

GP  
AD

General Practice  
Architecture + Design

# 73-75 Camberwell Church Street

Design and Access Statement  
July 2020

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# 1.0 Introduction



# 1.0 Introduction

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This Design and Access Statement has been prepared by GPAD on behalf of Petermans in support of a full planning application as outlined below.

The design proposals are for the development of the site at 73-75 Camberwell Church Street to provide two new residential units across ground, first and second floor levels.

## KEY

 Site





# 2.0 Site Analysis



## 2.1 Site Location

The site is located at 73-75 Camberwell Church Street, a busy high street located in Camberwell within the borough of Southwark.

Camberwell Church Street forms a section of the A road that connects Vauxhall through to Peckham and merges with the A1 at New Cross Gate to the East.

72-73 is located within St Giles Ward, at the Eastern end of Camberwell Church Street which combines retail, leisure and commercial units to form a bustling and vibrant high street that is recognised as a District Town Centre.

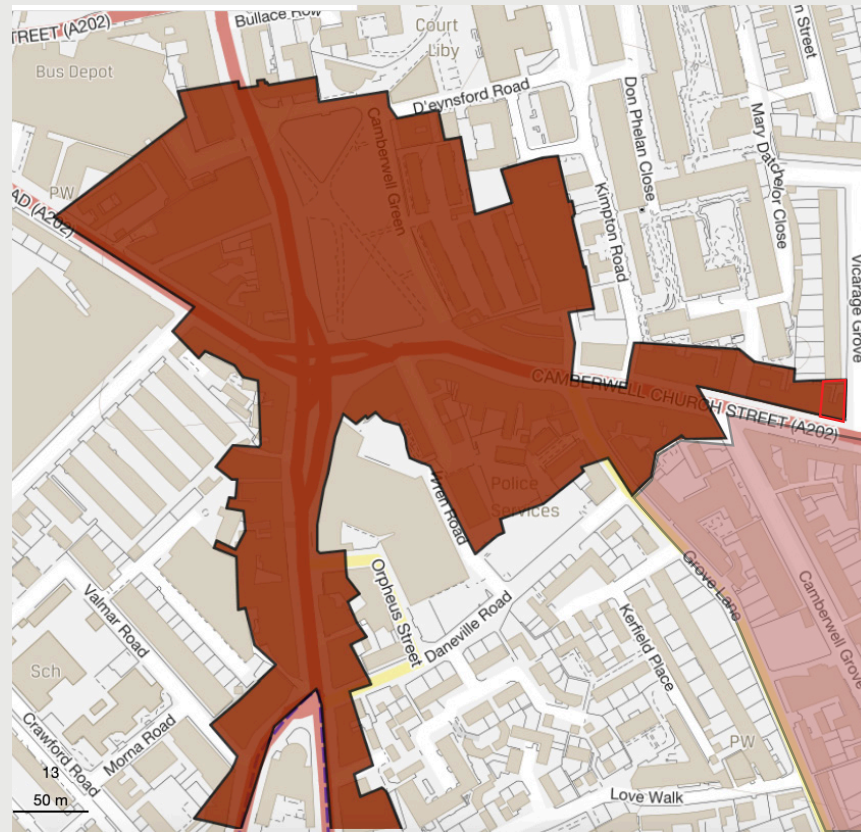
The existing building occupies a corner location which turns onto Vicarage Grove, a residential street of Victorian terraced houses.

### KEY

 Site



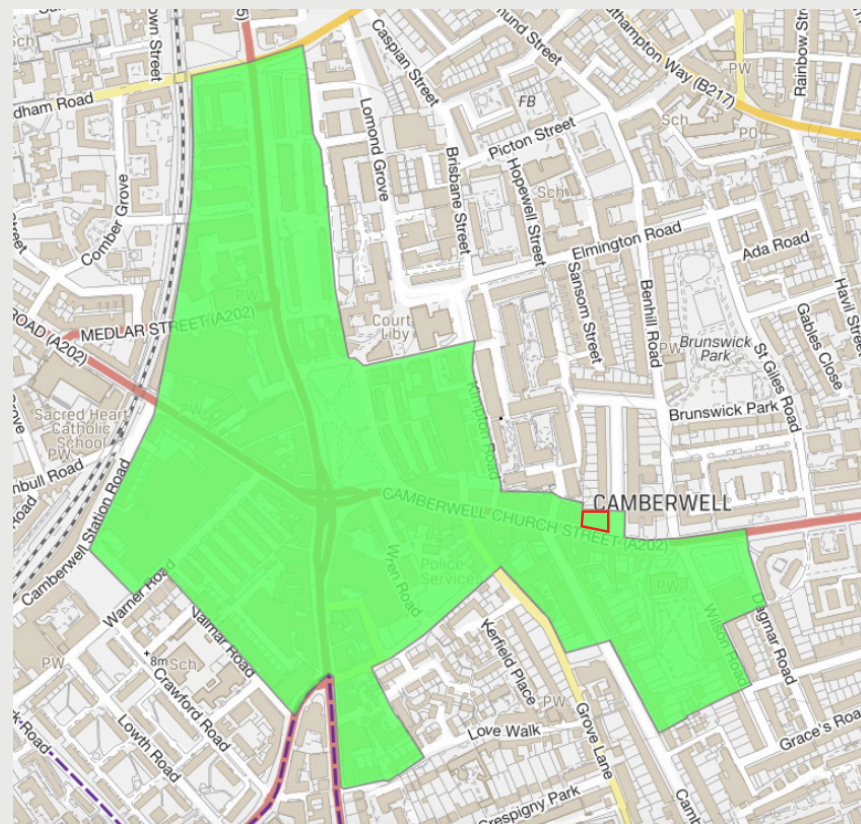




### Conservation Area

The site sits within the conservation area of Camberwell Green and neighbours the Camberwell Grove conservation area.

## 2.2 Site Context



### Archaeological Priority Zone

The site sits within the Archaeological Priority Zone of Camberwell Green.

#### KEY

- Camberwell Green Conservation Area
- Camberwell Grove Conservation Area
- Archaeological Priority Zone of Camberwell Green
- Site



## 2.3 Streetscape

The built form around the site is relatively varied with a composite mix of Victorian terraces and more recent residential developments.

Building heights tend to be 3-4 storeys high, with residential streets defined by raised ground floors with large bay windows, and the high street fronted with shop units at ground level and residential units above.

The materiality across the area is predominately brick with masonry detailing and detailed timber framed shop fronts. Various infill sites demonstrate a continuation of materiality and proportion in keeping with the original elevations.



