

WELCOME



Outline of the 'Camberwell Union' site

Welcome to this public exhibition on our plans for the 'Camberwell Union', a creative centre on the site of the Burgess Business Park in Camberwell.

Our aim is to deliver high-quality, purpose-built workspaces for Camberwell that will enhance Southwark's already established creative industries economy. This will provide new jobs for local people alongside much needed homes.

We held public workshops on our early ideas back in June and have taken time to consider the comments we received locally and from Southwark Council.

This exhibition sets out our plans for the site and how it has changed in response to feedback.

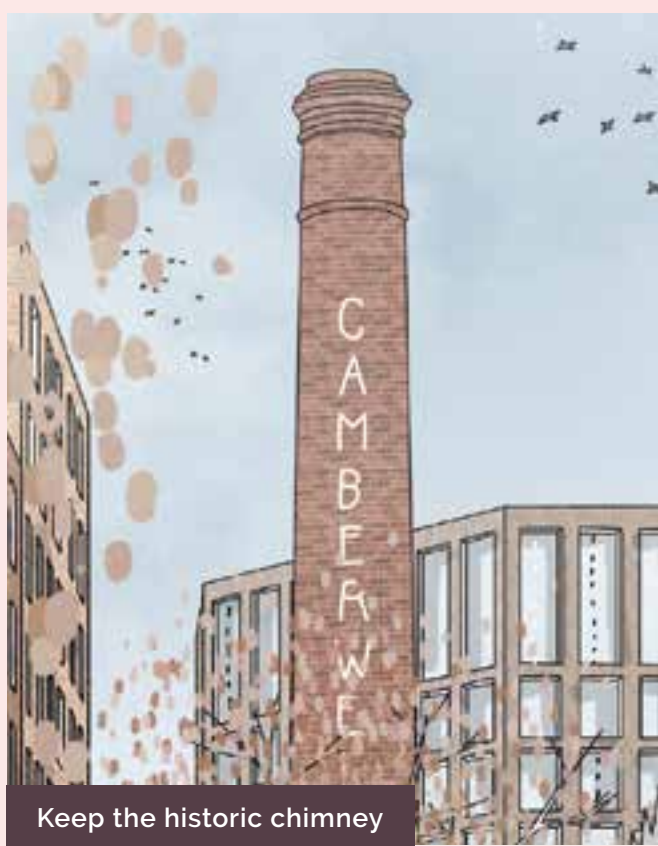
The site today

The site is comprised of Burgess Business Park, an industrial complex, and also takes in land on Parkhouse Street and Southampton Way. The existing buildings on site are old, poor quality, do not provide employment efficiently and are mainly obsolete.

As the first step to providing a new creative centre we brought in Arebyte Studios as a meanwhile use on site.

The charity has turned old industrial buildings into creative workspaces, co-working and artists' studios – bringing in everything from painters, printmakers, animators, ceramicists, curators, book makers and performance analysts.





