21//23 PARKHOUSE STREET//SE5 7TQ

This is the third consultation event for 21/23 Parkhouse street following the first two events held in 2016 and a public exhibition held in February 2017.

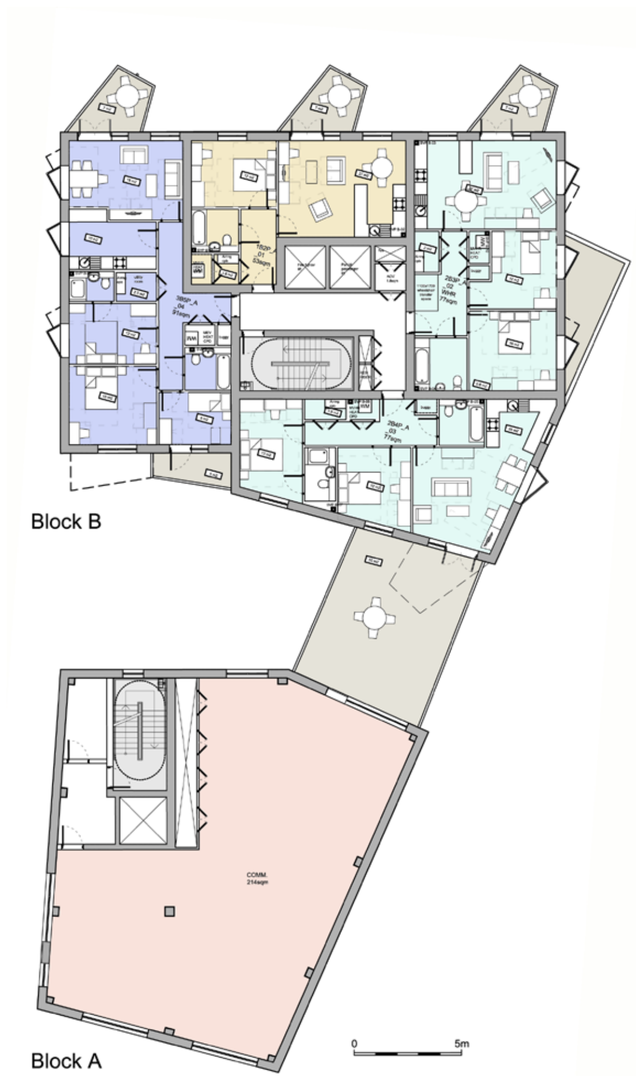
Having received feedback from local residents following the submission of a Detailed Planning Application in 2017, we are now considering changes to the design of the scheme, which we would like your feedback on today.

SUBMITTED PLANNING APPLICATION MARCH 2017

- 32 new homes
- 9 storey residential building facing the park
- 5 storey commercial workspace building facing Parkhouse street
- Potential for future "green link" to the park

Ground Floor Plan

Typical Floor Plan



Key

- 1 bed
- 2 bed
- 3 bed
- Commercial
- Energy
- Bins store
- Bikes store

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View from Burgess Park

View Parkhouse Street (looking east)

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DESIGN DEVELOPMENT

HEIGHT/MASSING

Planning Proposal, March 2017

Intermediate Option, September 2017

Revised Proposal, 20.03.2018

PUBLIC ACCESS/PUBLIC REALM

Ground Floor Plan - March 2017

Ground Floor Plan - 20.03.2018

1. Massing and height
2. Refuse/Servicing to occur from street
3. Improved public access to the whole site from main road (Parkhouse Street)
4. Enhanced active frontages along public realm
5. Vehicle free/pedestrian friendly courtyard
6. Cycle stores direct access from communal courtyard

