



Local Development Study

Parkhouse Street

October 2020

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1 Introduction



1.1 Purpose of the LDS

The purpose of this LDS is to promote a design strategy for development for the Parkhouse Street area in order to co-ordinate developer activities and encourage a cohesive proposal across landownerships. Currently there are 5 landowners known to be drawing up proposals for sites located within the Parkhouse Street Composite Site, and timescales are broadly in parallel so this is a unique opportunity to address wider and shared objectives and thereby effect a co-ordinated approach to development in the area.

The LDS sets out a strategic response to the Planning policy guidance that exists (the NSP site allocation) and is to be used as the basis for a discussion between the landowners (one of which is the Council). It should be noted that the LDS in itself has no statutory Planning status; it is, however, an agreed reference point for a cohesive design approach.



1.2 The Composite Site

Throughout this document the combined area of the 5 live land ownerships is referred to as the Composite Site.



1.3 The Wider Site

The wider site comprises sites that have been the subject of recent planning permissions. The LDS, however acknowledges that the wider sites could come forward for redevelopment in the future.



1.4 Landownership and Planning Application Status

Composite Site

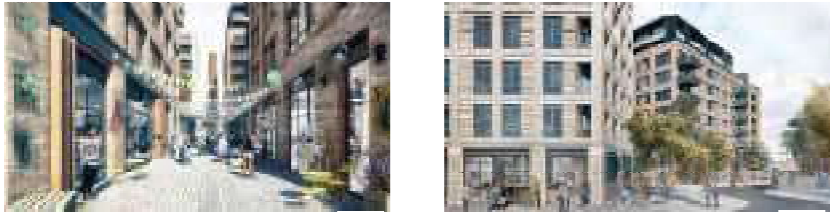
- 1 Burgess Park/ Camberwell Union: Application 17/AP/4797 Refused at Appeal (29/04/2020).
- 2 21-23 Parkhouse Street: Application 19/AP/0469 (Application under consideration).
- 3 25- 33 Parkhouse Street: Application 20/AP/0858 (Application under consideration).
- 4 35- 39 Parkhouse Street: Application 19/AP/2001 (Application under consideration).
- 5 5-7 Cottage Green and 69 Southampton Way: Pre-app design and discussions.

Wider Site

- 6a 13 Cottage Green: no known proposals.
- 6b 9-11 Cottage Green: no known proposals.
- 7 National Grid.
- 8 41-43 Parkhouse Street: Application 17/AP/4381
- 9 49-65 Southampton Way: Big Yellow Storage recently complete.



- 1 Burgess Park/ Camberwell Union: Application 17/AP/4797 Refused at Appeal (29/04/2020).



- 2 21-23 Parkhouse Street: Application 19/AP/0469 (Application under consideration).



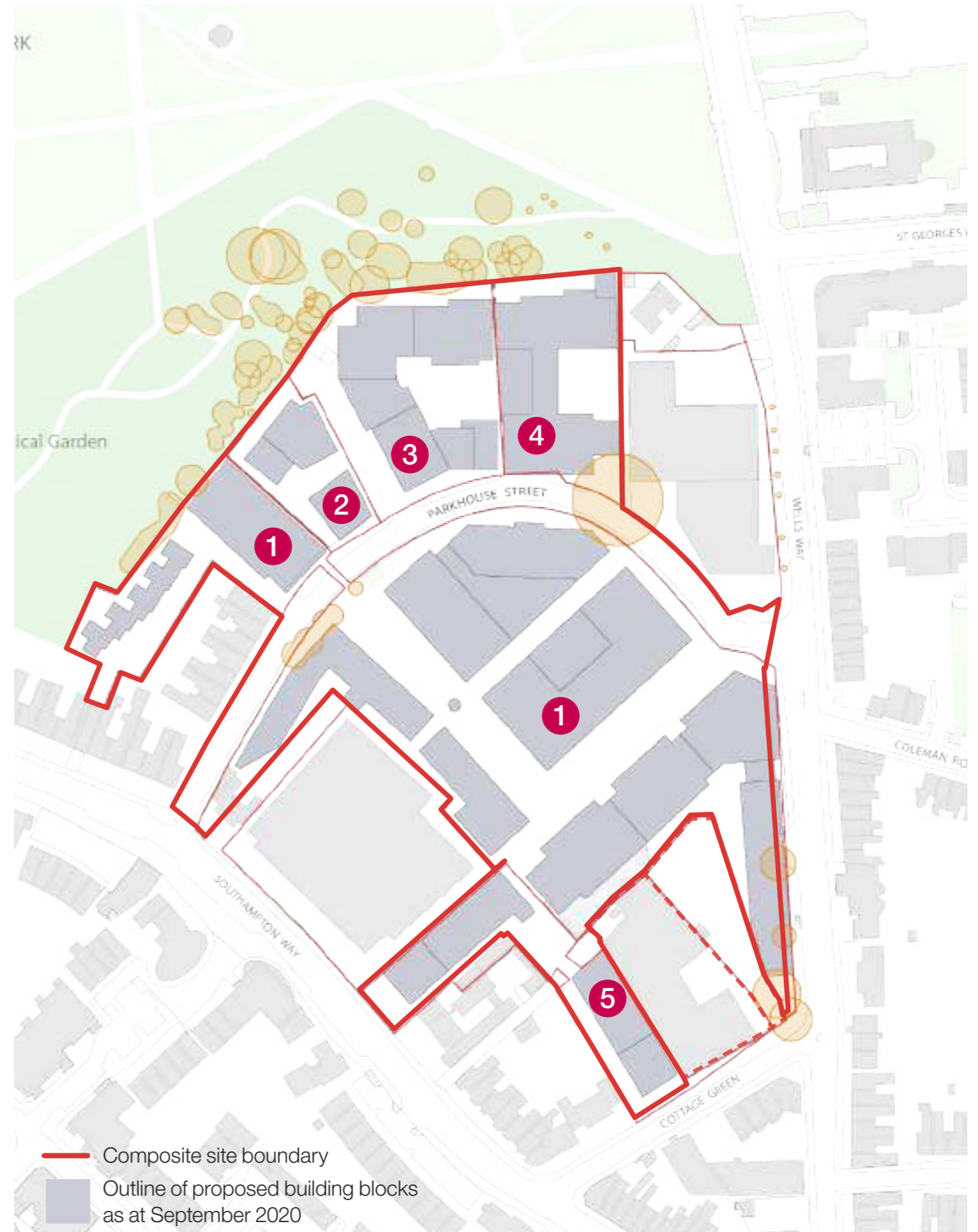
- 3 25- 33 Parkhouse Street: Application 20/AP/0858 (Application under consideration).



- 4 35- 39 Parkhouse Street: Application 19/AP/2001 (Application under consideration).



- 5 5-7 Cottage Green and 69 Southampton Way: Pre-app design and discussions.



2 Regeneration objectives



2.1 Regeneration objectives

The objective underpinning NSP 22 Site Allocation is to deliver a successful new mixed use neighbourhood, which supports a variety of types of employment space that meets the Borough's needs.

In allocating the site for a more intensive mix of uses it is acknowledged that the opportunity exists to deliver innovative new approaches for mixing industrial uses with new homes, which make the most effective use of the site.

In pursuit of the Allocation's aims and objectives there are a number of site specific considerations, which have underpinned the LDS process, including:

Employment

- The retention of a sustainable mix of employment uses on the Site.
- The opportunity to expand and diversify employment activity.
- The opportunity to provide affordable space for a range of smaller, start-up and creative industries.
- The opportunity to diversity the existing employment uses and introduce new uses and activities which serve the needs of the new and existing communities.

Housing

- The opportunity to introduce significant levels of new housing.
- The opportunity to deliver a range of house types to meet the needs of a wide range of people.

Urban Design and townscape

- The opportunity to enhance the connection to Burgess Park
- The opportunity to better integrate the Site into its surroundings and improve access.
- The opportunity to deliver a new public realm of pedestrian priority streets and new spaces and places.
- The opportunity to actively plan for and manage any potential conflict between vehicles and pedestrian/ cyclist.
- The opportunity to deliver a new place for Southwark that responds to the character and qualities of this part of the Borough.
- The opportunity to celebrate some of the more positive townscape and heritage aspects of the Site and its context.

Environment

- The opportunity to enhance the ecology and biodiversity of the Site.
- The opportunity to deliver a high standard of energy efficiency and sustainability.
- The opportunity to deal with issues of flood risk and water conservation.
- The opportunity to mitigate impacts on air quality and NOX emissions.



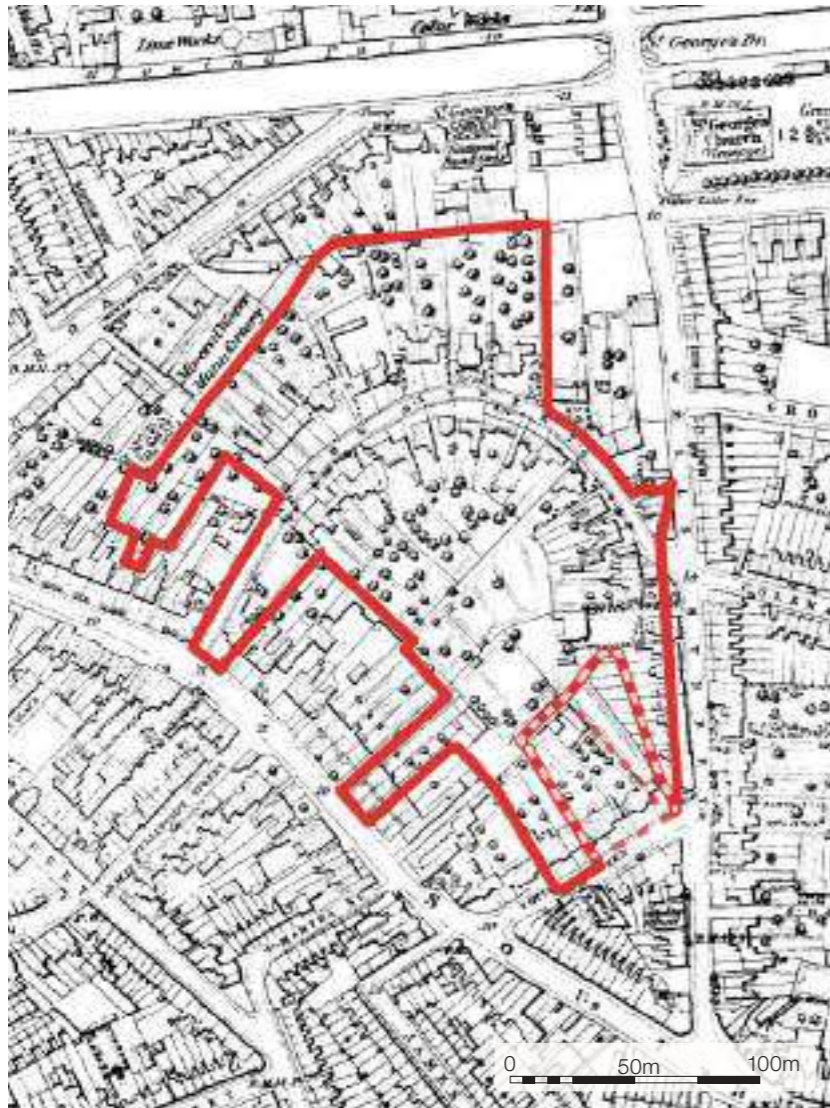
The opportunity to create a vibrant mixed use quarter

3 Site Analysis



3.1 Historic development

1870s



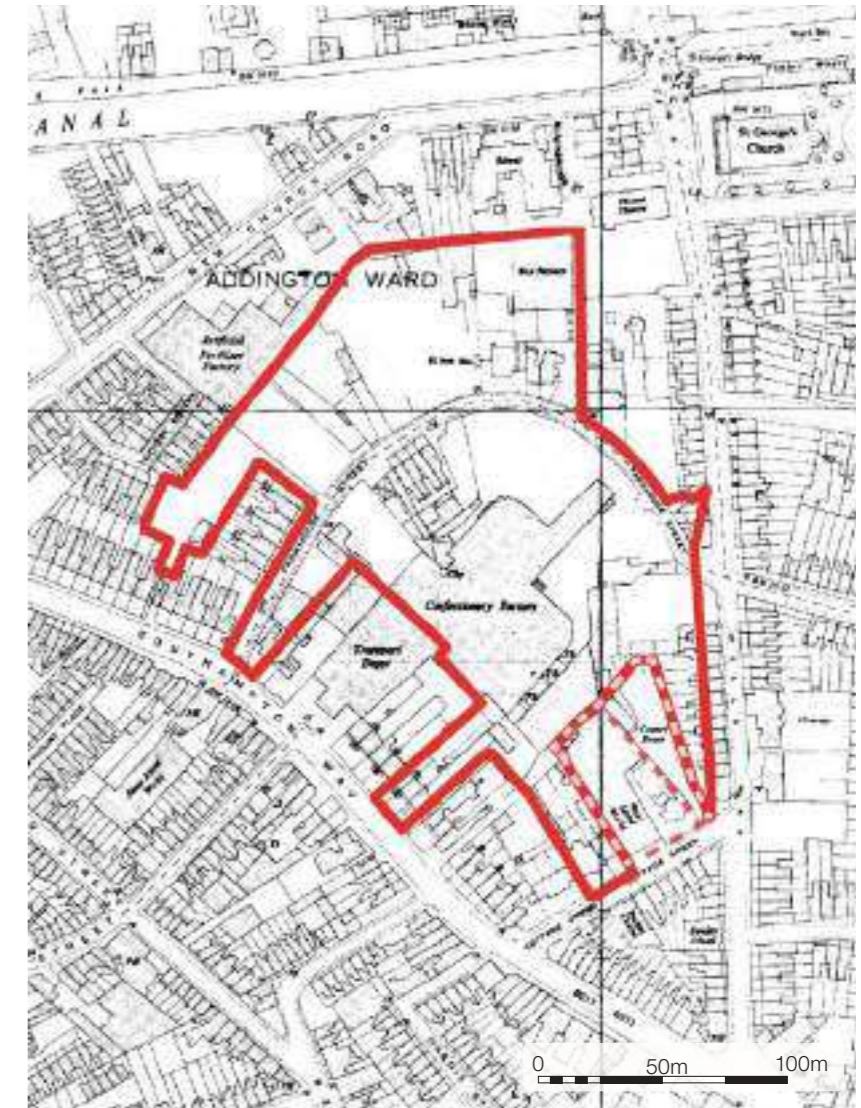
The curve of Parkhouse Street is clearly visible and much of the site area is used as market gardens behind villas and houses that line the street.