1 - 2 Vicarage Grove



Benhill Road



64 - 68 Camberwell Church Street



29 - 33 Camberwell Church Street

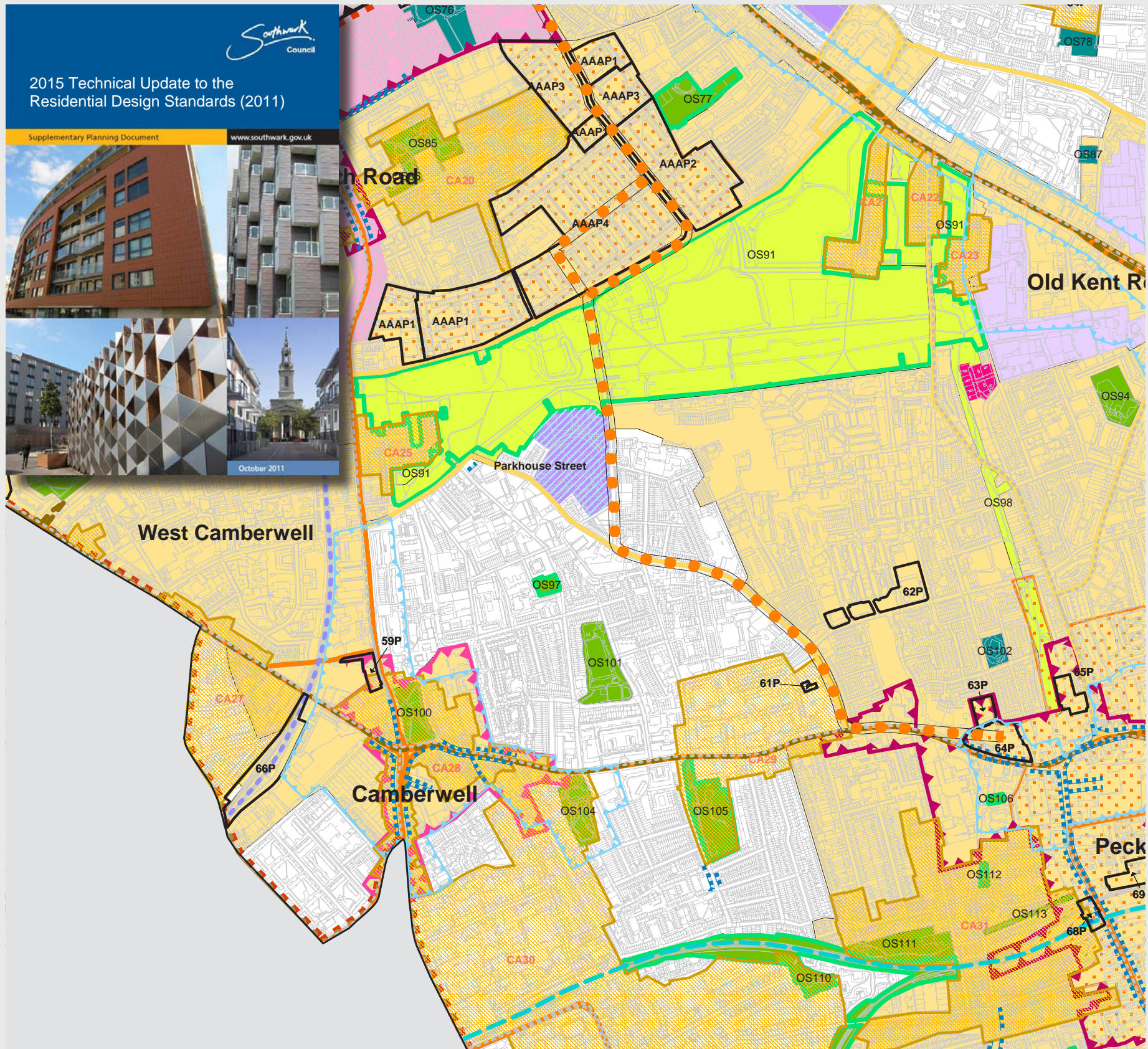


2E - 24 Camberwell Grove



Mary Datchelor House,  
Camberwell Grove





Southwark Core Strategy

## 2.4 Southwark Planning Policy

The design proposals have been informed by the Southwark Local Plan and Residential Design Guide SPD.

The proposals are subject to the following local planning policies, as well as the NPPF and The London Plan (2016):

The Core Strategy (2011)

- Strategic Policy 5: Providing new homes
- Strategic Policy 12: Design and conservation

The Saved Southwark Plan (2007)

- Policy 1.7: Development Within Town and Local Centres
- Policy 3.2: Protection Of Amenity
- Policy 3.12: Quality in Design
- Policy 3.13: Urban Design
- Policy 3.16: Conservation Areas
- Policy 4.2: Quality of Residential Accommodation
- Policy 5.3: Walking and Cycling
- Policy 5.6: Car Parking



# 3.0 Existing Building



## 3.1 Existing Building

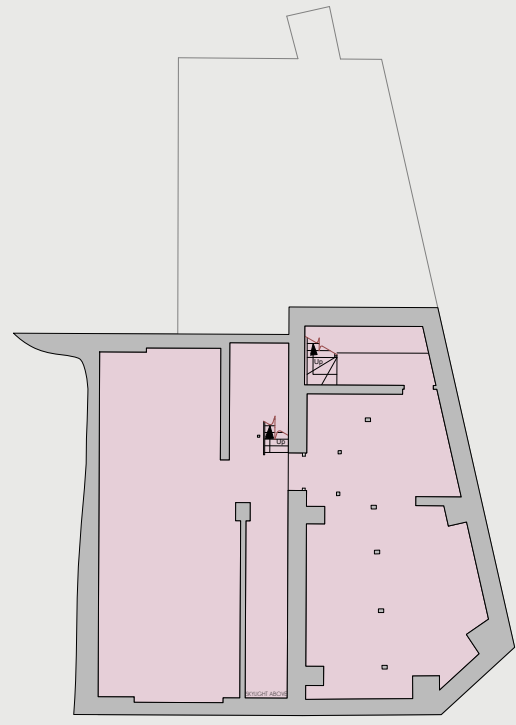
The site comprises 73 & 75 Camberwell Church street. There are two commercial units at ground floor with access to storage areas at basement level. There is a tenanted flat at 2nd & 3rd floor level with separate entrance from ground level which does not form part of this application.

The rest of the upper floors have approval to be converted from office to residential use under a separate permitted development application. Their entrance is as existing from Vicarage Grove.