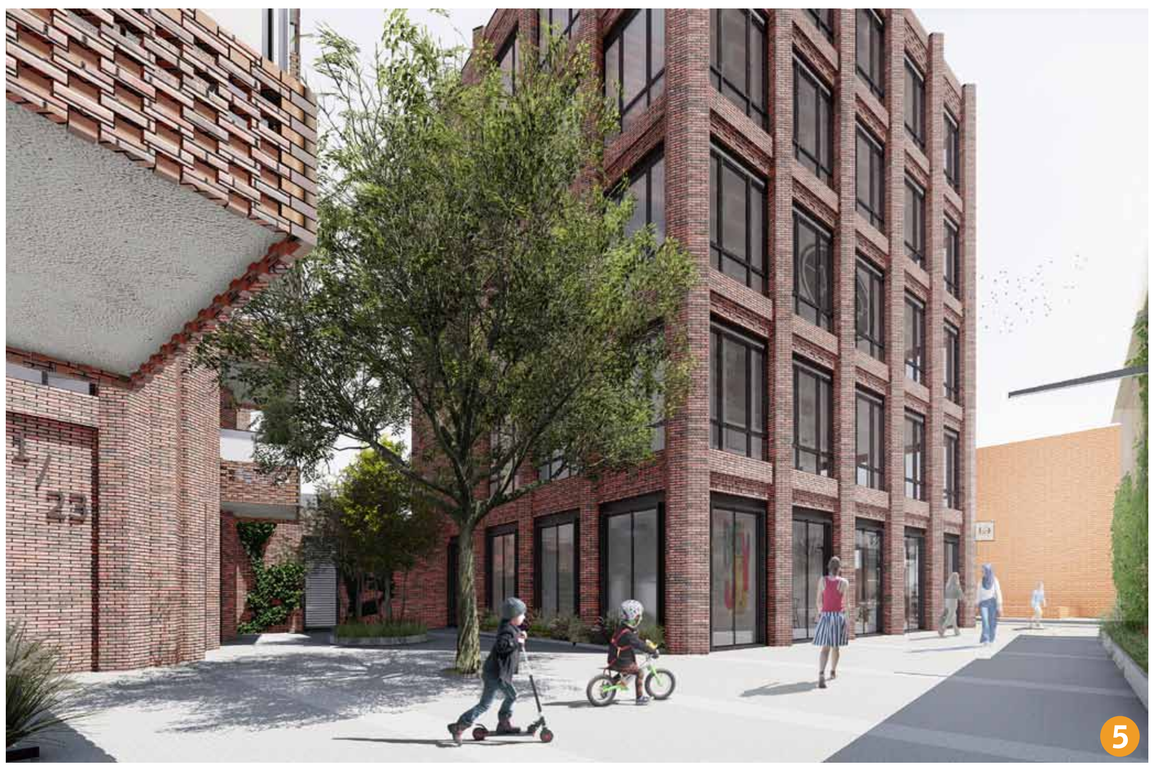
Key

- Commercial
- Energy
- Bins store
- Bikes store
- Active Frontage
- Access to Bike Store
- Services fronting the street
- Direct view to the residential building

COMMUNAL COURTYARD

Planning Proposal, March 2017

Revised Proposal, 20.03.2018



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21//23 PARKHOUSE STREET//SE5 7TQ

SUMMARY OF DESIGN FEEDBACK POST-CONSULTATIONS AND PLANNING SUBMISSION

Whilst a range of comments were received post-consultation and on the Southwark Planning Portal following our application last March, many points focused on key themes:

Proximity to the park

#1 - Impact on natural reserve and wildlife

#2 - First storeys facing the park in the shadow

#3 - Building massing too imposing over the park

Height and massing

#4 - Overshadowing on the existing development

#5 - Proposed building relationship with historic surrounding buildings (ie. George's Church Spire)

