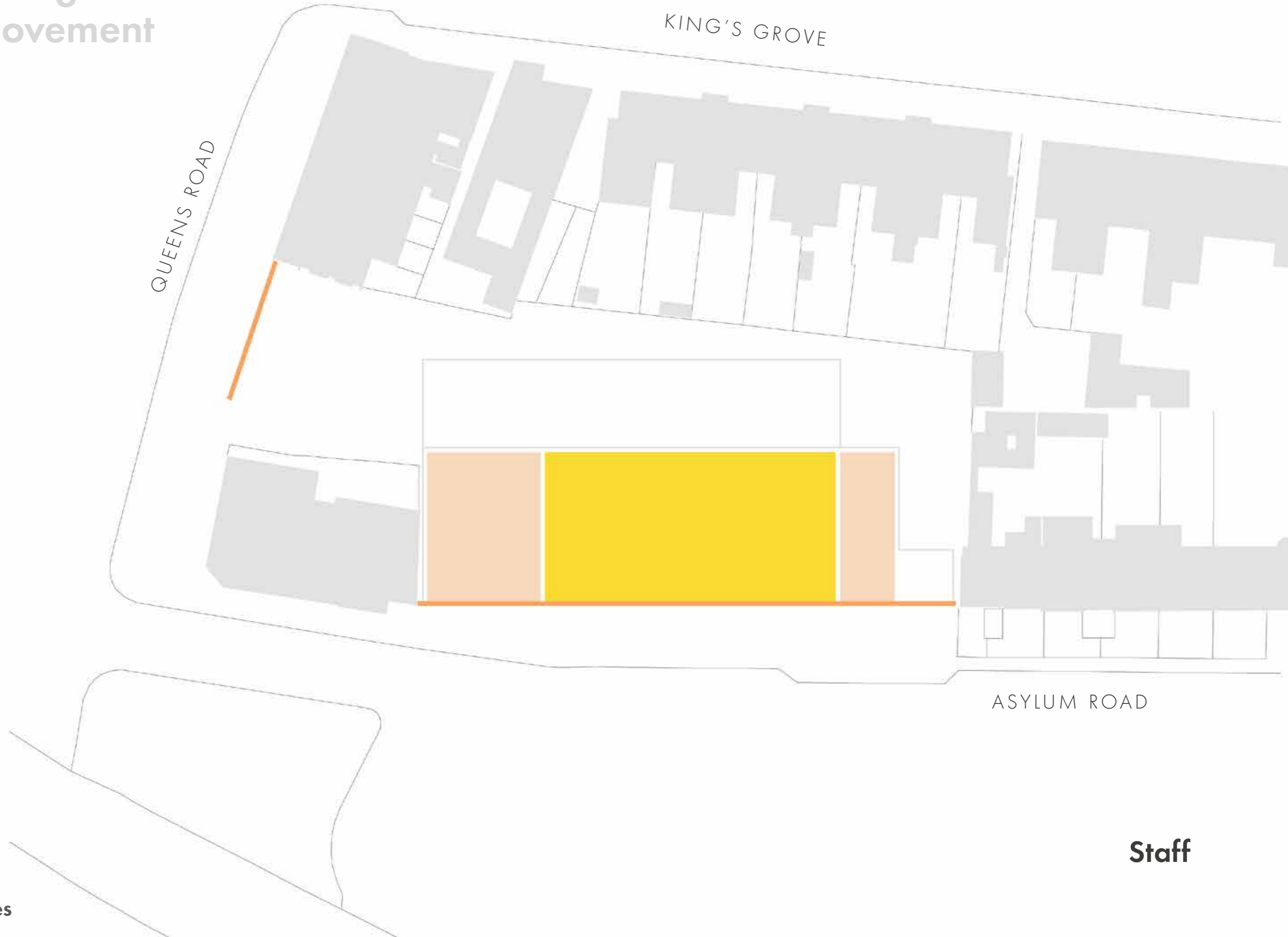
5. Building access and movement



Principal public service delivery space

