

NSP57: Copeland Road Industrial Park (Blackpool Road).

Comments on Southwark Council's Preferred Option *(shown in italics)*

by Eileen Conn (SE15 4LE) April 2017

Council text: Site Vision

Redevelopment of the site must:

- *Contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater;*

- *Enhance permeability, including a new north-south green link aligned with Pilkington Rd and Consort Road;*

- *Provide new public open space;*

Redevelopment of the site may:

- *Provide new homes;*

- *Provide new extra care housing.*

EC COMMENTS:

* The site should be renamed to avoid confusion with Copeland Park at 133 Copeland Road. Suggest: Consort/Blackpool Roads industrial site.

* Agree that the site should continue to contribute to the small business, creative and cultural employment cluster. But the allocation should make explicit provision for industrial type of small businesses as well as office type environments.

* The loss of industrial land all over London including Peckham and Southwark is far greater than the London Plan envisaged and creating serious shortages. So, the designation should be to preserve the current industrial capacity.

* The proportion of the site for these employment business uses should therefore retain at least the amount of the current business and employment floor space.

* Is there a technical planning meaning of 'floor space' which in practice means less than the lay understanding? If so that term needs to be made clear.

* Redevelopment should take into account the amenity needs of the local residents and reduce noise and pollution effects.

* An east west pedestrian link between Nunhead and Rye Lane should be preserved as well as the creation of a new north south green link.

* agree provision of new public open space but not as shown necessarily in the middle of the site.

* Any new homes or residential facility must be no higher than the heights of the residential homes already on the site.

* The Victorian industrial building on Copeland Road should be preserved and refurbished and listed in the local list of heritage buildings. This together, with the buildings in Copeland Park, are the remains of an important part of Peckham's industrial heritage.

* Redevelopment must provide for the bus garage or satisfactory alternative location.

Council text: Indicative development capacity

- *Residential (C3) – 268 homes*

- *Small Business space (B1) – 19,780 m²*

Required Uses

- *Small business space (B1, B2) – to existing level of provision or at least 50% of the development (whichever is greater)*

- *Open space - at least 15% of development site area*

Other acceptable uses

- *Residential (C3)*

- *Extra care housing (C2)*

EC COMMENTS

* Shouldn't B2 appear as 'indicative' as well as 'required'?

* The primary use of this site should be industrial, where the particular uses are compatible with the residential area. They should include B8 as well as B1 and B2.

- * B8 should be an acceptable use given the site's proximity to the town centre where there are many storage needs.
- * 268 homes is too many and changing the use of this site too much.
- * There might be a small amount of residential acceptable in a small cluster adjacent to the existing 3 houses on the Copeland – Brayards corner.

Council text: Design & Accessibility Guidance

The site is not located within an archaeological priority zone or conservation area. The site is within the setting of Rye Lane Peckham conservation area. The railway viaduct to the north of the site is an important undesignated heritage asset. Taller buildings should be located towards the north of the site.

EC COMMENTS

- * The heights of any new buildings must be on the same scale of the 3 two storey houses adjacent to the boundary, and also the two storey houses across the road in the Atwell Estate.
- * The design of any redevelopment should improve the junction of Copeland Road and Consort Road at the railway bridge for pedestrians, cyclists and vehicles, and take account of the traffic movements at the Copeland Park entrance and exit at 133 Copeland Road.
- * The Victorian industrial building on Copeland Road should be preserved and refurbished and listed in the local list of heritage buildings. This, together with the buildings in Copeland Park, is the remains of an important part of Peckham's industrial heritage.
- * Waste disposal, waste management and recycling facilities should be well designed to meet the needs of different types of operators on site, and present a good example to the rest of the town centre.