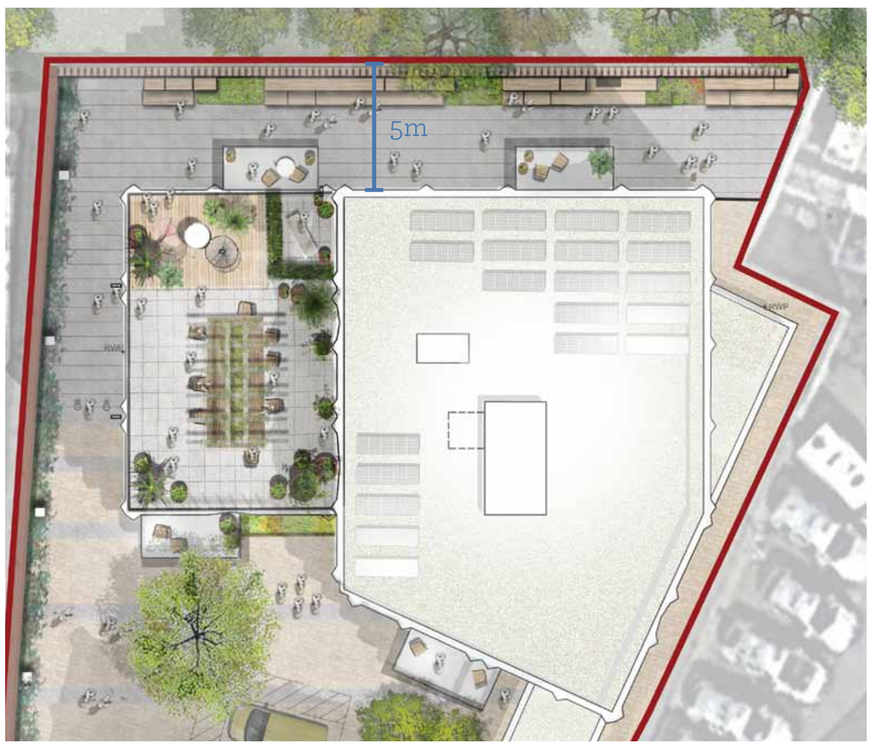
PROXIMITY TO THE PARK

The building, setting back by 5m from the park, ensures the tree canopy within the park has adequate space. In the meantime, we have tested the daylight levels available within the new homes, including those on the lowest storeys facing the park and are able to demonstrate that good levels are available to all dwellings. All of the homes pass the council's stringent daylight standards for living rooms and bedrooms. Three kitchens achieve values marginally below the recommendations which guarantee good quality spaces and minimise the use of artificial light.

We have redesigned the building to reduce the massing onto the park, creating a stepped form of 7 and 10 storey elements that provides a much slimmer profile. The lower portion effectively sits behind the tree canopy when viewed from across the park.

