



1-3, Peckham High Street, SE15 5EB

Design and Access Statement February 2014

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1.0 Introduction

This Design and Access Statement is written in support of a detailed planning application for the properties at no. 1-3 Peckham High Street, Peckham, London, SE15 5EB.

A previous application 13/AP/0703 was submitted on 13 March 2013 but due to a number of concerns expressed by Donald Hanciles, the case officer, the application was withdrawn on 01 August 2013. Since that time, we have had a number of productive discussions and a meeting with the council to discuss the issues and the current proposal has been redesigned to address all of the previous concerns.

Consultations with the Local Authority

The Planning Department's concerns were set out in the Design and Conservation Team's Comments dated 05 September 2013 (refer to Section 5.0). The scheme was revised to address those concerns and our sketch proposals were issued on 17 September 2013 to Donald Hanciles. Along with the applicant, we met with Donald Hanciles and Tracy Chapman on 19 September 2013 to discuss their concerns and our proposed redesign(refer to Section 6.0). This was a positive meeting and the amendments were welcomed. We were asked to develop the sketches into CAD proposals and the developed scheme was issued on 20 November 2013. There was a significant delay in receiving a response to our revised proposals and we understand now that this was in part due to Donald Hanciles no longer working in the Council. We have subsequently received Tracy Chapman's comments on 21 January 2014 who said it was an 'improvement' and suggested some further minor amendments. The scheme was adjusted and re-issued on 03 February 2014.

The current proposals reflects all of the amendments that have been suggested by both Donald Hanciles and Tracy Chapman. The details of our consultations with the planners and our responses are set out in Sections 6 & 7.

Context

The existing Victorian properties are located at the end of a 3/4 storey terrace on Peckham High street. The applicant purchased the property in 2012 when the buildings had been unoccupied for some considerable time and had fallen into disrepair. In particular, the existing extensions to the rear which provided ancillary space for the commercial on the ground floor and the small residential studio spaces above have deteriorated significantly. The current allocated use is commercial at ground and basement levels with 2 existing residential flats above in both No.1 and No.3.

Vision

The purpose of our application is to seek an approval to completely refurbish the remainder of the buildings to provide 7 new high quality residential apartment in a mix of units. The proposal will retain the shop units to the front and maintains the active frontage to the street. The scope of the proposal includes the following works:

- The scheme is designed to support and implement the Council's vision to regenerate the High Street
- The replacement of the deteriorated shopfronts with traditional style timber shopfronts will start the street with a clear example in keeping with local design guides.
- The demolition of the rear extensions and it's replacement with an appropriately scaled addition using traditional materials and forms that are sympathetic to the existing.
- The addition of a new mansard in keeping with the form and materials of similar approved schemes in the vicinity of this site.
- The proposal will create a strong 'gateway' building to the High Street that positively turns the corner and replaces a set of visually cluttered rear extensions.

2.0 Site Context



The site is located at the beginning of Peckham High street at the end of a terrace. The 4 (3 plus basement) storeys terrace includes a mix of residential and commercial accommodation. The centre of Peckham is located to the East. Opposite to the West of the site are the grounds of The Harris Academy and to the South East is a 4 storey block, no 2-8 Peckham High Street. To the West of the site is the St. James Catholic school. Sumner Avenue runs adjacent to the West of the site. To the North is a large open green space known as the Flexyard site.

Mansard extensions

The Harris Academy



[2] front aspect

[1] rear aspect

St James' School

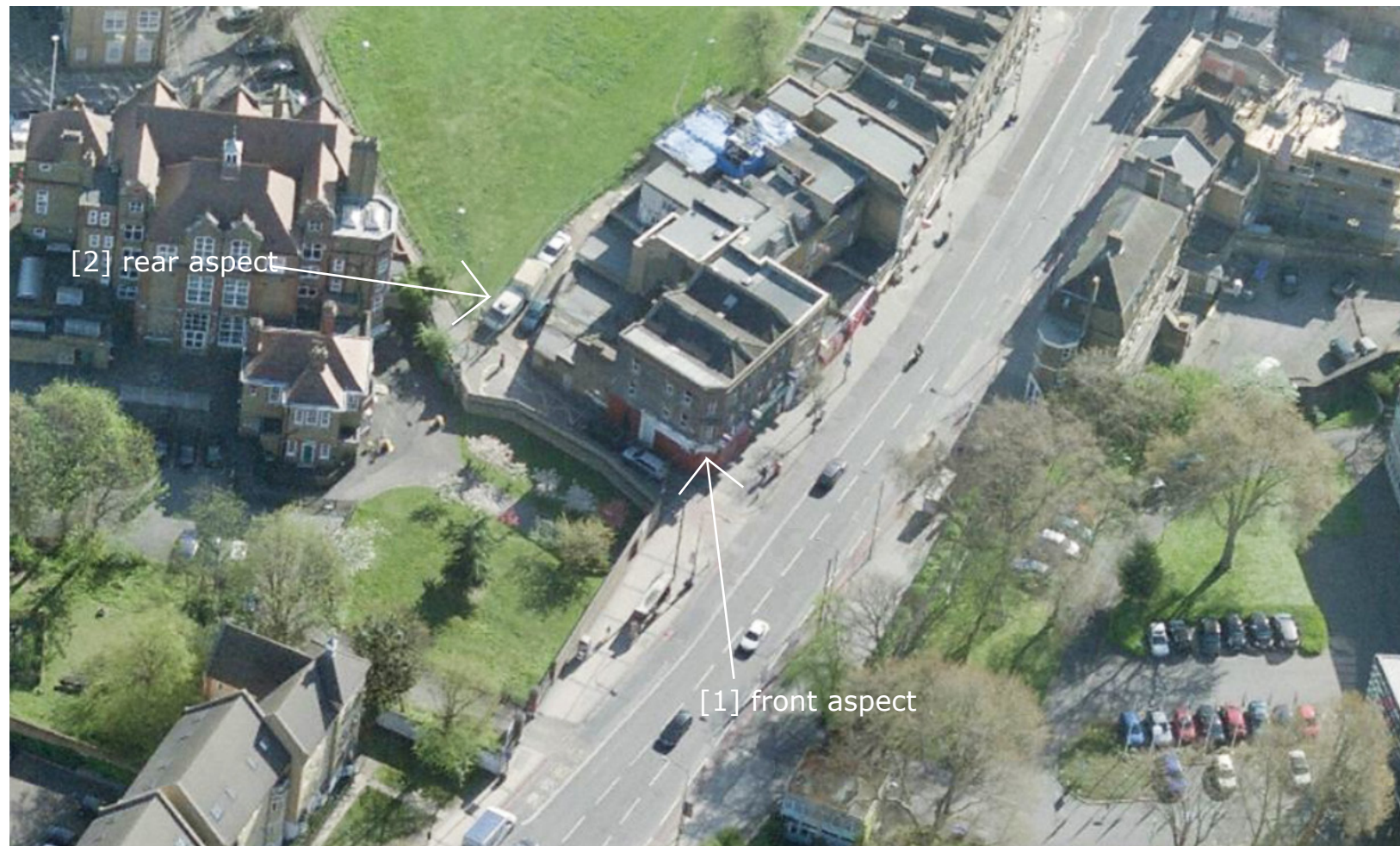
Flexyard site

Multiple rear extensions up to the boundary

Rear extensions



[1] REAR ASPECT



[1] FRONT ASPECT

3.0 Existing Buildings

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There is a separate residential access located on Sumner Avenue

The 3/4 storey building comprises commercial at ground and basement levels with residential above



existing saw tooth brickwork parapet



[2] REAR VIEW



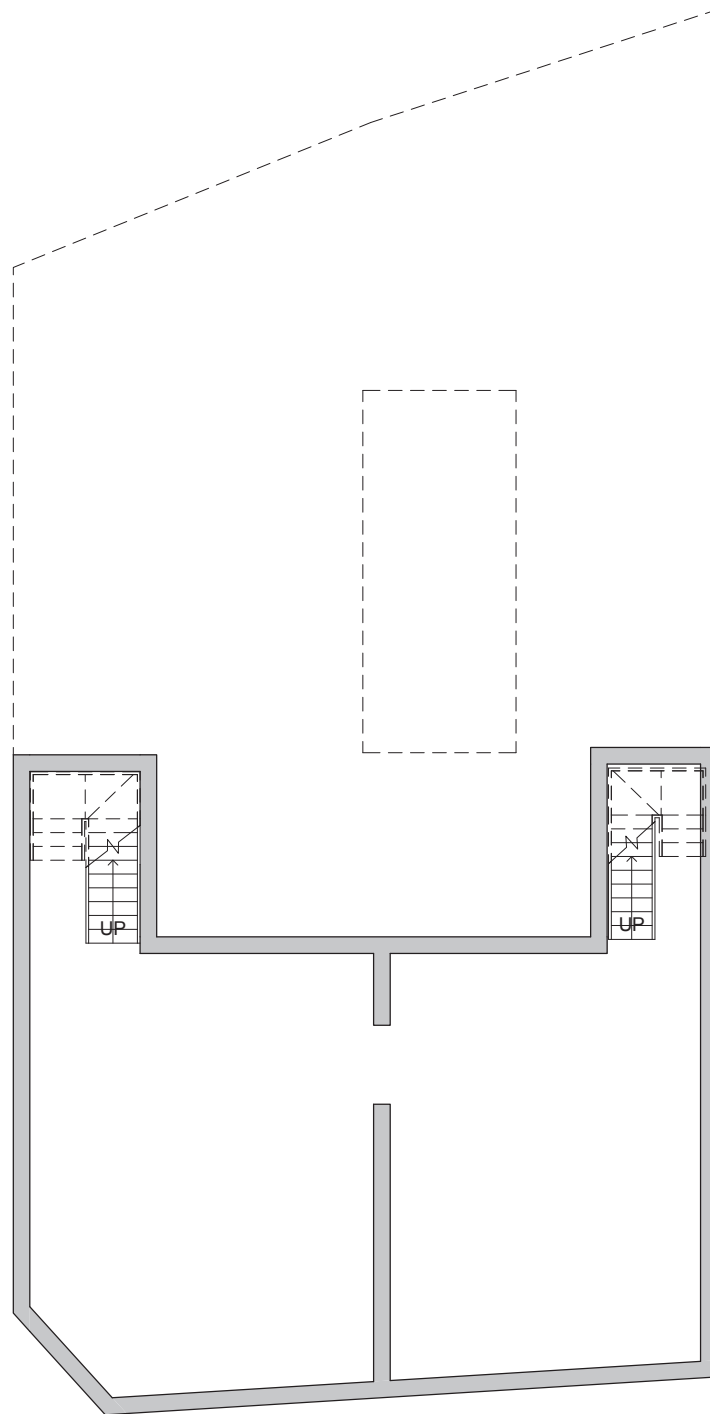
A view from the roof showing the existing rear extensions which have fallen into disrepair

