

Key
 [Red outline] Perronet Garages site
 [Hatched area] Future developments

INTRODUCTION

Southwark Council have commissioned Carl Turner Architects to undertake a study of an underused area of garages and parking spaces on the ground floor of Perronet House. The proposals involve the transformation of the garage site into 11 small business units, a cafe and associated service space.

LOCAL REGENERATION

The council is currently considering a planning application for the redevelopment of the Elephant and Castle shopping centre which will be determined by the council's planning committee. The construction of the new shopping centre will result in a temporary loss of convenience retail.

This study has been undertaken to assess the potential to provide convenience retail for the residents of Perronet House and the wider community in the dis-used garage space adjacent to the pharmacy. It is important to note at this early stage that there will be no retail operations which require cooking or late night opening in the event this proposal proceeds. There will be no net increase in service charge to the residents of Perronet House as a result of this proposal and any additional income received will go into the housing revenue account which can provide additional funding for housing services.

INITIAL IDEAS

- Provide local convenience shops for local residents
- Provide affordable space for local independent businesses
- Improve street frontage and passive surveillance around the southern base of Perronet House to reduce anti-social behaviour and rough sleeping
- Additional income from retail uses to provide additional funding for housing services

We look forward to hearing your views and comments on the proposals.

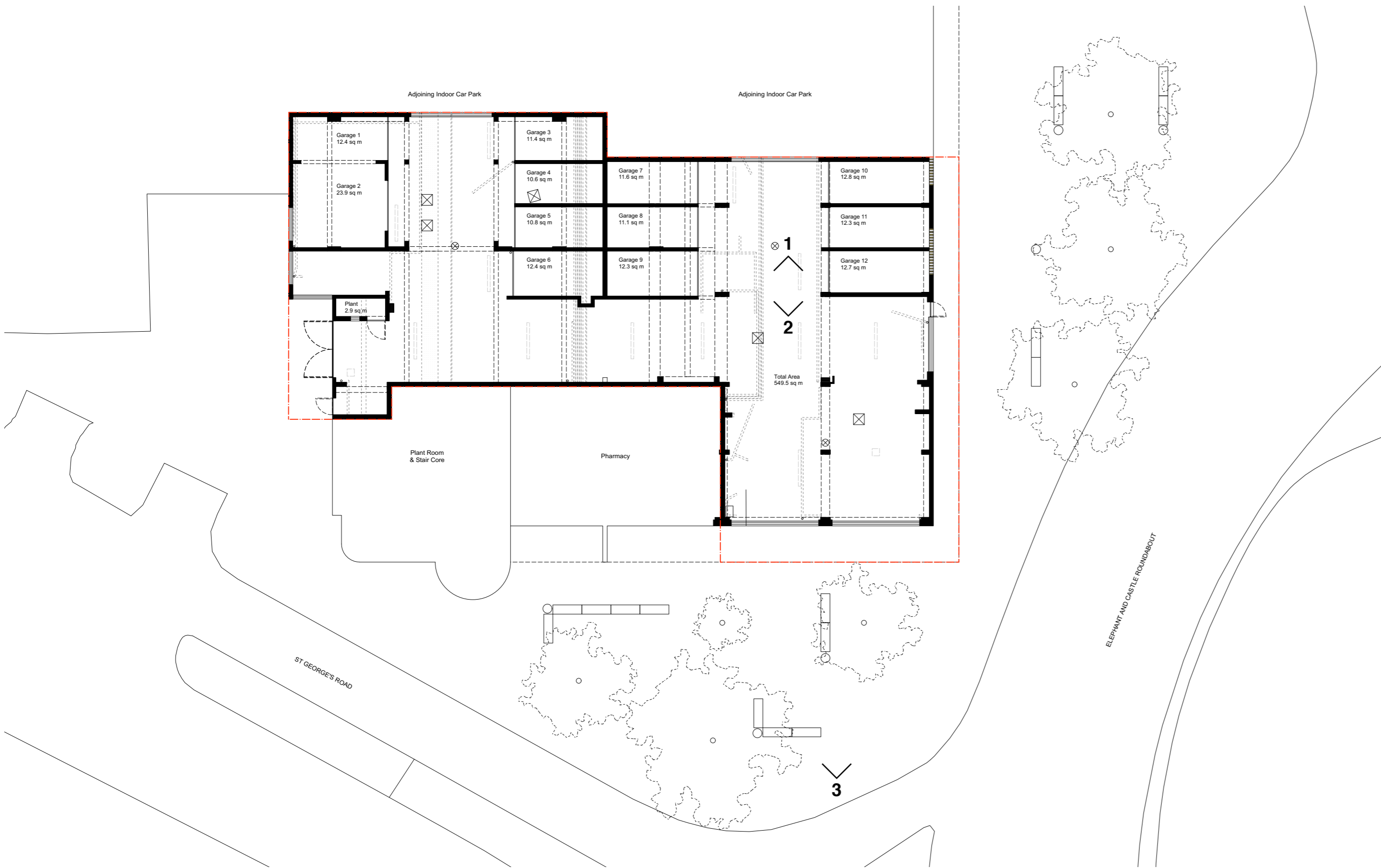


Perronet House after completion, circa 1971

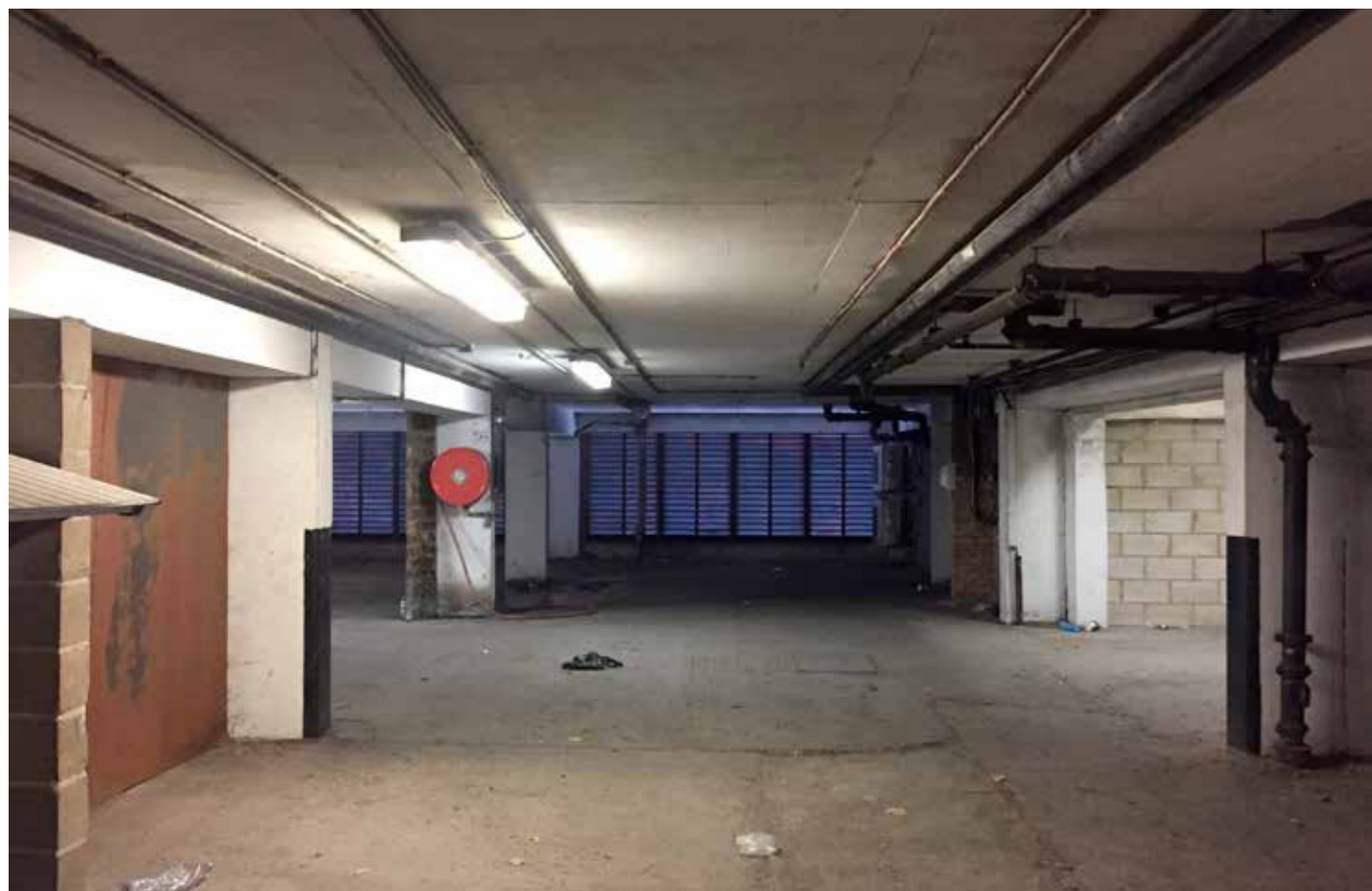
PERRONET HOUSE