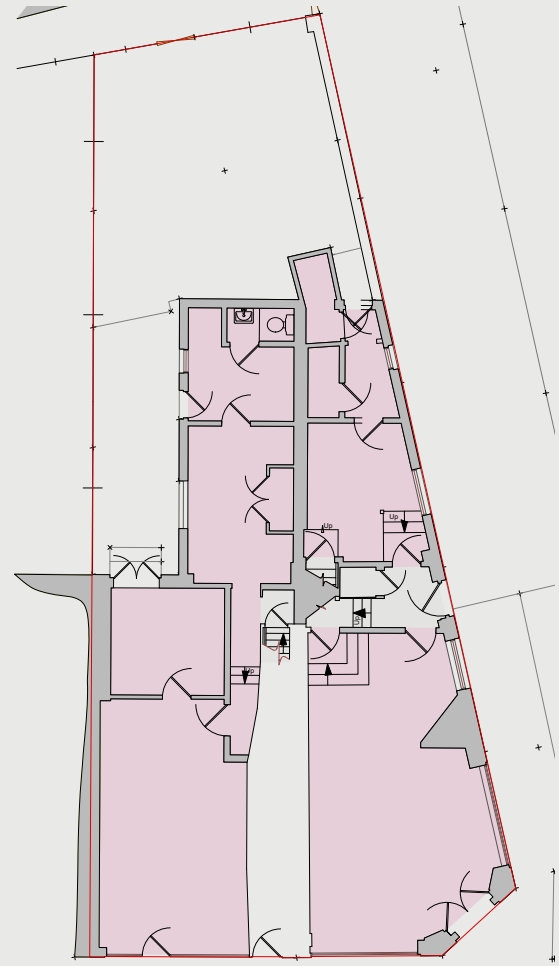




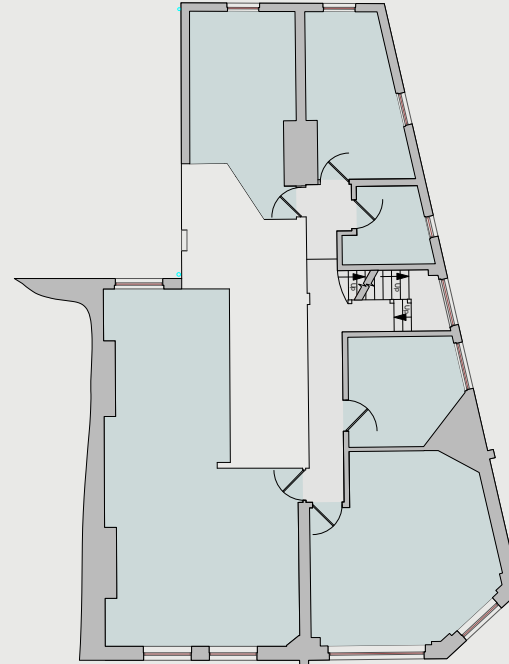
# 3.2 Existing Plans



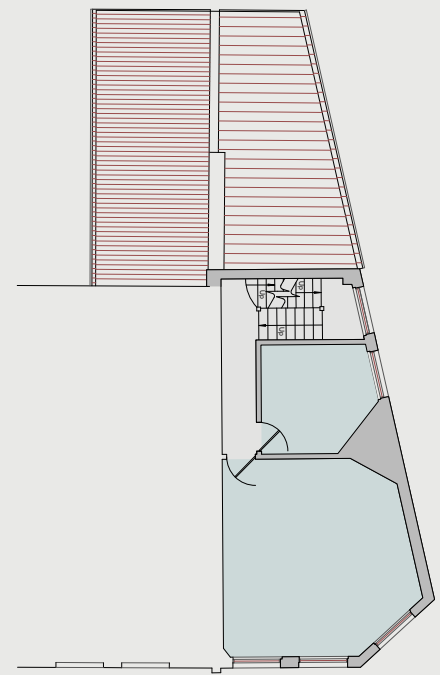
BASEMENT FLOOR



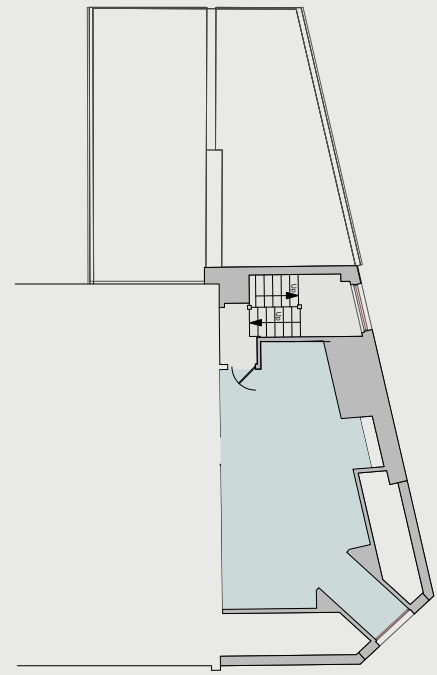
GROUND FLOOR



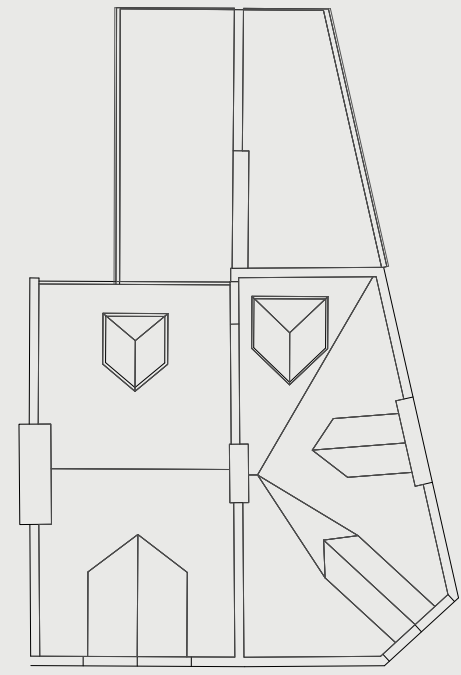
FIRST FLOOR



SECOND FLOOR






THIRD FLOOR



ROOF

KEY

-  Office
-  Retail
-  Circulation

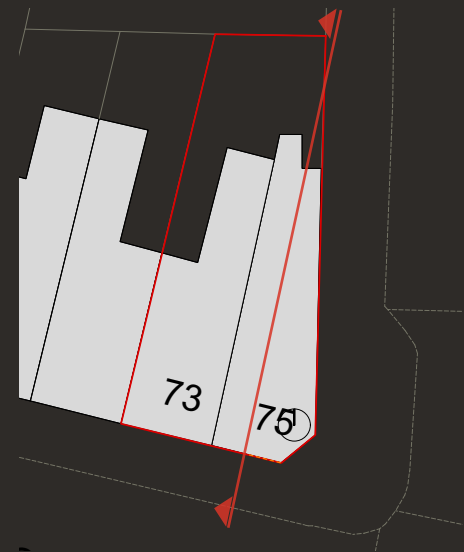
Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142