Keep the historic chimney



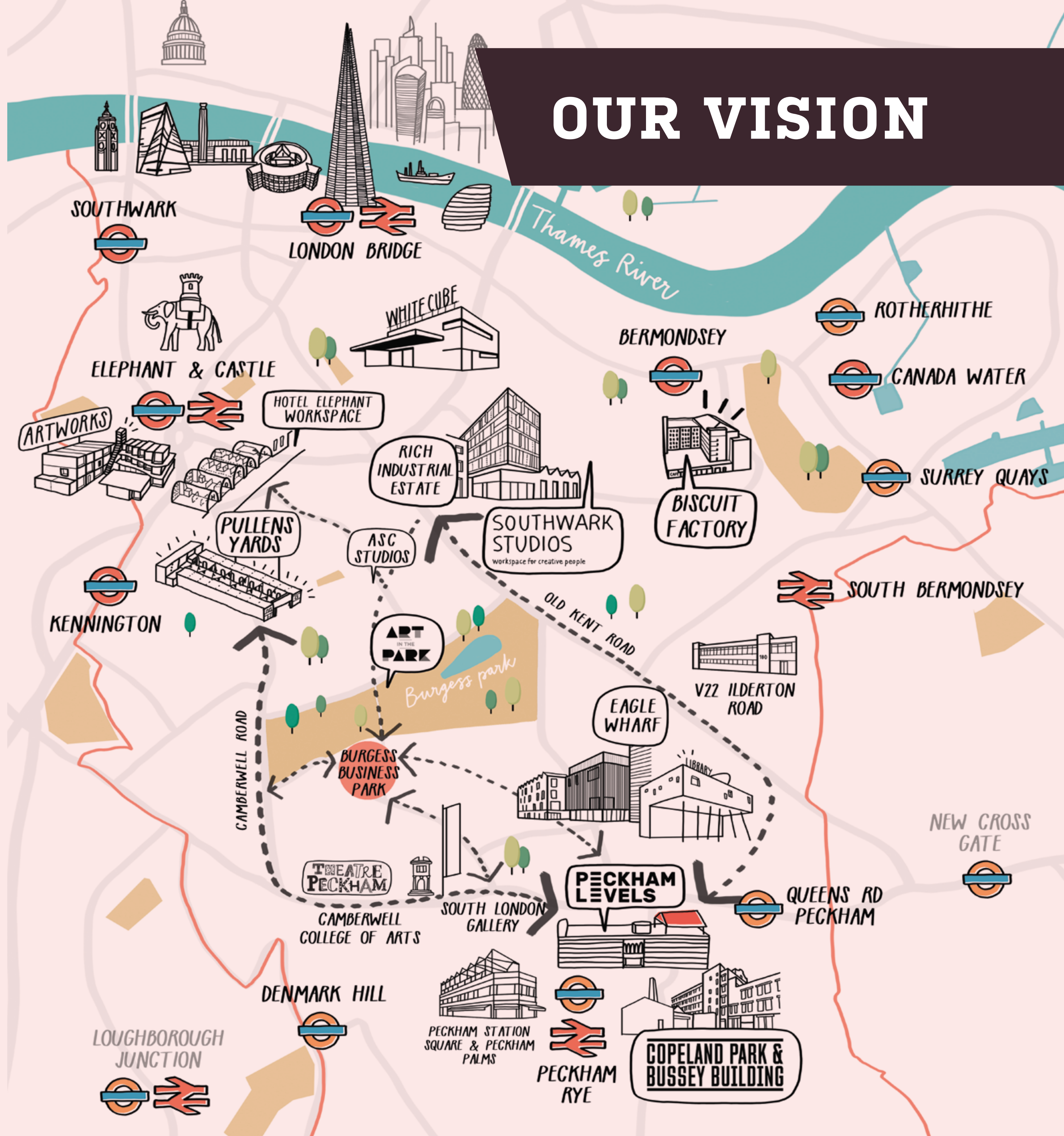
Create vibrant streets



Build new homes on upper floors



Activate ground floor with creative workspace

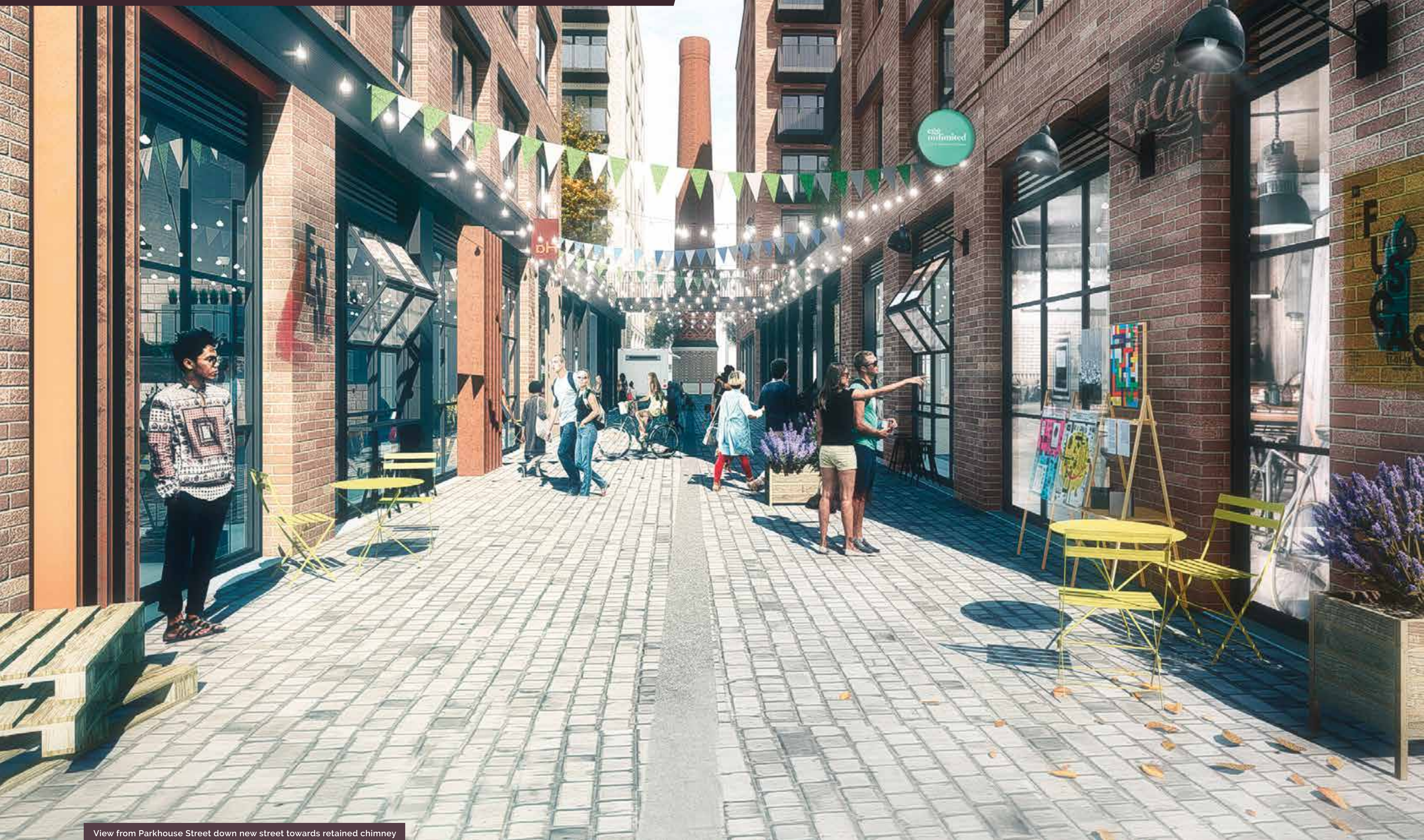


OUR VISION

- **Open, dynamic, flexible and affordable workspaces** that link to Camberwell's craft and manufacturing heritage.
- **New homes** and active streets.
- **35% affordable housing** for the local community in line with Southwark Council's policy.
- **Making space, creative offices and retail that link in with Southwark's network of creative businesses** in Elephant & Castle, Bermondsey and Peckham, as well as new creative spots in Camberwell and along the Old Kent Road.

- **New employment opportunities** for Southwark residents.
- **High quality public realm**, opening up the site and creating new, sociable places.
- **Retain the heritage chimney** and incorporate this into the scheme.
- A design which **respects the character** of the area.

