

# Welcome and consultation feedback

This display is hosted by Southwark Council to share its proposals for new offices on the site 133-137 Queens Road, Peckham.



In January 2018, we consulted on initial proposals for the scheme. The first phase of our consultation programme included:

- writing to 1,625 residents who live within a 250m radius of the site;
- holding a meeting for residents who live adjacent to the site;
- holding a public exhibition from 0900 to 2000 on 25 January; and
- displaying the materials at Southwark Council's offices and online.

Feedback was gathered via written feedback forms, emails and verbally.

The most prevalent comments made related the building's footprint, height and massing and the impact that this would have on neighbouring residents, particularly in terms of both sunlight and overlooking.

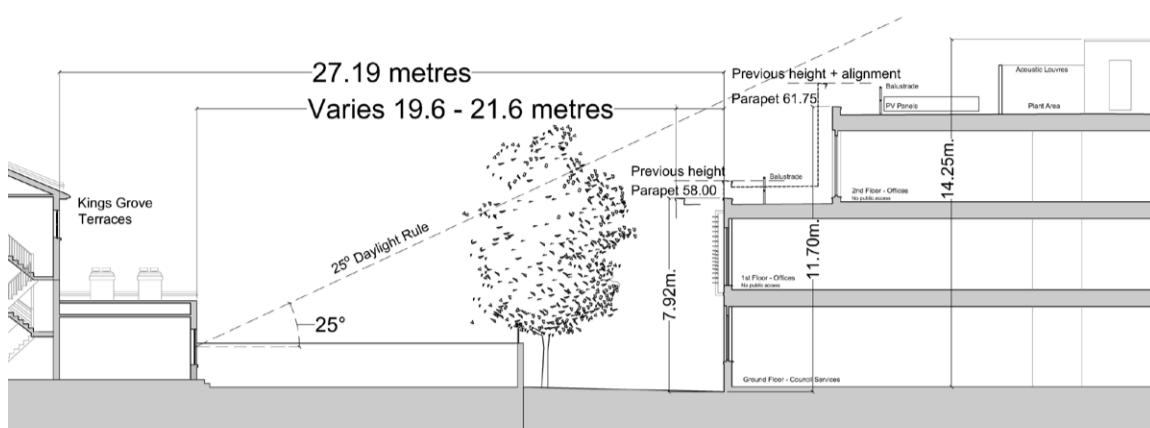
Other popular themes included: noise; the provision of trees; the design of the building; the impact on traffic and parking; and the provision of a community meeting space.

A key piece of feedback was the desire to see more detailed plans and elevations. This display includes some of these. Others are available online.

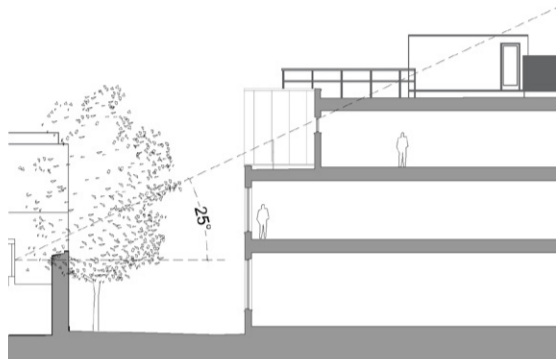
A full summary and response to feedback received can be read at [www.southwark.gov.uk/QRconsultation](http://www.southwark.gov.uk/QRconsultation)

The purpose of this display is to share the revised proposals and some more detailed plans for the proposed new offices on Queens Road. Please take a moment to read about the revised scheme. If you have further comments on these proposals, please also fill out a feedback form and leave it at reception.