# 3.3 Existing Section

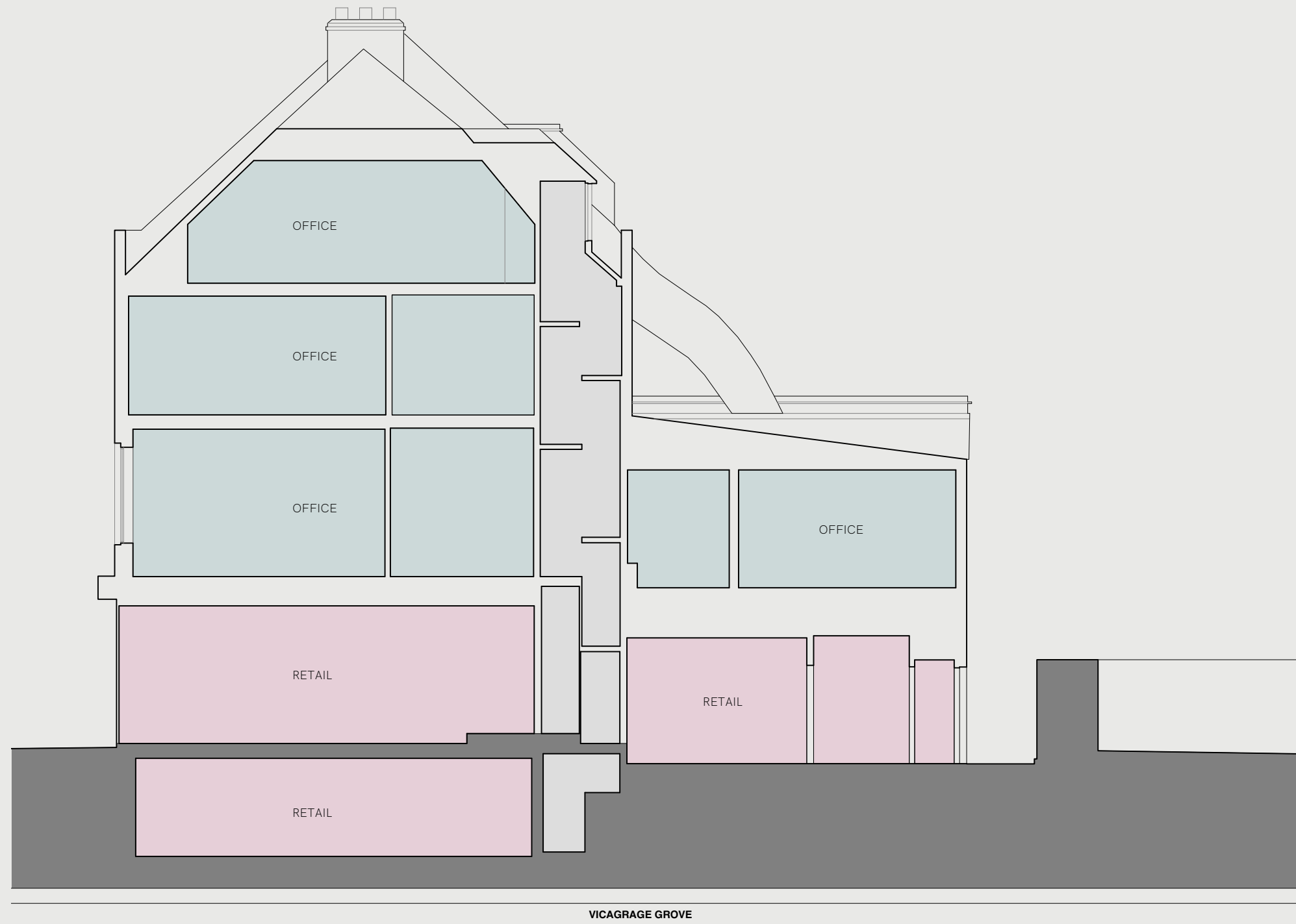
KEY PLAN



KEY

- Office
- Retail
- Circulation

Note:  
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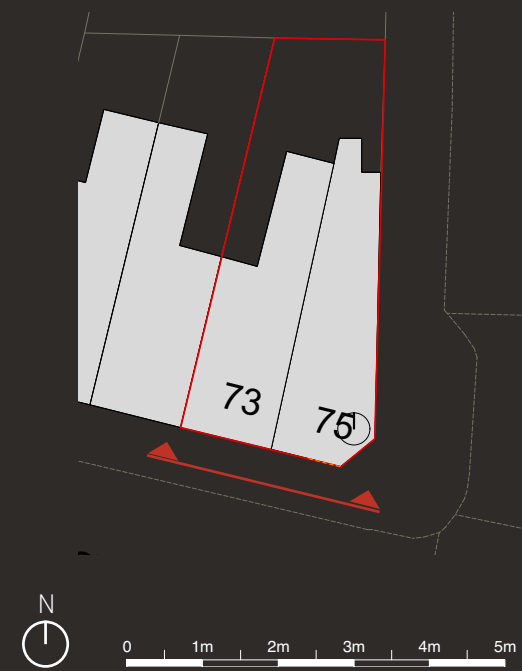