OUR PROPOSALS



View from Parkhouse Street down new street towards retained chimney

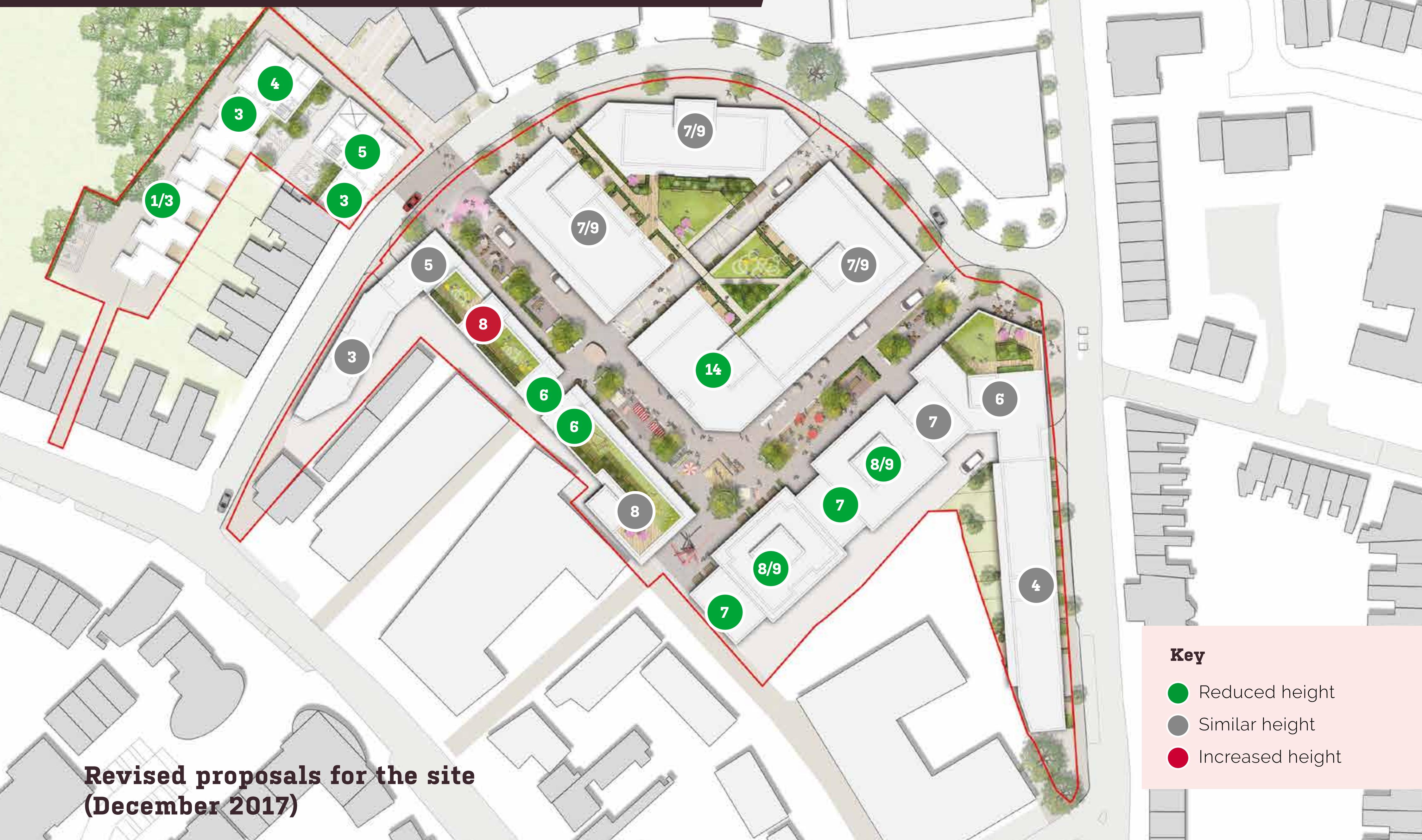
Plan of site showing proposed uses



The 'Camberwell Union' will focus on creative industries that complement the distinct character of Camberwell and Peckham. It will include:

- ✦ 4,019sqm of commercial space, creating c.225 jobs and bring in new creative uses, offices, retail and leisure.
- ✦ 505 new homes, ranging from studio apartments to three bedroom units.
- ✦ Private and affordable homes will be built to the same high standards.
- ✦ c.160 (35%) of the homes will be affordable, including a policy compliant amount of affordable and shared ownership properties.
- ✦ New public realm to improve access the site, built around distinct working 'yards', with public art in key locations.
- ✦ Sustainable design including energy efficient buildings, green roofs and water meters.
- ✦ c.900 cycle parking spaces for residents, employees and visitors.
- ✦ The scheme will be permit free, meaning that new residents will not be able to park in the nearby Controlled Parking Zone, however 15 disabled parking bays will be provided. This will minimise the impact of the development on local parking and transport infrastructure.

YOU SAID / WE DID



Revised proposals for the site (December 2017)

We have listened to all the feedback from our neighbours and Southwark Council. As a result we have made the following changes:

- Reduced the height of the scheme, including the taller element from c.18 down to 14 storeys.
- Protected views to Burgess Park for residents on Parkhouse Street by introducing visual breaks in the buildings and varying the height between one and three storeys.
- Increased the amount of affordable housing to 35% in line with LB Southwark policy.
- Enhanced the new public routes through the site, including new public art at key locations in the scheme.
- Introduced a series of 'yards' to create more intimate spaces to live and work.
- Provided a full Construction Management Plan as part of our application to provide reassurance that the site will be well managed.
- Reduced the number of car parking spaces and included c.900 cycle parking spaces, to provide a sustainable development.
- The proposals reference the industrial heritage of the site, as well as the character of the surrounding area, using traditional materials such as brick and stone.

Key

- Reduced height
- Similar height
- Increased height



Original proposals for the site (June 2017)

CREATIVE & COMMERCIAL SPACE



Start-ups



Artists



Printers



Photographers



Micro-business



Designer makers



Craftpeople



SMEs



Business incubators

Camberwell Union will provide a mix of commercial and retail uses. Arebyte Studios are already on site and show the kinds of uses that can thrive here.