Perronet House is located on the Northwest of Elephant & Castle Roundabout and was Site 4 of the postwar Elephant and Castle redevelopment. Designed by Sir Roger Walters and completed in 1971, the building won awards for its design and features innovative split-level scissor section flats. Perronet House is a freehold council block owned and managed by Southwark Council's housing department.

The garages and parking at ground floor level were included in the original scheme, and provided "twenty parking spaces, eight tenants' stores and four motor-cycle stores". The building was modified in 1987 to provide additional residential units on podium level, replacing the former play area above the garages.



Existing plan



1) Internal view of existing garages looking south



2) Internal view of existing garages looking north

INTERIOR

Our proposals are for 12 disused parking spaces to the south of Perronet House. The northern area of the undercroft includes 40 garages, 10 of which are void due to leaks, 29 are let to residents in Perronet House, and 11 to external residents. Access to the northern garages will be unaffected by the project.

In their present form, the southern garages are in a poor state. Partition walls have fallen down between disused lock-up units and vermin are present. The space is poorly lit and not very welcoming, and there is evidence of rough sleeping.

Ductwork and pipework along the ceiling, which serve units above, will be retained and our layout works around these existing service locations. Access to utilities including Thames Water will be maintained and unaffected by the proposals.

EXTERIOR

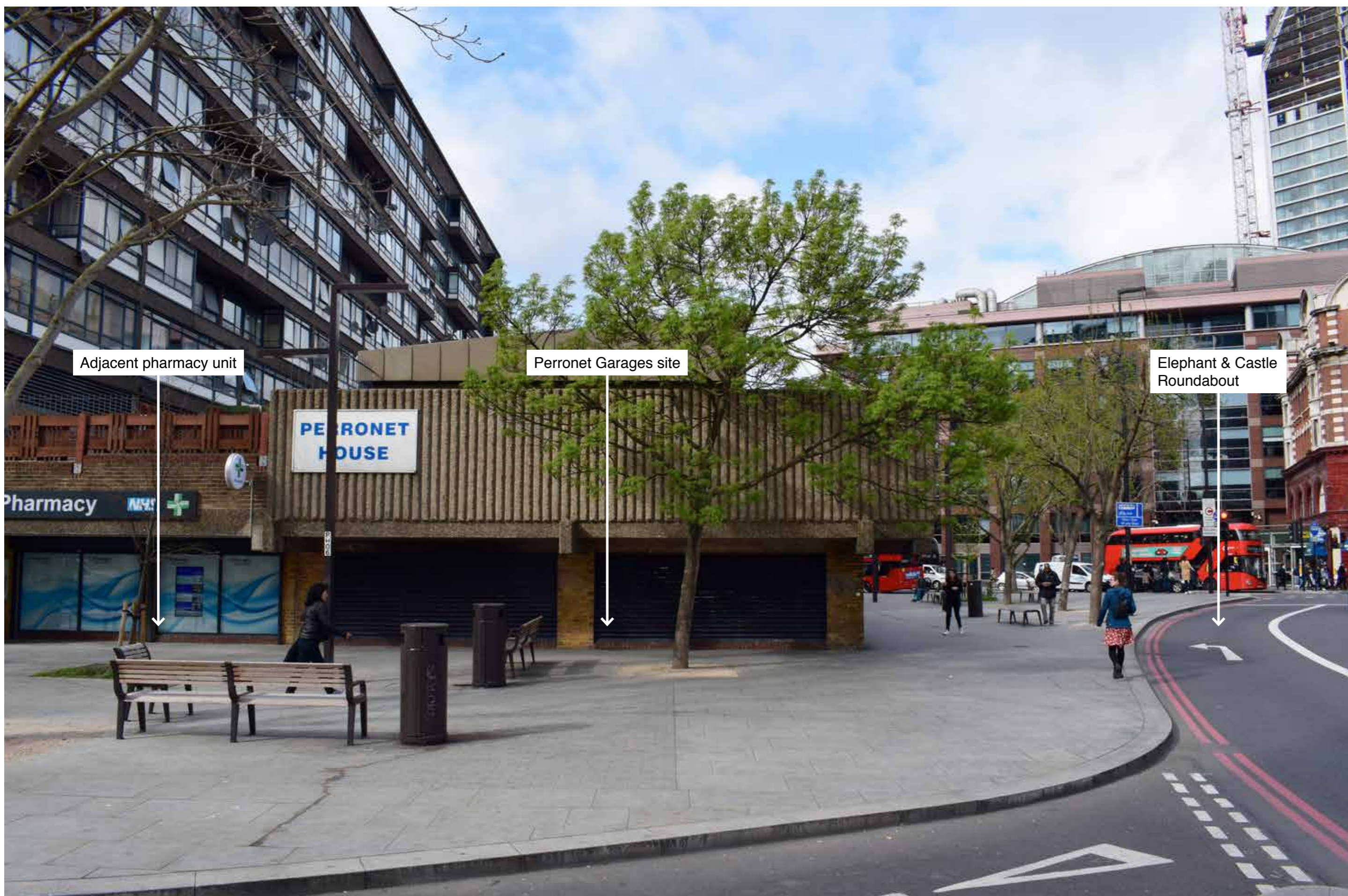
Perronet House presents a strong frontage to Elephant & Castle Roundabout. The garages, composed of exposed concrete with brickwork infill, have a weighty presence on the street. Openings are industrial in nature: louvre panels provide ventilation, roller shutters and metal doors provide secure points of access.