rear extensions have deteriorated

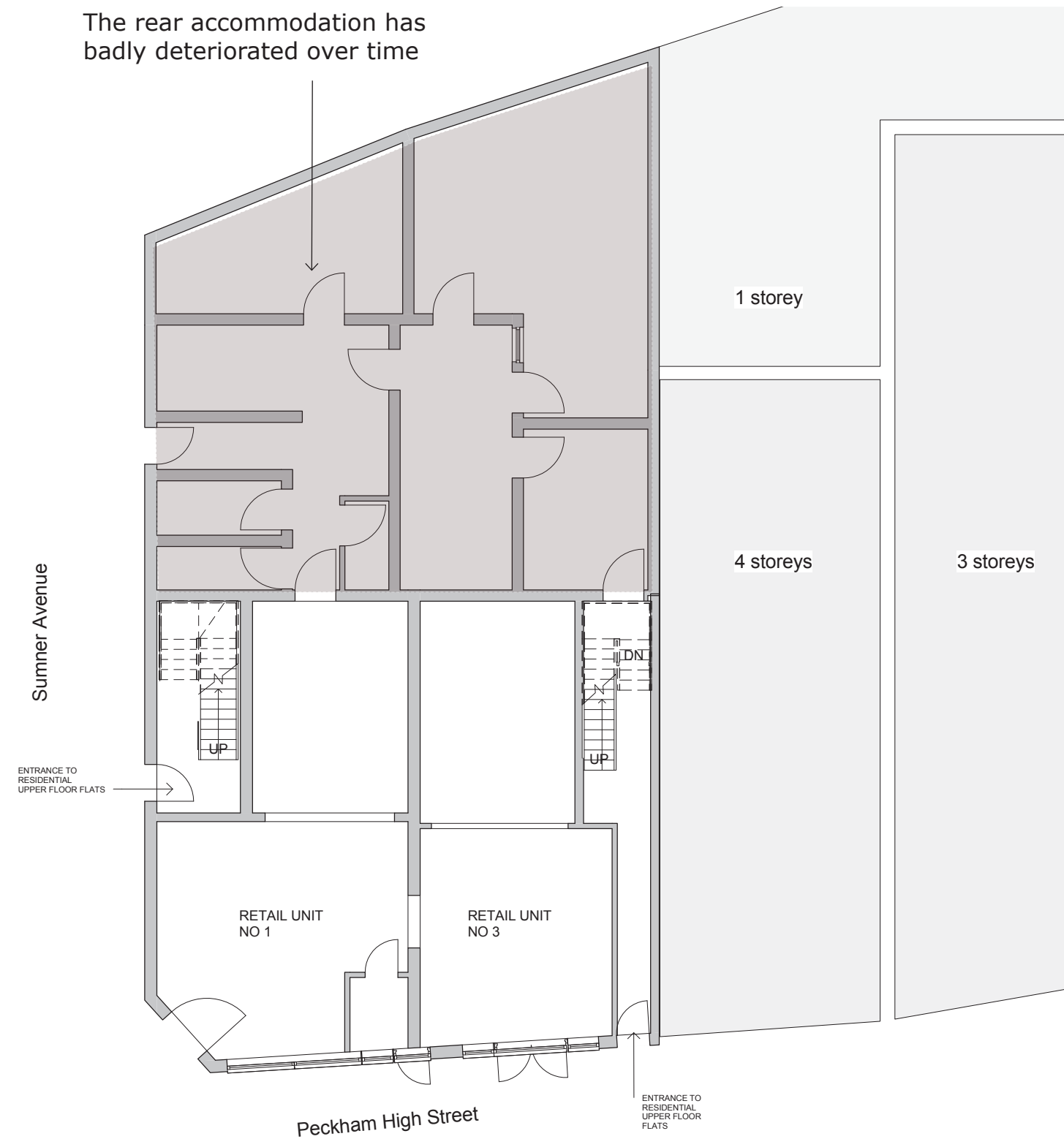
Side access to Residential

Existing Lower Ground & Ground Floor

LOWER GROUND FLOOR



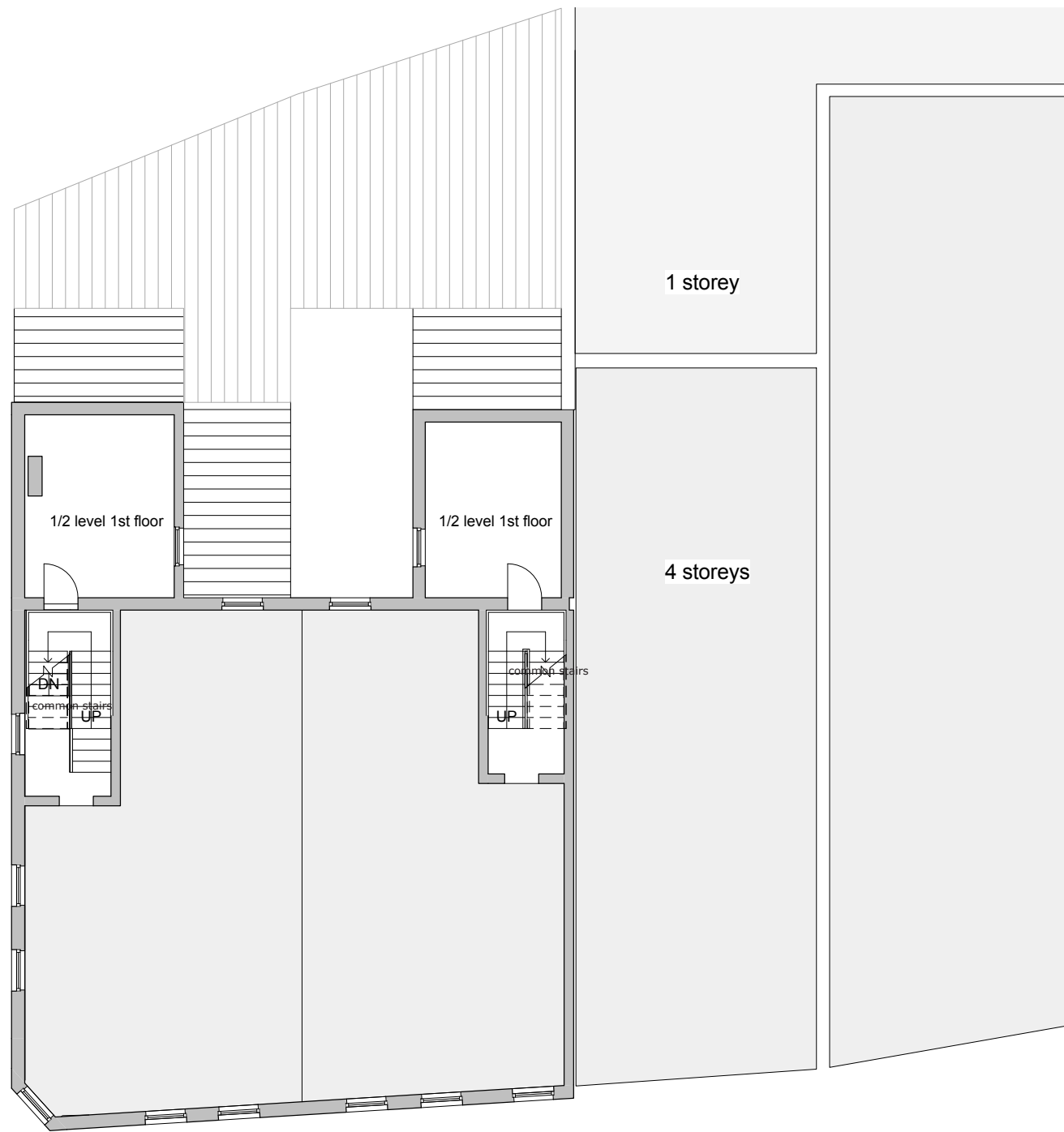
GROUND FLOOR



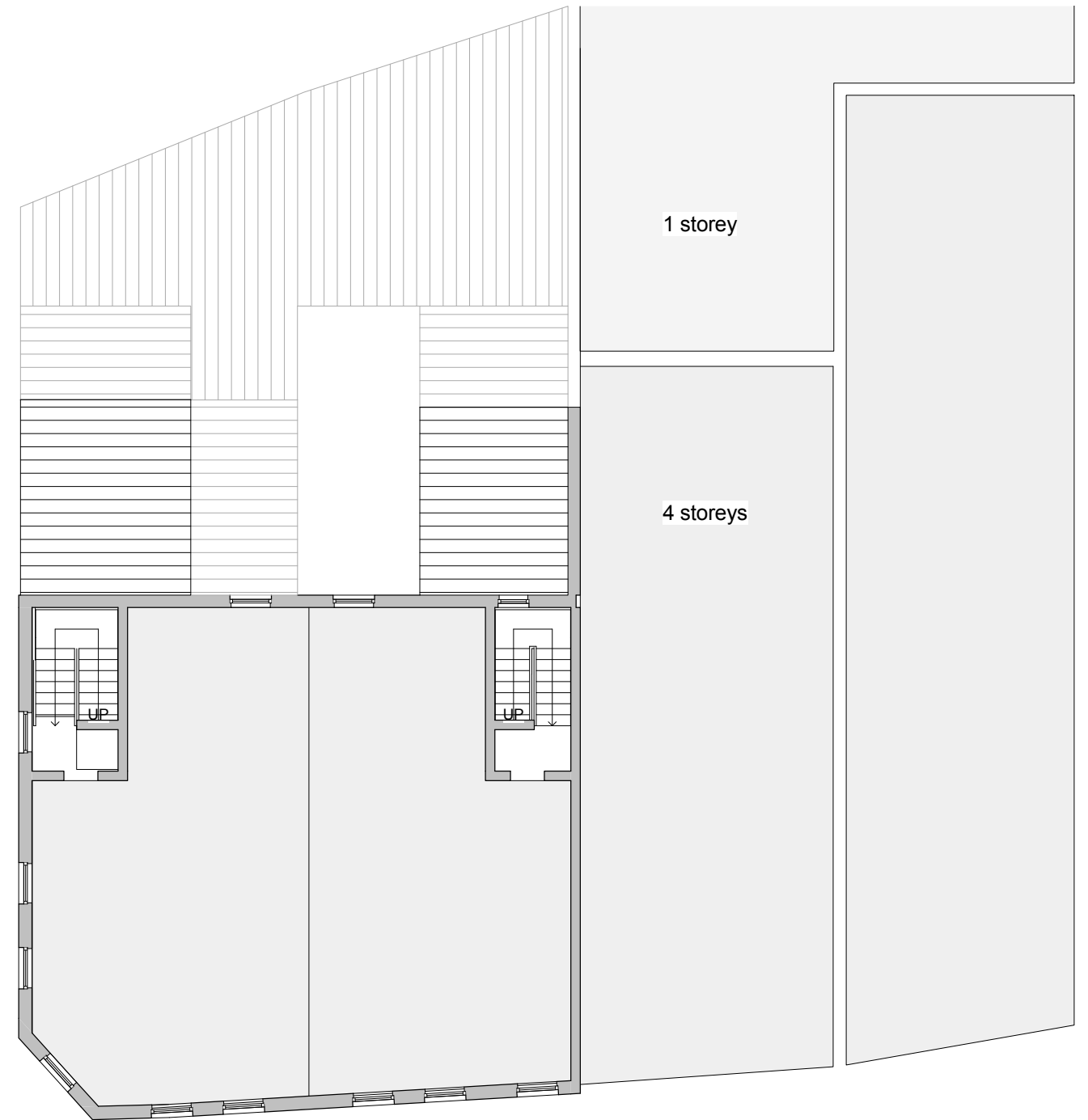
Existing First & Second Floor Plans

9

LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

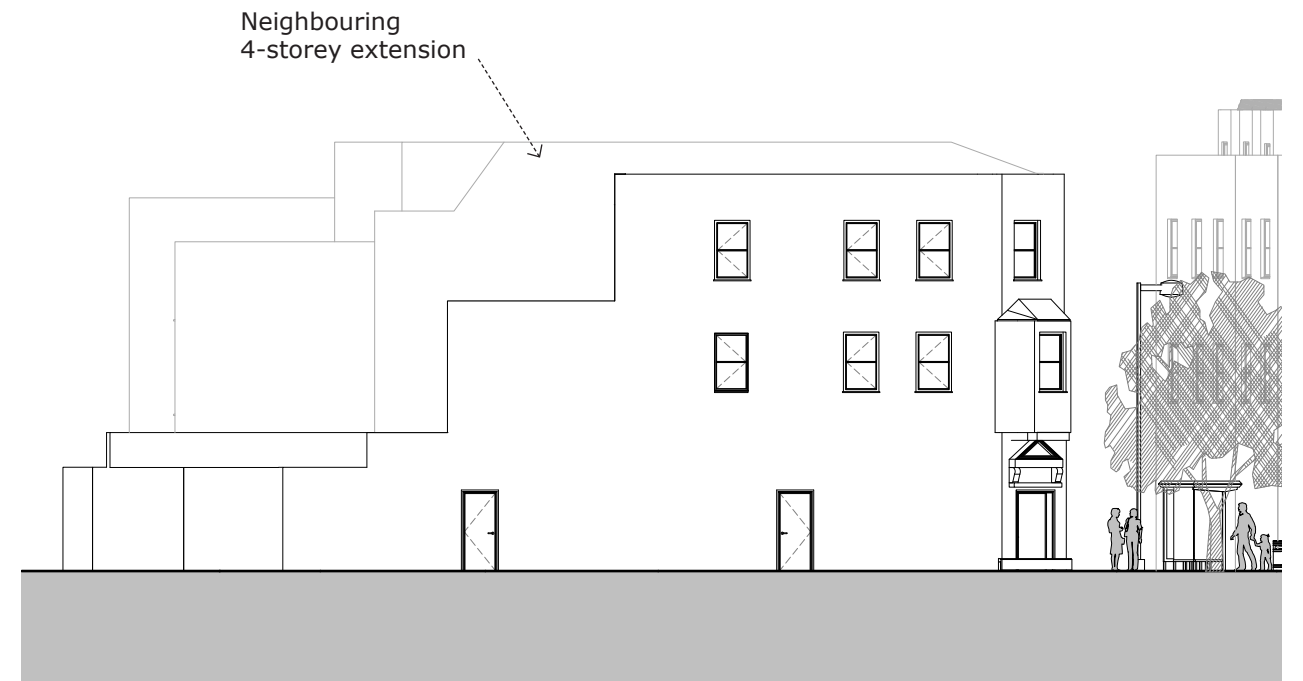


Existing Elevations & Section