1910s



By 1910 much of the land behind the Parkhouse Street frontages has become industrial space including a number of laundries.

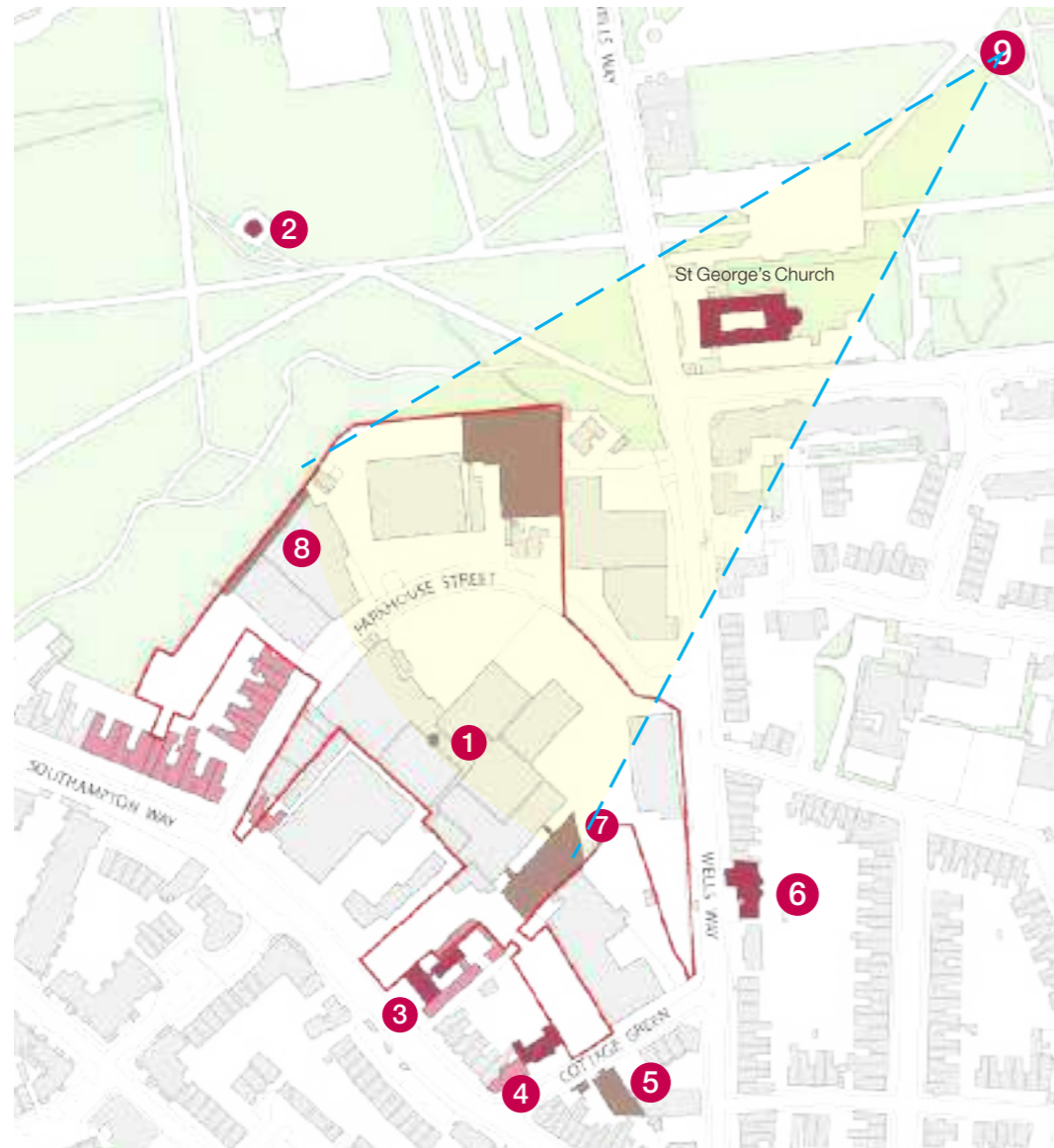
1950s



By the 1950s most of the frontage is gone with larger industrial buildings or gaps on many parts of the site.

3.2 Site issues and influences

Listed buildings / features of townscape interest



- LISTED BUILDING
- NOTABLE BUILDING / STRUCTURE THAT GIVES CHARACTER
- SENSITIVE BUILDING / EDGE



1 Historic brick chimney to remain visible landmark at the centre of the site



2 Burgess Park lime kiln



3 73, 75 and 77 Southampton Way (Grade II Listed)



4 Collingwood House (Grade II Listed). Building to remain visible from Cottage Green



5 Cottage Green Chapel. Building of interest at southern gateway to site



6 113 Wells Way (Grade II Listed)



7 Unit 4 Camberwell Business Park. Positive form and townscape character of this building.



8 Walls of industrial buildings facing the park provides visual interest on Parkside



9 Spire of St Georges Church seen from the park. The steeple of the church should remain clear of clutter from the new buildings. All buildings should taper away from the church steeple

3.2 Site issues and influences (Continued)

Trees and Ecology



 ROOT PROTECTION ZONES OF THE EXISTING TREES

 EXISTING TPO TREE (CROWN)

- The Composite Site's location adjacent to Burgess Park SINC.
- The proximity of Burgess Park and the current lack of connectivity with and access into the Park.
- The presence of a number of mature trees adjacent to the northern boundary of the Site and the implications of development on tree protection zones.
- The presence of a large and impressive protected tree on Parkhouse Street.
- The low levels of tree planting and greening within the site.

Access, parking and public transport



- The importance of Parkhouse Street as the only key point of vehicular access into and through the Site.
- The adhoc and unmanaged nature of parking and vehicular access within sites.
- The impact of open yards on the quality of the townscape.
- The poor quality of the pedestrian environment.
- The lack of permeability into and through the Site.
- The location of bus stops and stations around the Site.

3.2 Site issues and influences (Continued)

Land Use



- The existing pattern of land use.
- The configuration of the existing buildings on the site.
- The predominantly residential character of the surrounding land uses.
- The location of existing commercial uses/ shops/ facilities around the Site.
- The form and character of existing industrial buildings on the Site and their suitability for retention and adaptation.
- The operational requirements of existing employment buildings and functions.

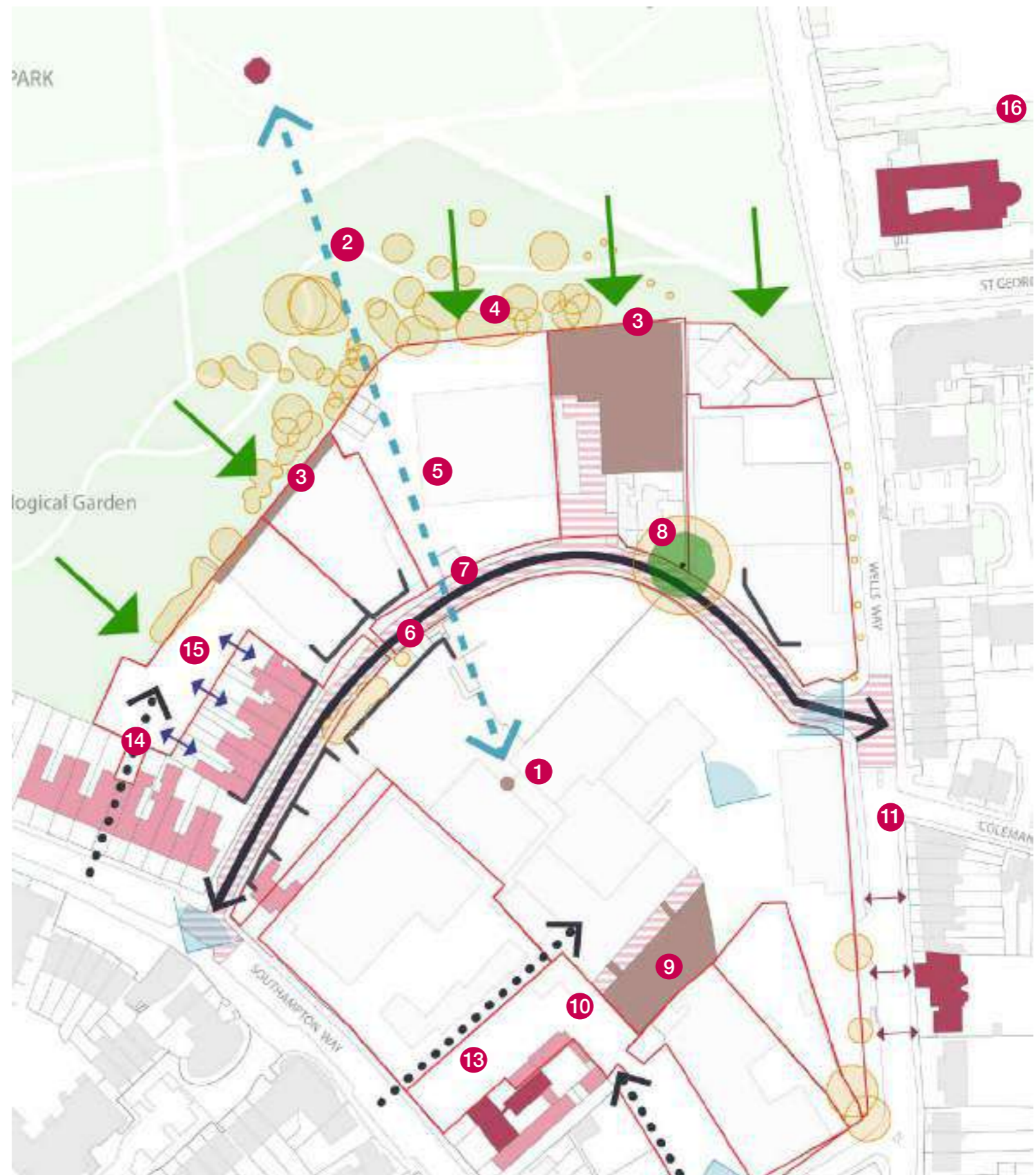
Building heights



- The form, height and density of buildings surrounding the Site.
- Views into and across the Site, particularly from Burgess Park.
- Other regeneration activity in this part of the Borough and the approach to the redevelopment and intensification of these Sites.

3.3 Responding to the Site Influences

- 1 Retention of chimney and associated space at heart of development.
- 2 Physical and possible visual link to the historic Lime Kiln.
- 3 Existing walls of industrial buildings could be retained or act as reference for future boundary treatment.
- 4 New sensitive edge to the park.
- 5 Active frontages onto proposed link.
- 6 Frontages to follow the historic alignment of the street and set back.
- 7 New street trees to follow and reinforce the historic street alignment.
- 8 Generous setting for the TPO tree.
- 9 Existing warehouse of distinctive architectural character to serve as a reference for future built form.
- 10 More intimate space at convergence of south and west routes.
- 11 Strong edge to Wells Way.
- 12 New space and setting for heritage buildings and new links.
- 13 Positive edge onto Southampton Way forming a strong link between the listed buildings.
- 14 Possible new link from Southampton Way.
- 15 Existing housing development along the Parkhouse Street backing onto the development parcel.
- 16 Steeple of church to remain dominant feature in views from the Park. New buildings to respect the setting of the church steeple and to remain subservient.