Perronet House has been adapted over time to provide additional accommodation and introduce new uses. In 1987 the building was modified to provide additional residential units at podium level above the garages. From studying historic photos of the building, it is clear that the open space to the south facade (below the expressive external staircase) was infilled to provide these new units.

The adjacent St George's Pharmacy unit, at ground level on the south facade, is a good example of how undercroft space can be utilised, and offers a useful precedent for the change of use from garage to commercial/retail. The pharmacy was previously sited on St George's Road and relocated to the garages in 2016.

Noise and disturbance is an important consideration. There are flats directly above the garages, on the podium level, and proposals will be carefully considered to minimise noise and disturbance to Perronet House residents.

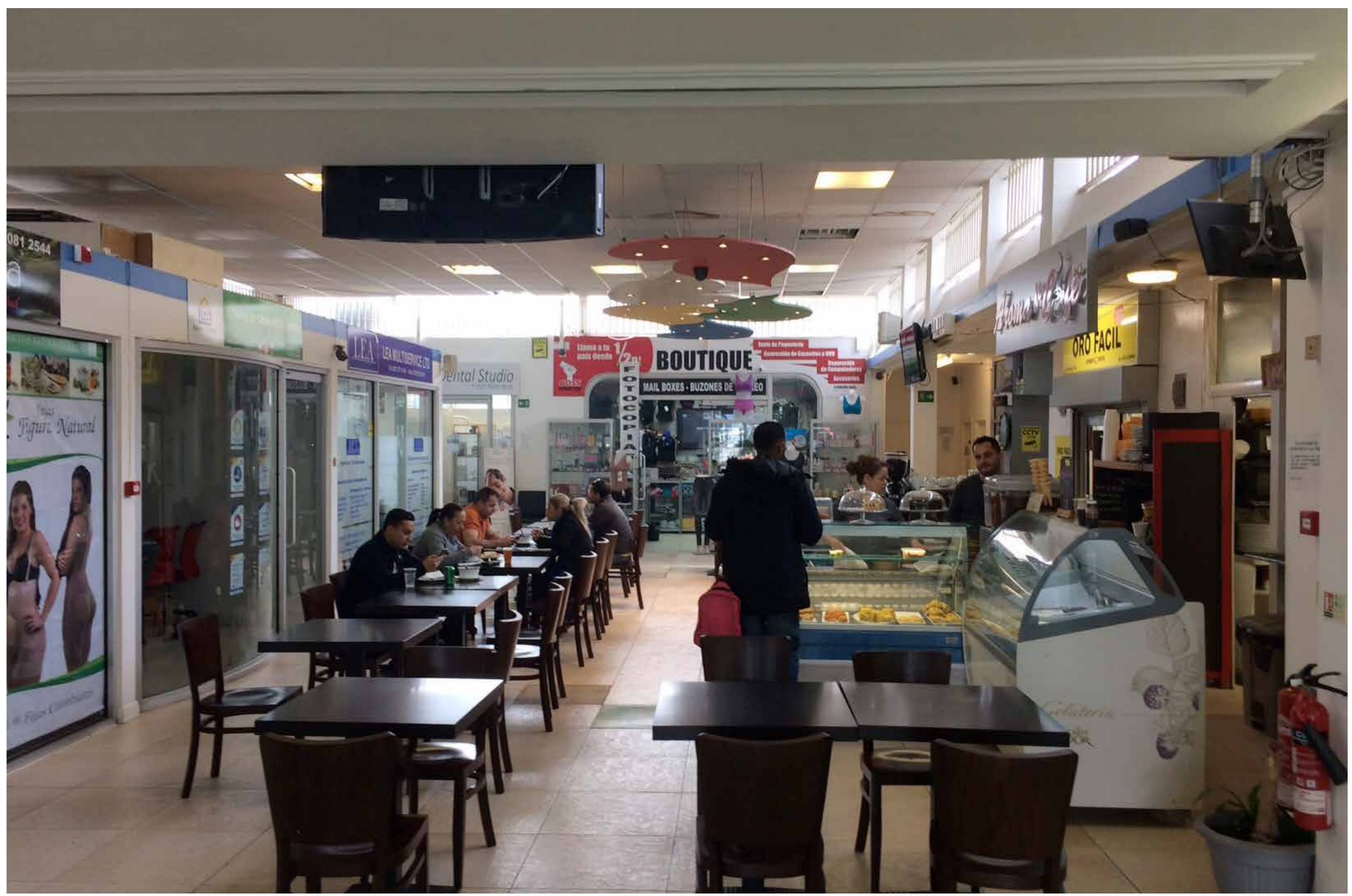
There is a strong materiality throughout Perronet House and our proposals will complement and enhance the material language of the existing building.