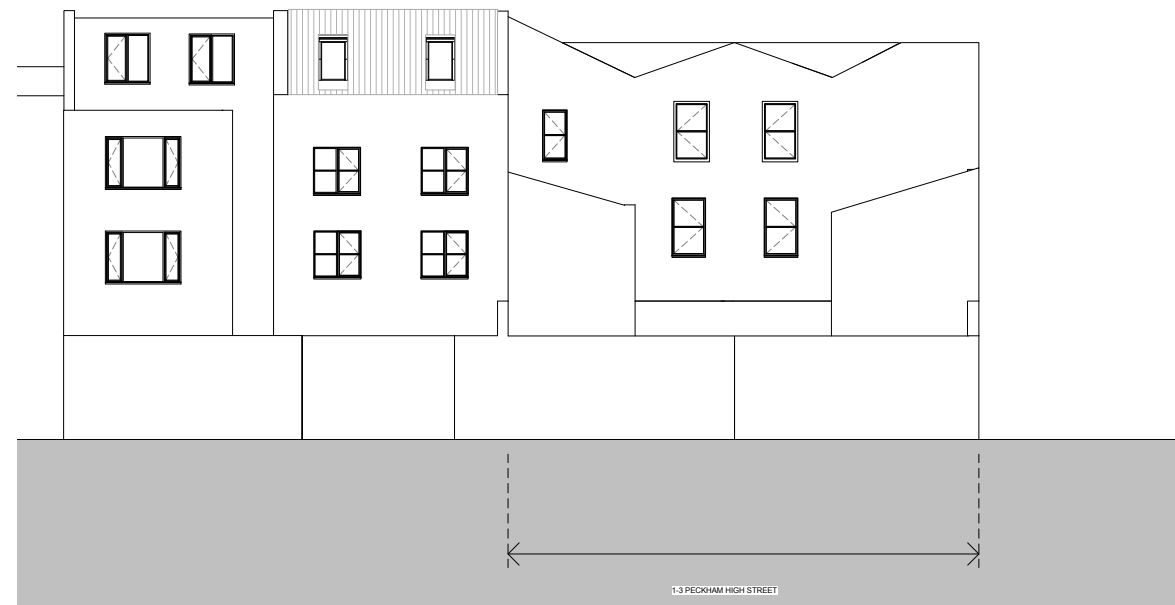
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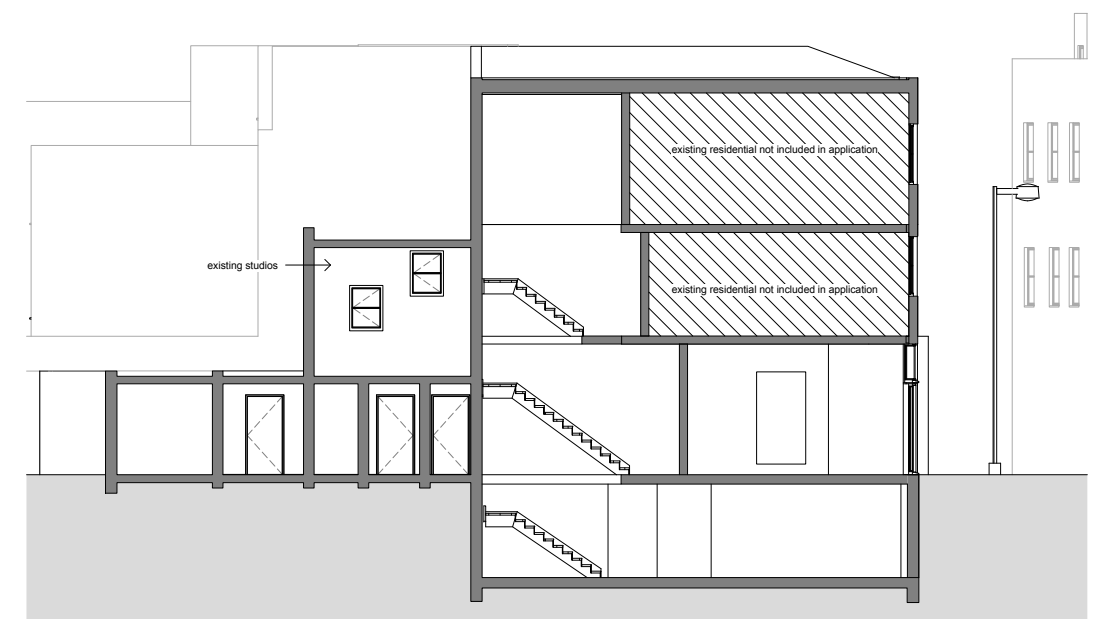
Front elevation



Side elevation



Rear elevation



Existing section AA

4.0 Precedent

11



No 14 Peckham High Street:
4-storey construction,
4th storey as a
mansard (shown
constructed left)

Planning application for
four-storeys

No 2-8 Peckham
High Street:
4-storey with 4th
storey as
a mansard.