LISTED BUILDING	LAND PARCEL BOUNDARY	STREET RELATIONSHIP	POTENTIAL CONNECTION INTO THE SITE
NOTABLE BUILDING / STRUCTURE THAT GIVES CHARACTER	EXISTING TREES ROOT PROTECTION ZONES	PARK RELATIONSHIP	VISUAL LINK
SENSITIVE BUILDING / EDGE	TPO TREE (LONDON PLANE)	BACK-TO-BACK RELATIONSHIP	CURVATURE OF THE BUILDING FRONTAGES
POSITIVE SPACE		PARKHOUSE STREET ROAD	LOCAL VIEW OF IMPORTANCE / INTEREST

4 Urban Design Framework








The background of the slide is an aerial photograph of a city's urban layout. It features a dense grid of streets and buildings. A prominent feature is a semi-circular road pattern that curves through the center of the image. The entire image is covered with a semi-transparent red overlay, which makes the colors appear muted and monochromatic. The text '4 Urban Design Framework' is positioned in the upper left quadrant of the slide.

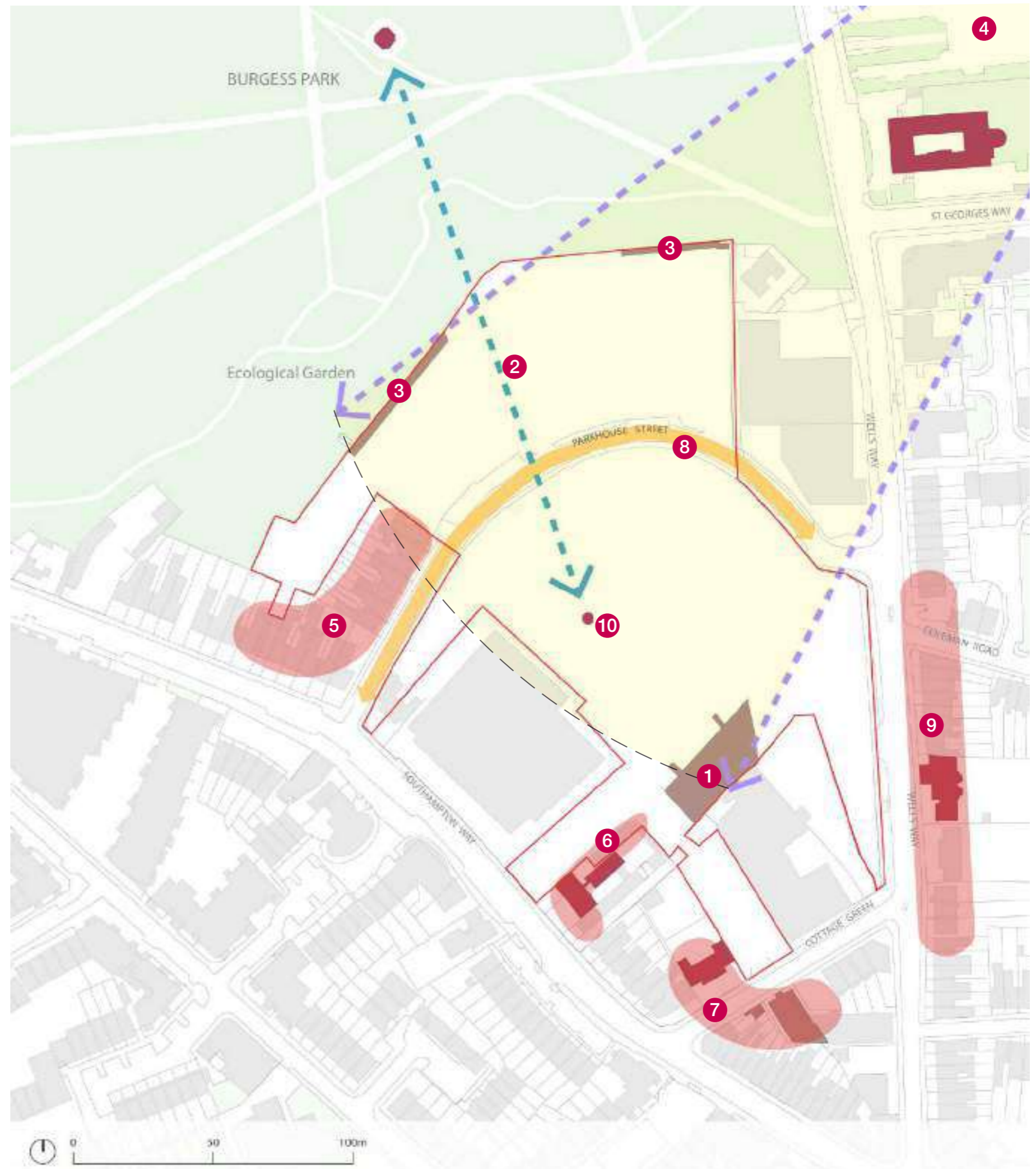
4.1 Heritage assets and character

Objective: To build on the historic industrial character of the site, positively integrate and celebrate features of interest and preserve and enhance the setting of existing listed buildings

Key ideas:

- 1 Existing warehouse to serve as a reference for future built form.
- 2 Physical and possible visual link.
- 3 Existing walls of industrial buildings to be retained or rebuilt.
- 4 Retain visual prominence of the St George's Church Spire as seen from several different park viewpoints.
- 5 Sensitive response to the adjacent existing residential.
- 6 Preserve and enhance setting of listed building.
- 7 Creation of new space and setting for heritage buildings.
- 8 Preservation of the historic alignment of the street.
- 9 Provide a strong edge to Wells Way which respects the scale and setting of the heritage buildings.
- 10 Retention of chimney at heart of development and enable short and longer views.

-  VIEW OF SPIRE FROM PARK / CREATION OF VIEW TO LIME KILN
-  RETENTION OF CURVE OF PARKHOUSE STREET
-  SENSITIVE RELATIONSHIP WITH ADJACENT BUILDINGS
-  LISTED BUILDING
-  NOTABLE BUILDING / STRUCTURE THAT GIVES CHARACTER
-  POSSIBLE RETENTION / REBUILDING OF WALLS
-  LDS AREA BOUNDARY






4.2 Primary and secondary public spaces and links

Objective: To create north to south / east to west permeability throughout the Site with pedestrian priority

Key ideas:

- 1 Transition space connecting into the Park and drawing the park into the Site.
- 2 Key pedestrian link from the Site into the Park. Alignment of route involves the least disruption in terms of disturbance to the existing landscape in the Park.
- 2a Change in surface treatment to define pedestrian crossing point and continuation of key pedestrian link.
- 3 Key pedestrian space at the heart of the development that provides an appropriate setting to the retained chimney.
- 4 Key space and focal point at convergence of east/ west and south routes.
- 5 Link to future potential development sites outside of the composite site.
- 6 Network of secondary streets providing permeability through the site.
- 7 Potential gateway space providing attractive setting to cluster of listed/heritage buildings.

-  PRIMARY PUBLIC SPACES AND LINKS
-  SECONDARY PUBLIC SPACES AND LINKS
-  LDS AREA BOUNDARY








4.3 Key vehicular and servicing routes

Objective: To keep streets clear of services as far as possible, ensuring pedestrian and cyclist is given priority

Key ideas:

- Parkhouse St as the main vehicle link through the site with other more quieter routes in the heart of the development.
- Connecting through the wider site with yards and lanes.
- Emphasis on pedestrian friendly environment.
- A series of yards as the focus of vehicular servicing for employment uses.
- Opportunity to create shared service yards for adjacent land parcels.

-  LDS AREA BOUNDARY
-  STREETS CATERING FOR VEHICLES AND PEDESTRIANS (SEPARATE)
-  QUIETER STREETS WITH SERVICE ACCESS (SHARED SPACE)
-  SERVICE ACCESS ONLY
-  SHARED SERVICE COURTYARDS




4.4 Key frontages and gateways into development

Objective: To establish coherent frontage language to create localised character

Key ideas:


- New strong and consistent frontages onto Parkhouse street to respect the historic alignment of the street and sited to allow for public realm improvements.
- New frontages to central space and pedestrian link between chimney and park.
- Active frontages around the main square with chimney.
- New strong edge to Wells Way to complement the existing terraced housing on the opposite side containing listed buildings and complete the street scene.

 PARK HOUSE STREET FRONTAGE: providing a consistent street edge that respects the curve of the street

 NEW PUBLIC SQUARE FRONTAGE: Defining a well planned and considered public space and providing a setting for the chimney

PARK EDGE FRONTAGES: relating carefully to the park edge and respecting existing trees and ecology. Varied heights and form reflects existing condition.

 EXISTING BUILDING FRONTAGE LINE (retained or replaced at similar height)

 NEW BUILDING FRONTAGE: set back from park boundary to respect existing trees and to create a new space.

OTHER IMPORTANT BUILDING FRONTAGES: Robust building frontages that relate carefully to adjacent and opposite buildings and provide activity at ground floor

 SPECIFIC LOCATION FRONTAGE

 FLEXIBLE LOCATION FRONTAGE

 LOS AREA BOUNDARY



4.5 Retention and setting for trees, and new trees

Objective: To introduce mature planting and trees primarily onto Parkhouse Street to enhance the public realm

Key ideas:

- Parkhouse Street reinforced with strong edges and tree planting that accentuates the curve.
- Creation of a generous setting for TPO tree.
- Retention of trees in Ecological Area and adoption of sensitive approach to development overlooking this area.



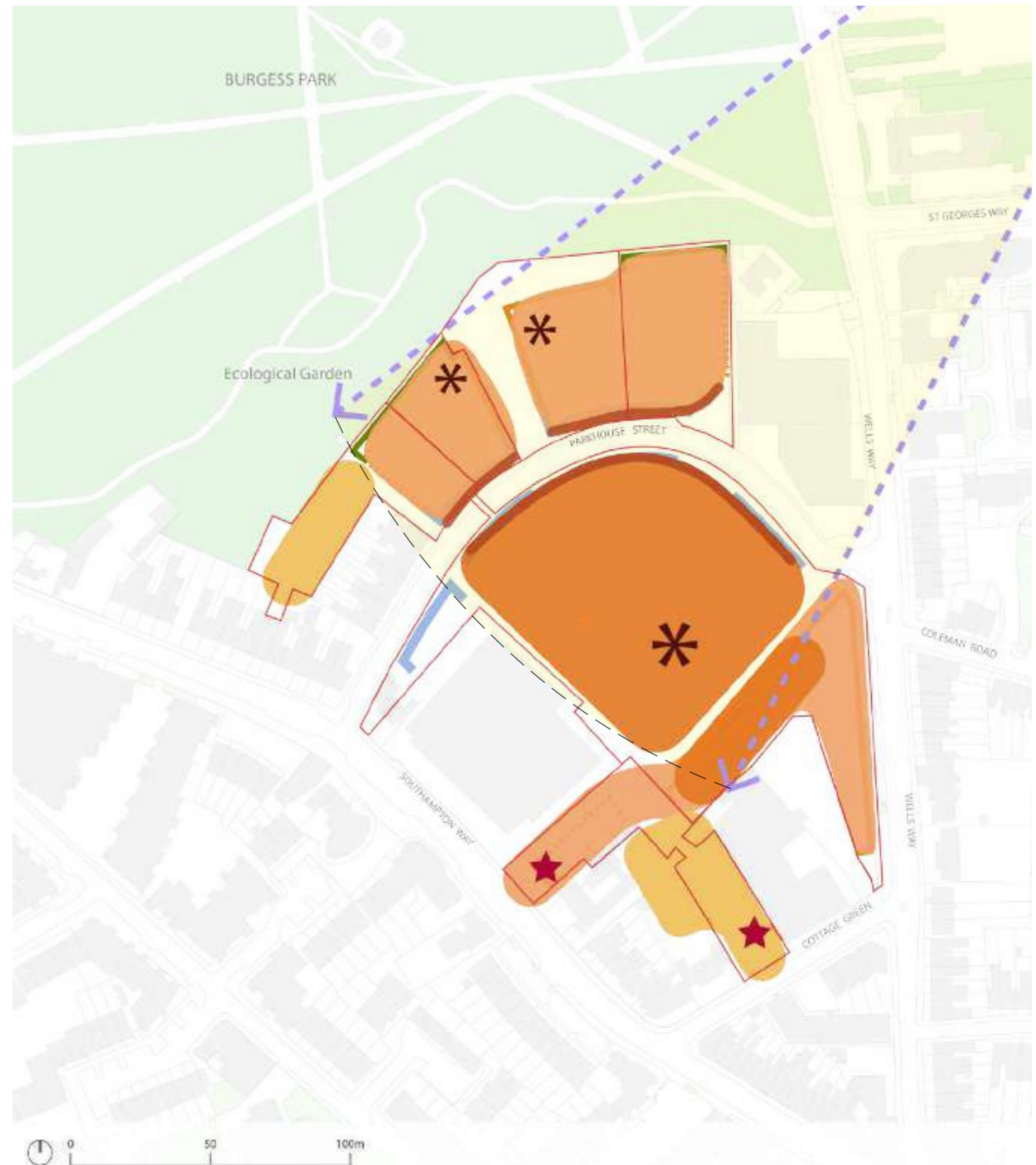
4.6 Heights and massing

Objective: To establish a legible approach to heights and massing.