3) External view looking north



Tiendas Del Sur, Elephant & Castle: Exterior



Tiendas Del Sur, Elephant & Castle: Interior



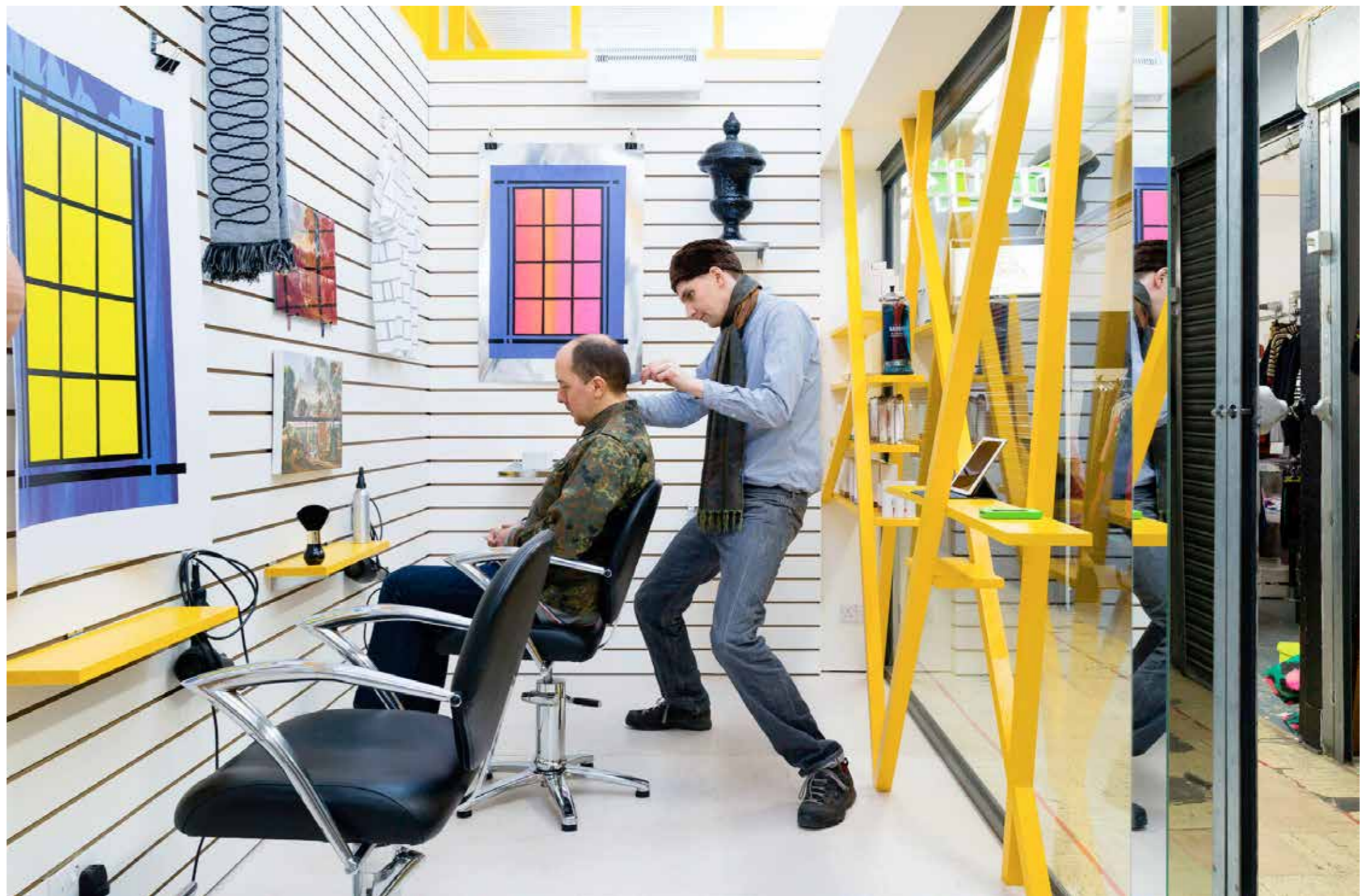
Reliance Arcade, Brixton: Exterior



Reliance Arcade, Brixton: Interior



Holdrons Arcade, Peckham: Exterior

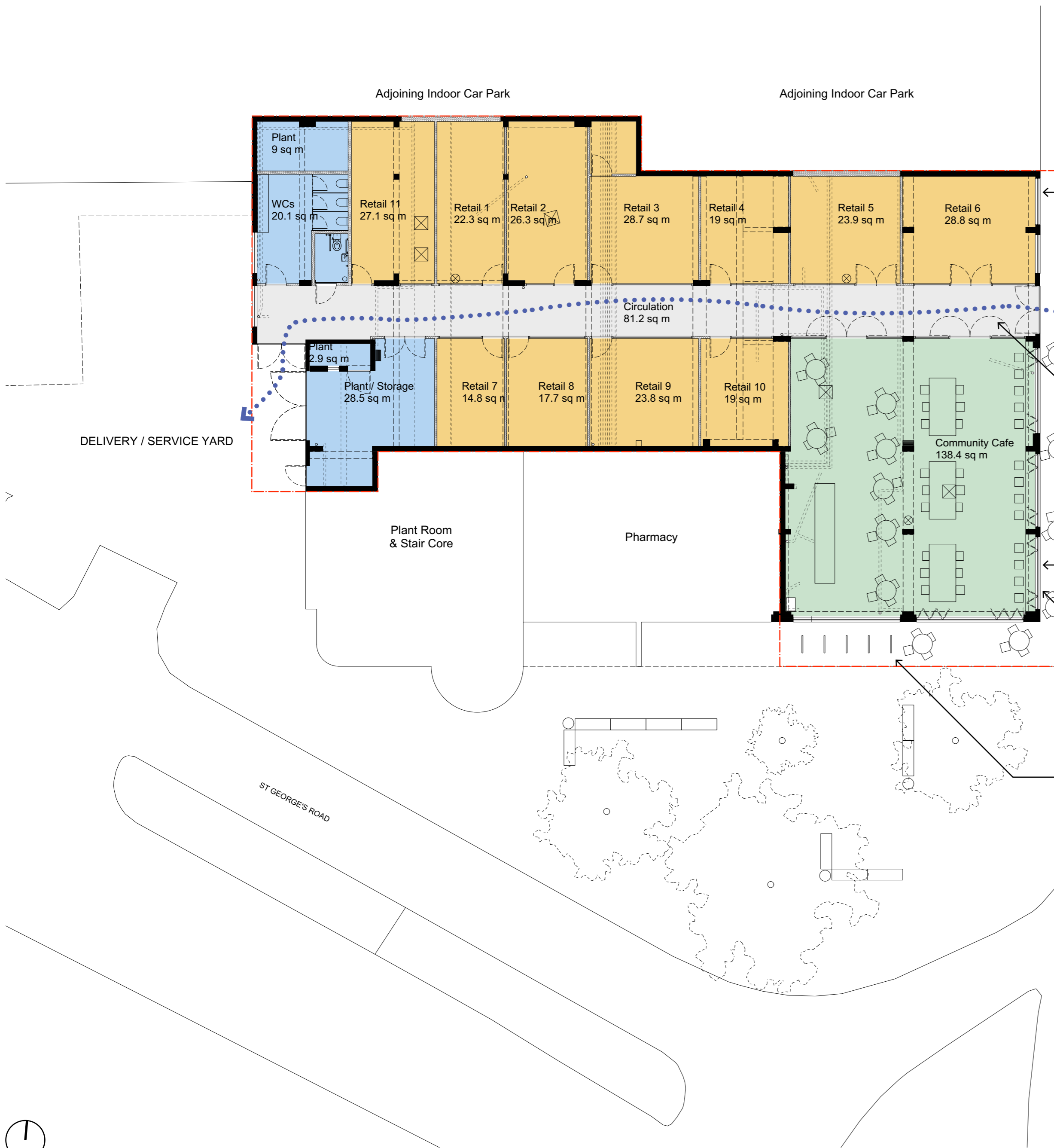


Holdrons Arcade, Peckham: Interior



El Vergel, Southwark: Interior

The ambition of this project is to provide commercial units, that will bring together and support small independent businesses. We are lucky to have many successful examples of similar models found locally in Southwark and Lambeth. Taking inspiration from the independent trading arcades in Elephant & Castle, Peckham and Brixton, our proposal aim to create the same atmosphere and vibrancy of these shared retail spaces that foster a sense of community amongst their varied tenants.