We are already talking to affordable workspace providers about the site, and are aiming to create jobs for local people. We are looking at options including artisans and makers, artists, designers and other creative companies.

Large and Small Creative Maker Studios. A variety of large and small creative maker studios ranging from in size from 50 to 400 sqm. They are located together around yards in the centre of the site to create work communities. (Example tenants: individual makers through to Bow Arts or Eat Work Art)

Creative Offices. Studio workspaces from 200 to 425 sqm will be provided for the creative industries.

Large Office/Co-working Space. This is a large 750 sqm space that would be run by a single operator but offering a range of workspace options from desk space to small office spaces on flexible terms. (Example operator: Worklife)



Large Office/Co-working Space



Creative Office

RETAIL & LEISURE



Coffee



Healthy living



Local store



Juice bar cafe



Bike shop



Microbrewery



Outdoor social

Upmarket Grocery Store. Located on the edge of the scheme to reach the widest audience, it will serve residents and workers. (Example operator: Simply Fresh)

Bike Shop & Cafe. Often this type of occupier will host cycle clubs and workshops for the local community. This is a destination use that can work without heavy footfall. (Example operator: London Velo)

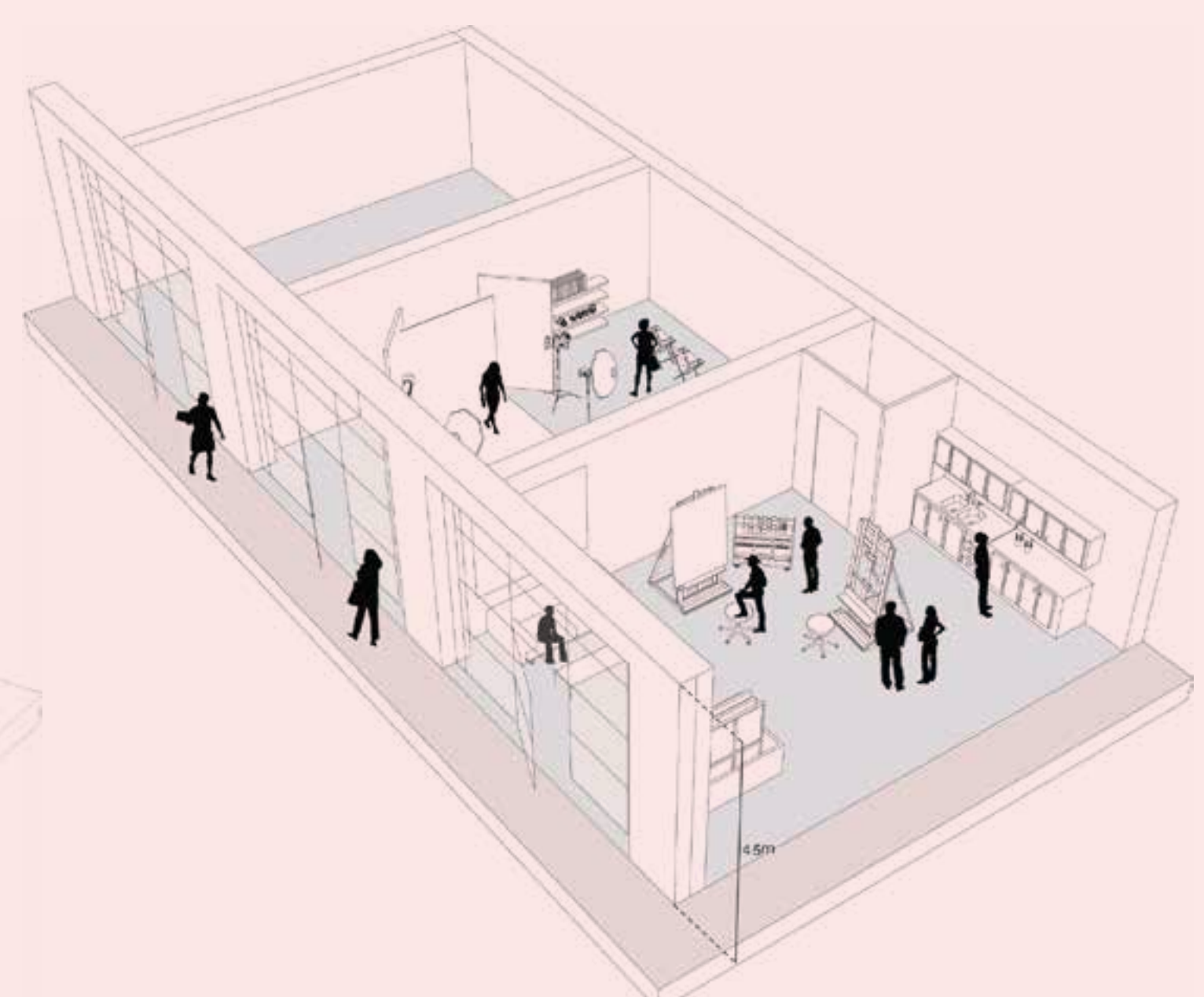
Microbrewery. It will activate the centre of the scheme, drawing in visitors with a small tap/room food offer. (Example operator: Beavertown Brewery)