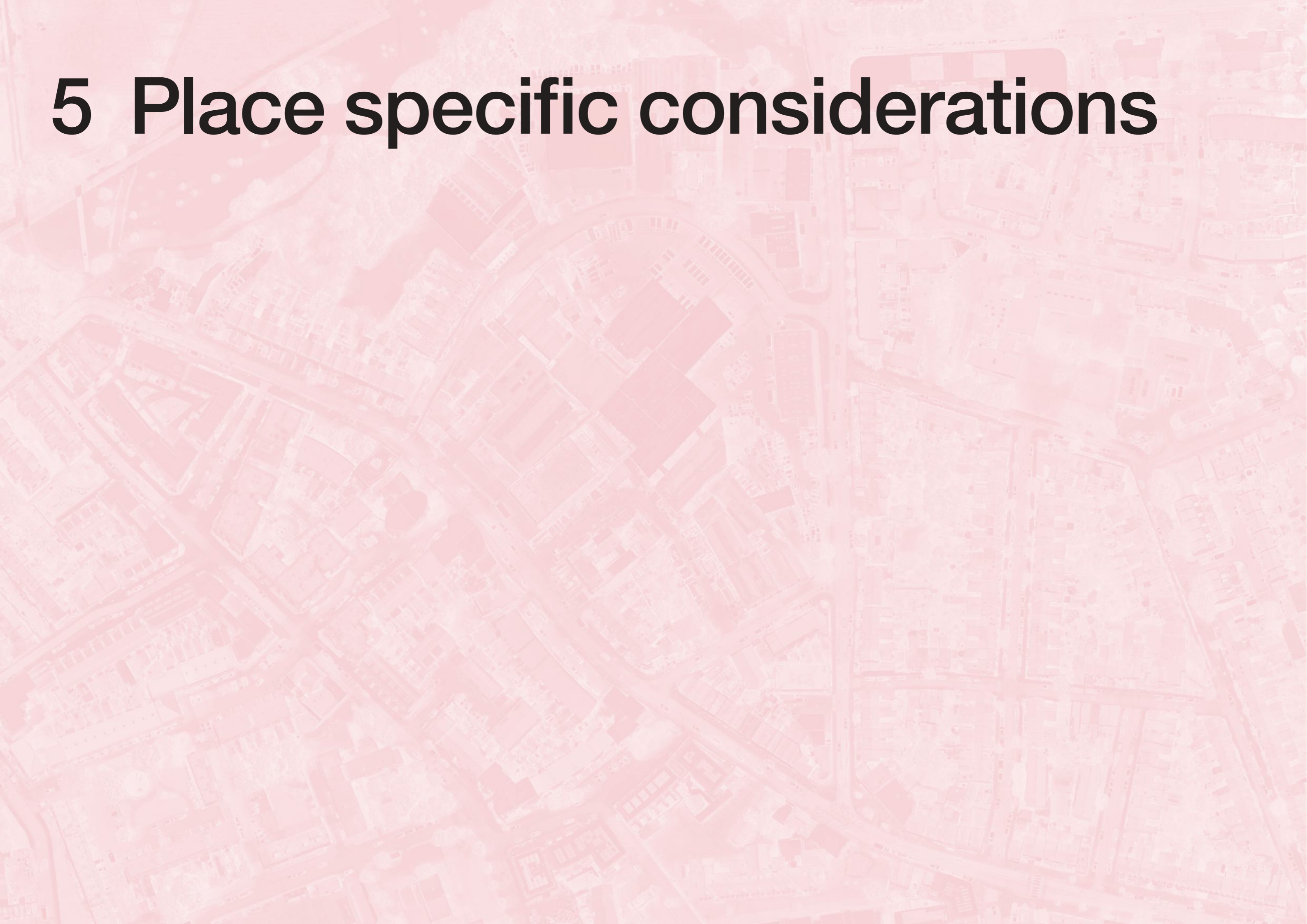
Key ideas:

- Increase in height towards the heart of development.
- Sensitive approach to heights and massing near listed buildings, low scale development to respect heritage / residential context.
- Consistent shoulder height along Parkhouse Street.
- Historic chimney as a focal point and prominent feature in the setting of adjacent buildings.
- Opportunity for taller landmark buildings at heart of development, adjacent to the key pedestrian link into the Park and fronting the Park.

- ✱ OPPORTUNITY FOR BUILDINGS TO STEP UP ABOVE THE PREVAILING BUILDING LINE
- ★ NEED TO RESPECT THE SETTING AND SCALE OF THE ADJACENT LISTED BUILDING
- CONSISTENT SHOULDER HEIGHT TO PARKHOUSE STREET
- MEDIUM SCALE PLUS
- MEDIUM SCALE
- LOW SCALE TO RESPECT EXISTING HERITAGE / RESIDENTIAL CONTEXT
- LDS AREA BOUNDARY



5 Place specific considerations



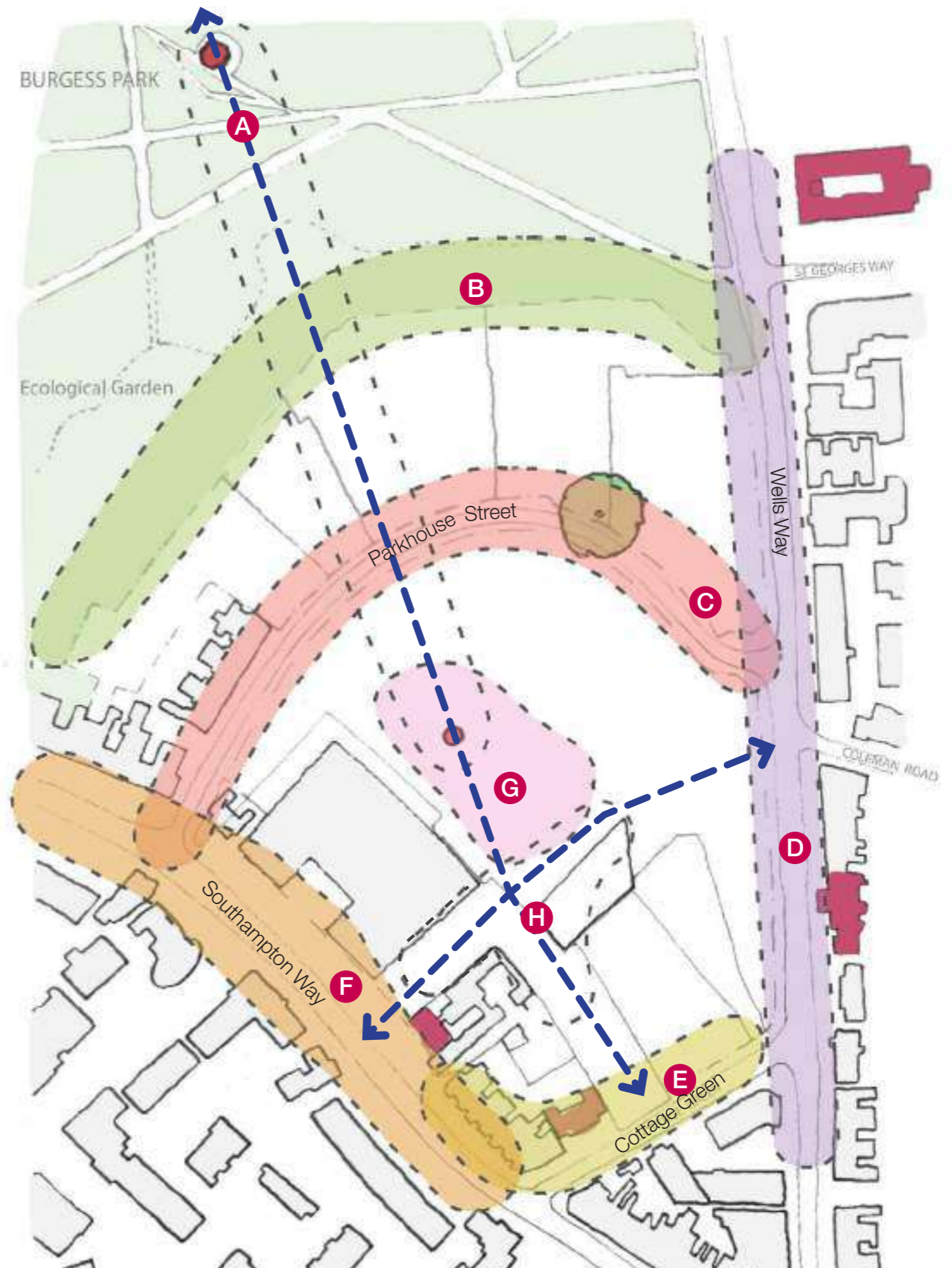
5.1 Place Specific Guidance

The character areas

- A** Pedestrian link to park.
- B** Park edge.
- C** Parkhouse Street.
- D** Wells Way.
- E** Southampton Way - Cottage Green edge.
- F** Southampton Way.
- G** Key space at the heart of the development.
- H** Secondary transition space.

 Pedestrian Routes

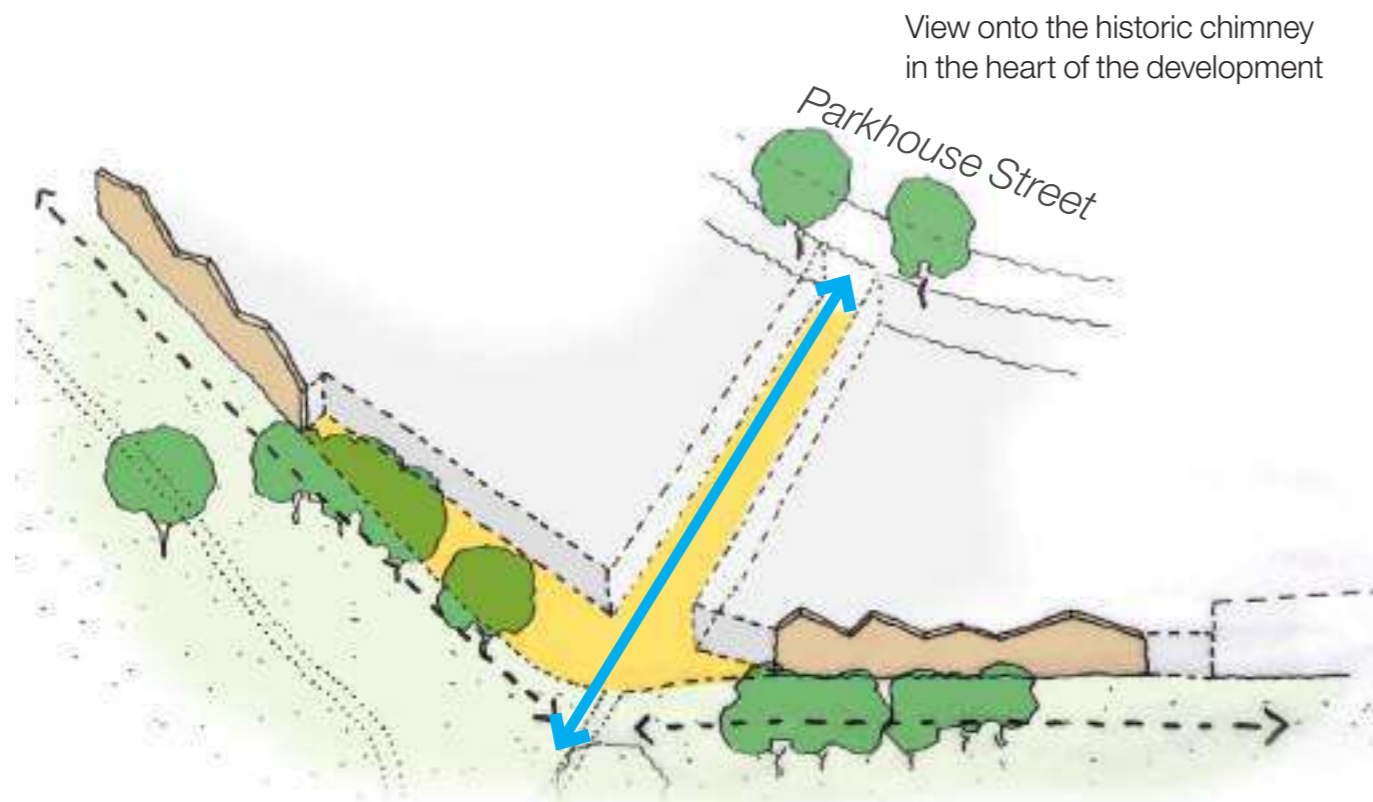
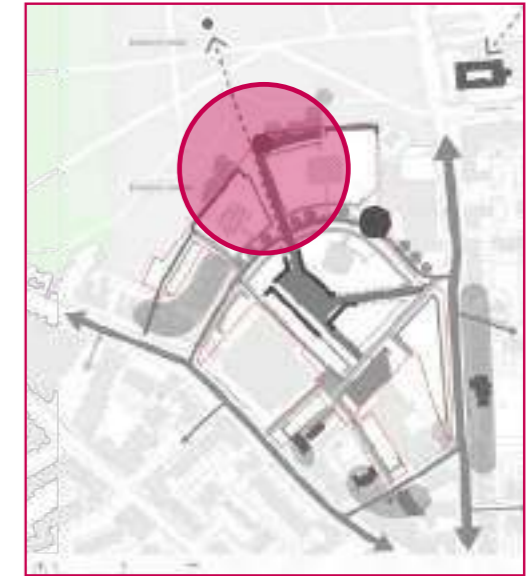
 Listed buildings.