Site
No 1-3
Peckham
High Street

No 5 Peckham High Street:
4-storey construction,
4th storey as a mansard.

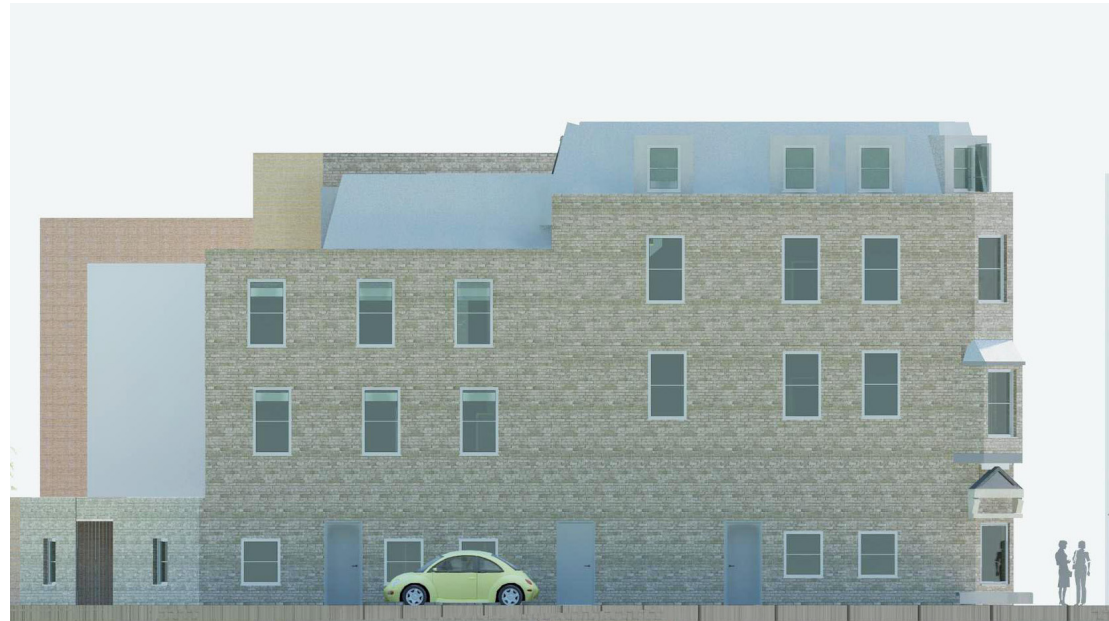
14 Peckham High Street is a recently completed development. A fourth storey has been added on top of a high street terrace to produce a building which fits seamlessly into it's context. 2 Peckham High Street also includes a fourth storey in the form of a mansard roof.

5.0 Previous Proposal

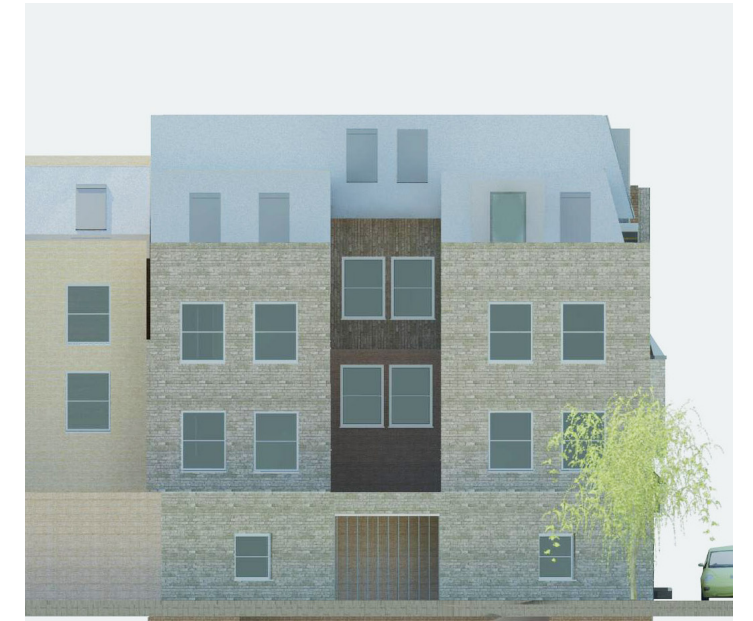
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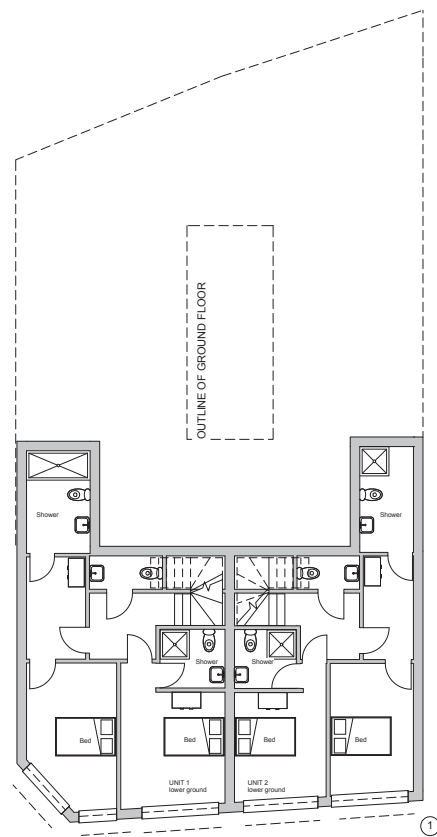
Front