Gym & Juice Bar. This will activate the ground floor near the centre of the scheme with a studio above, for classes like yoga, HIIT training and other classes. (Example operator: BLOK London)

Café/restaurant. The all-day and early evening restaurant/café will be near the entrance to the scheme from Parkhouse Street. (Example operator: Beany Green)



Large Creative Making



Small Creative Making

NEW HOMES

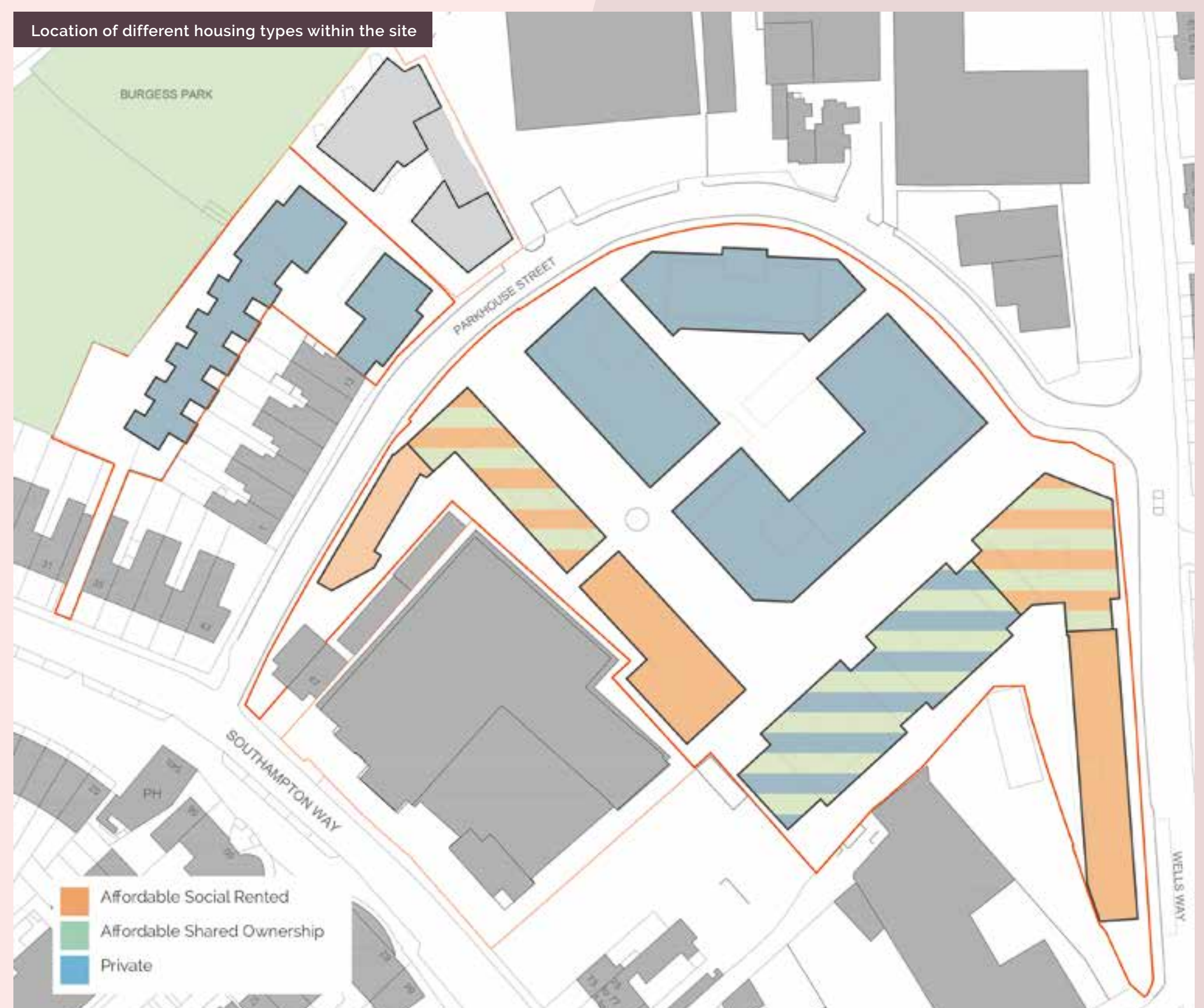


View of the square

The development will provide 505 new homes with a mix of studios to three bedroom apartments.

c.160 of these will be affordable homes (35% of the development based on habitable rooms), with a 70/30 split between socially rented and intermediate housing, in line with Southwark Council's policies.

These are all designed to be 'tenure blind', meaning that they are all built to the same high standards – it won't be possible to tell the difference from the street.



VIBRANT STREETS



Our proposals will create a series of vibrant working 'yards', accessed from both the east and west sides of Parkhouse Street. These meet in the centre of the scheme at the existing chimney, a heritage feature that we will keep.

The working yards will be simple, flexible open spaces. They are designed for community uses, such as 'spillout' from the co-working spaces or a farmers market.

- ☛ Movable seating and other street furniture for residents and workers.
- ☛ Trees along Parkhouse Street and new planting throughout the site.

- ☛ Way-finding features including customised pavement tiles and wall art.

- ☛ A lighting strategy for the site to ensure it is attractive and feels safe both day and night.

- ☛ A traffic strategy to ensure that deliveries and services are well managed and do not conflict with pedestrians.

- ☛ The option for a new link to Burgess Park, lined by new trees to provide a transition from Parkhouse Street.

SUSTAINABLE DESIGN



View from the heart of the site looking east towards Parkhouse Street & Wells Way



Example of water tanks which will collect surface water



Drainage strategy

A number of measures have been taken to promote and encourage sustainability on the site, including:

- ☞ All buildings will be energy efficient and well insulated (we are aiming for a BREEAM 'Excellent' rating for the office and retail spaces).
- ☞ Greenery and landscaped areas will provide biodiversity and new habitats, for example for bats and birds.
- ☞ Green roofs and play areas will also help with rainwater attenuation, helping to control surface water run-off.