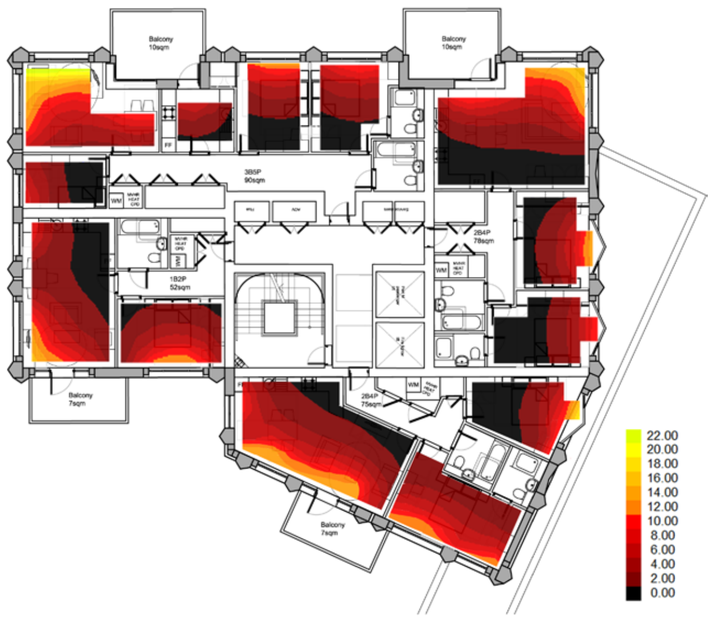
#1 - Impact on natural reserve

5m from the park allows tree canopy development and light for the first floors



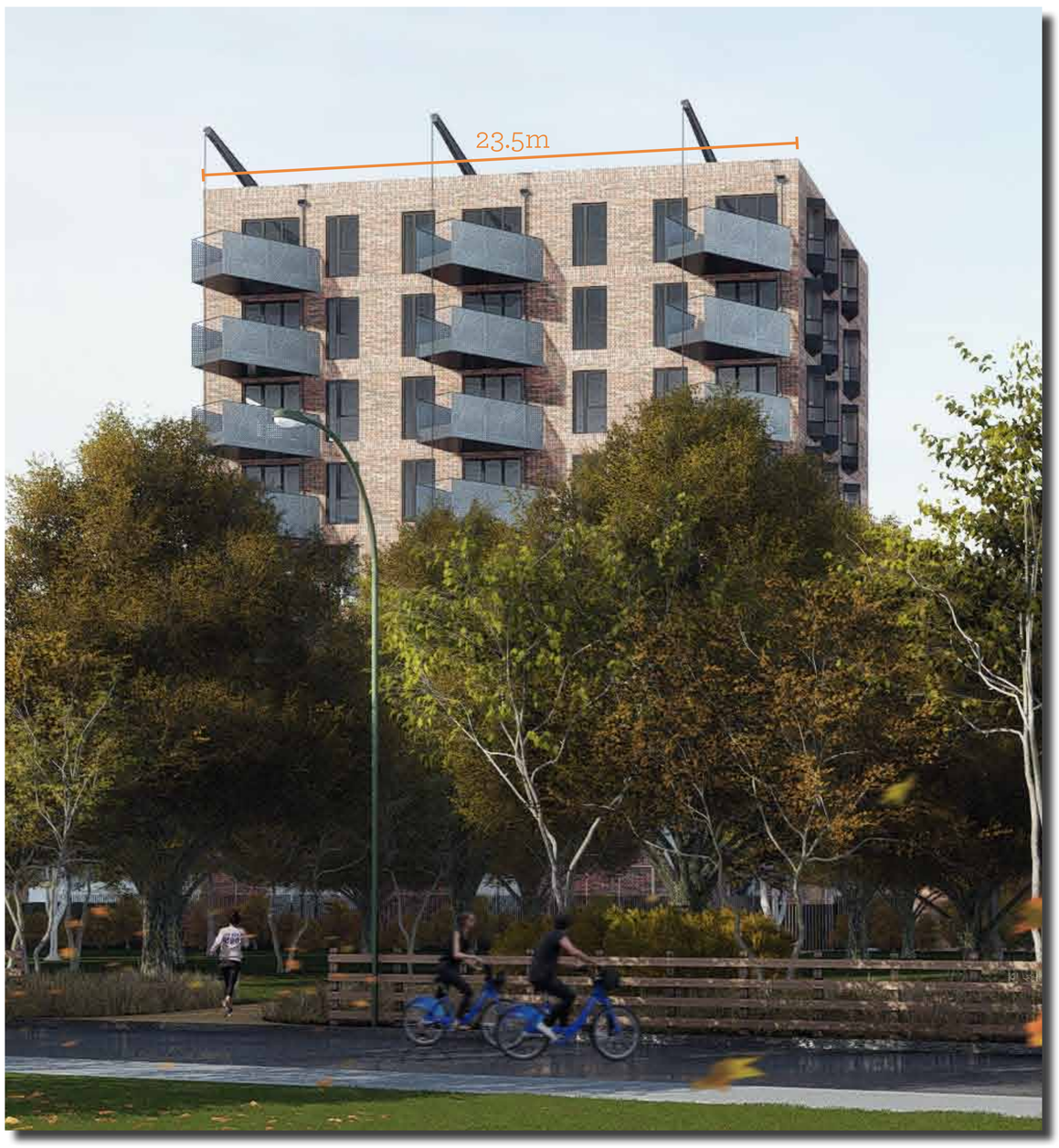
#2 -First storeys facing the park in the shadow