# 3.4 Existing Elevation Camberwell Church Street



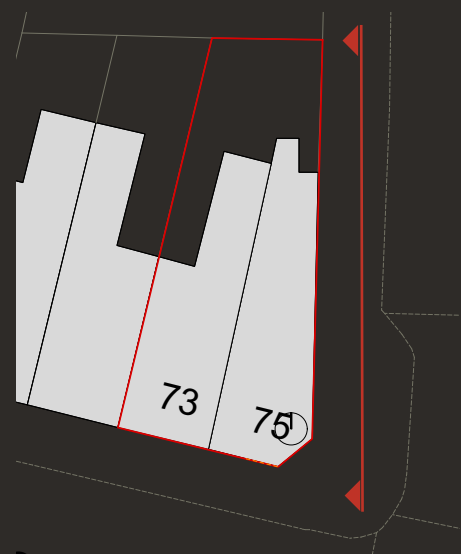
KEY PLAN





# 3.4 Existing Elevation Vicarage Grove

KEY PLAN



0 1m 2m 3m 4m 5m





### 3.4 Existing Elevation Rear

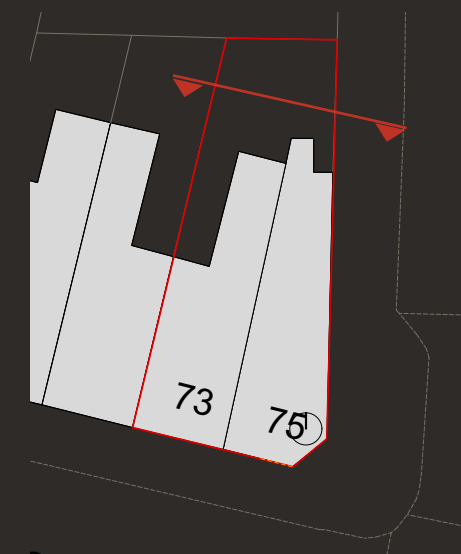


VICARAGE GROVE

73-75 CAMBERWELL CHURCH STREET

71 CAMBERWELL CHURCH STREET

KEY PLAN



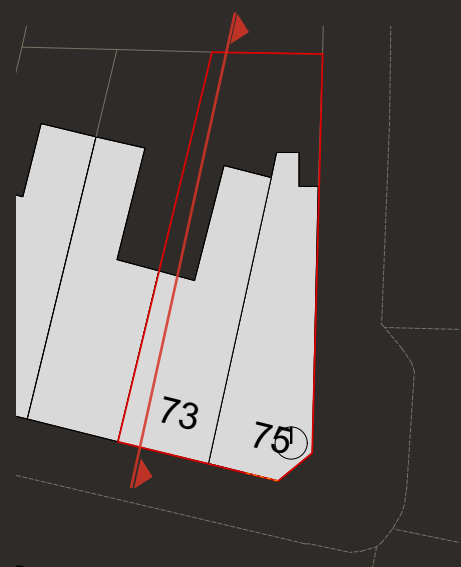
0 1m 2m 3m 4m 5m





# 3.4 Existing West Elevation

KEY PLAN



KEY

- Office
- Retail
- Circulation

Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142





# 4.0 Design Response

to Pre-Application Comments

# 4.1 Design Response

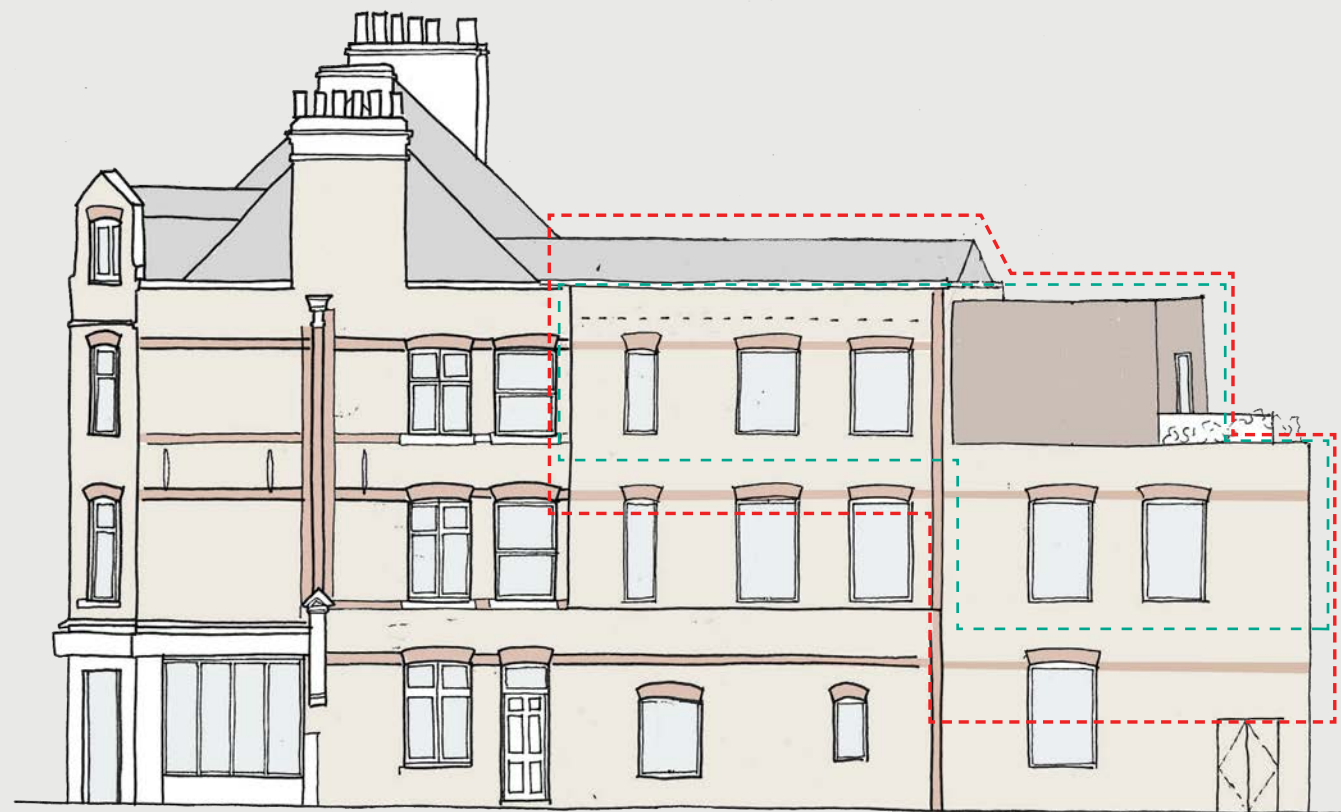
The scheme was submitted for a pre-application enquiry in February 2020. The proposals received largely positive feedback from the design officer and were deemed acceptable in principle.

The proposals are driven by the design concept of a graded extension that moves from the traditional setting of the existing building facing Camberwell Church Street, to a more modern, subservient extension as it extends along Vicarage Grove.

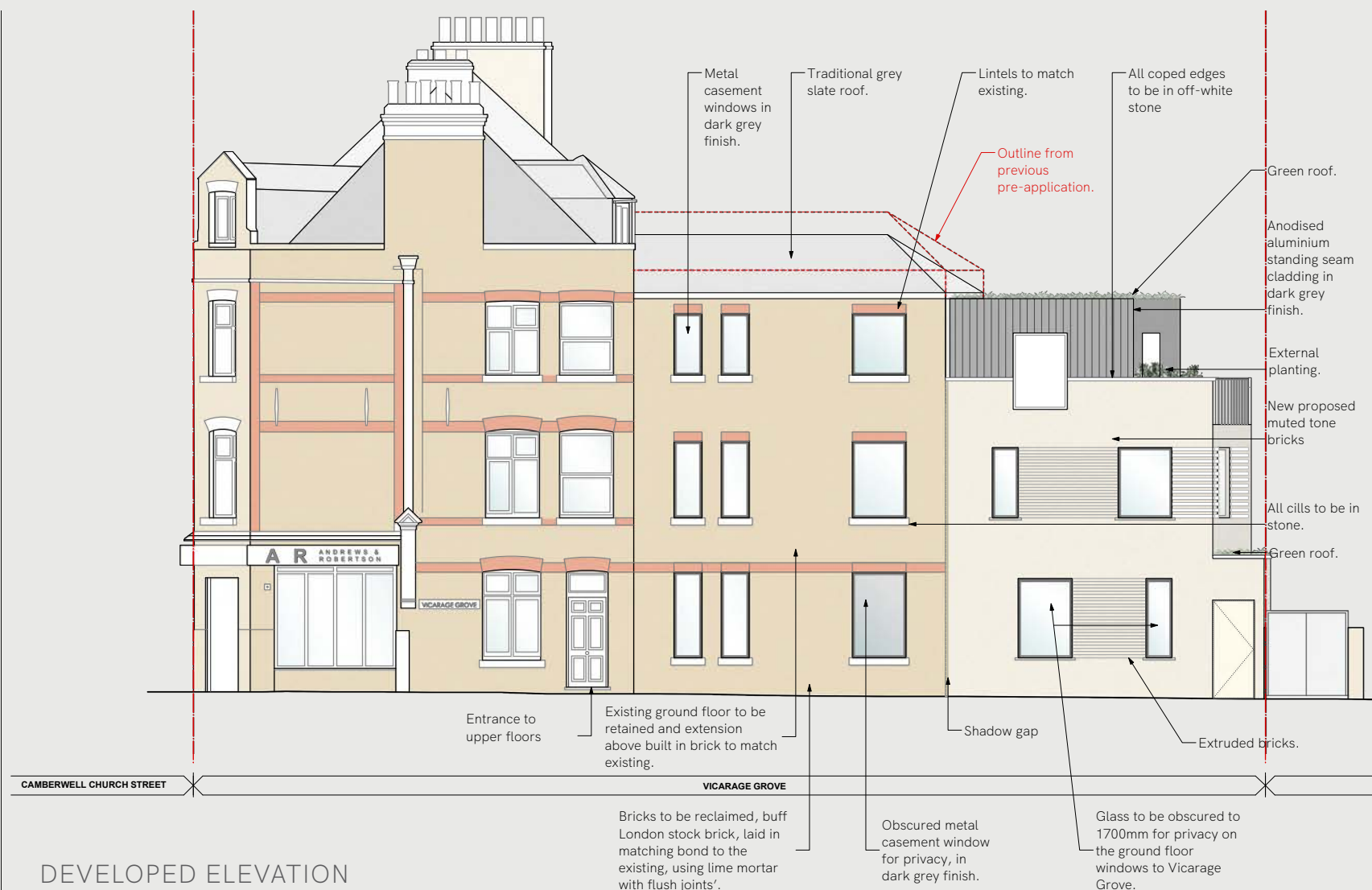
This hierarchy is expressed in the design of the facade; the materiality, fenestration detail and rhythm.