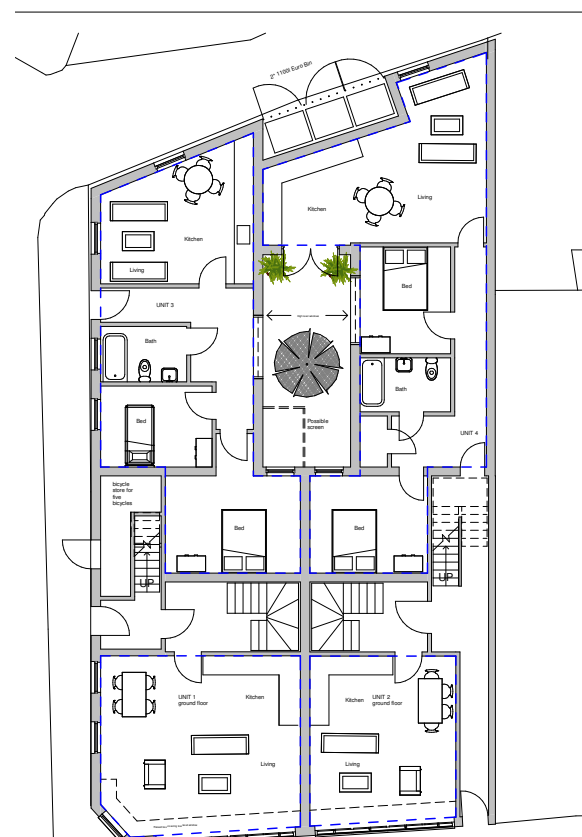
Side



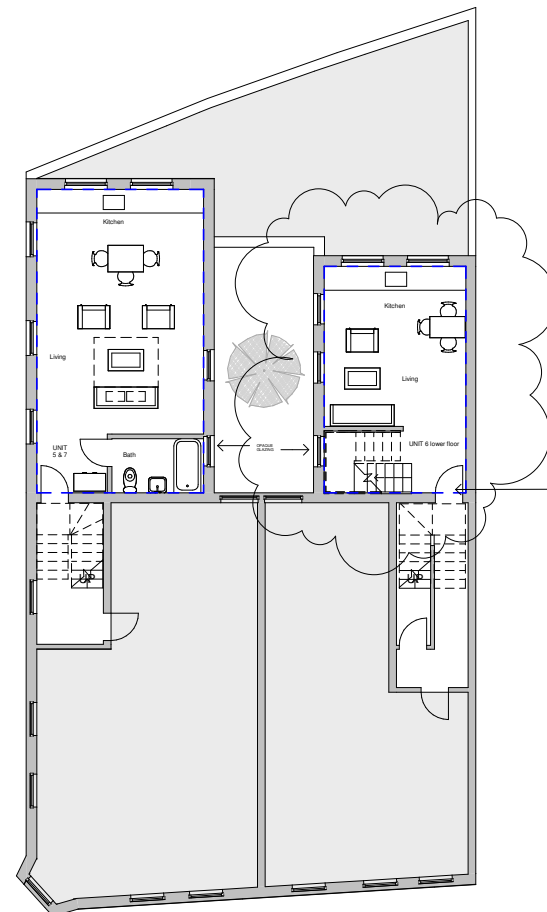
Rear



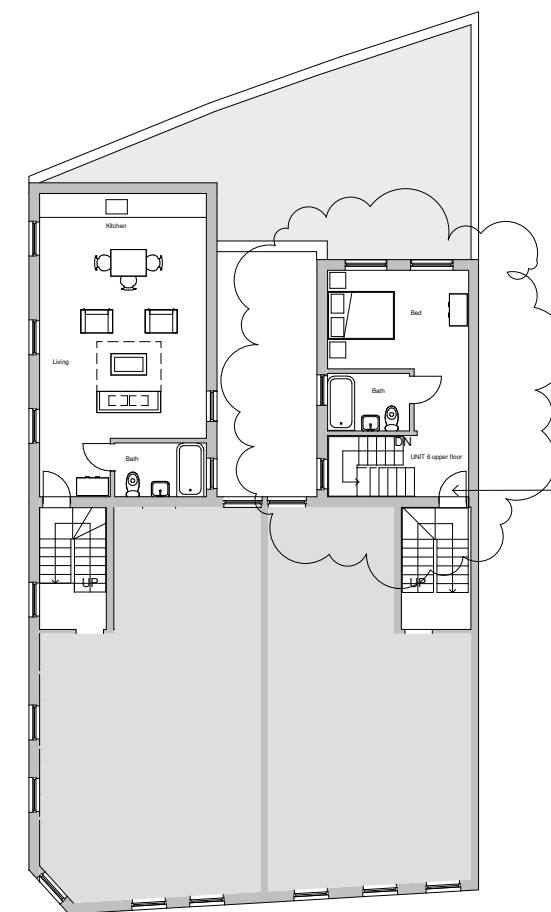
Basement



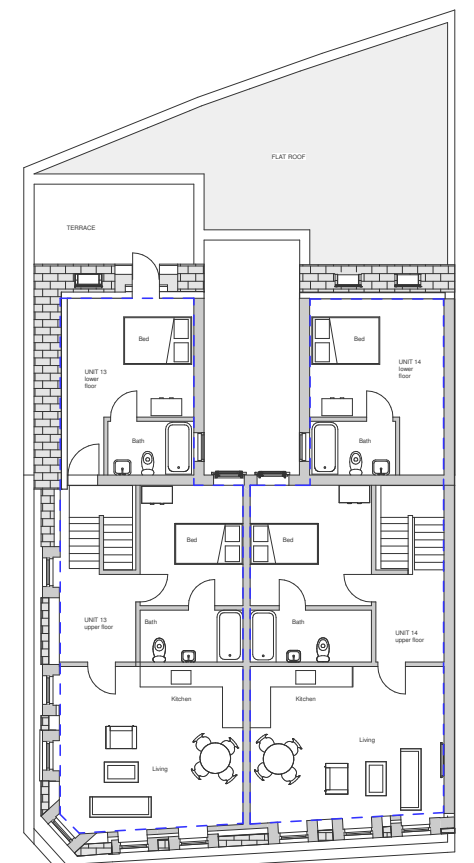
Ground



First



Second



Third

DESIGN & CONSERVATION TEAM COMMENTS on Application 13/AP/0703		Date printed: 05/09/2013	
Site	1-3 PECKHAM HIGH STREET, LONDON, SE15 5EB		
Proposal	Part demolition of the rear extension at ground and first floor level and erection of a part one, part three, part four storey rear extension and an additional floor above the main building, with change of use from retail (Use Class A1) to residential (Use Class C3 at ground floor and basement, and creation of 2 x two bedroom maisonettes across basement and ground floor and 2 x two bedroom flats to the rear of the ground floor, with 2 x studio flats to rear of first and second floor and 1 x one bedroom flat at first and second floor to the rear and 2 x two bedroom flat at new third floor level (9 units in total), with elevational alterations to front and western flank wall.		
Start Date	06/06/2013	Target Date	25/07/2013
		Case Officer	Donald Hanciles

Design & Conservation Team Comments:

DESIGN AND CONSERVATION COMMENTS

Observations

The application site is Nos.1-3 Peckham High Street, which is located on the eastern fringe of the Rye Lane Peckham Conservation Area. The property forms a gateway into the conservation area. The site is occupied by a typical late Victorian terrace rising from the rear edge of pavement with a shop on the ground floor and two storeys of accommodation above with a consistent parapet line typical of the area. Nos. 1-3 Peckham High Street forms a group with No. 5, which does not form part of the proposal. The application site is located at the junction of Peckham High Street and Sumner Road, to the rear is open ground leading to St. Alban's Catholic Primary School. The building is predominantly stock brick with red dressings, whilst it has been re-windowed and has a modern shopfront, it has retained some interesting architectural detailing the bay of the entrance and decorative masonry detailing over entrances, console brackets and pilasters to shopfront and butterfly roof to rear.

The application under consideration is for the part demolition of the rear extension at ground and first floor level and erection of a part one, part three, part four storey rear extension and an additional floor above the main building, with change of use from retail (Use Class A1) to residential (Use Class C3 at ground floor and basement, and creation of 2 x two bedroom maisonettes across basement and ground floor and 2 x two bedroom flats to the rear of the ground floor, with 2 x studio flats to rear of first and second floor and 1 x one bedroom flat at first and second floor to the rear and 2 x two bedroom flat at new third floor level (9 units in total), with elevational alterations to front and western flank wall.

Proposed Elevations

The proposal is for a mansard extension and new shop frontage. The drawings and Design and Access Statement imply complete removal of the historic console brackets and pilasters and new modern shop front. Whilst no objection to a new shop front, the design should respect the conservation area and host building. The application lacks sufficient detail with regard the shop front and impact on remaining historic features, given the building's conservation area location we would expect to see the design new shop front to include: pilasters, fascia, stall riser, incorporating any security measures proposed. It is noted that concerns had been raised by Design and Conservation regarding the level of detail in relation to the shopfront. However, on the basis of the information provided it would appear that the proposal is contrary to para 5.3.11 of the Adopted Rye Lane Peckham Conservation Area Appraisal, which advises:

Proposals for new shop fronts or alterations to existing ones should be sympathetic to the design and materials of the standard shop front elements and their proportions, adjoining shop fronts and building itself. Original shop front elements should be retained and where possible restored, where they contribute to the character of the building or street. The following design principles relating to shop fronts should be adopted:

- New shopfronts should be designed to respect the age and status of the host building. With a terrace

- of 19th century retail premises, each owner would have installed their own shop front. However, in contrast with a 20th century department store a more unified design would have been adopted. These design principles should be respected when introducing new shopfronts into the conservation area;
- Wherever a framework of pilasters, columns, piers, fascias or frieze and cornice remains, this should be preserved and the new shop front inserted within it. Important architectural or historic features of the building should not be altered, defaced or obscured;
- Any new fronts should be contained within the width of the building and if any premises occupy more than one existing building, the front should be divided to reflect the divisions of these buildings and the traditional plot sizes of the street;
- In traditional Georgian, Victorian or Edwardian buildings with regular window openings, the front should be made up of traditional elements: pilasters and frieze, incorporating a fascia. Within this framework the window should be constructed of mainly traditional forms, with a brick, panelled, or rendered stall riser at least 45cm high, materials should be mostly traditional: shiny, reflective material or lurid colouring should be avoided;
- On the upper floors continuous horizontal glazed shop windows will be discouraged. The exception to this being where the work involves replacement of an existing continuous window on the upper level. Where the window to be replaced, then the new work should match existing: design, detailing and materials;
- In new buildings that include shop or commercial fronts some of these principles can be adapted: architectural elements of the building should be brought to ground, with a firm frame defining the shop front or the area of commercial frontage, at ground level. The traditional appearance of shop fronts at ground floor should be continued; and
- Where a new building occupies more than one original plot, the building itself and the ground floor frontage should be subdivided to reflect the width of the individual plots.

The scheme proposes a mansard extension, whilst it is noted that No. 5 already benefits from a mansard this pre-dates the conservation area designation, as do the other examples cited in the Design and Access Statement. Saved Policy 3.16 'Conservation areas' states that within conservation areas, development should preserve or enhance the character or appearance of the area. New development, including alterations and extensions provided that the proposals: respect the context of the conservation area, and do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the conservation area. The rear elevation of Nos. 1-3 Peckham High Street is visible from long views into the Rye Lane Peckham Conservation Area. Whilst no objection is raised in principle to a mansard extension, the 'V' shaped roof and associated saw-tooth flank walls, is important to the character of the area and should therefore be retained. Notwithstanding the loss of the 'V' shaped roof, overall the design is unacceptable, the windows in the proposed mansard are positioned too high in the roof slope and large in size. Traditionally the windows in a mansard extension would be sufficiently subservient in both height and window, to those on the floor below. The angle of the pitch the length of flat roof and the arrangement to the rear all need reconsideration. In summary, it is considered that proposed mansard; due to the detailed design and loss of historic features, the proposal fails to enhance or preserve the special character and appearance of the Rye Lane Conservation Area and therefore comply with Saved Policy 3.16.

The existing building gently steps down on the Sumner Road elevation from 3 to a single storey, with two subservient outriggers to the rear. The proposal would be to extend the building at 3 storeys along Sumner Road and with a 4th mansard extension to both blocks. The resultant a development which engulfs the site, of considerable bulk and mass, which would fail to preserve or enhance the

conservation area. Whilst there is an opportunity to extend the existing building, the scale should not visually dominate the surroundings or host property, the extension should play a 'supporting role', in terms of: location, form and scale

Accommodation

The proposal is for the creation of 2 x two bedroom maisonettes across basement and ground floor and 2 x two bedroom flats to the rear of the ground floor, with 2 x studio flats to rear of first and second floor and 1 x one bedroom flat at first and second floor to the rear and 2 x two bedroom flat at new third floor level (9 units in total). It would appear that the majority of accommodation proposed) complies with the Council's minimum floor space requirements set out in the Residential Design Standard SPD (2011) with regards overall unit sizes, although a number are undersized. However, I could not see any information on individual room sizes.

There is concern to a number of elements of the proposal; most significant is the loss of an active frontage at ground floor level, Peckham High Street, but also the quality of the basement accommodation. For the bedrooms of units 1 and 2, the only source of light is from the window to the floor above. Notwithstanding this building is on a busy main road, the feasibility and quality of accommodation is questionable. It is noted that no other natural ventilation is proposed for the accommodation at this level. Also of concern is the separation distances between flats around the north facing courtyard. There is a lack of amenity space; whilst it is normally considered acceptable for a town centre location such as this, is less than ideal. Overall it is considered that the scheme constitutes over development of the site and consideration should be given to reducing the number of units and redesigning a scheme that incorporates amenity space, and enhances the gateway into the conservation area.