Every home is passing for daylight analysis



#3 - Building massing too imposing over the park

Planning Proposal, March 2017



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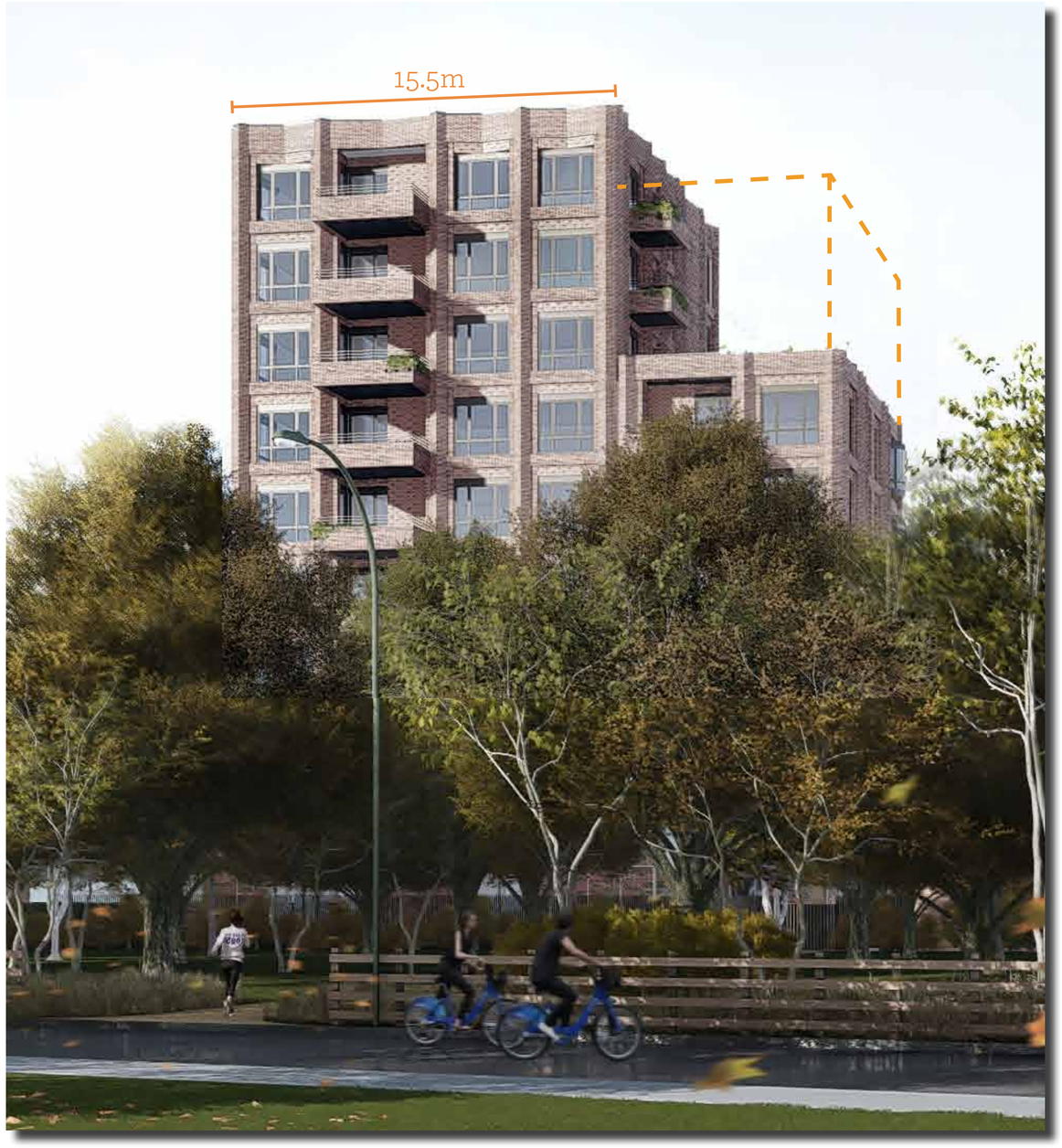

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HEIGHT AND MASSING

Being situated to the north of Parkhouse street, the proposed buildings do not overshadow the nearby existing houses, as shown in the adjacent diagram.

Through the Burgess Park perspective, compared to the tree canopy and the historic buildings, the 21/23 Parkhouse Street is not so prominent.

#4 - Overshadowing on existing development

Shadow range on 21st March from 8:00am to 5:00pm

#4 - Overshadowing on existing development

#5 - Relationship to nearby buildings

Cityscape from Burgess Park (1)

Cityscape Key

#5 - Relationship to nearby buildings

Cityscape from Burgess Park (2)

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