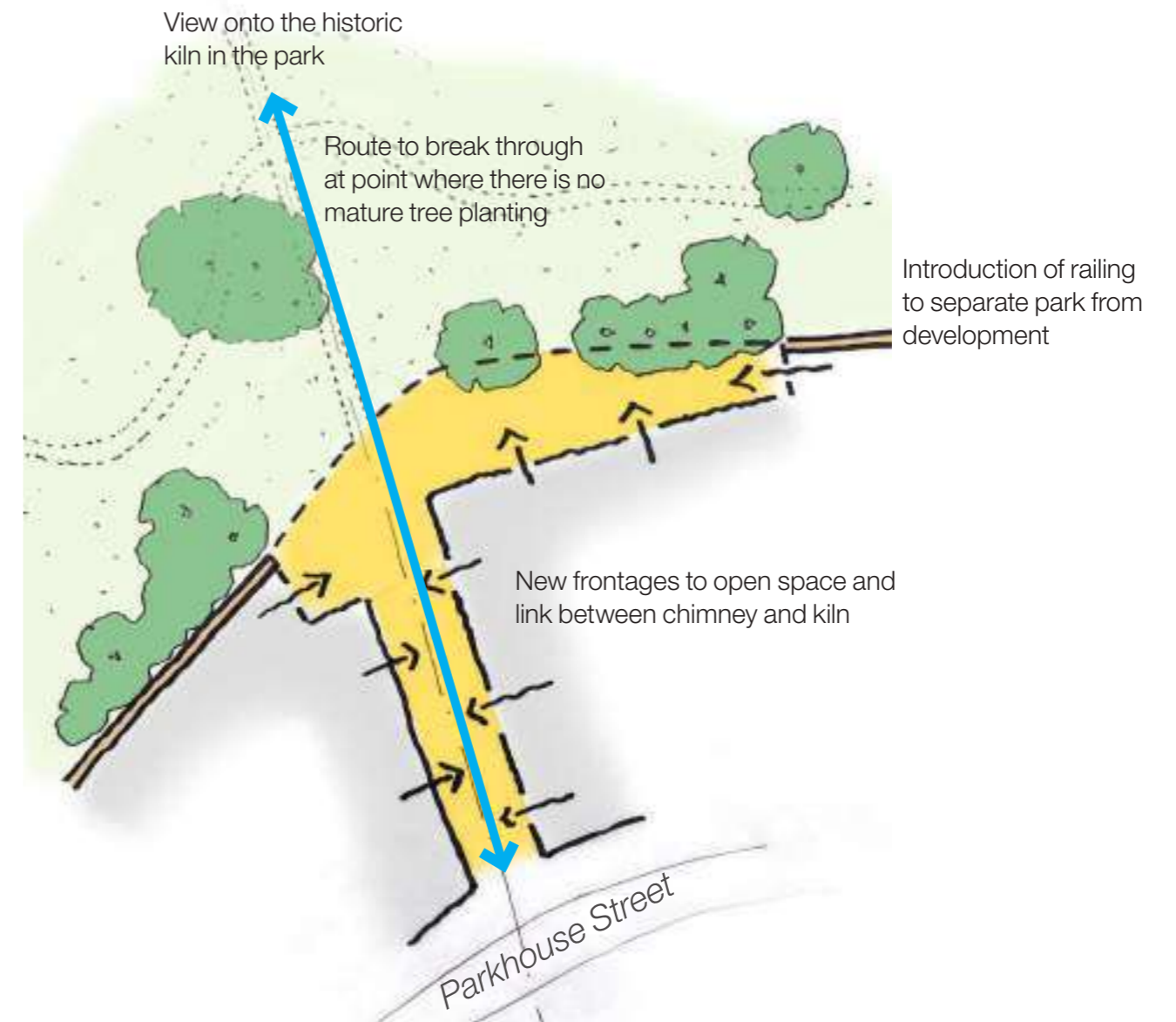
A: Pedestrian link to park

Key ideas:

- Strong visual and physical pedestrian link from the chimney to the park/listed kiln.
- Retention/replacement of existing walls to the park to create variety and interest with new development set back.
- New active frontages to define and address the new link.
- Creation of new space with transparent edge to provide transition from development into the Park and to draw the park into the development.



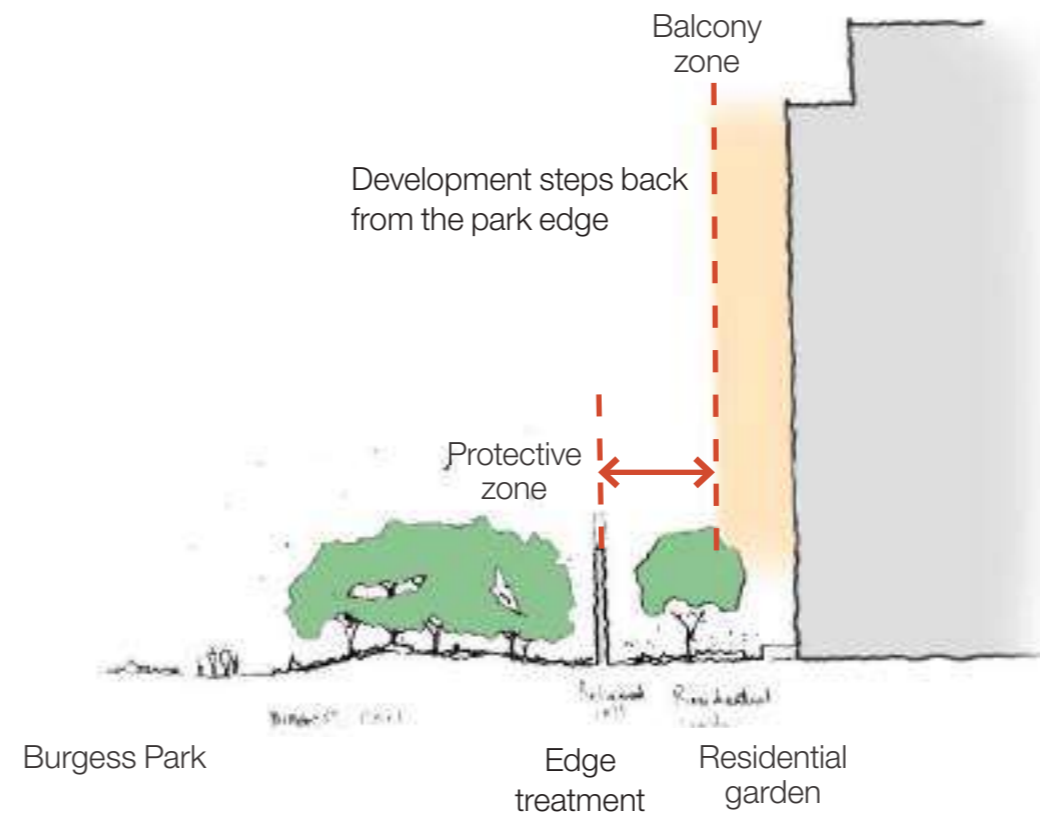
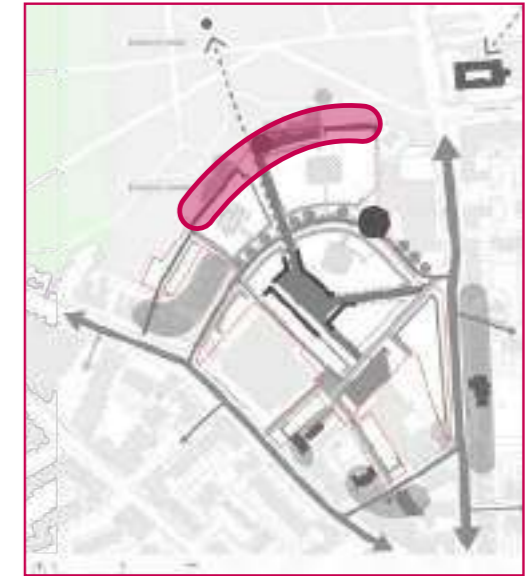
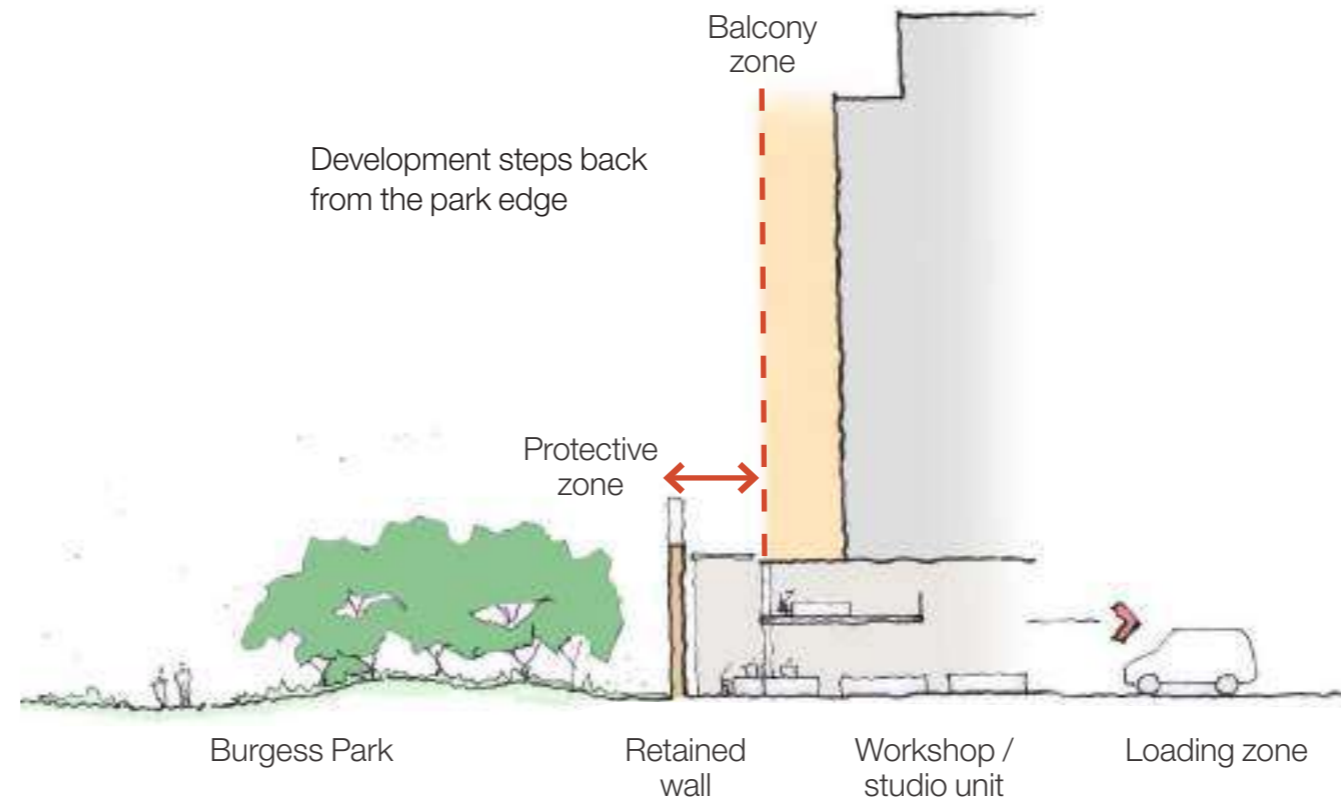
Sketch axo looking south: New pedestrian link and space providing connection and transition into the Park