Existing brick infill replaced with glazing/screens to create active frontage and to animate street edge.

New internal street, accessible from both sides, forming pedestrian arcade. New glazing provides light and views through the space.

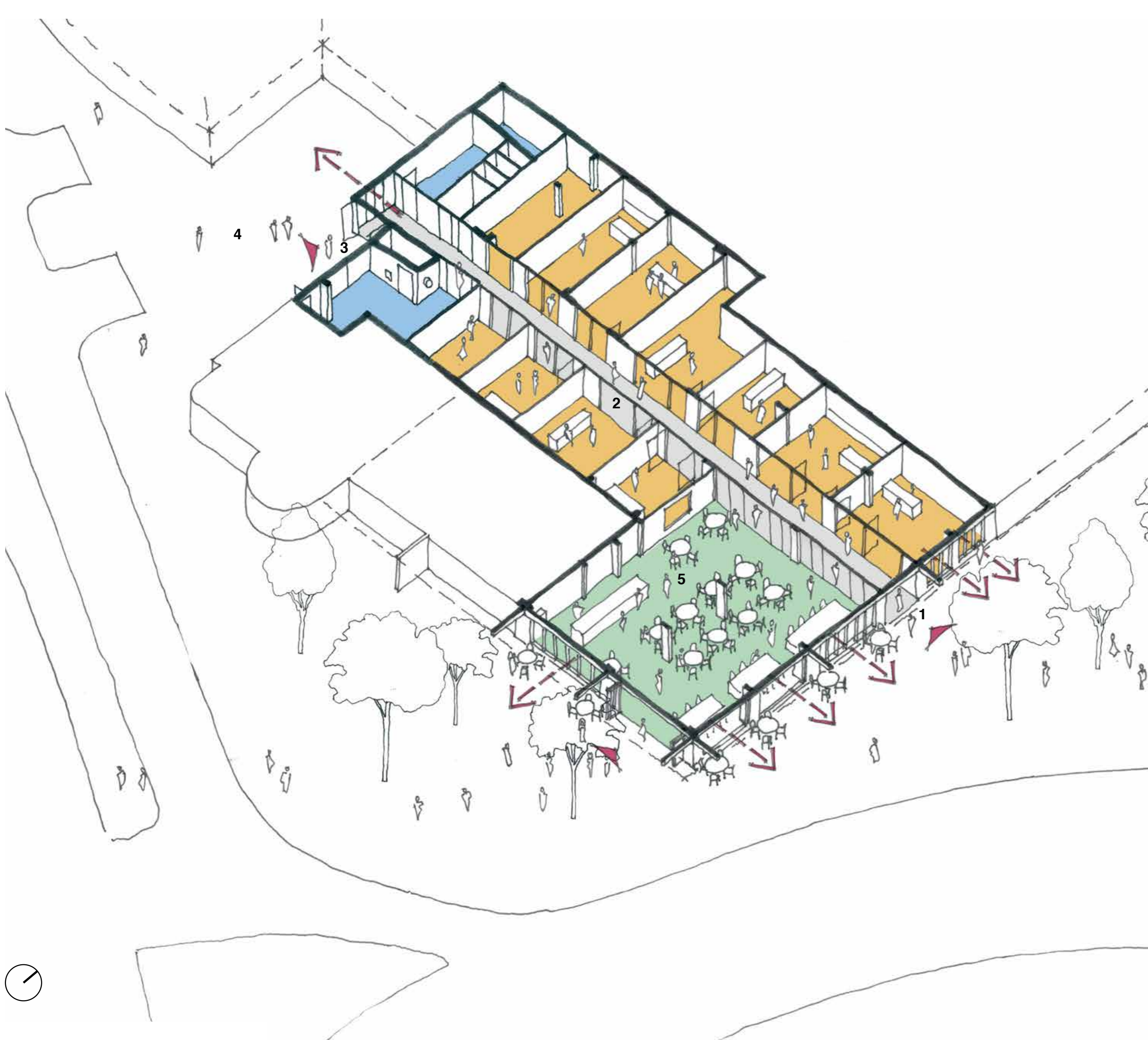
Existing brickwork removed and replaced with glazing to provide views into new cafe space.

New community cafe on corner, looking out onto street. Seating can spill out into new area of public realm.

External covered cycle parking in undercroft, visible from cafe.

Community Cafe	138.4 sq m
Retail	251.4 sq m
Services	60.5 sq m
Circulation	81.2 sq m
TOTAL	531.5 sq m

Proposed Plan



Proposed Isometric Sketch

PROPOSAL

We propose removing the existing non-load bearing partitions to create an internal street with two new rows of individual units that face each other in an arrangement that will provide activity both sides. The units vary in size from 14 – 28 sqm providing a range of different opportunities for independent businesses.

The scheme includes a large community cafe on the corner fronting the street that will animate the space and spill out into the new public realm completed as part of the works to the roundabout. The cafe can also act as the reception for the space while also providing the possibility for events and community activities. Depending on the mix of businesses this space could be run in collaboration with the tenants. To the rear of the garages, we have proposed a service zone for toilets, storage and any necessary plant.

ACCESS

The main pedestrian access to the arcade will be from the east, directly from the street. The arcade will be open at both ends to form a permeable route through the building. Covered cycle parking will be provided for visitors and tenants in the podium undercroft to the south. The existing service zone to the west of the garages will be utilised for deliveries and drop-off. The site has excellent transport links, with a Public Transport Accessibility Level (PTAL) score of 6b (the highest possible rating). Bus, rail, underground links are in close proximity to the site, as well as cycle-hire and car share schemes.