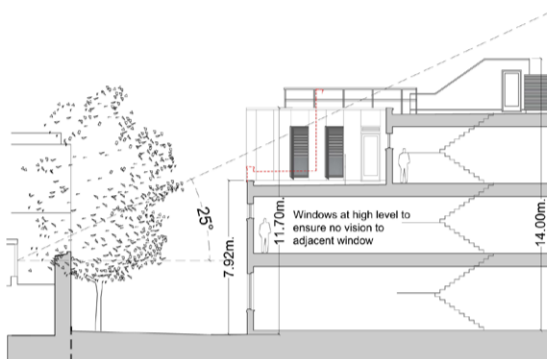
# Revisions made following feedback



Section demonstrating reduction in storey heights



Previous scheme



Amended scheme showing step back on top floor and revision to roof stair enclosure

As a result of the feedback received, we are proposing to make the following changes to the scheme:

## REDUCE THE HEIGHTS OF THE STOREYS

Storey heights have been reduced to lower the height of the building from the previously stated levels:

- 1st floor parapet has been lowered by 720mm
- 2nd floor parapet has been lowered by 950mm

## STEP BACK THE TOP FLOOR

The first two floors have been projected 600mm towards Asylum Road to allow for the reduction in height elsewhere. This allows for the top floor to be moved by about 600mm away from the King's Grove houses, which will reduce the impact of overlooking and the sense of enclosure.

## REDUCE OVERSHADOWING

The façade on the second floor has been moved 3.6m away from 126a Asylum Road to reduce the impact of overshadowing on this property.

The overshadowing report has been updated in accordance with these changes and the revised proposals are detailed during this display.

## REDUCE THE VISUAL IMPACT OF THE ROOF STAIR ENCLOSURE

The height of the roof stair enclosure on the roof has been lowered (so that it follows the rise of the stair) to reduce visual impact of the top of the building on the skyline.

## REDUCING THE IMPACT OF OVERLOOKING

Proposals to avoid overlooking have been detailed to shield adjacent gardens and windows and the office window sills have been raised above eye level and projecting screens added to avoid overlooking (see next board: overlooking).

Further details can be read online at [www.southwark.gov.uk/QRconsultation](http://www.southwark.gov.uk/QRconsultation)

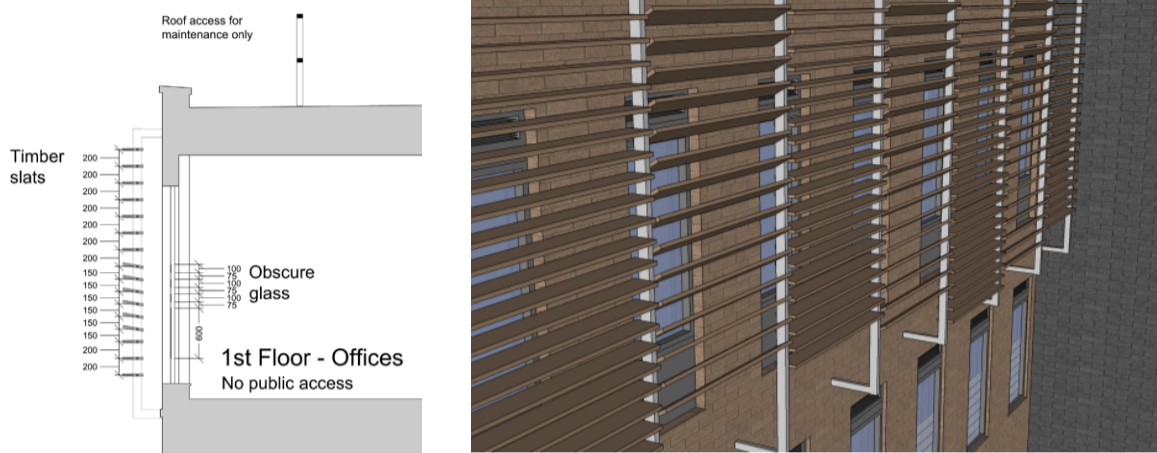
# Overlooking

Proposals to avoid overlooking have been developed since the first round of consultation to shield adjacent gardens and windows. The proposals have been set out below according to the neighbouring properties affected.