B: Relationship to Park Edge

Approach to ecology and diversity

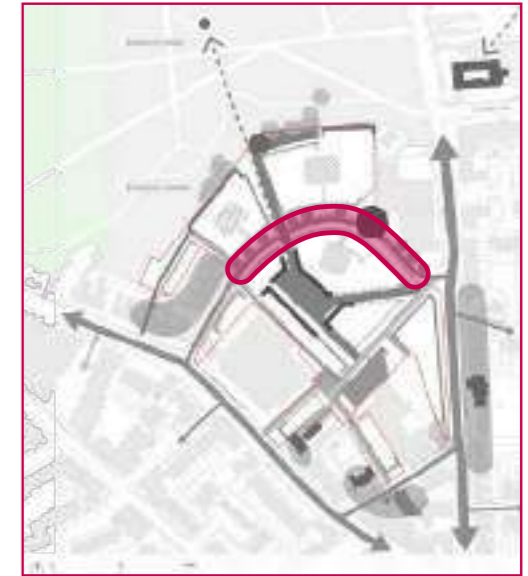
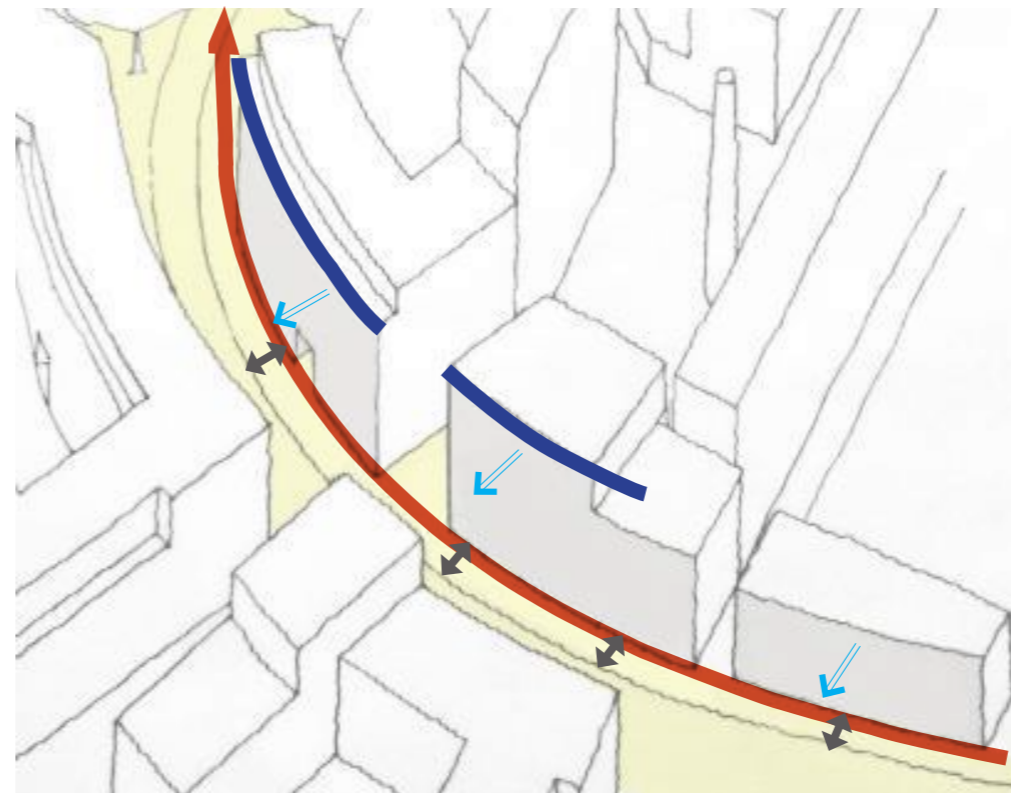
- Respond to the park edge and existing trees/ biodiversity.
- Buildings stepping up in height away from the park.
- A protection zone of at least 5m created within each site along the park edge.
- Existing boundary walls along the park edge can be retained. A secure, visually transparent boundary structure should be installed where there is no boundary wall at present.
- New route aligns with un-planted area within ecology park to minimise disturbance.
- Ecology and biodiversity within site focussed at roof level and new trees.



C: Creating character along Parkhouse Street

Key ideas:

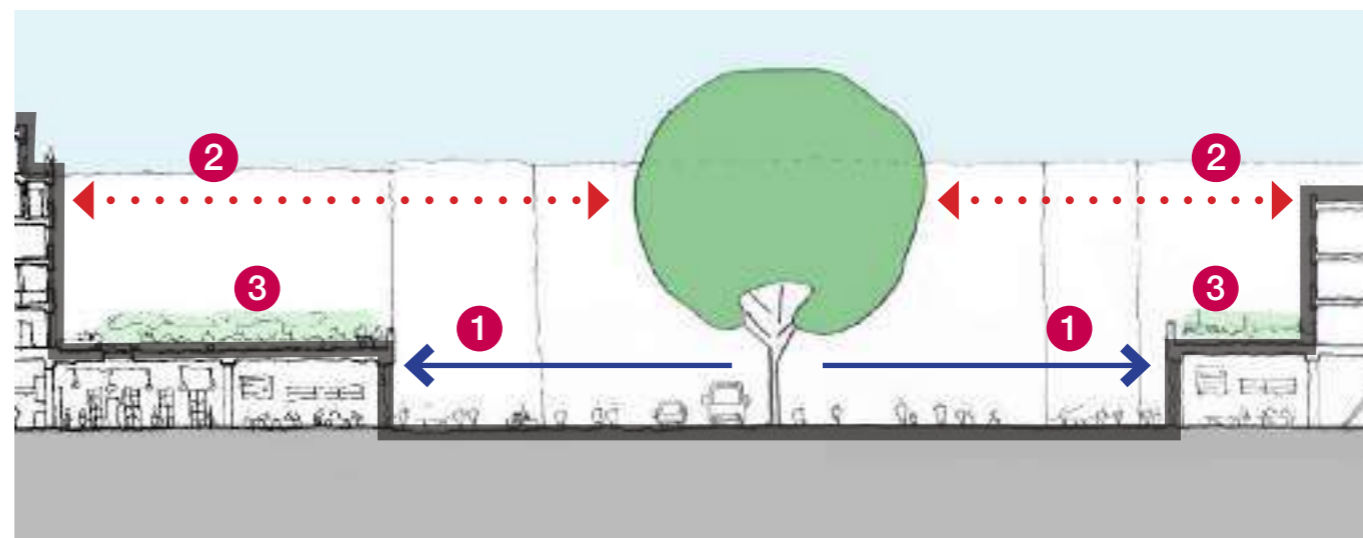
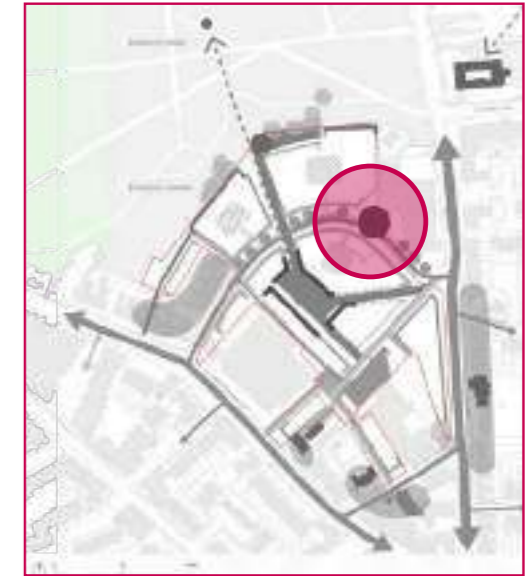
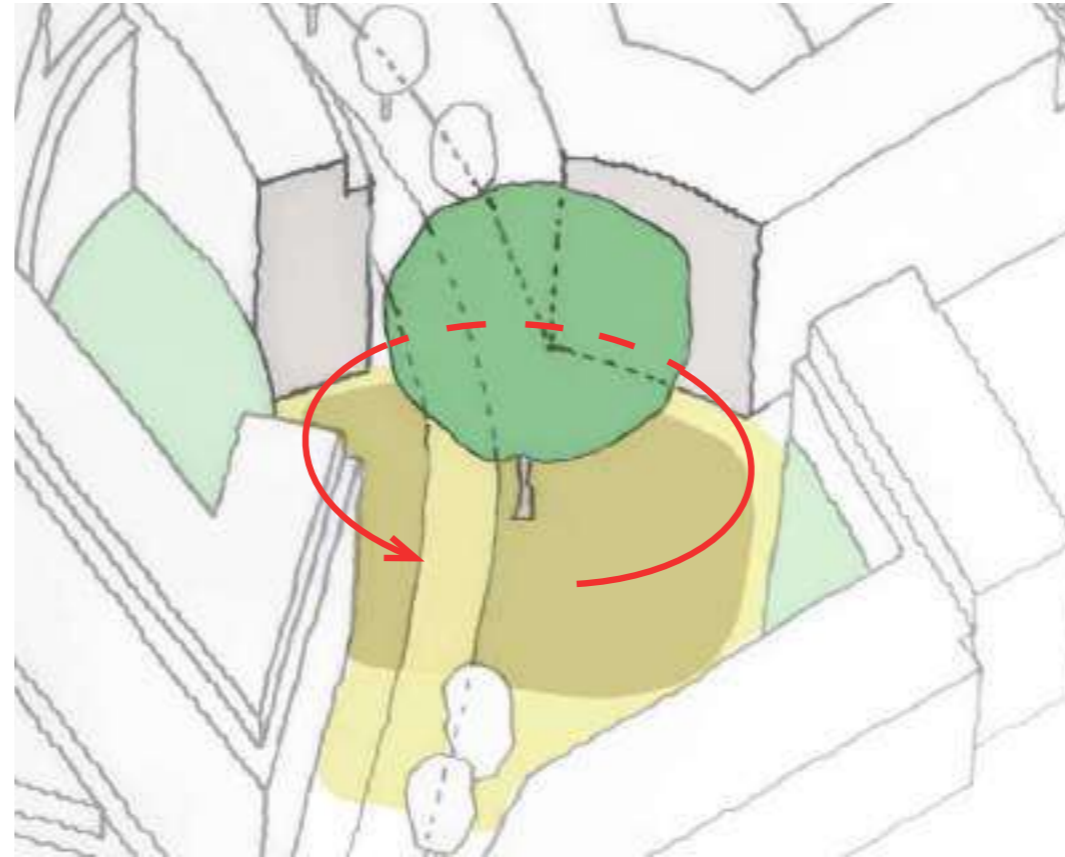
- Frontage to respect and respond to the historic alignment of the street.
- Consistent shoulder height along the Parkhouse St (6 storeys).
- Consistent setback from the pavement.
- Street trees in regular pattern to follow historic realignment of the street.
- Creating active frontages with openings and entrances along Parkhouse Street.
- Opportunity to introduce consistent landscape treatment along Parkhouse Street.



C: TPO Tree setting

Key ideas:

- Creating a generous setting for TPO tree.
 - 1 Built edge set back to allow for a generous public space to address the scale of the tree which will be fully integrated within the overall public realm strategy.
 - 2 Building facade set back to give breathing space and form a setting for the mature tree.
 - 3 Landscape on the raised courtyards will contribute and reinforce the greening of the place.

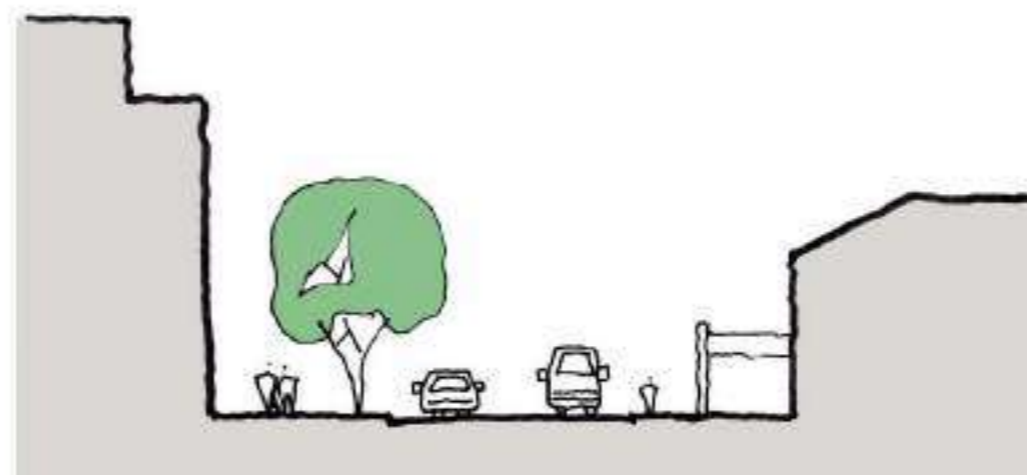
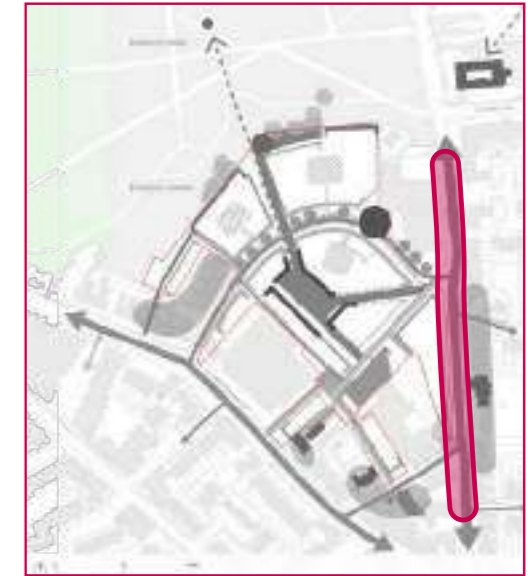
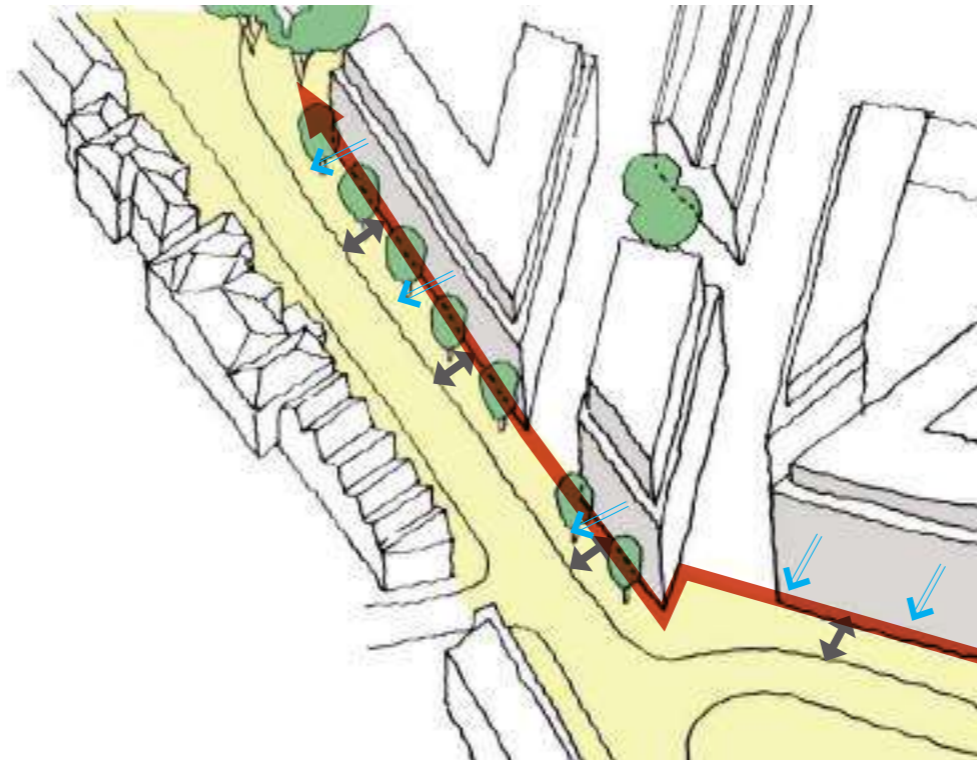