PUBLIC REALM

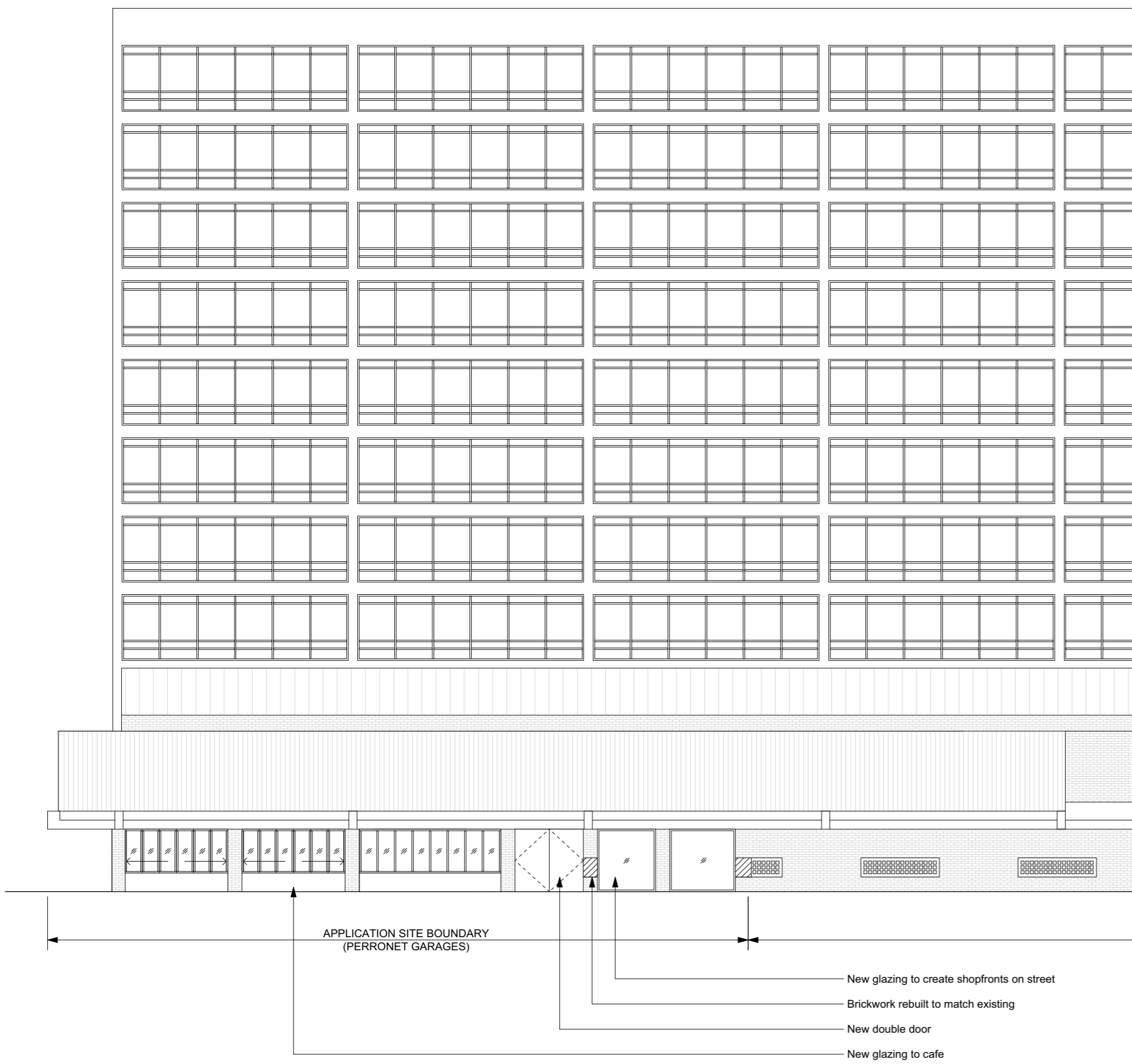
An ambition of the project is to make a contribution to the public realm. At ground level this area of Perronet House is very enclosed, and in opening up the garages we hope to provide a series of varied and welcoming spaces that are a valuable community asset for Perronet House tenants and Elephant & Castle visitors alike. In transforming the prominent southern corner into a community cafe and replacing the brick infill with active frontage incorporating glazing and planters, we hope to compliment the existing public realm improvements to the roundabout.

OPERATION

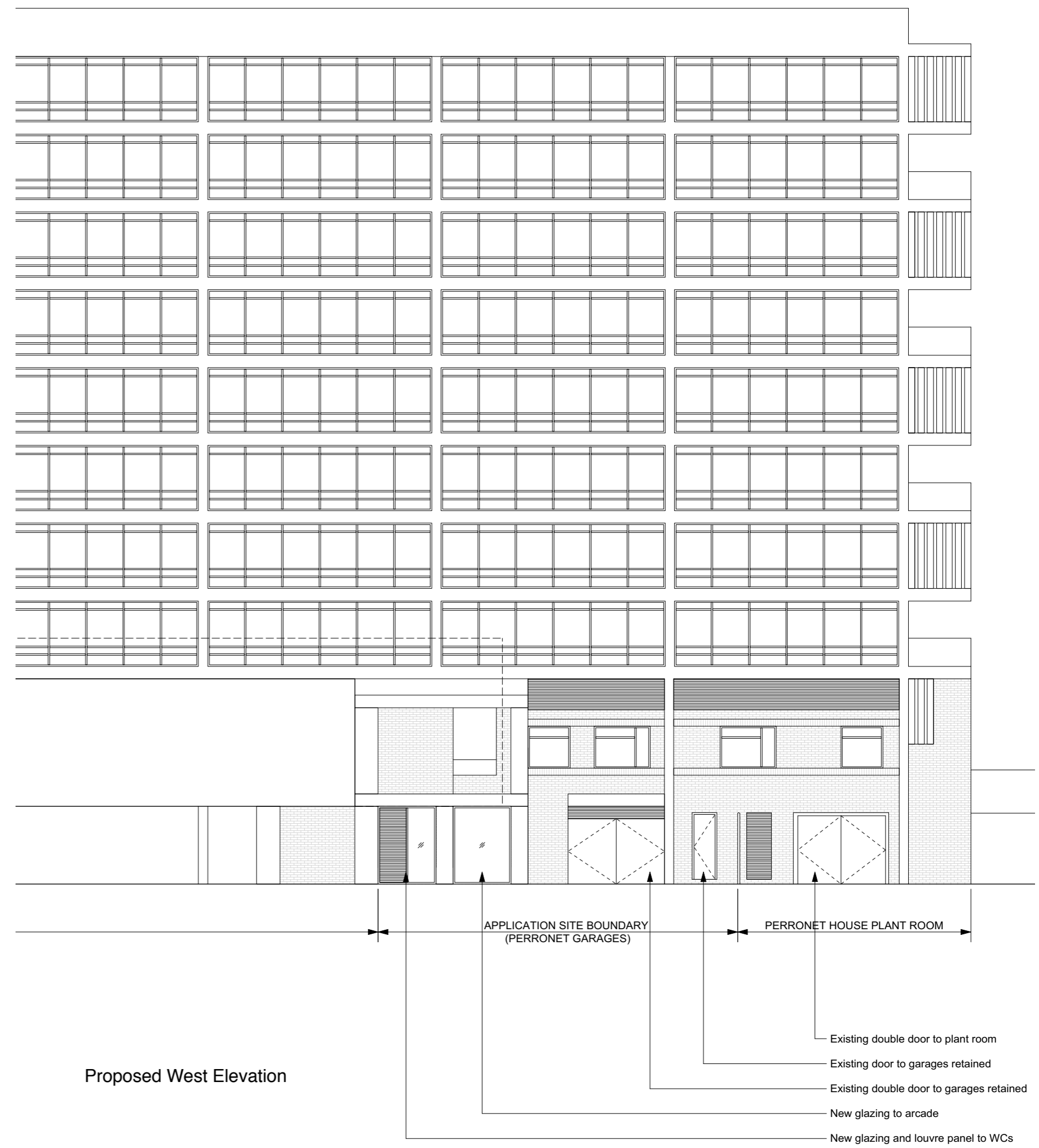
The project will be daytime opening only. Due to the limitations of extraction/ventilation and proximity to podium-level residential units, there will be no hot food cooked in the community cafe space.