Public

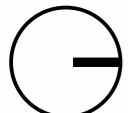
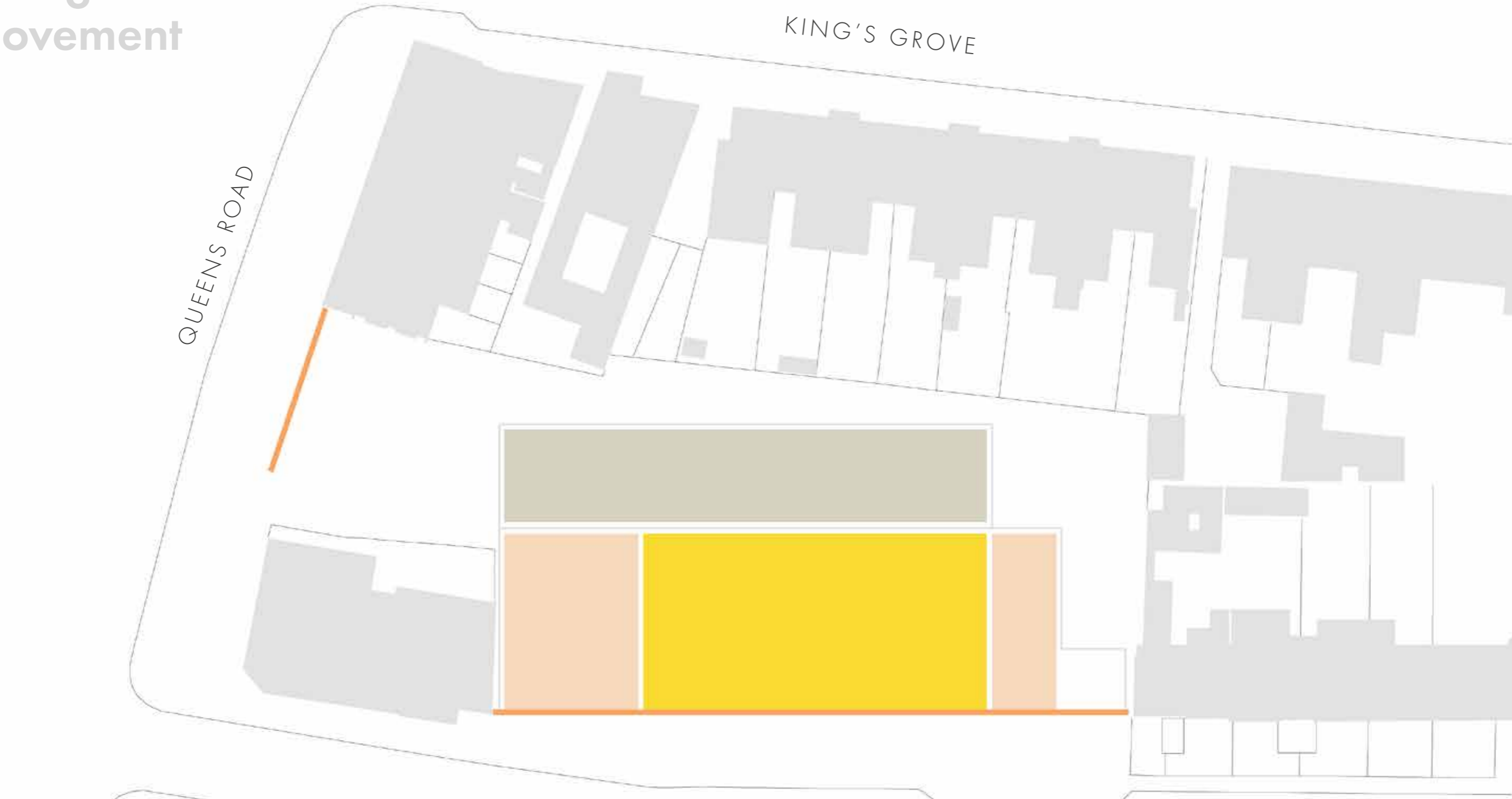
5. Building access and movement