With regards local plan policies Saved Policy 3.11 'Efficient use of land', requires that: *'all developments should ensure that they maximise the efficient use of land, whilst:*
i. Protecting the amenity of neighbouring occupiers or users; and
ii. ensuring a satisfactory standard of accommodation and amenity for future occupiers of the site; and
iii. Positively responding to the local context and complying with all policies relating to design; and
The LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site.'

Whereas,

Saved Policy 3.12 'Quality in design', requires that: *'developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. New buildings and alterations to existing buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment'.*

It is considered that due to the poor quality of accommodation proposed and design the proposed scheme does not comply with saved policies 3.11 and 3.12 (Southwark Plan 2007).

Paragraph 131, requires that *'in determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.'*

It is considered that the current proposal does not comply with paragraph 131 of the NPPF.

With regards the local plan policies, Strategic Policy 12 – Design and conservation of Core Strategy 2011 *'requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. We will do this by*

1. Expecting development to conserve or enhance the significance of Southwark's heritage assets, their settings and wider historic environment, including conservation areas.'

Saved policy 3.16 'Conservation areas ' of The Southwark (2007) *'within conservation areas, development should preserve or enhance the character or appearance of the area.....respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents.'* Due to the detailed design, scale, mass, bulk of the proposal, the scheme fails to comply with local plan policies.

Conclusion

Paragraph 56 of the NPPF states that: *'the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'* Paragraph 57 goes onto advise that: *'it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.'* Whereas paragraph 64. *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'*

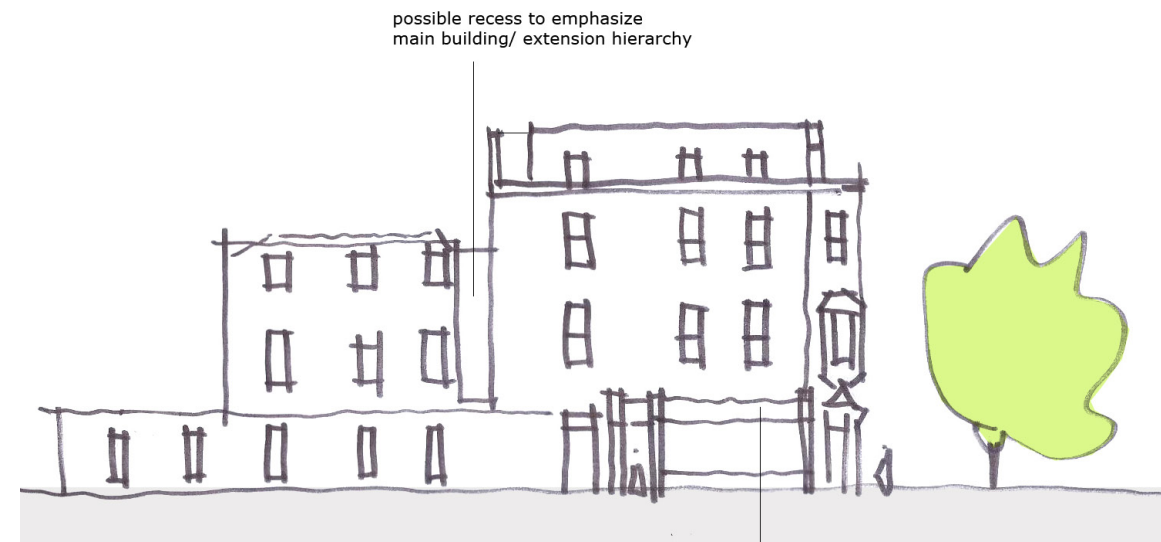
It is considered that due to the poor quality of the proposed accommodation and design the proposal has failed to comply with NPPF paragraphs 56, 57, 64, 131.and local plan policies Southwark Plan (2007) Saved Policies: 3.11, 3.12, 3.16 and SP12 (Core Strategy 2011) and therefore should be **refused**.

6.0 Revised Concept

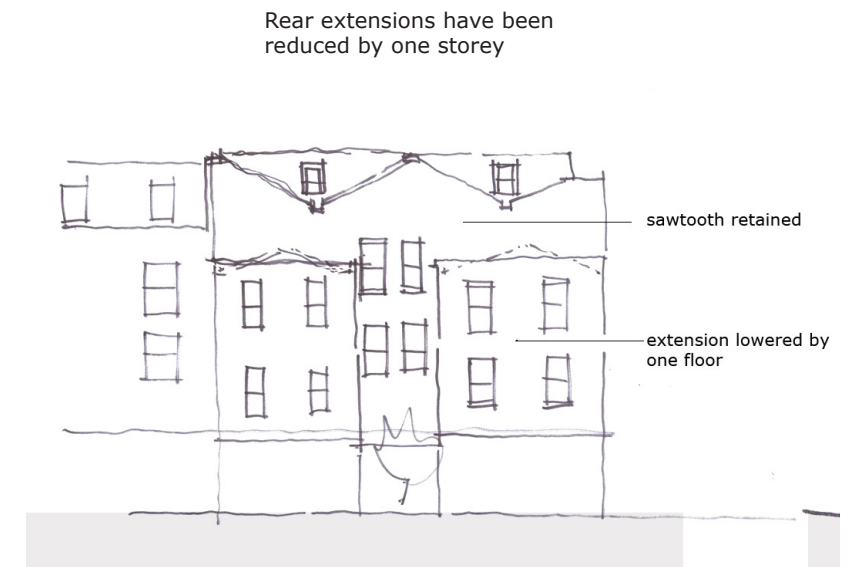
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Front



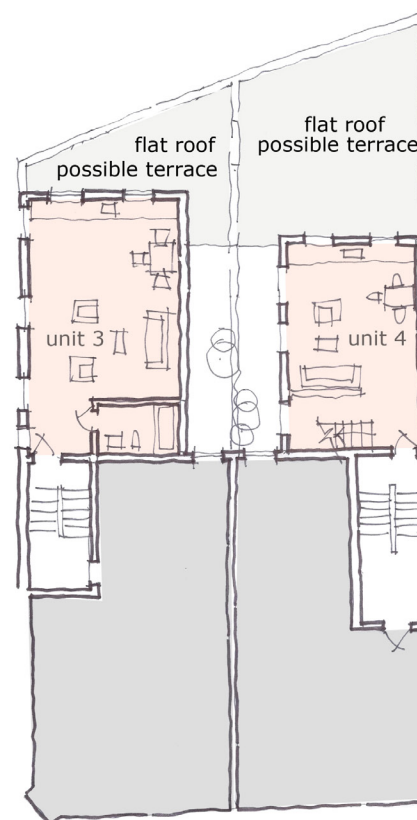
Side



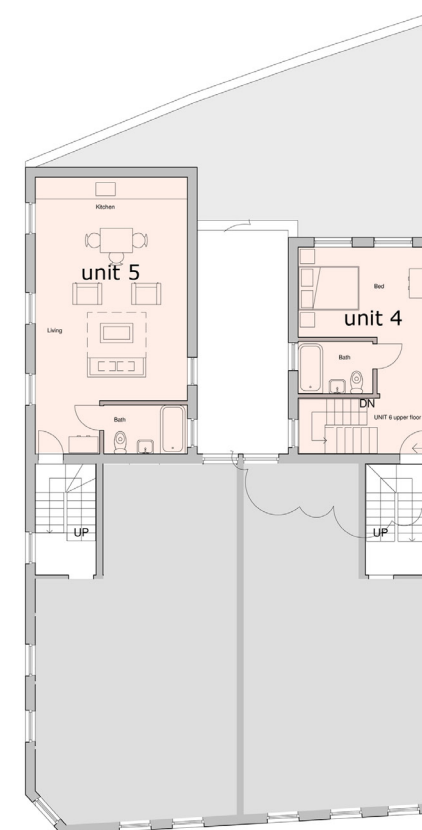
Rear



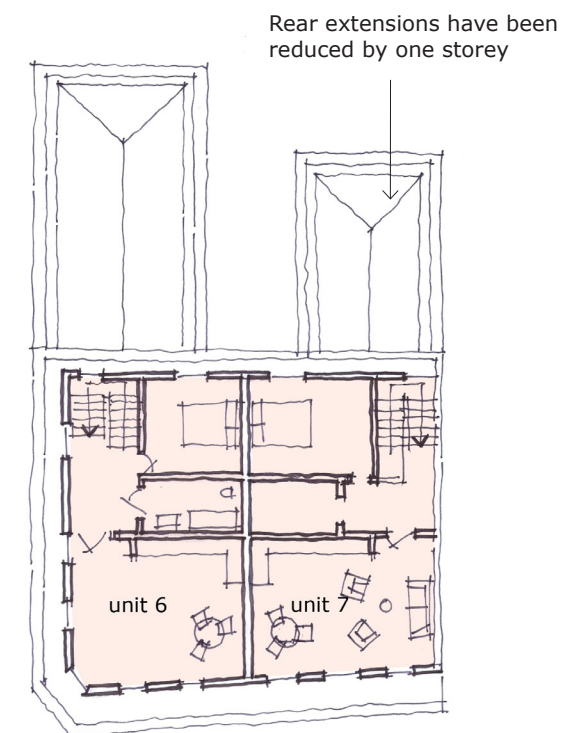
Ground



First



Second



Third

Our design responses to the issues previously raised by the Planning Department are set out below:

- **Proposed Elevations**

The revised scheme will both retain and refurbish all of the original masonry features on both the front and side facades. The existing aluminium shopfront will be replaced with a traditional painted timber shopfront incorporating pilasters, fascia and stall riser in keeping with the local design guides. The proposed extensions will be formed using a traditional yellow London stock brick to match the existing and the new windows will be a traditional sash design in keeping with the scale of the original building.

- **Mansard Extension**

As can be seen on the attached street views, the line of the mansard is subservient to the main brick building below. The dormer windows have all been lowered and reduced in size to be sufficiently subservient to the windows on the floors below in keeping with a traditional composition. In addition, the original saw-tooth brickwork parapet to the rear facade is retained which reduces the visibility of the mansard. The windows to the rear mansard have been revised to velux type rooflights as we felt this works better with the retained saw-tooth parapet. The party wall between No. 1 and No. 3 will be expressed to retain the scale of the individual property within the terrace at roof level.