Generous setting for the TPO

D: Wells Way

Key ideas:

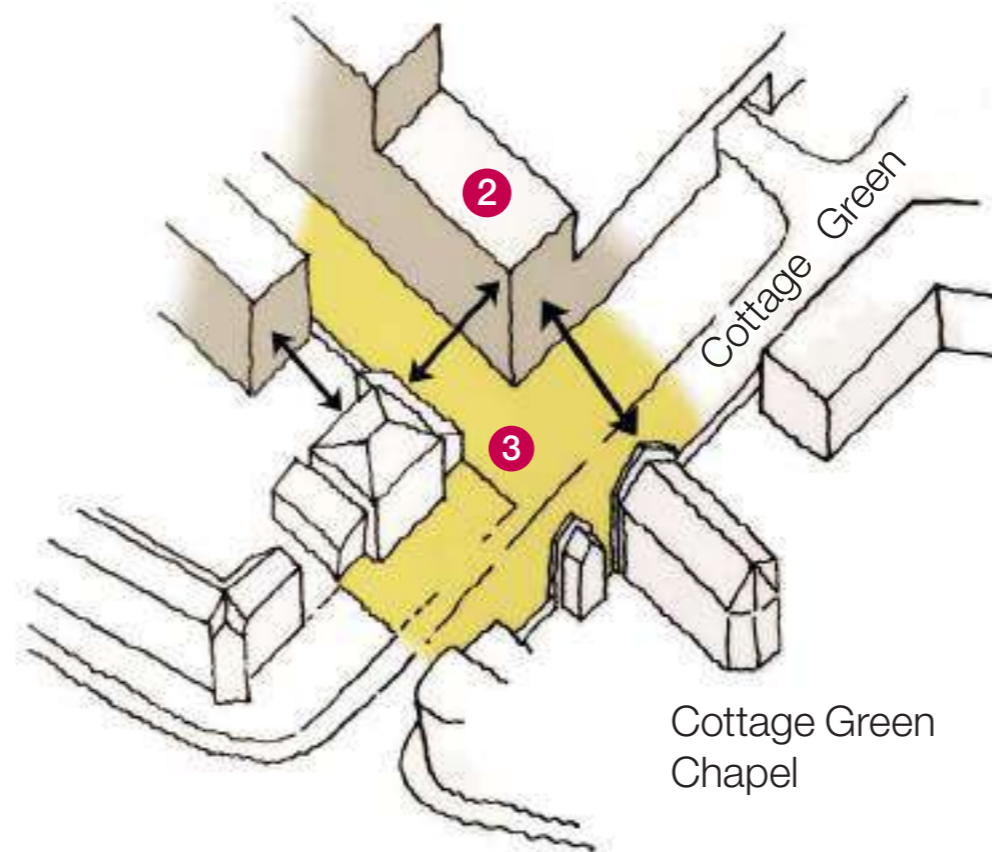
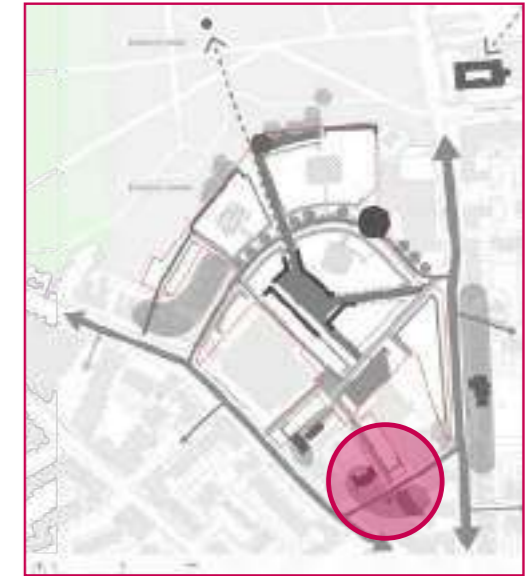
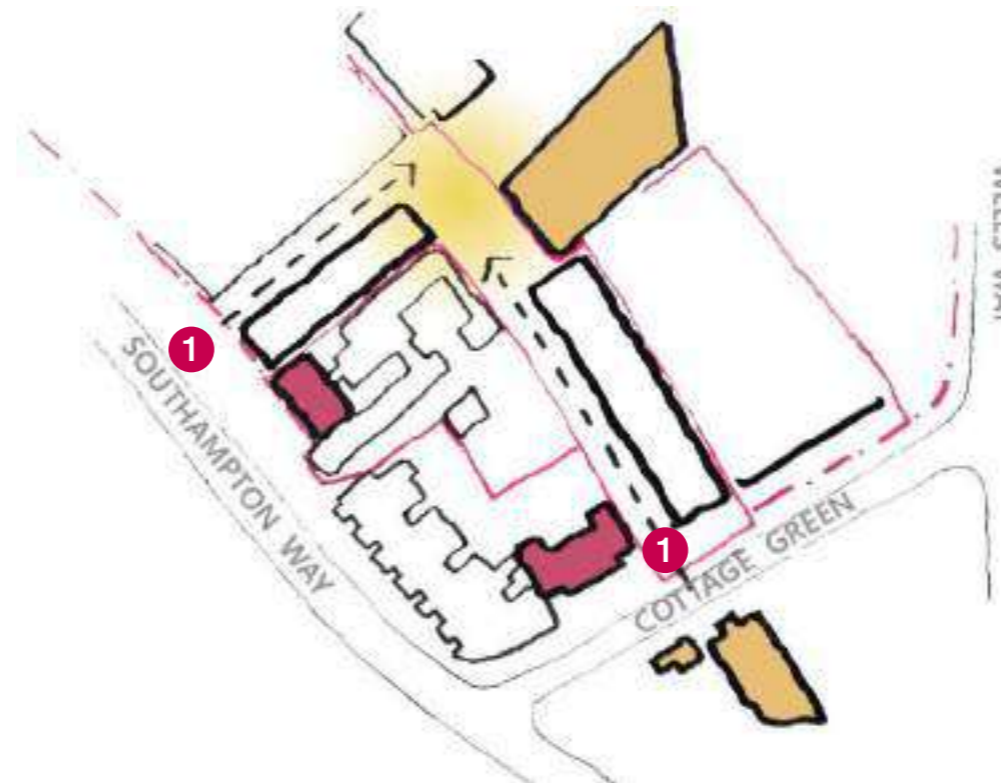
- Create a strong built edge to address the west side of the street which it currently lacks.
- Development to be of appropriate scale to relate to the existing.
- Uniform planting of street trees.



E: Cottage Green edge

Key ideas:

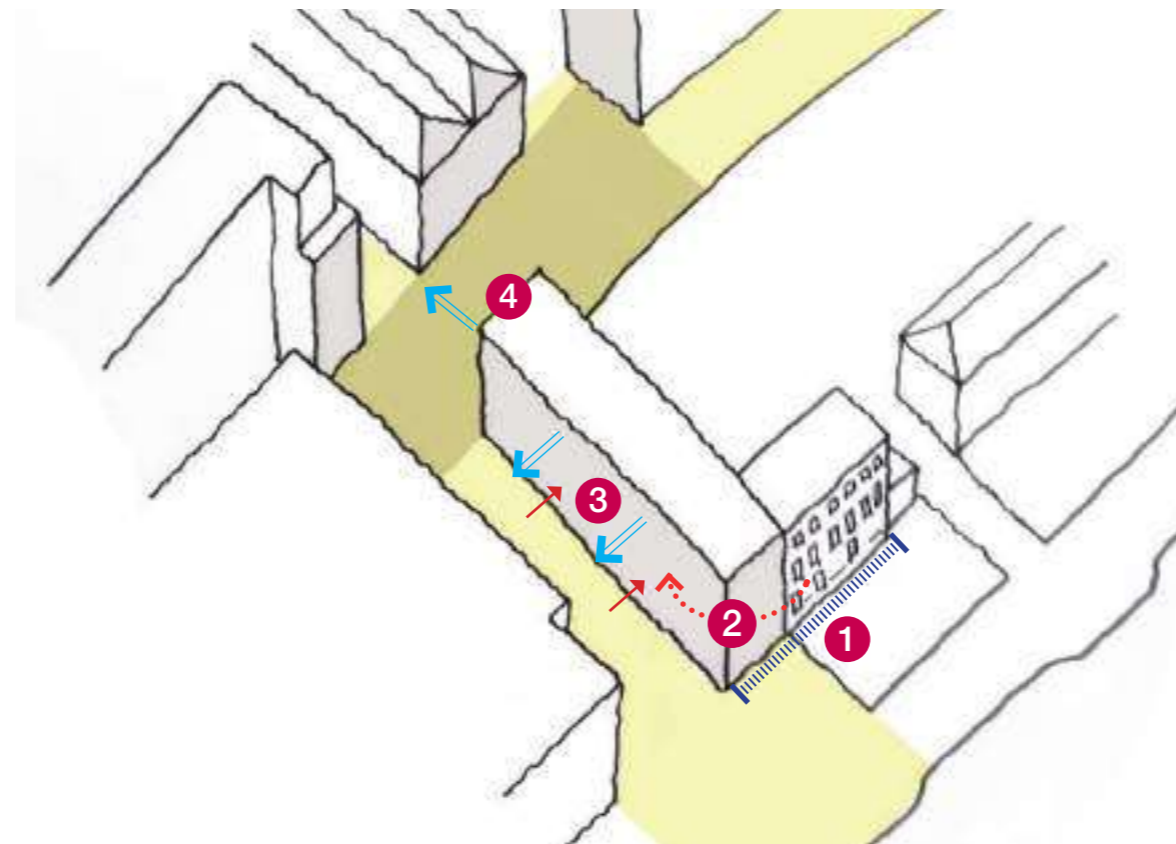
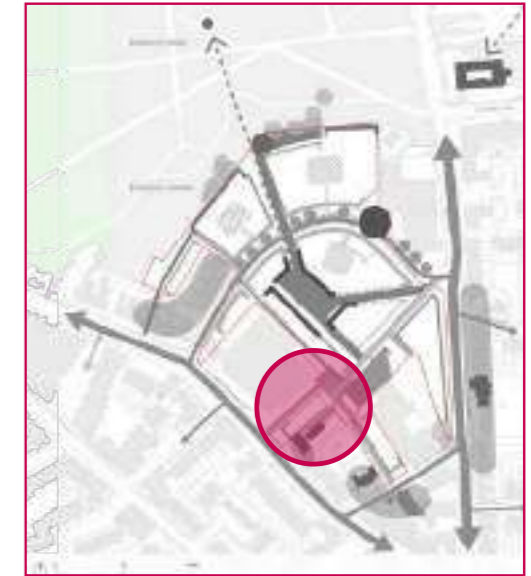
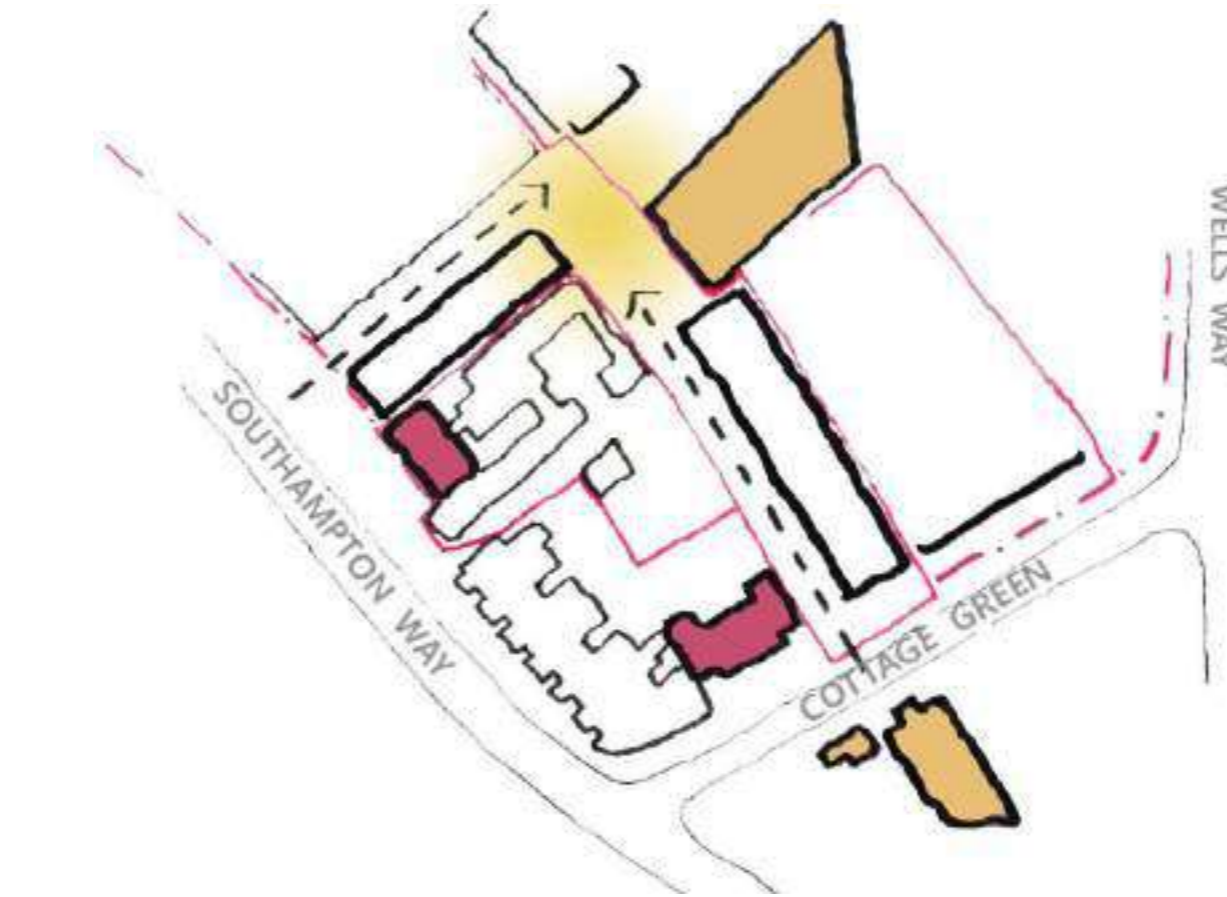
- 1 New links into the site from Southampton Way and Cottage Green join into a new secondary open space fronted by the retained replacement warehouse.
- 2 Location of new development on to Cottage Green gives the listed cottages some breathing space and allows a link through.
- 3 Create positive space on Cottage Green to address and unite the listed cottages, the chapel and the new development and act as a gateway into the site from the southern end.