- ☞ Three water tanks will be provided to collect surface water run-off, safeguarding the surrounding buildings.

- ☞ Ground floor and basement levels have been raised where necessary to avoid groundwater flooding.
- ☞ Water meters will be provided for residents and businesses.
- ☞ Any sustainable construction materials used will be locally sourced where possible.
- ☞ 100% energy efficient lighting will be used in the residential units.

TRAFFIC & CONSTRUCTION



Burgess Business Park has been in continuous ownership for nearly 20 years, and has been administered and run by Peachtree Services Limited.

We have a long-term interest in the site and this ownership will continue after the development is complete. We plan to manage the site as follows:

- We have our own site management function and it is likely that our team will be located on site in order to closely manage the completed development.
- This team will deal with deliveries, servicing, access, promotional events, security, and refuse collection.
- Residential and commercial servicing will be strictly controlled and take place from Wells Way, Parkhouse Street and frontages along the central pedestrian walkway.
- A full construction management plan is being submitted as part of the planning application which will carefully manage construction and development as part of the scheme.
- The development will be largely car free, which will reduce its impact on local traffic and parking.

NEXT STEPS



View from Wells Way looking west into the site

Thank you for visiting our exhibition today.

We have sought to create a balance between delivering much-needed new homes and providing space for creative uses that fit in with the character of Camberwell. It will deliver:

- Over 4,000 sqm of commercial space creating c.225 jobs.
- 505 new homes including c.160 affordable housing units.
- New public realm, pedestrian routes and greenery for new and existing residents alike.
- A sustainable development, with energy efficient buildings and environmentally friendly construction measures.

Contact details

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Timeline

End of 2017	Planned date of planning application submission.
Spring 2018	Likely date for determination of the planning application by Southwark Council.
Autumn 2018	Earliest possible date that construction starts on site.
Winter 2021	Target date for completion of the project

VIEW ALONG PARKHOUSE ST.



VIEW NORTH FROM CHIMNEY



GROUND FLOOR SCHEME PLAN