Staff facilities

Staff

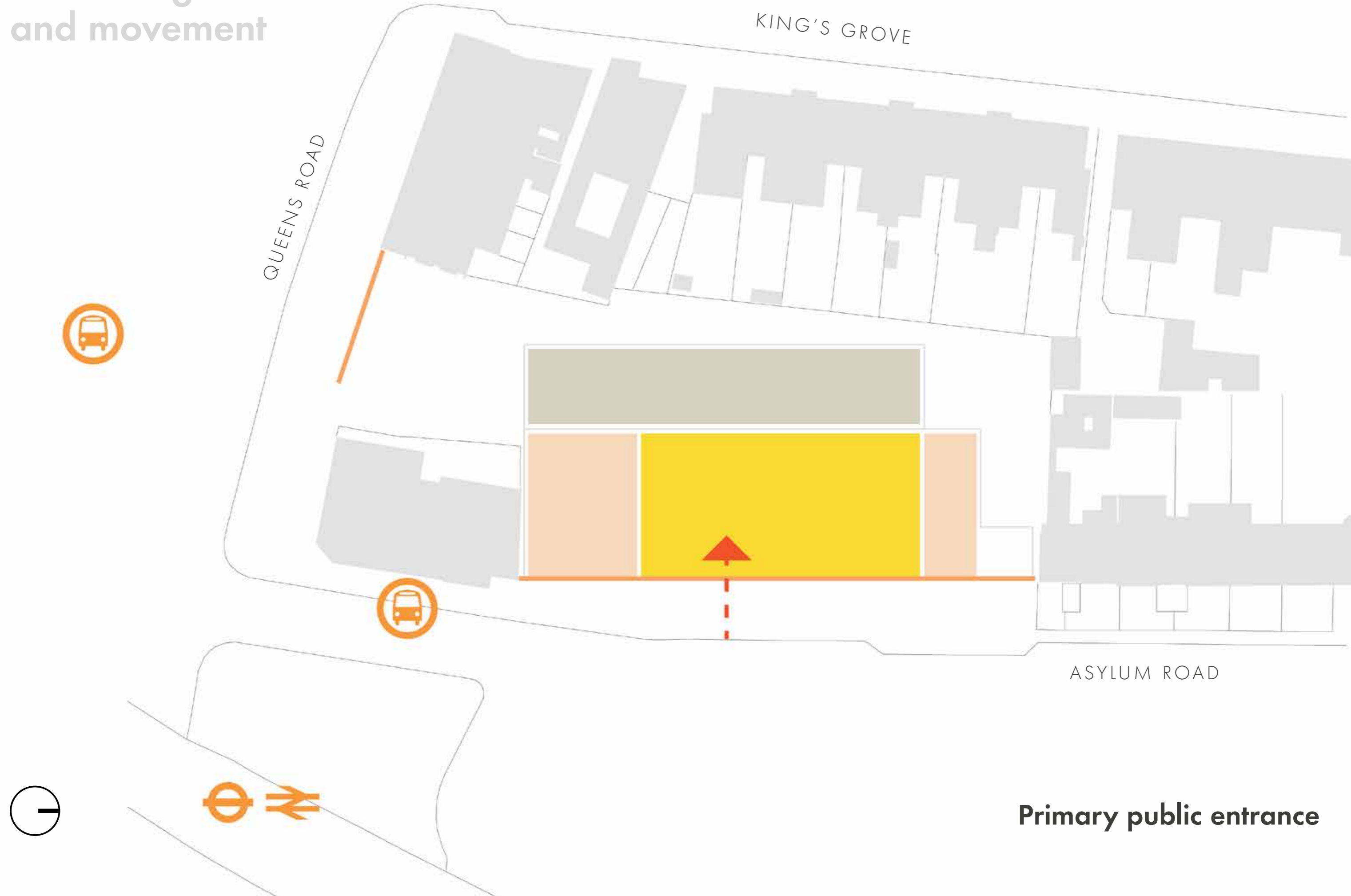
5. Building access and movement



