



35 - 39 Parkhouse Street Stakeholder Reconsultation

Introduction

Purpose

This presentation aims to set out the key changes to our proposals to redevelop 35-39 Parkhouse Street since we submitted our application in 2019.

These changes address comments received both from the local community and as a result of Southwark Council's recent Local Development Study for Parkhouse Street. A series of amendments to our planning application will be submitted to Southwark for their consideration.

Reduction
from 100 to
85 homes

Reduction in
height from
7-10 stories
to 6 with set
back 7th
floor

10%
wheelchair
adaptable
homes
retained

Existing
commercial
space
reprovided

Building set
back further
from Parkhouse
Street to
provide more
generous public
street

Reduction
of the
overall
massing

Building set
back further
from park
boundary with
no balconies
projecting into
5m ecological
buffer zone

All homes
meet or
exceed
space
standards

Increase in
dual aspect or
single aspect
south, east,
west facing
from 76% to
87%

Play space
enlarged
with better
outlook to
Burgess
Park

Summary

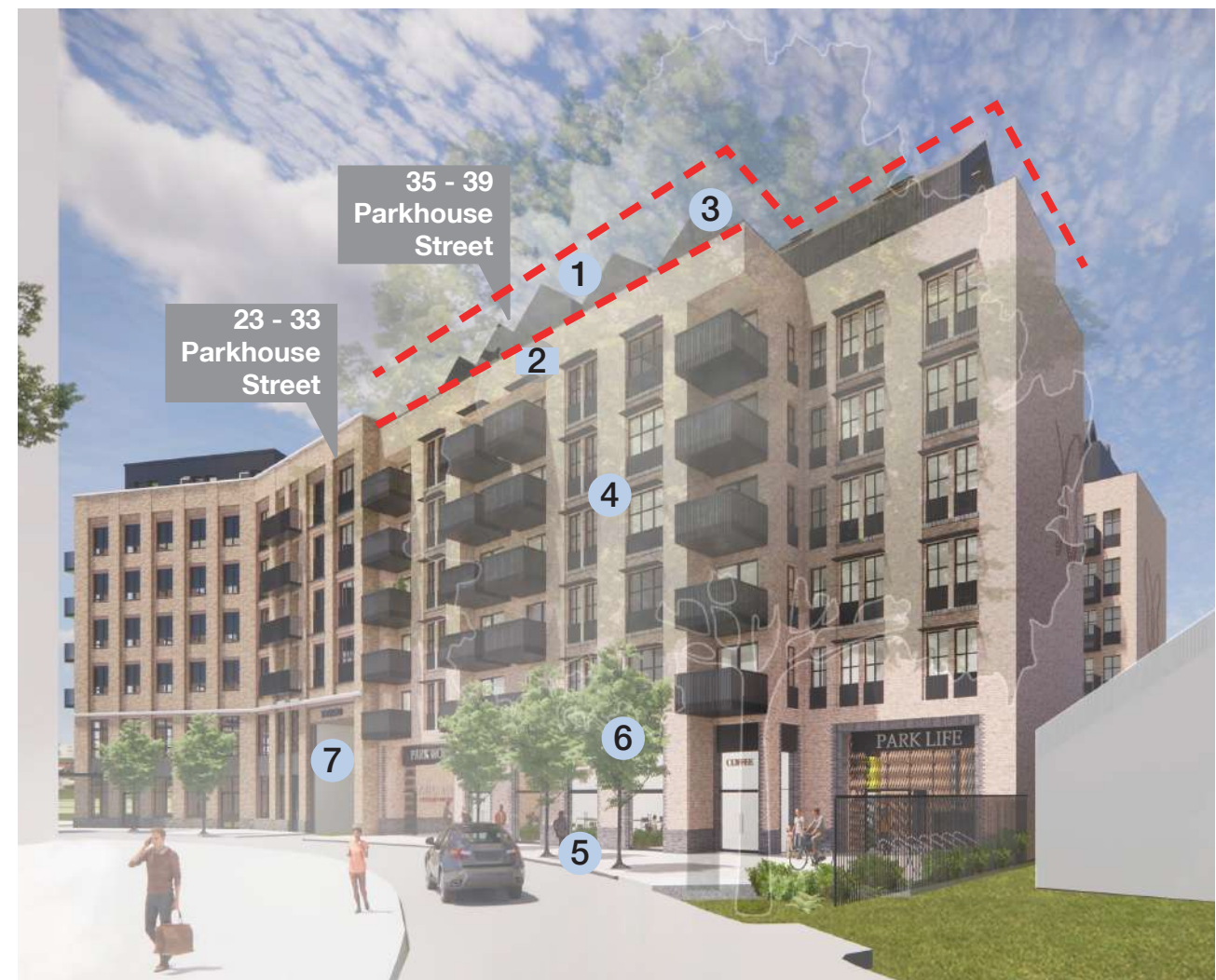
Key Amendments

- 1 Reduction in height from 7-10 stories to 6 with set back 7th floor.
- 2 Reduction in building 'shoulder' height of Parkhouse Street frontage from 7 to 6 stories
- 3 Introduction of well articulated roofspace as contemporary interpretation of historical industrial warehouses on site
- 4 Change of external material from white brick to red brick to compliment local distinctiveness and emerging developments
- 5 Building set back further from Parkhouse Street to provide more generous public street
- 6 Additional tree proposed on Parkhouse Street with more generous setting
- 7 Adjacent development of 23-33 Parkhouse Street shown for reference

