

NSP57: Copeland Road Industrial Park (Blackpool Road).

Peckham Vision summary of information for local discussions up to April 2017.

Planning status: This is an industrial site with Blackpool Road running across it from east to west. This site is the second half (the other half being Copeland Park, including the Bussey Building) of what 10 years ago was proposed for redevelopment as the tram depot. The site is still occupied as it was then in the north part by the bus garage, Council streetworks base, a church in a large Victorian building, and a small block of flats; and in the south half by Buildbase a large builders' merchants. The Council is proposing it should be redeveloped for mixed use as housing and small business spaces.

Some issues and questions raised:

- The site should be renamed to avoid confusion with Copeland Park at 133 Copeland Road.
 - The redevelopment provides for maintaining employment floorspace but is this changing it to white collar and cultural uses and away from industrial use?
 - The Victorian building currently housing a church is worth preserving and needs to be mentioned.
 - What are the plans for the residents in the block of flat near the railway bridge?
 - What are the plans for the bus garage?
 - The proposal is for 268 homes. This raises questions about the density and how much space would be remaining for other activities.
 - Residents in Atwell estate to the west of the site and in the housing block on Consort Rd to the east overlooking the site say they have noise problems because of the industrial activity.
 - Is this site an example of how useful and needed industrial land is disappearing fast across London?
 - There would be a loss of on-road car parking.
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A collation of some comments on the February 2017 NSP Preferred Option:

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- * Agree that the site should continue to contribute to the small business, creative and cultural employment cluster but 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, all current industrial land should be preserved where feasible.
- * The proportion of the site for these employment business uses should therefore retain the amount of the current business and employment floor space.
- * Redevelopment should take into account the amenity needs of the local residents and reduce noise and pollution effects.
- * The desirability of preserving an east west link and the potential for a north south link aligned with Pilkington Road should be explored together.
- * 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.

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- * 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.

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Copy of text from Southwark Council's Preferred Option for Peckham sites: <http://goo.gl/LFokc4>

Description of site

This site comprises a range of industrial buildings and yards of varying ages and conditions. The site is bounded by Copeland Road to the north and west, Consort Road to the east, and Brayards Road to the south. The site currently hosts Buildbase, London Central Peckham bus Station, and many studios and light industrial units. The site is within the Peckham Action Area Core. The surrounding area comprises a mix of uses including restaurants, bars, retail and homes.

Site area

- 17,581 m²

Existing uses

- Business and industrial uses (B1, B2, B8) – 13,017 m²

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 Road and Consort Road;
- Provide new public open space;

Redevelopment of the site may:

- Provide new homes;
- Provide new extra care housing.

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)

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.