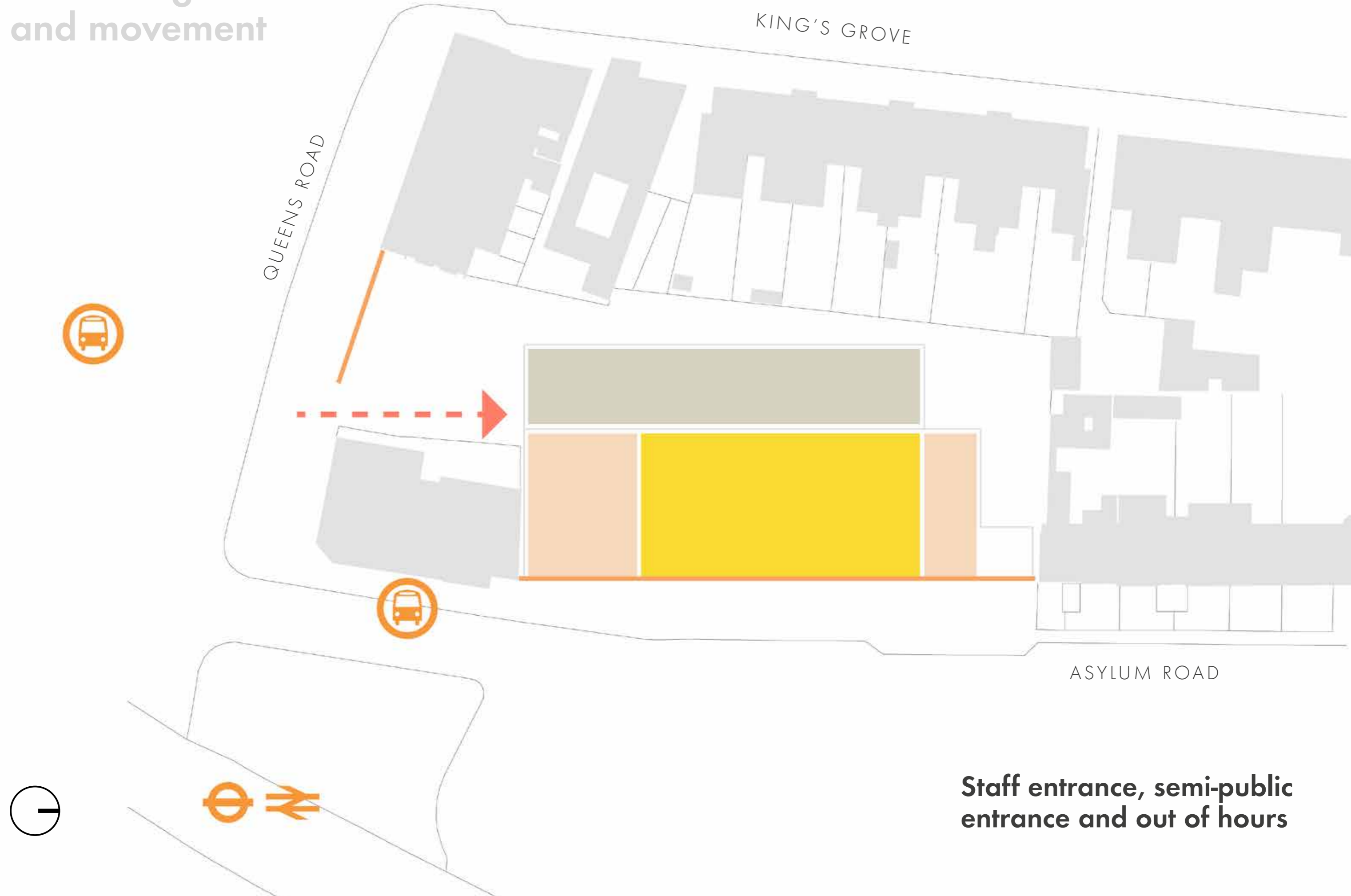
Invited professionals, public and community space