- **Extension to the rear**

The proposed rear extensions have been reduced in scale to 1 and 3 storeys only. This creates the desired hierarchy with the building mass stepping down from the main building along the High Street to the single storey 'outrigger' to the rear. The reduction in scale of the extensions also enables the existing saw-tooth parapet to remain visible.

- **Active Street Frontage**

The existing ground floor units within the main building of both No. 1 and No. 3 will be retained as commercial use at both ground and basement levels. The original shopfront openings and pilasters are also retained on the side facade.

- **Proposed Floor Areas**

All of the units comply with the areas required in the London Plan. In addition, all of the room areas are noted on the floor plans and are in line with requirements.

- **Amenity Space**

The proposal will recreate the line of the original courtyard spaces in both No. 1 and No. 3 for the private use of the ground floor apartments. Windows in the courtyard walls will create a strong link between the inside and outside spaces. In addition to the courtyard, the apartments will have access to the large common green spaces immediately to the rear of the property. Should it be desirable from a planning point of view, our client would be happy to use part or all of the first floor flat roof to the rear as terraces to provide amenity for the first floor units.

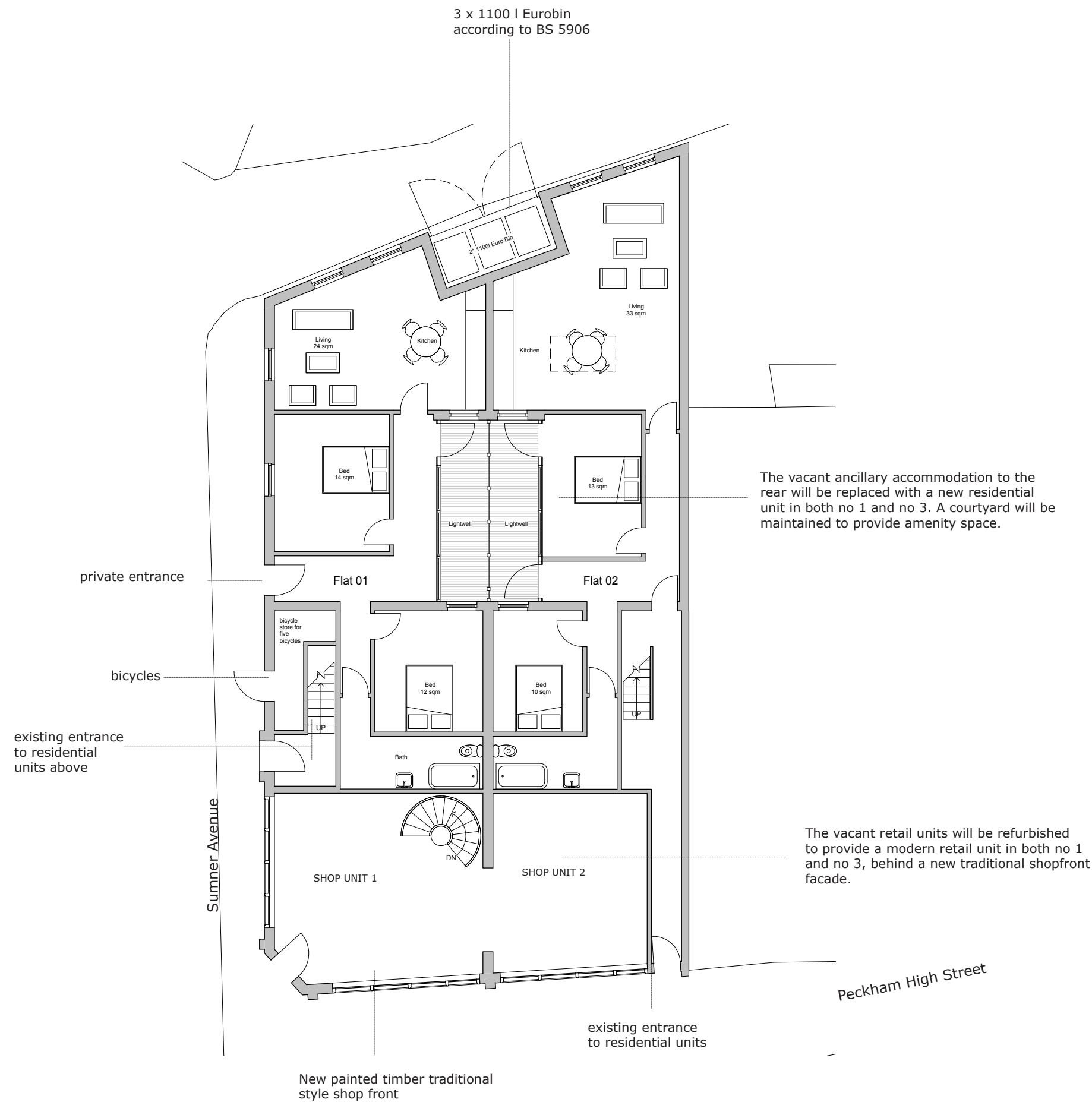
- **Design/ Conservation Areas Policies**

The proposal will provide a comprehensive refurbishment to an important and visible gateway building to the High Street. The active frontage will be retained with commercial at street level and the design will be brought in line with the Conservation area requirements. The development of the sympathetic mansard and rear extensions will provide a mix of good residential accommodation in the area. The proposal has been developed in response to the context and conservation area. We believe these amendments address the previous comments and the proposal is in line with local and national policies.



Proposed Ground and Basement Plans

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USE - AMOUNT - LAYOUT - APPEARANCE

The existing shop units in No. 1 and No. 3 will be retained and refurbished to provide modern retail accommodation. As part of the proposal, the existing aluminium shopfronts will be removed and replaced with painted timber traditional style shopfronts in keeping with Local design guides.

The proposal will create a total of 7 new residential apartments as follows:

4 units in no. 1 Peckham High Street
3 units in no. 3 Peckham High Street.

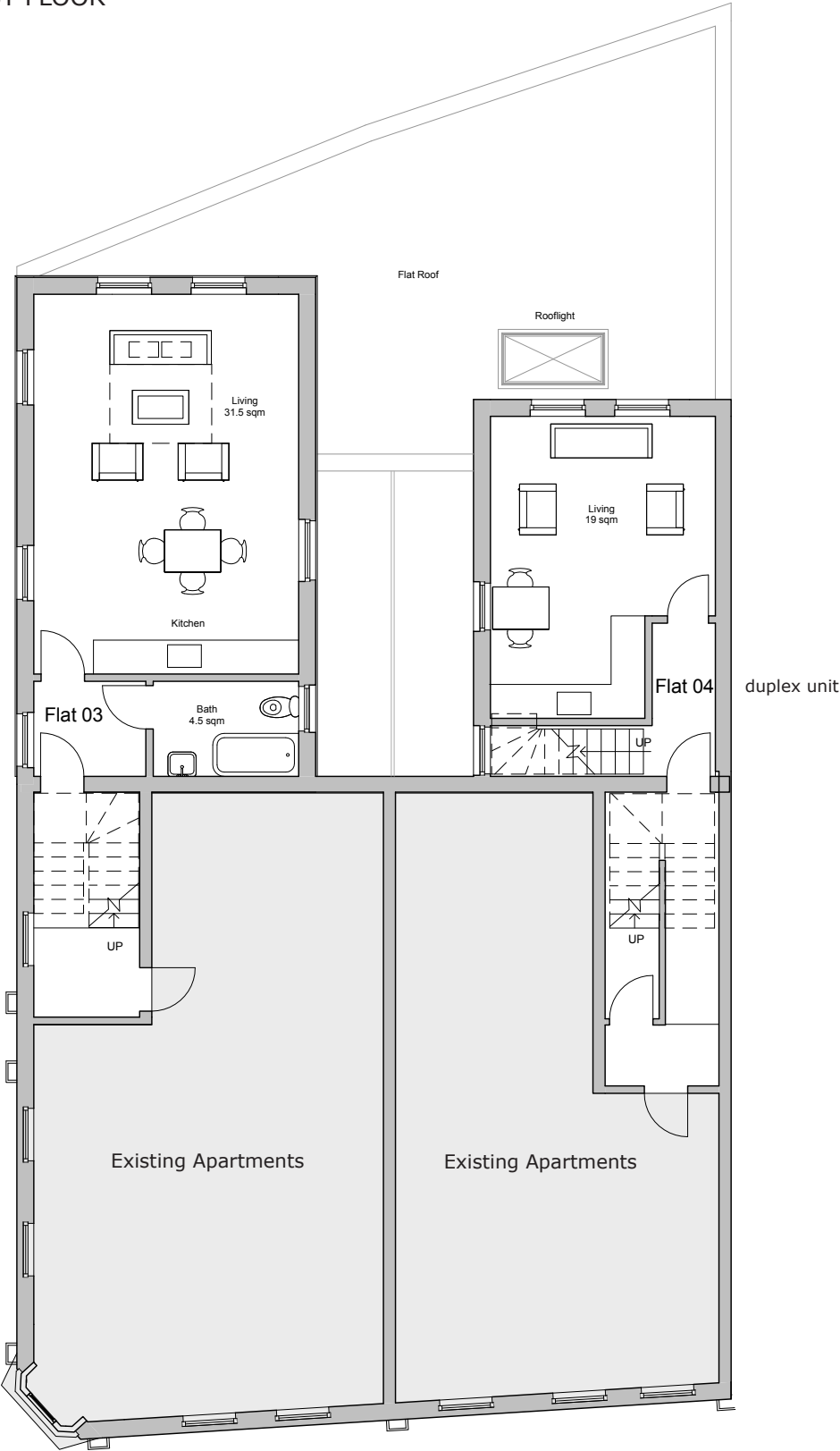
As there are 2 existing studios, 1 in No. 1 and 1 in No. 3 which will be demolished as part of this proposal, gives a net gain of 5 residential units overall.