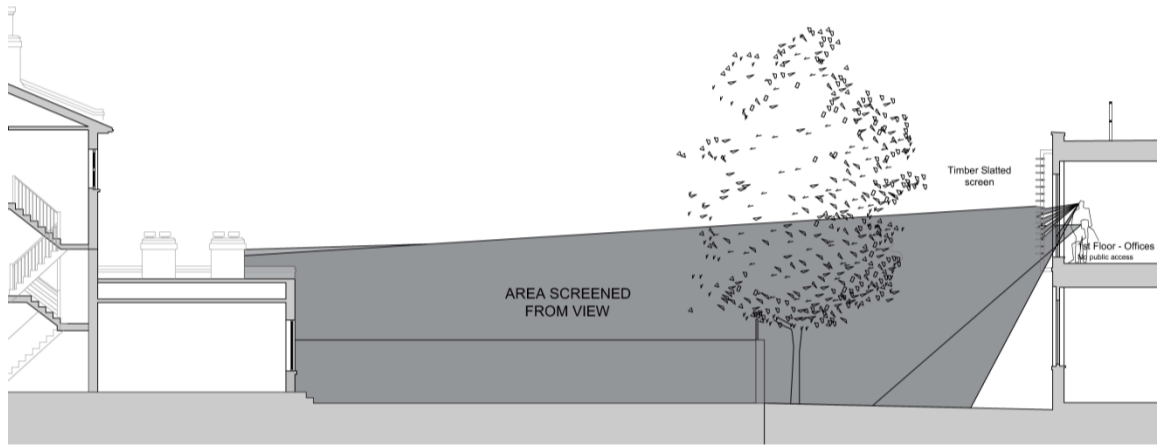
## KING'S GROVE

The top floor of the building has now been set back by 600mm, which will help in reducing the potential for overlooking onto the rear of the properties on King's Grove.

The windows on the side of the elevation adjacent to the properties on King's Grove have been designed with timber slats to prevent users of the office building being able to look into their gardens. Following consultation, we have also incorporated obscured glass into these designs. As a result, the potential for overlooking has been significantly reduced.



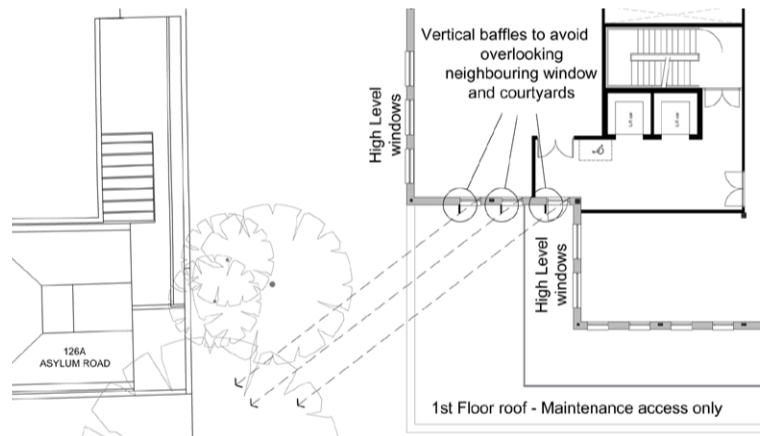
Proposed slats on windows



Impact of measures to prevent overlooking on Kings Grove

## 126A ASYLUM ROAD

The potential for overlooking from the windows adjacent to 126a Asylum road has been reduced by including vertical "baffles" (fins).



Proposed measures to prevent overlooking to 126A Asylum Road

## LONDON & BRIGHTON APARTMENTS (139 QUEENS ROAD)

All windows facing 139 Queens Road will be set at a higher level so that over looking onto the apartments windows and balconies is not possible. Windows can also be obscured as an additional measure to ensure that there is no overlooking.

In addition to the measures outlined above, we will undertake tree planting to generate some natural screening.

# Additional Plans and Elevations



Asylum Road frontage

Since the first phase consultation, we have continued to develop the scheme and have produced additional elevations, plans and perspectives. Further detail, including dimensions, are available to view online at: [www.southwark.gov.uk/QRconsultation](http://www.southwark.gov.uk/QRconsultation).



Queens Road Frontage



Asylum Road Forecourt



Asylum Road



East Elevation (view from Kings Grove)



Queens Road



North Elevation (view from 139 Queens Road)



Asylum Road



Queens Road