Submitted Scheme 2019



Revised Proposal 2021



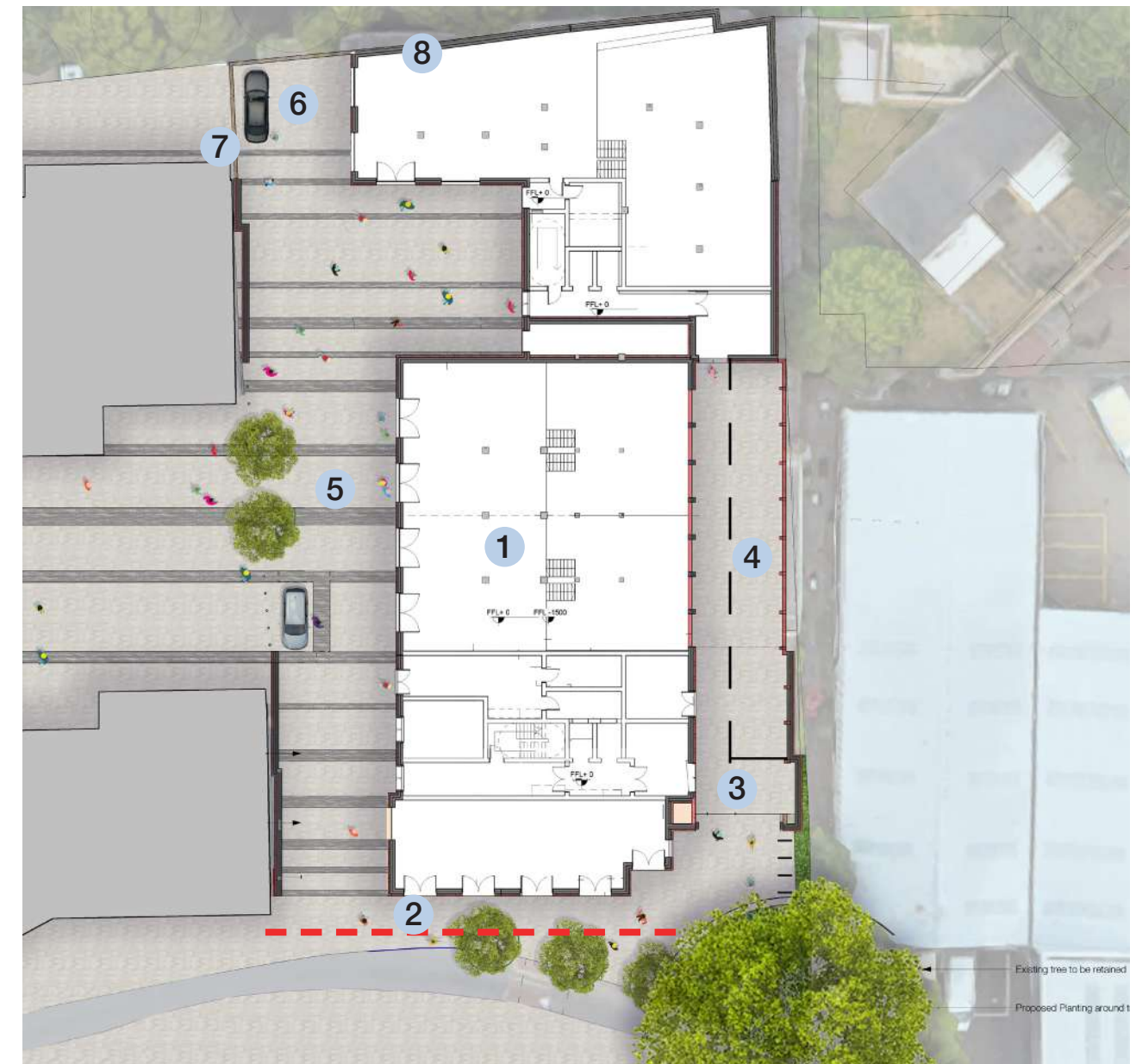
Ground Floor Key Amendments

- 1 Full re-provision of existing work space, providing attractive working environments for makers, designers, crafts, offices & professional services.
- 2 Building frontage set back further on Parkhouse Street providing generous public street.
- 3 Dedicated resident entrance separate from vehicles and workspace units.
- 4 Secure resident cycle storage with easier access for residents.
- 5 Park Works yard shared with adjacent site for generous public zone.
- 6 The arrangement of the disabled car parking spaces has been amended to enable a better manoeuvre zone for refuse collection and workspace van delivery.
- 7 Pedestrian access through site to Burgess Park via gate.
- 8 Retained historic park boundary wall with views through wall to park. Upper floors set back 5-12m behind retained wall at park edge.