The proposed units have been arranged to be integrated within the existing circulation and other existing residential apartments.

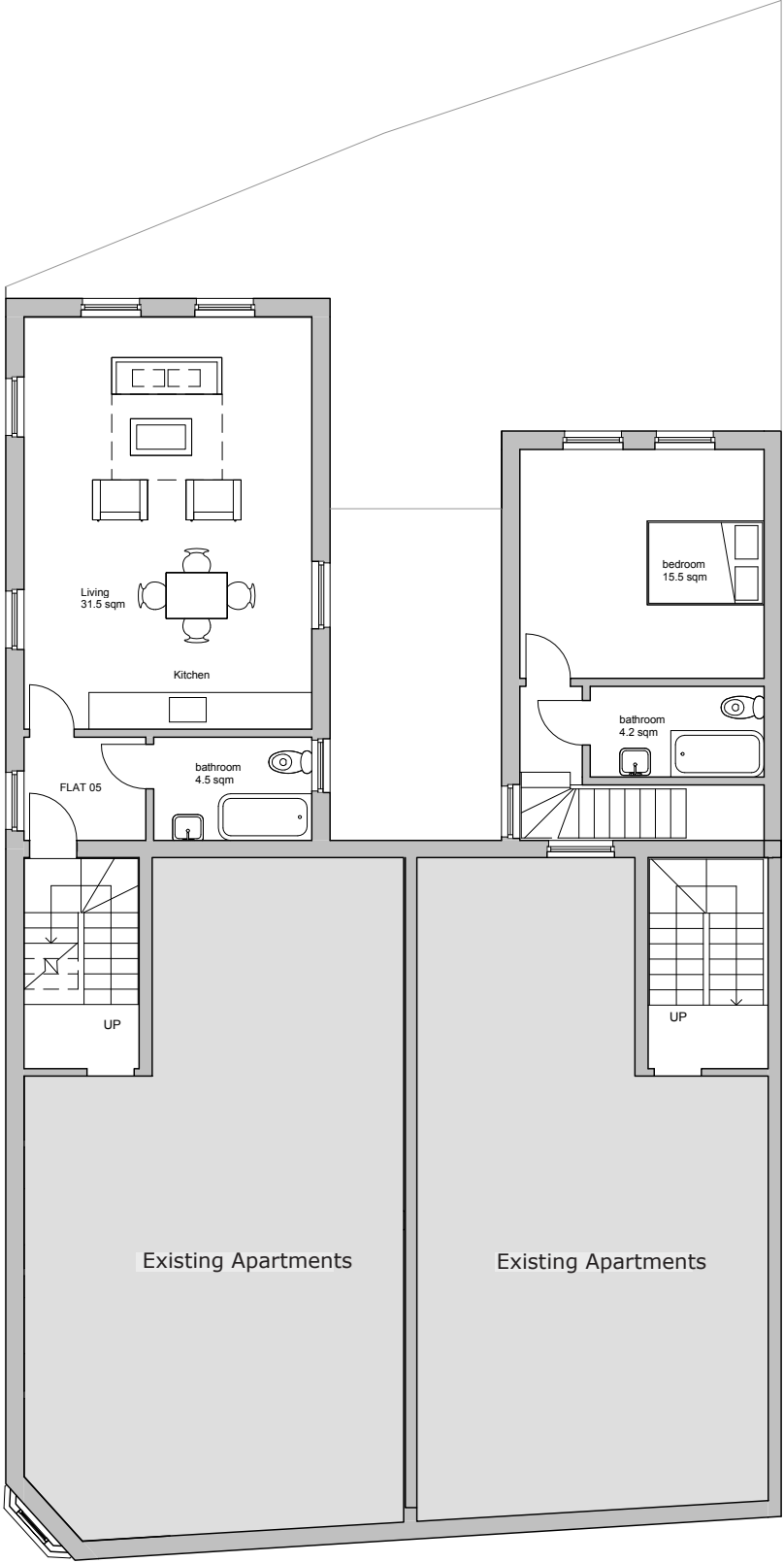
The units will be accessed via the common stairs or directly from Sumner Avenue.

Proposed First & Second Floors

FIRST FLOOR

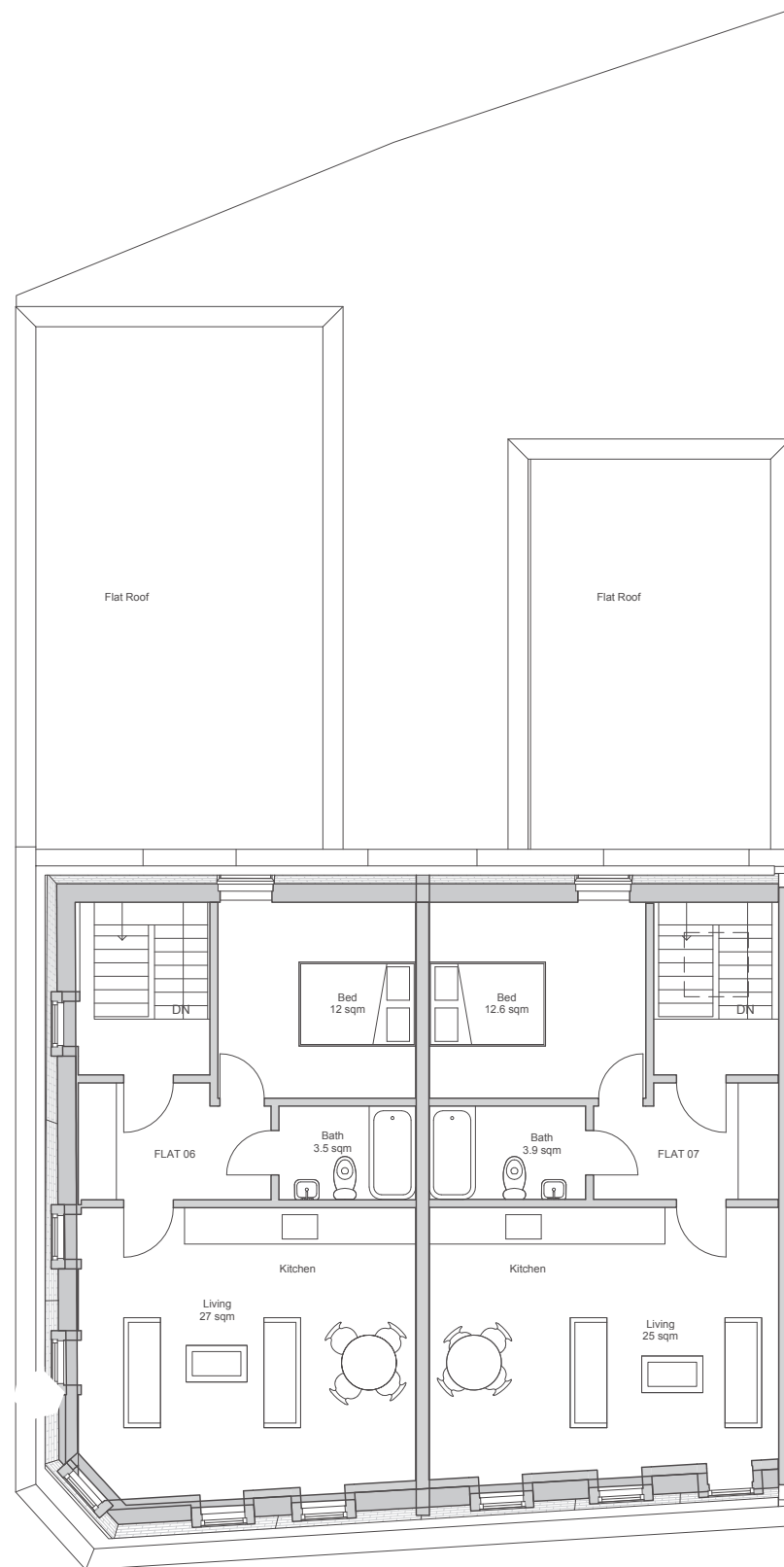


SECOND FLOOR



Proposed Third Floor

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Schedule of Areas

Flat 01 : 75.5 sqm (2 bed)

Flat 02 : 77.5 sqm (2 bed)

Flat 03 : 40.2 sqm (Studio)

Flat 04 : 51 sqm (1 bed)

Flat 05 : 40.2 sqm (Studio)

Flat 06 : 50 sqm (1 bed)

Flat 07 : 50.2 sqm (1bed)

Proposed Front Elevation



[PROPOSED]



Dilapidated shop fronts to be replaced with new traditional, painted hardwood shop front style facades

Refurbished building will provide a strong visual gateway building to Peckham High Street



Proposed Side Elevation



[EXISTING]



The vacant ancillary accommodation to the rear will be replaced with a new residential unit in both no 1 and no 3. A courtyard will be maintained to provide amenity space.



Proposed Rear Elevation

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8.0 Conclusion



We believe the proposed scheme should be approved as it will offer the following benefits to the local area:

The partially vacant buildings in a prominent location will be completely refurbished and provide 7 new high quality residential units in a mix of studio, 1 and 2 bedroom apartments

The proposal will significantly improve the rear facade and environment by removing the existing rear extensions that have deteriorated and replacing them with additions sympathetic to the existing and surrounding architecture both in scale and materiality.

The shop units will be retained to provide an active frontage to the street. The existing aluminium windows will be replaced with a new painted timber traditional shopfront to improve the public realm.

The proposal will create a strong landmark building that visually turns the corner to the Flexyard site behind. The site is located along a High Street with a high PTAL rating

The refurbishment will enable the building to be updated in compliance with modern building requirements including energy and insulation standards.

The proposal will provide sufficient refuse storage for both the existing and proposed units.

The design team is in correspondence with Architectural Liaison Officer Mr. Mark Biggs from Metropolitan Police and his comments have been addressed with reference to Secured by Design.

The proposal has benefited from extensive consultation with London Borough of Southwark and is aligned with the Local Vision for the area.