SUMMARY

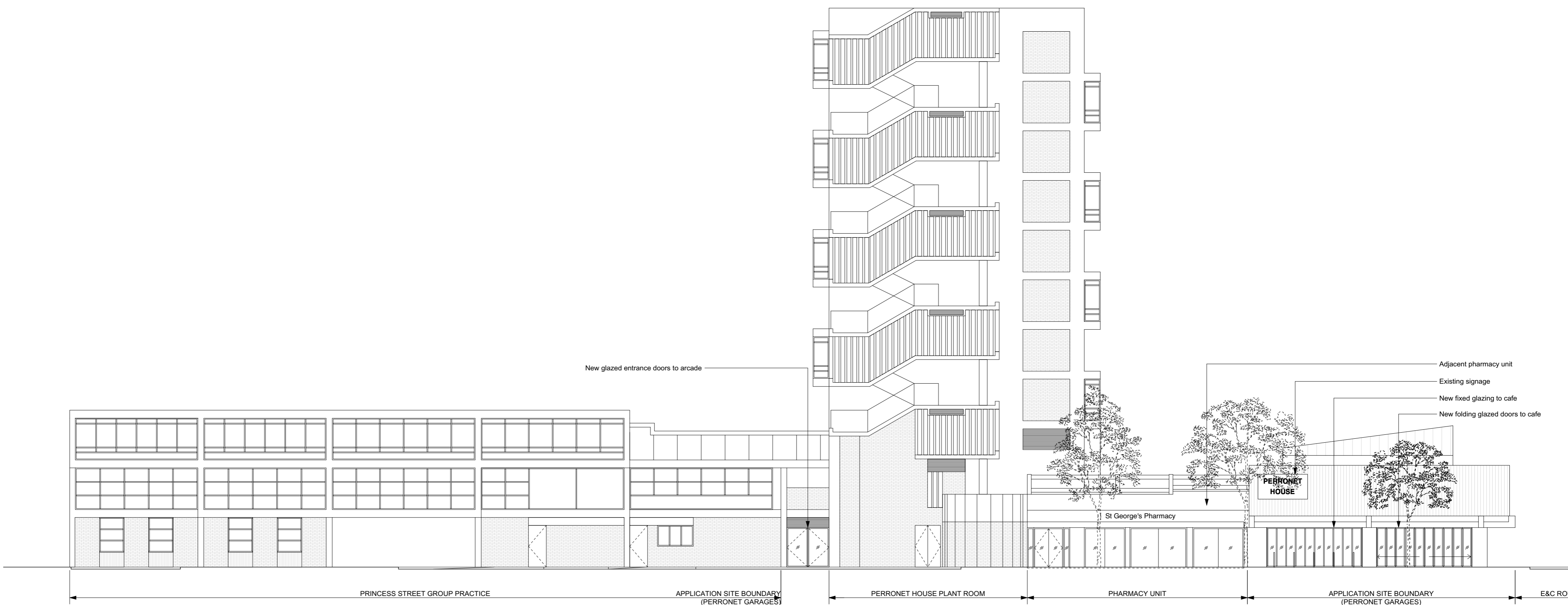
- Legible plan with clear linear route
- Units both sides create active internal street
- Variety of unit sizes
- Large community cafe space
- Outdoor planting and enhanced public realm