Submitted Scheme 2019



Revised Proposal 2021



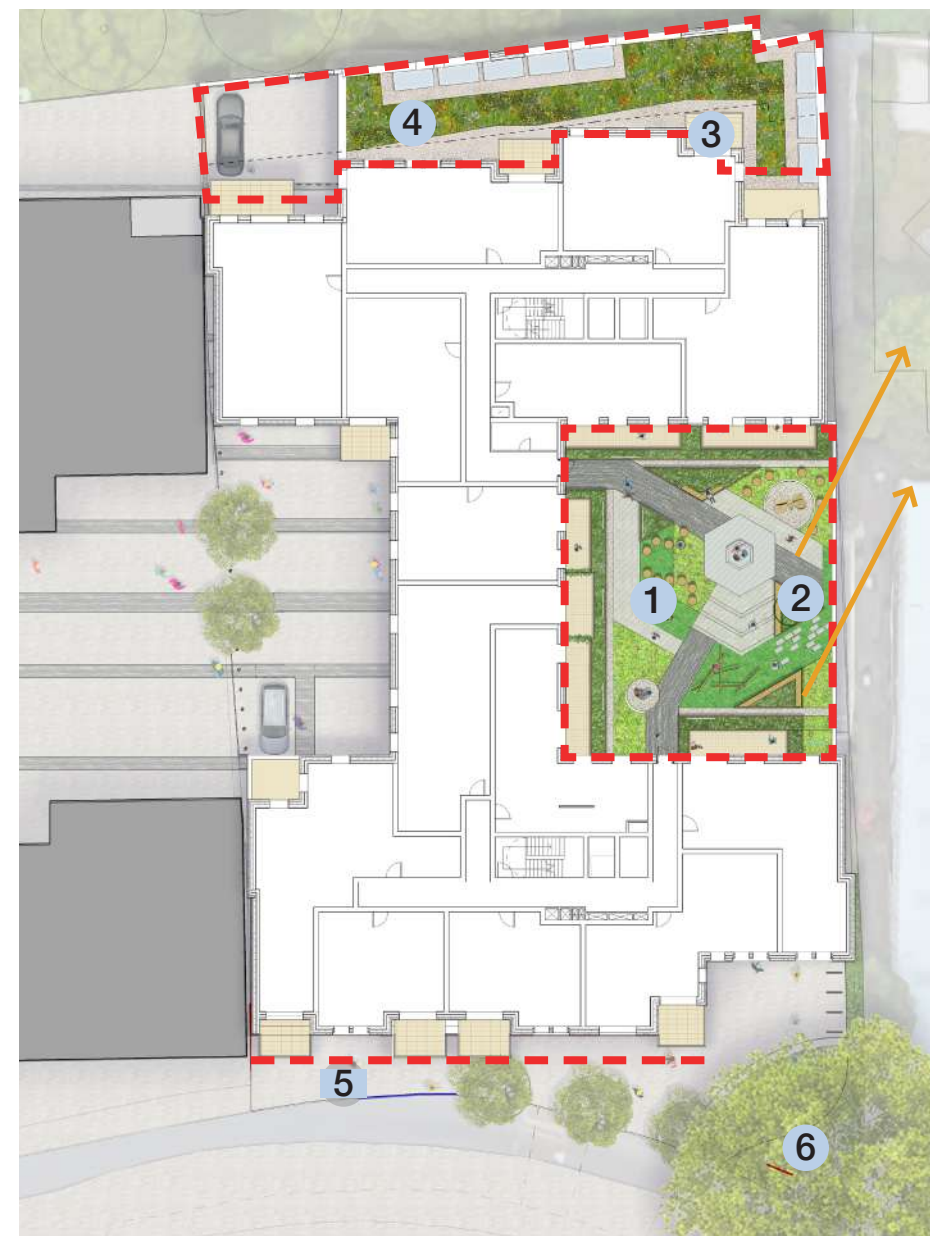
Podium Garden Key Amendments

- 1 High quality communal gardens, children's play space, roof terraces and private balconies available to all residents.
- 2 Enlarged on site play space provision for 0-10 year olds with better outlook to park from east.
- 3 Building set back 5-12m from park boundary with no balconies projecting into 5m buffer zone.
- 4 Ecological buffer zone onto Burgess Park to encourage ecology and biodiversity.
- 5 Building set back further from Parkhouse Street to provide more generous public street.
- 6 Retention of the prominent mature London Plane tree to Parkhouse Street.