Semi-public

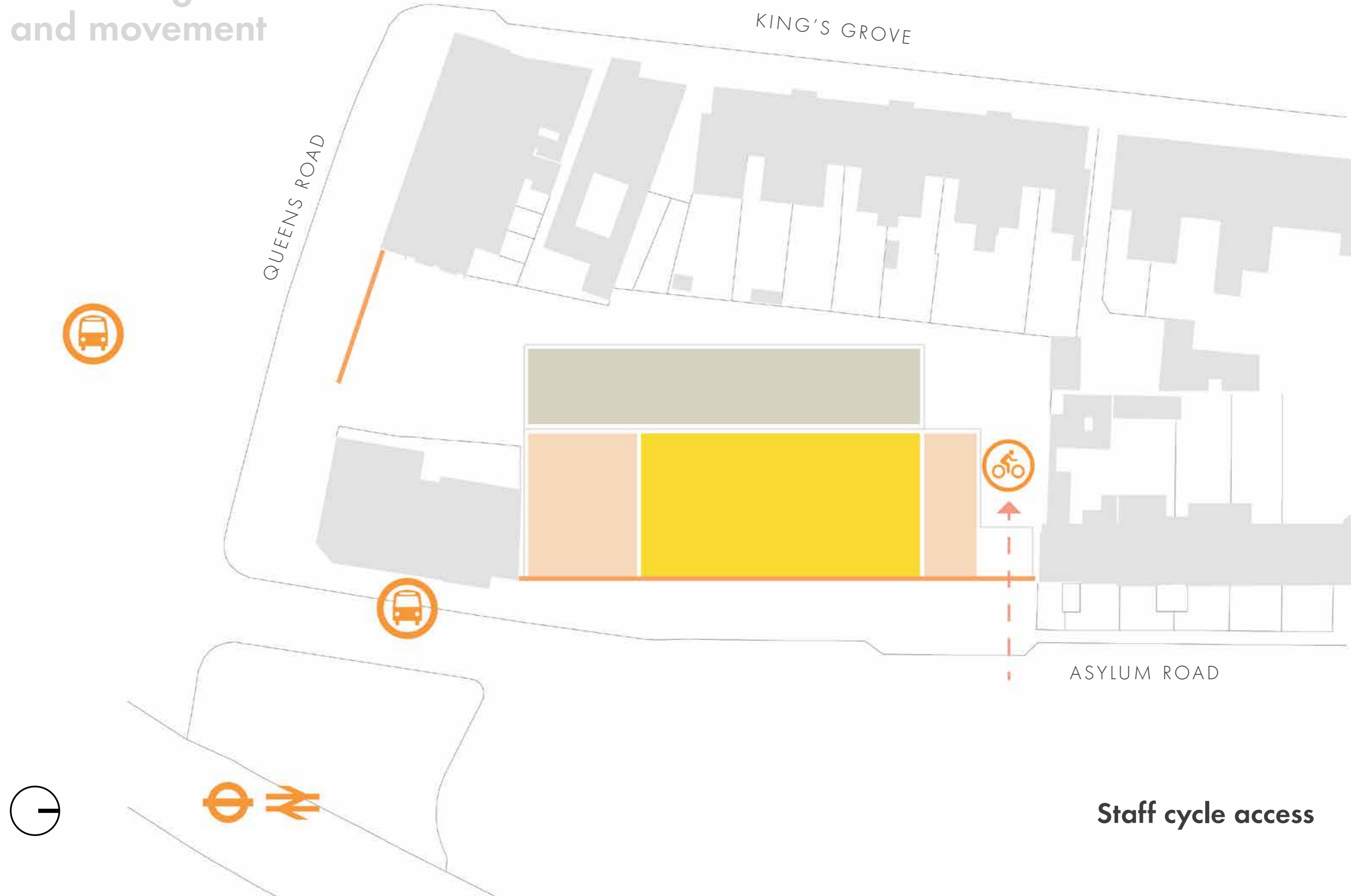
5. Building access and movement



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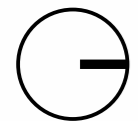