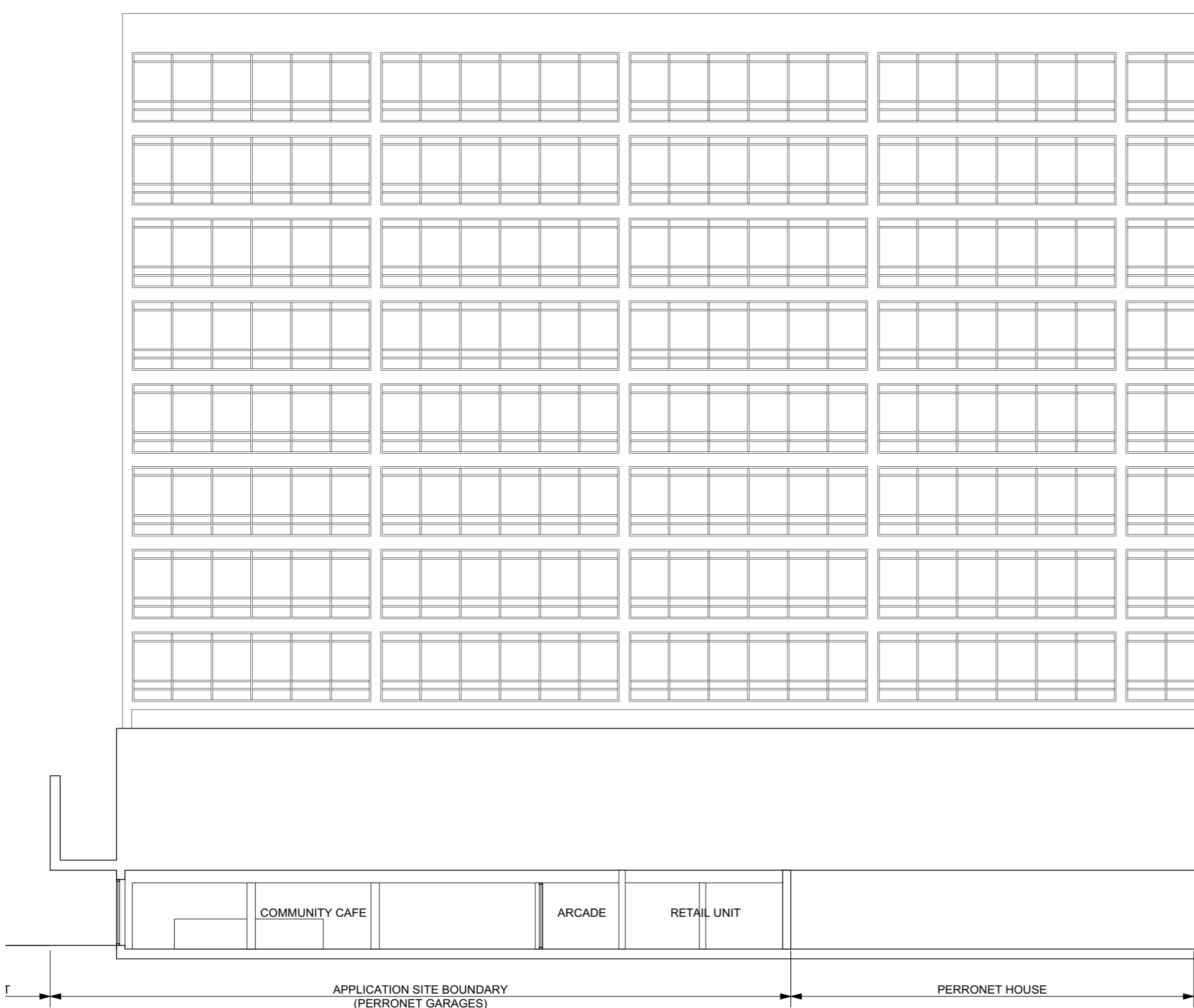
Proposed East Elevation



Proposed West Elevation



Proposed South Elevation

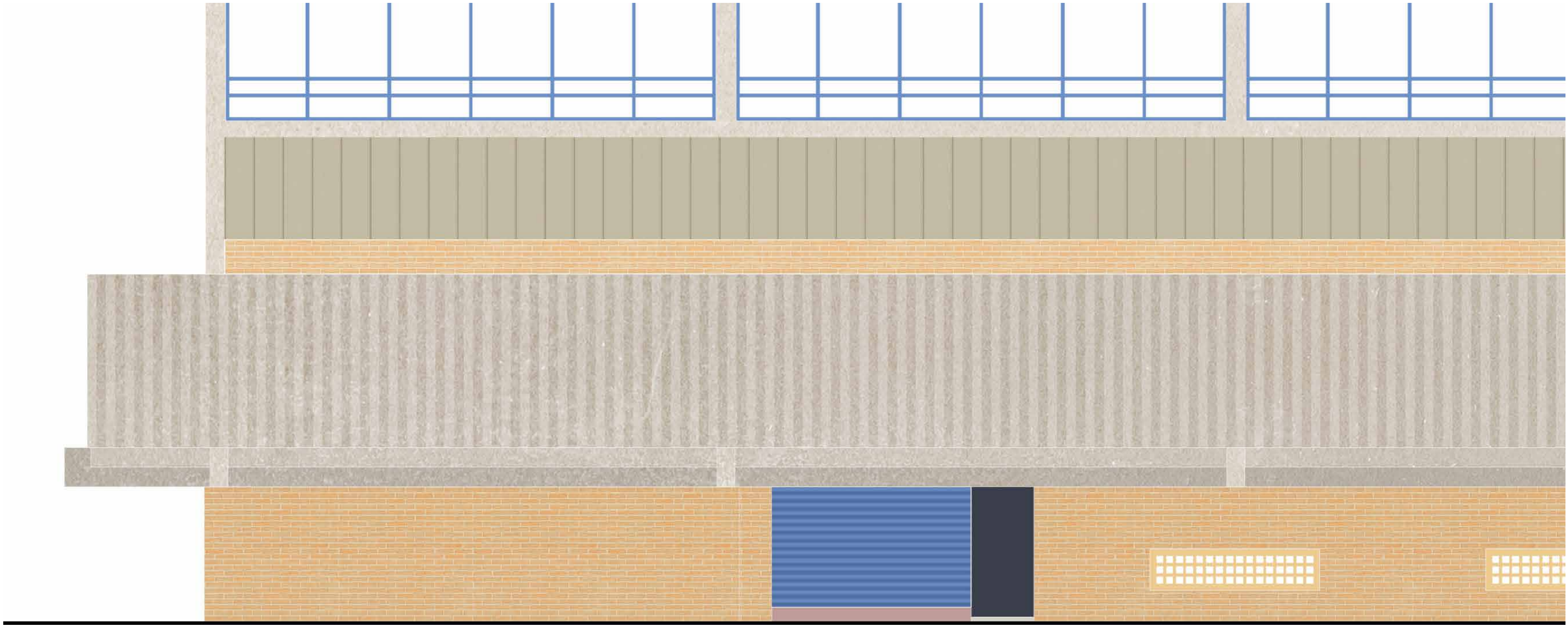


Proposed Long Section



Proposed Cross Section

PROPOSED ELEVATIONS / SECTIONS
Perronet Garages



Existing East Elevation



Proposed East Elevation



Elephant & Castle Shopping Centre

The shopping centre currently has 86 tenants of which 24 are long standing small independent operators who have been based in the centre for a number of years. In order to help those established independent operators who wish to stay in the Elephant and Castle town centre, the council prepared a Cabinet report on the 9th May which sets out a number of mitigation measures.

In June this year an independent business and relocation advisor was appointed called Tree Shepherd who are working closely with the independent businesses and have opened a unit in the shopping centre. Tree Shepherd is a social enterprise with experience in providing support to small businesses across South East London. The first phase of Tree Shepherd's work is to offer each client a business health check - a two-hour meeting that provides the opportunity to really analyse their business. This process is being led by Lydia Gardner who explains "We help to get under the bonnet of each business and find out where it's at. We look at who their customers are; assess their current commercial situation; find out if they want to get new premises and, importantly, whether or not they want to stay local."

Tree Shepherd will ensure that any vacant premises in the area are made available to traders and this will include any affordable units secured through planning agreements. Tree Shepherd are also being assisted by Latin Elephant who are being funded to provide additional outreach support to businesses across the town centre. Providing new affordable retail units in the Elephant and Castle town centre will help provide both access to convenient and affordable retail opportunities for local residents, and will also enable established local independent businesses to find new premises.

After the initial drop in sessions with the residents of Perronet House on the 13th and 14th September, the consultation material will be displayed in Perronet House and will also be uploaded to the council website for initial comment until the 6 October. All comments will be taken on board and factored into the design of the scheme. Subject to comments, a planning application will be submitted towards the end of the year which will lead to a further period of formal consultation.

If you have any further questions about the project please contact Dan Taylor at Southwark Council on 020 7525 5450 or dan.taylor@southwark.gov.uk

For details of the shopping centre planning application and to make comment please visit the council's planning website at www.southwark.gov.uk/planning



Magnificent Container, Hackney City Farm



Pop Brixton, Lambeth



Slip House, Brixton



Mountview Academy, Peckham



Stealth Barn, Norfolk



Ochre Barn, Norfolk



Peckham Levels, Peckham

Carl Turner Architects is an award-winning architectural studio, that believes in creating thought-provoking and well-crafted projects. Founded in 2006 by Carl Turner, the practice has established a reputation for delivering high impact projects, often producing innovative design solutions despite limited resources. We work with a diverse range of clients including local authorities, arts and cultural organisations, not for profits and commercial developers.

Our projects range in size from a converted shipping container project at Hackney City Farm to a 10,000 sqm drama academy in Peckham. Our expertise lies in the fields of housing, culture, mixed-use and urban planning and we pride ourselves on being able to engage with and involve communities and stakeholders in the process of design.

We are currently a practice of 16 designers, of mixed nationalities, and we are motivated by a desire to pioneer a new way to use public spaces to inspire positive social change. The world needs to rekindle its sense of community, and we believe that place-making can play a powerful role in bringing people together to achieve great things.

Our aim is to unlock the potential in underused space through design and we always start by examining the context in which we are working and respond with design solutions that we feel are appropriate to the site and right for the brief we are presented with. As a consequence we have found ourselves playing the role of not only architect but also developer, curator and maker in order to deliver these goals.