Submitted Scheme 2019



Revised Proposal 2021



Ground floor public realm and Podium Garden comparison

Key Amendments

Submitted Scheme 2019



Revised Proposal 2021

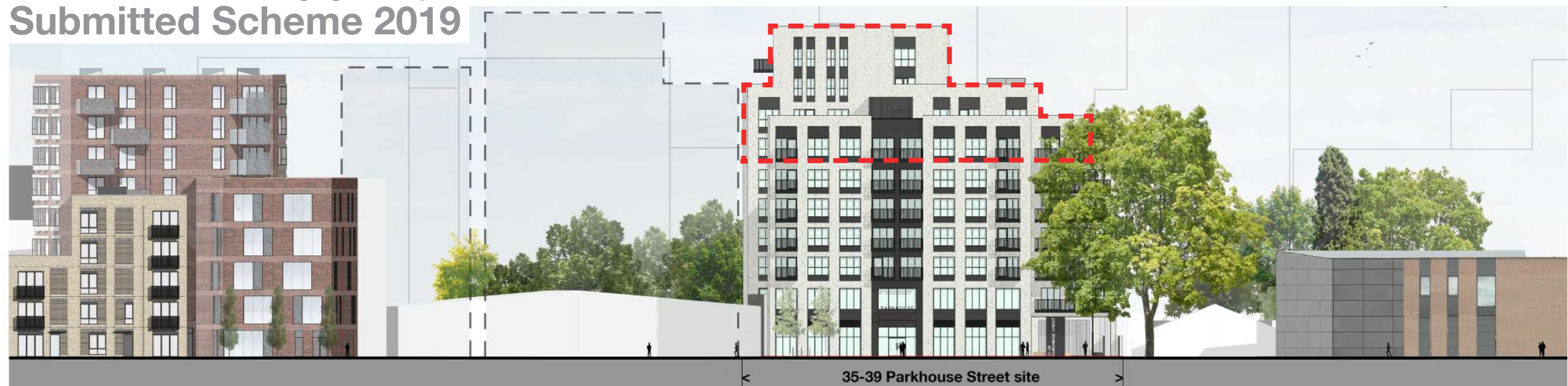


Parkhouse Street Elevation

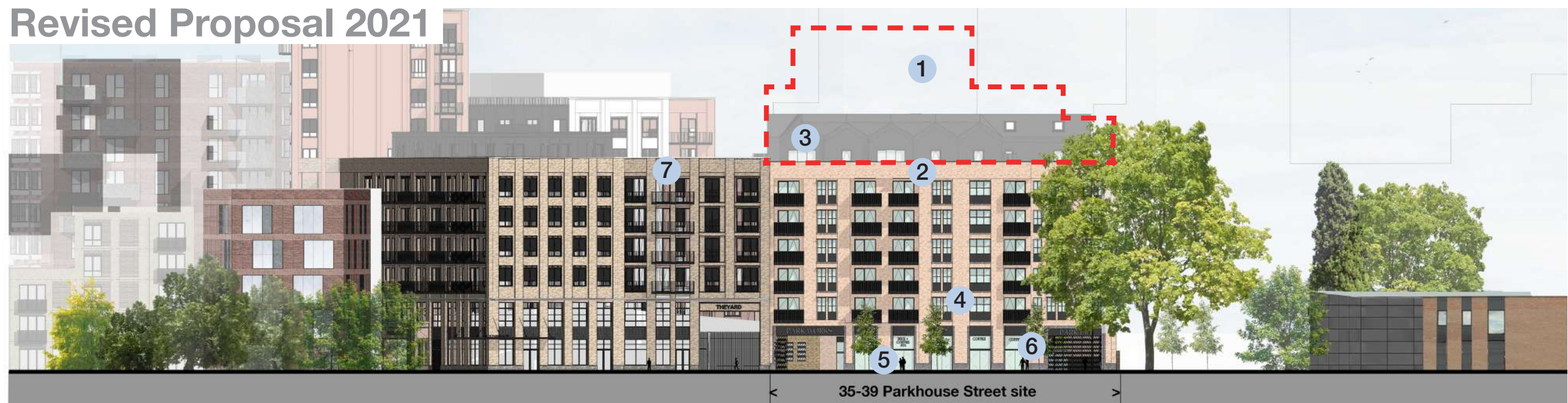
Key Amendments

- 1 Reduction in height from 7-10 stories to 6 with set back 7th floor.
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Submitted Scheme 2019



Revised Proposal 2021



Burgess Park Elevation

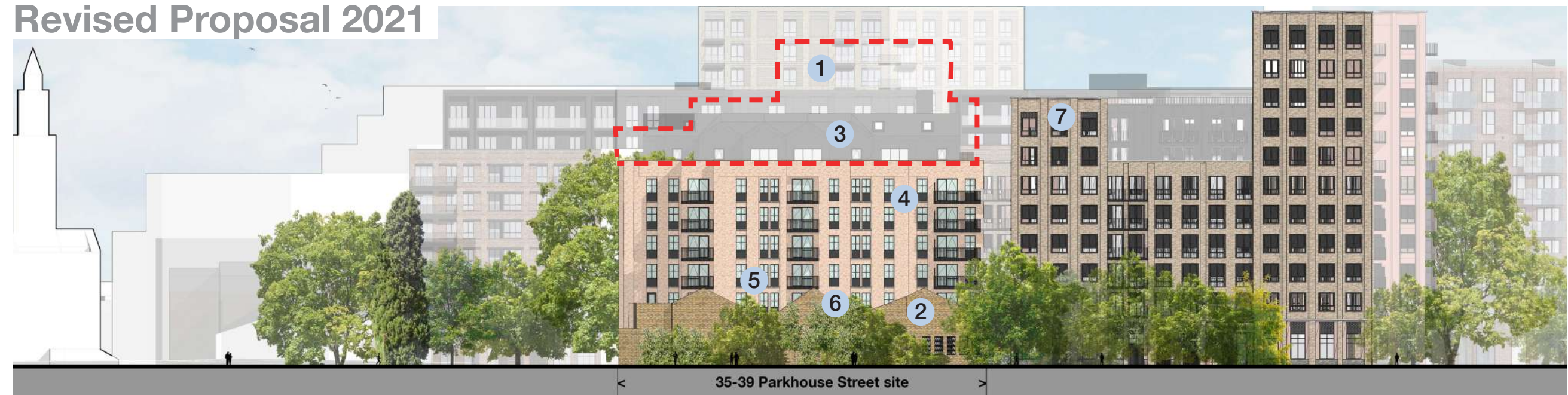
Key Amendments

- 1 Reduction in height from 7-10 stories to 6 with set back 7th floor.
- 2 Retention of existing heritage warehouse brick wall as important historical character of site
- 3 Introduction of well articulated roofspace as contemporary interpretation of historical industrial warehouses on site
- 4 Change of external material from white brick to red brick to compliment local distinctiveness and emerging developments
- 5 Building set back further from park boundary with no balconies projecting into 5m buffer zone
- 6 Ecological buffer zone onto Burgess Park to encourage ecology and biodiversity
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Submitted Scheme 2019



Revised Proposal 2021



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