H: Secondary transition space

Key ideas:

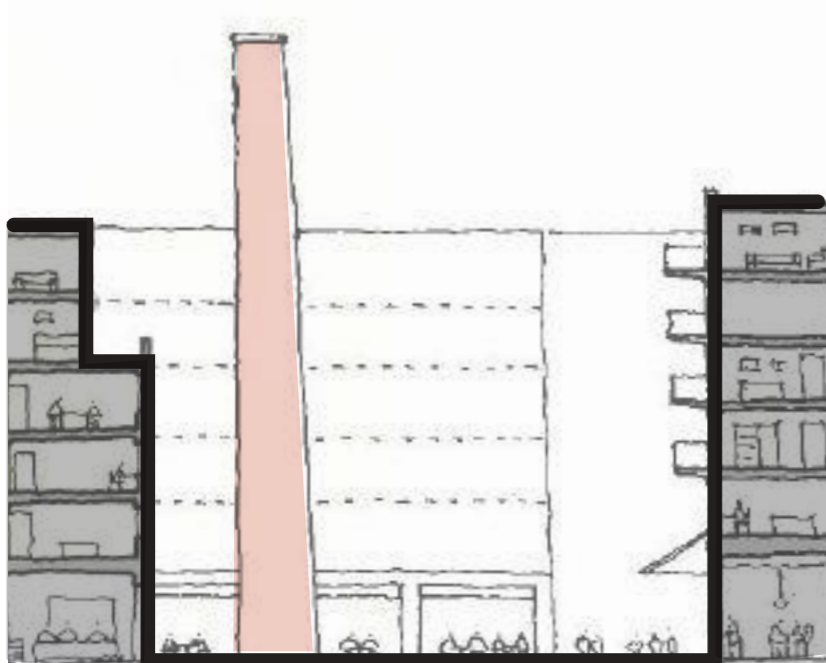
- 1 Completing the terraced building on Southampton Way.
- 2 Turning the corner.
- 3 Creating an active frontage with openings and entrances along the proposed new route.
- 4 New frontage to address secondary public space.



G: Chimney as a focal point



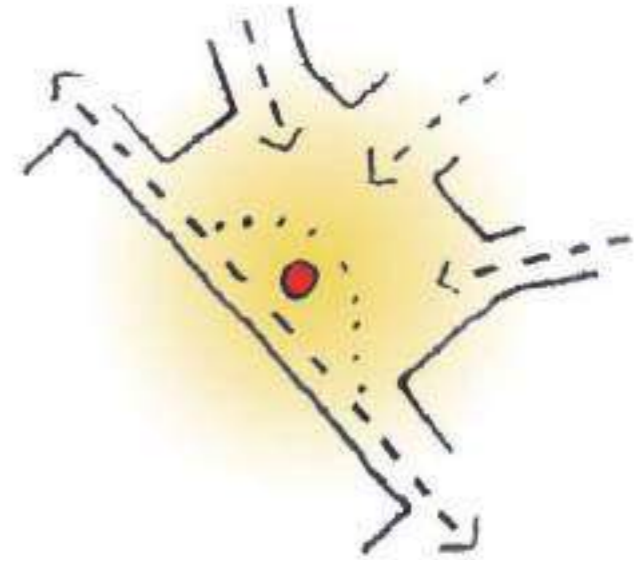
The chimney is set within a generously proportioned square



Height to width ratio 1 : 1.25

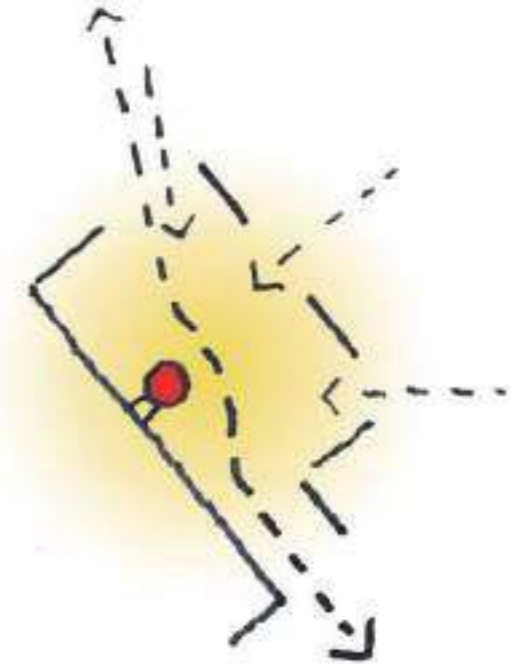
APPROACH 1

In the round - freestanding chimney approached from all sides



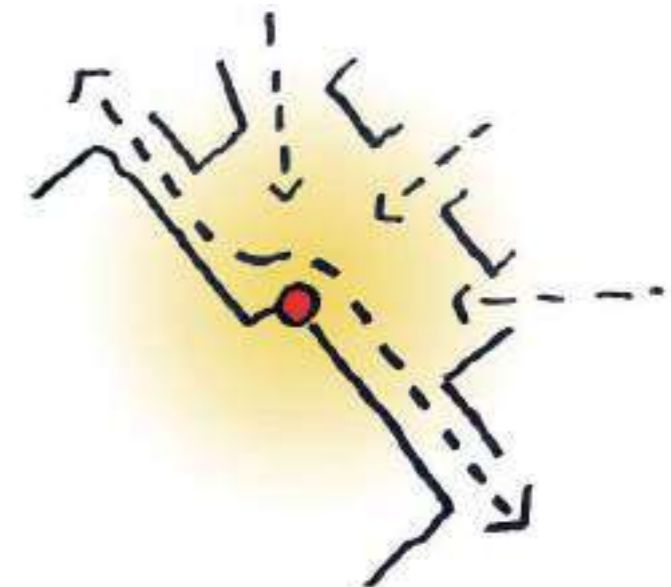
APPROACH 2

Attached to a new building structure - a careful and well considered integration of the chimney as part of the function of a new built development

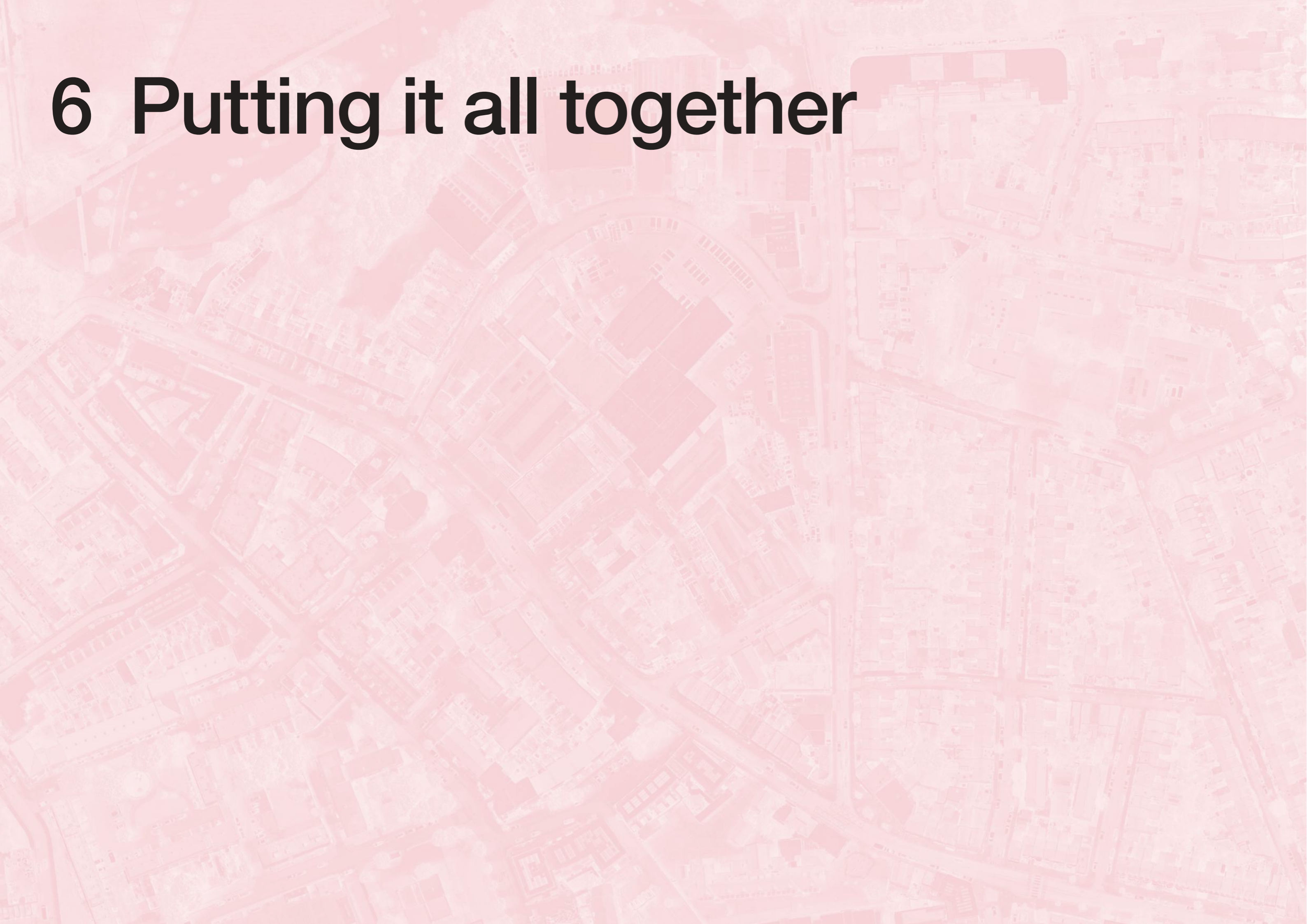


APPROACH 3

Turning the corner - chimney acts as a key pivotal point in the direction of movement through the site. This approach only applies where the chimney is integrated into ground floor accommodation and this accommodation should be limited to the ground floor only.



6 Putting it all together



6.1 Putting it all together

Development framework



7 Implications for landownership boundaries



7.1 Implications for landownership boundaries