5. Building access and movement



Staff cycle access

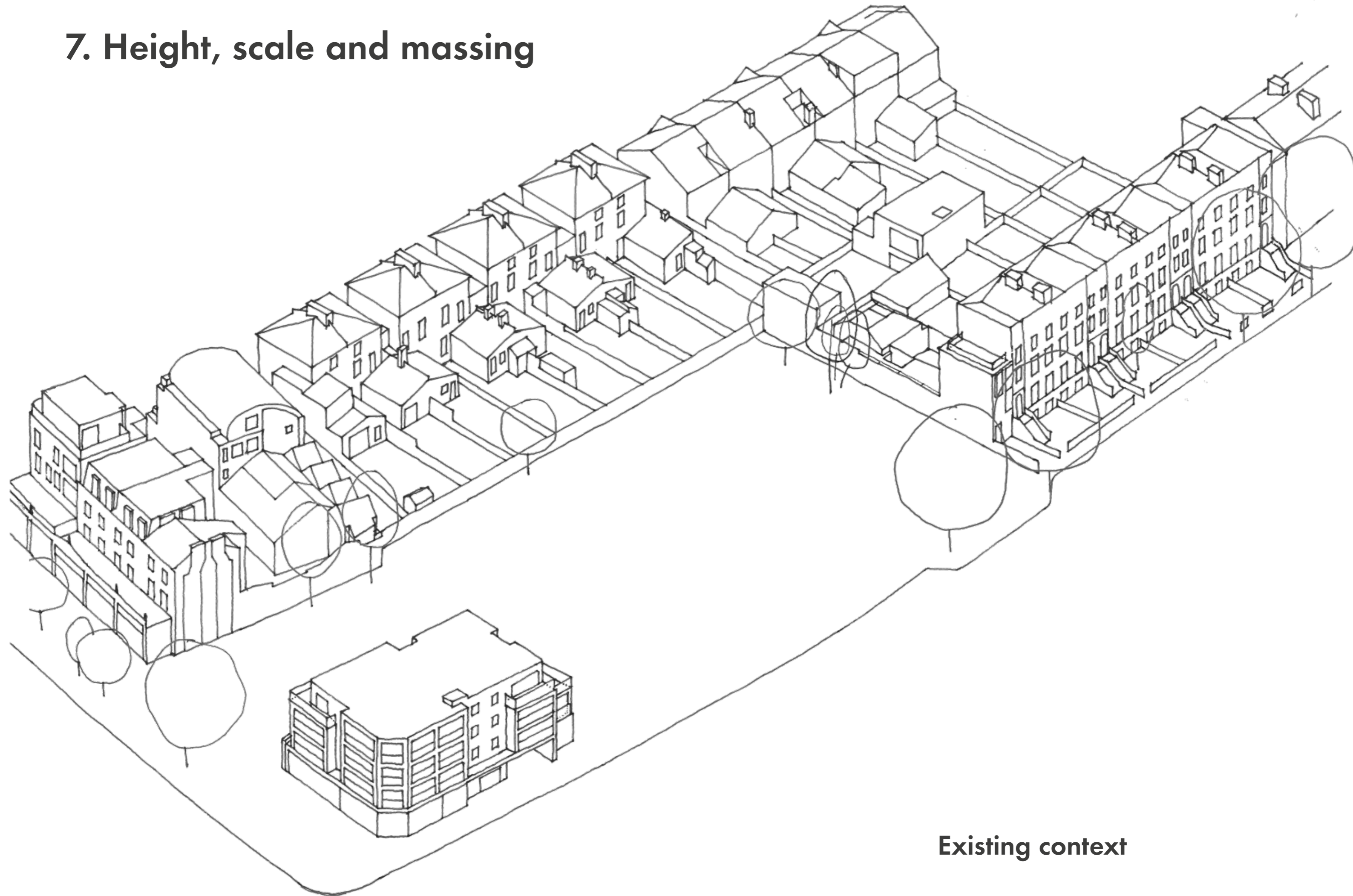
6. Public realm and streetscape



Opportunity to create high quality landscaped spaces and public realm

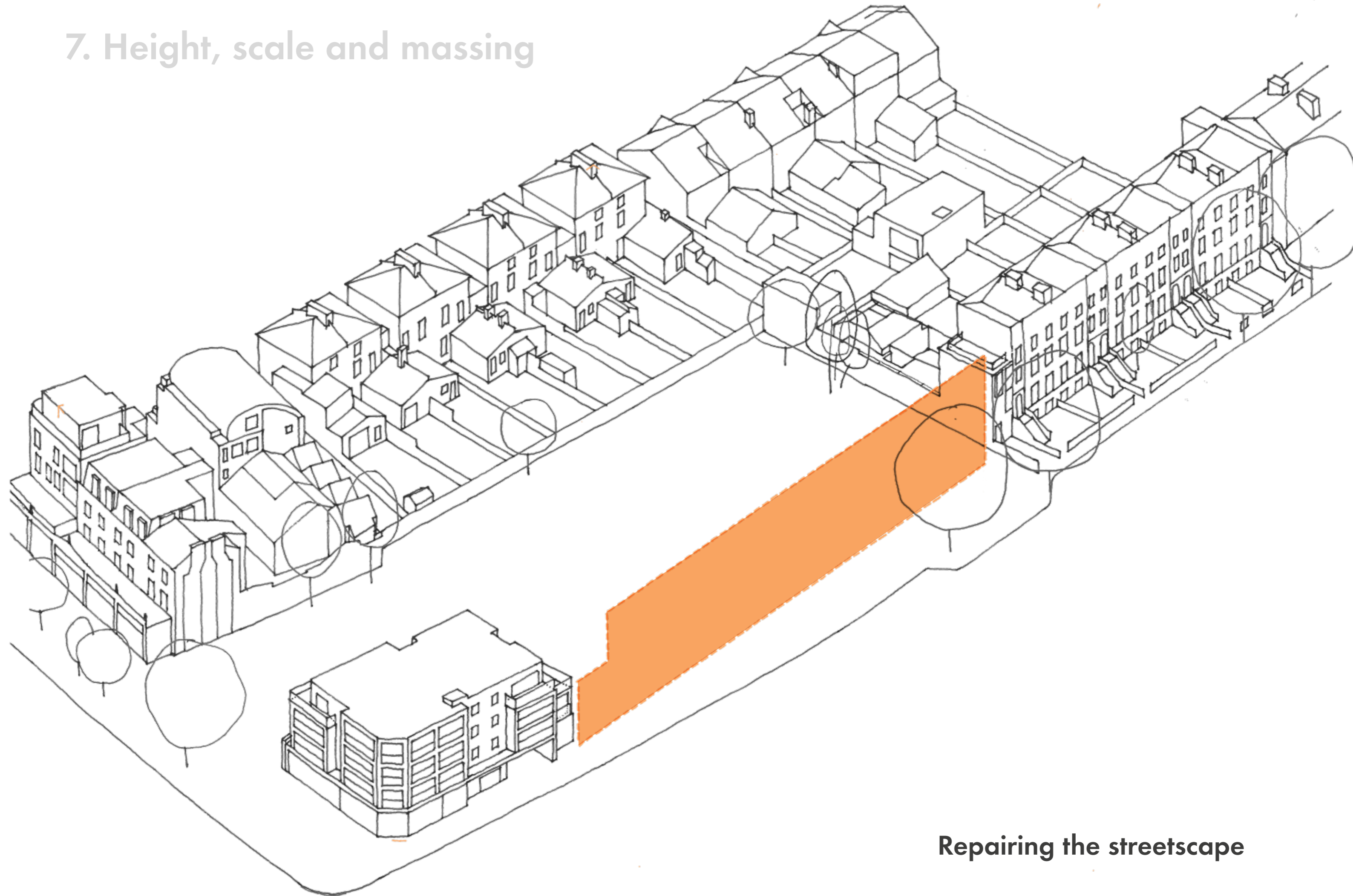
Public realm

7. Height, scale and massing



Existing context

7. Height, scale and massing



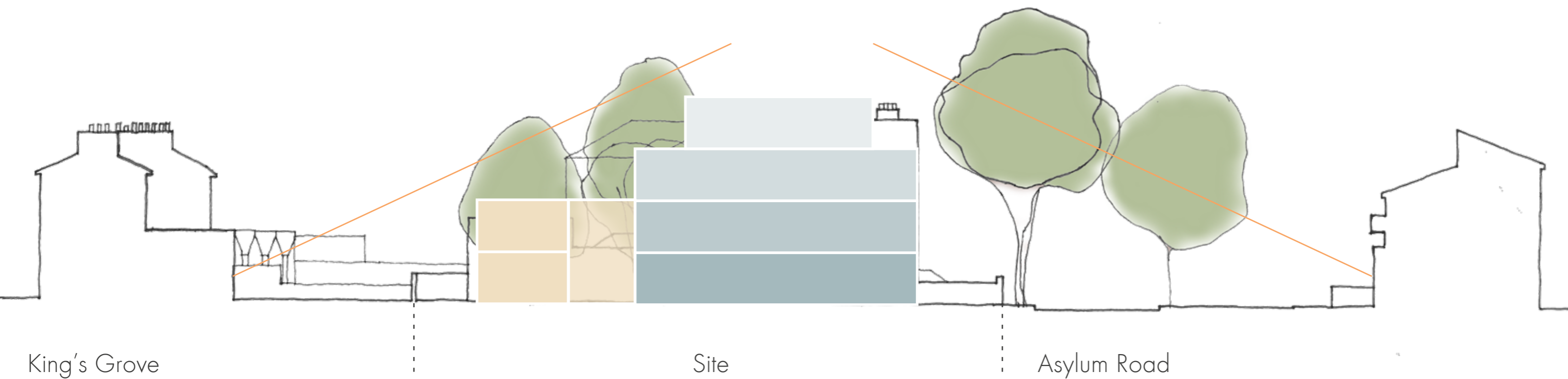
Repairing the streetscape

7. Height, scale and massing



Protecting light and outlook

7. Height, scale and massing



Protecting light and outlook

8. Character



An artist's impression of how the view along Asylum Road could look



Allies and Morrison's track record of achieving high quality design through utilising off-site construction methods



External character



Allies and Morrison's track record of achieving high quality design using robust materials to create domestic and welcoming environments



Internal character

9. Workshop

- 45 minutes of discussion and feedback
- Break into 3 or 4 groups to review drawings and have discussion with designers
- Worksheets to discuss:
 - scale and massing
 - access and movement
 - public realm and landscape
 - materials and appearance
- Feedback to wider group
- 8pm Close