In response to comments received at the pre-application enquiry, this hierarchical design approach has been further accentuated with the following amendments:

- Reduced height to central pitched roof
- Lowered window heads to extension element
- Adjusted fenestration rhythm to extension element
- Lighter, muted brick tone to highlight new element
- Shadow gap between existing and new to demarcate transition from old to new
- Extension set in from rear boundary



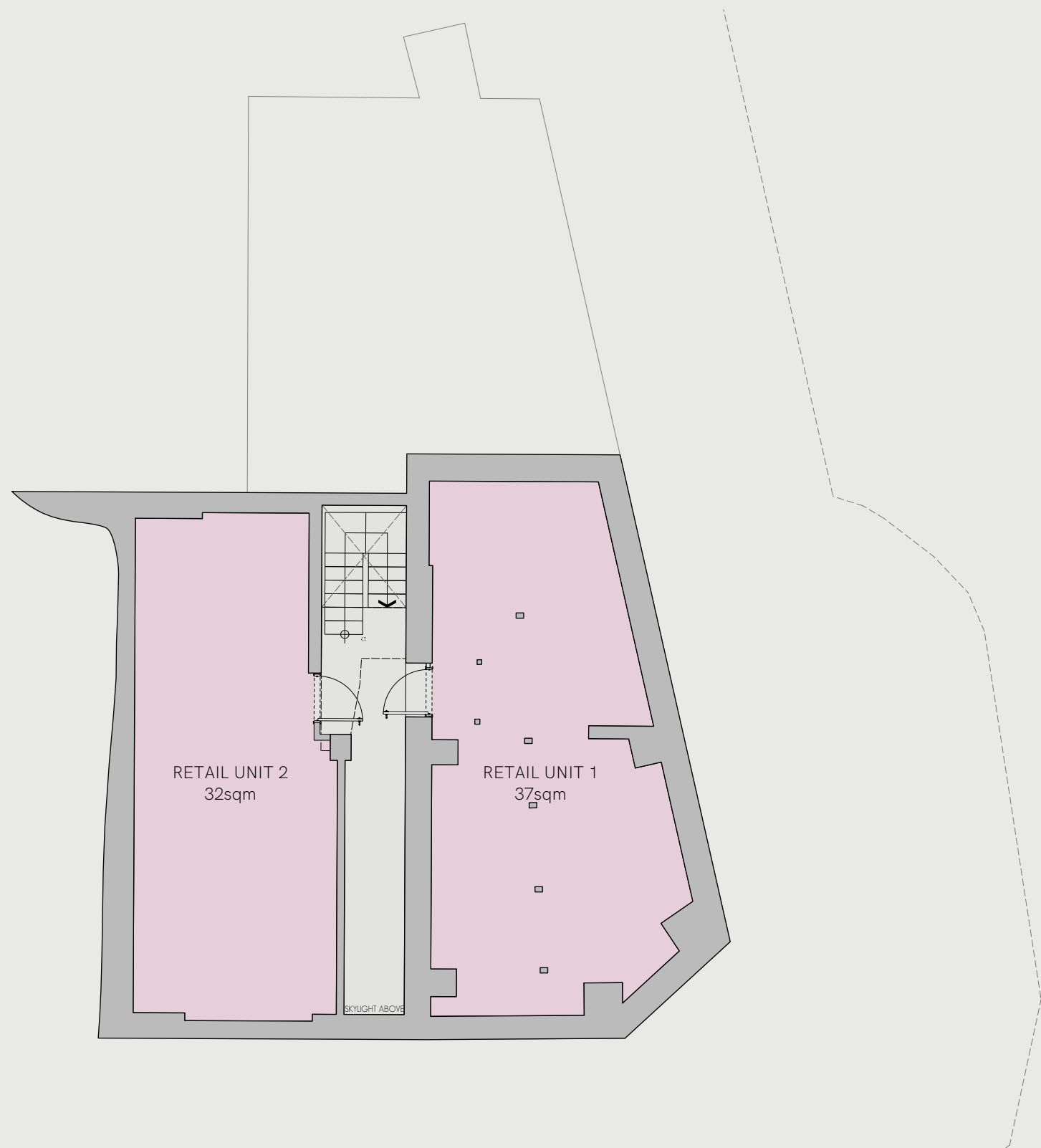
PRE-APPLICATION ELEVATION









# 5.0 Proposals

# 5.1 Proposed Plans Basement



KEY

-  Existing Tenanted Flats and Office Units
-  Proposed New Residential Units
-  Retail
-  Circulation

Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142









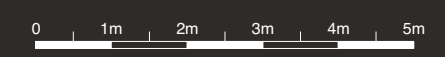


# 5.1 Proposed Plans Ground Floor

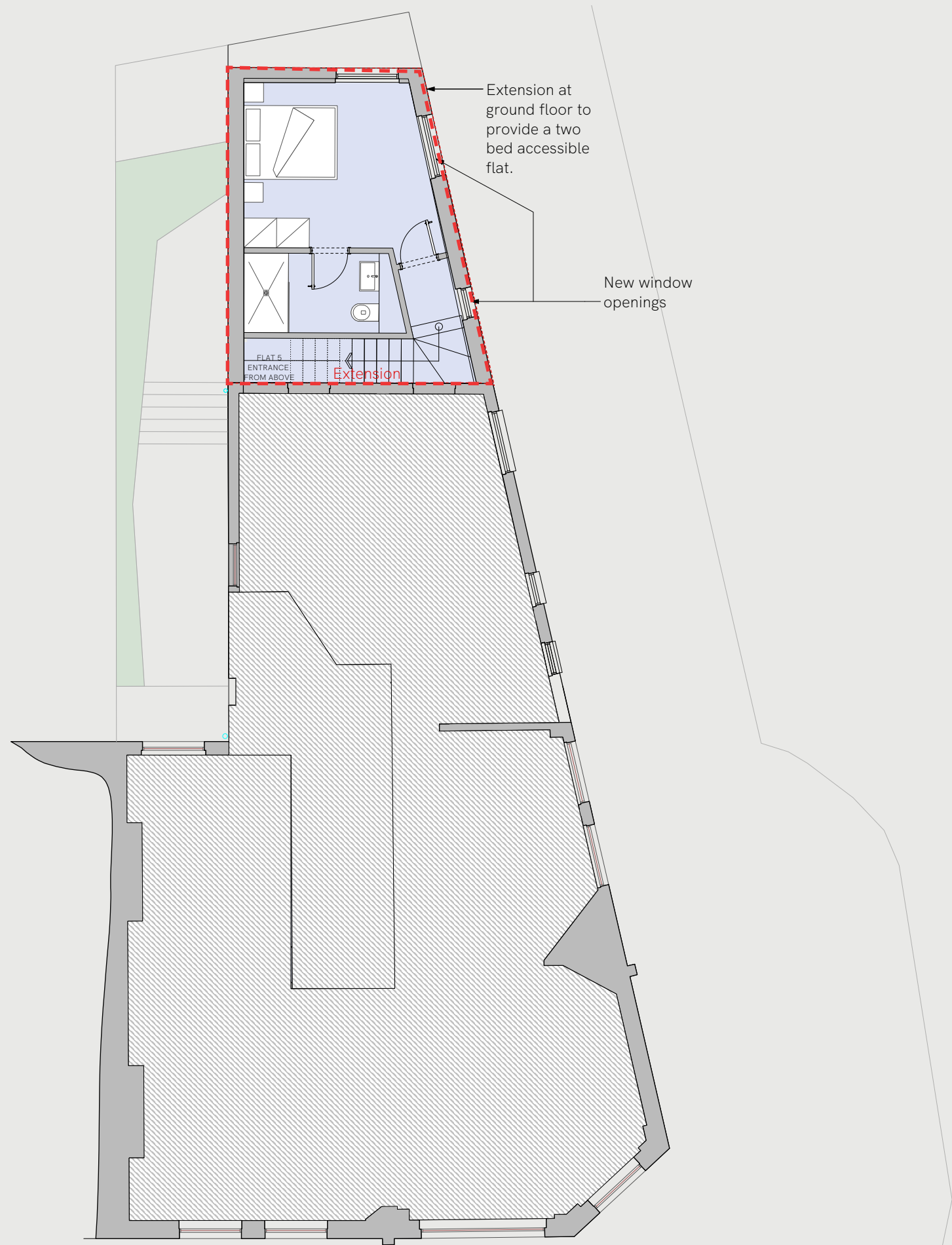
KEY

-  Existing Tenanted Flats and Office Units
-  Proposed New Residential Units
-  Retail
-  Circulation





Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142



# 5.1 Proposed Plans First Floor



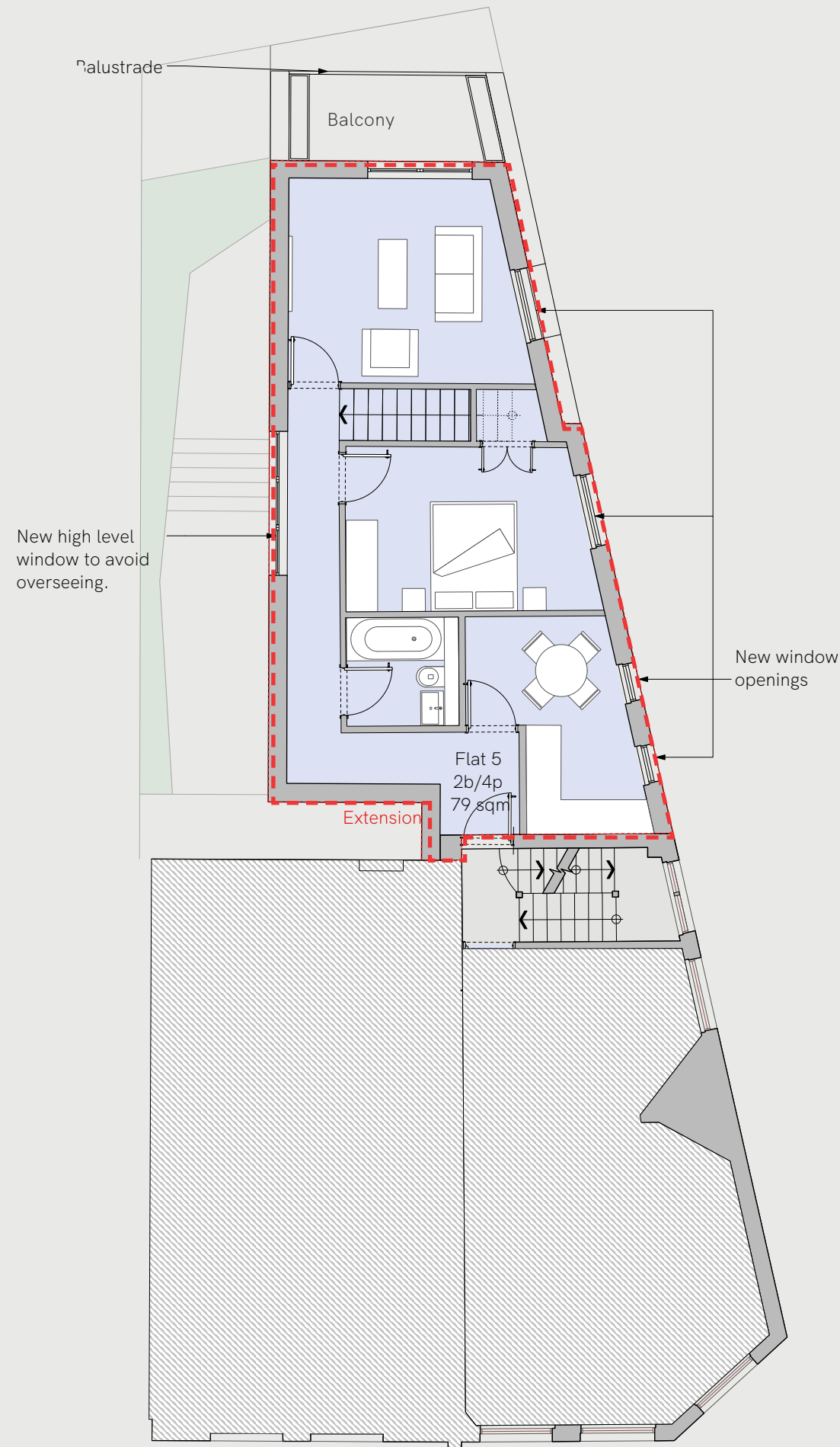
KEY

-  Existing Tenanted Flats and Office Units
-  Proposed New Residential Units
-  Retail
-  Circulation

Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142










# 5.1 Proposed Plans Second Floor

KEY

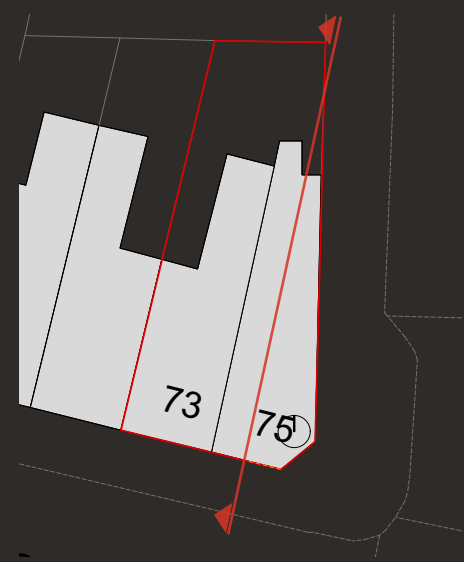
-  Existing Tenanted Flats and Office Units
-  Proposed New Residential Units
-  Retail
-  Circulation

Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142



# 5.2 Proposed Section

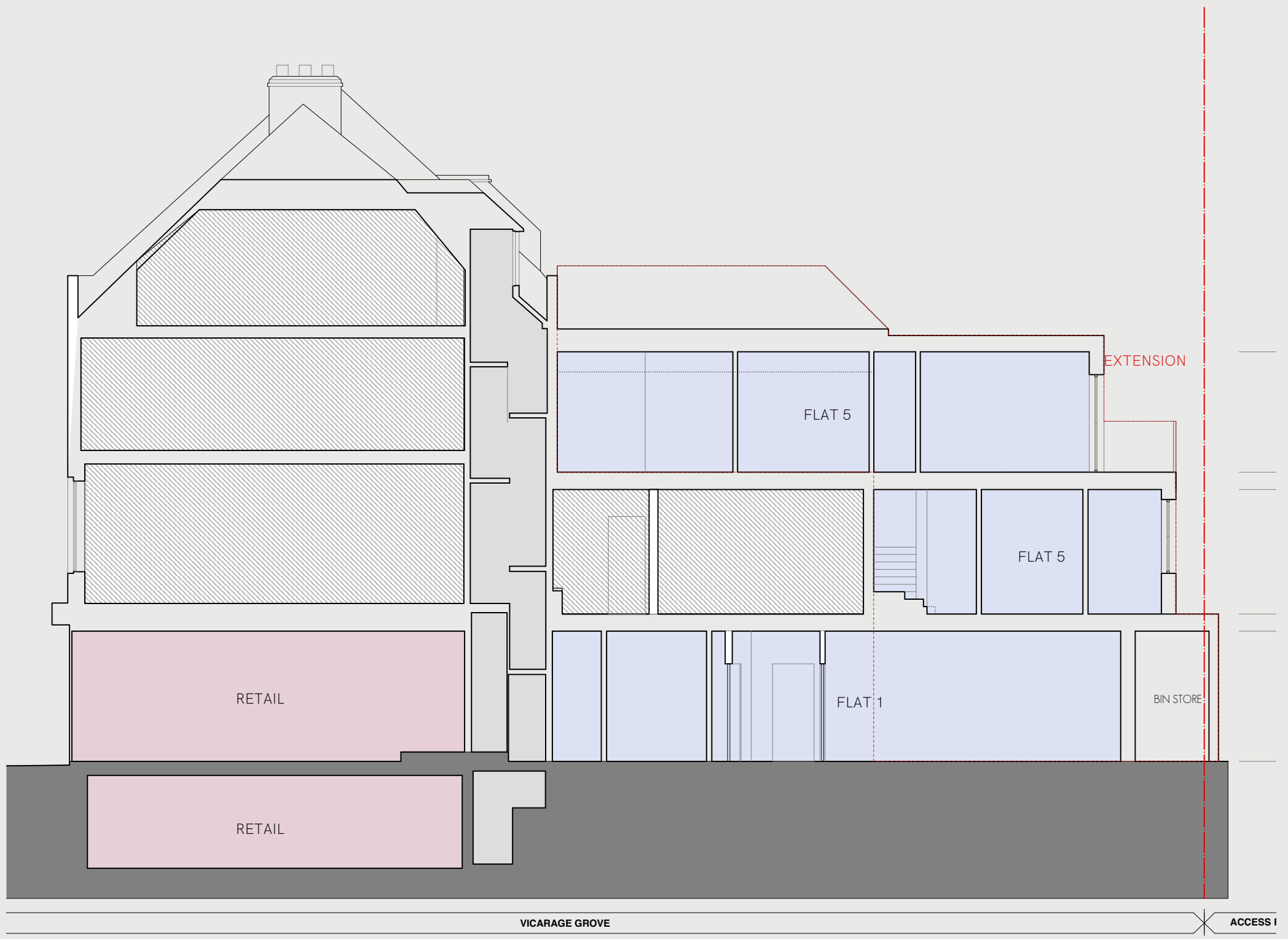
KEY PLAN



KEY

- Existing Tenanted Flats and Office Units
- Proposed New Residential Units
- Retail
- Circulation

Note:  
Existing office spaces have been granted permission for conversion to residential under application ref: 20/AP/0142

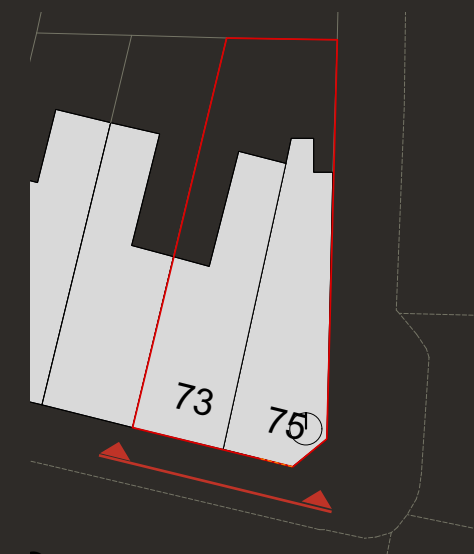




# 5.3 Proposed Elevation Camberwell Church Street

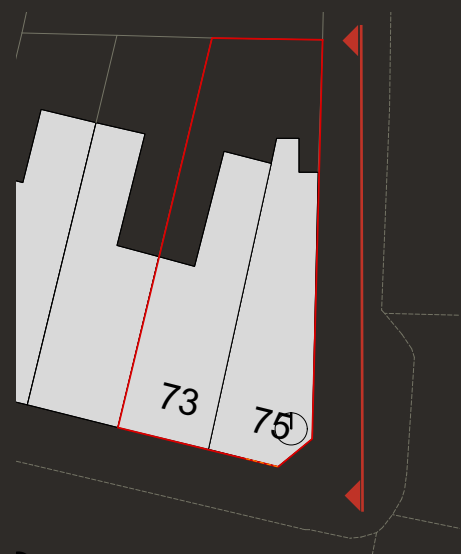


KEY PLAN

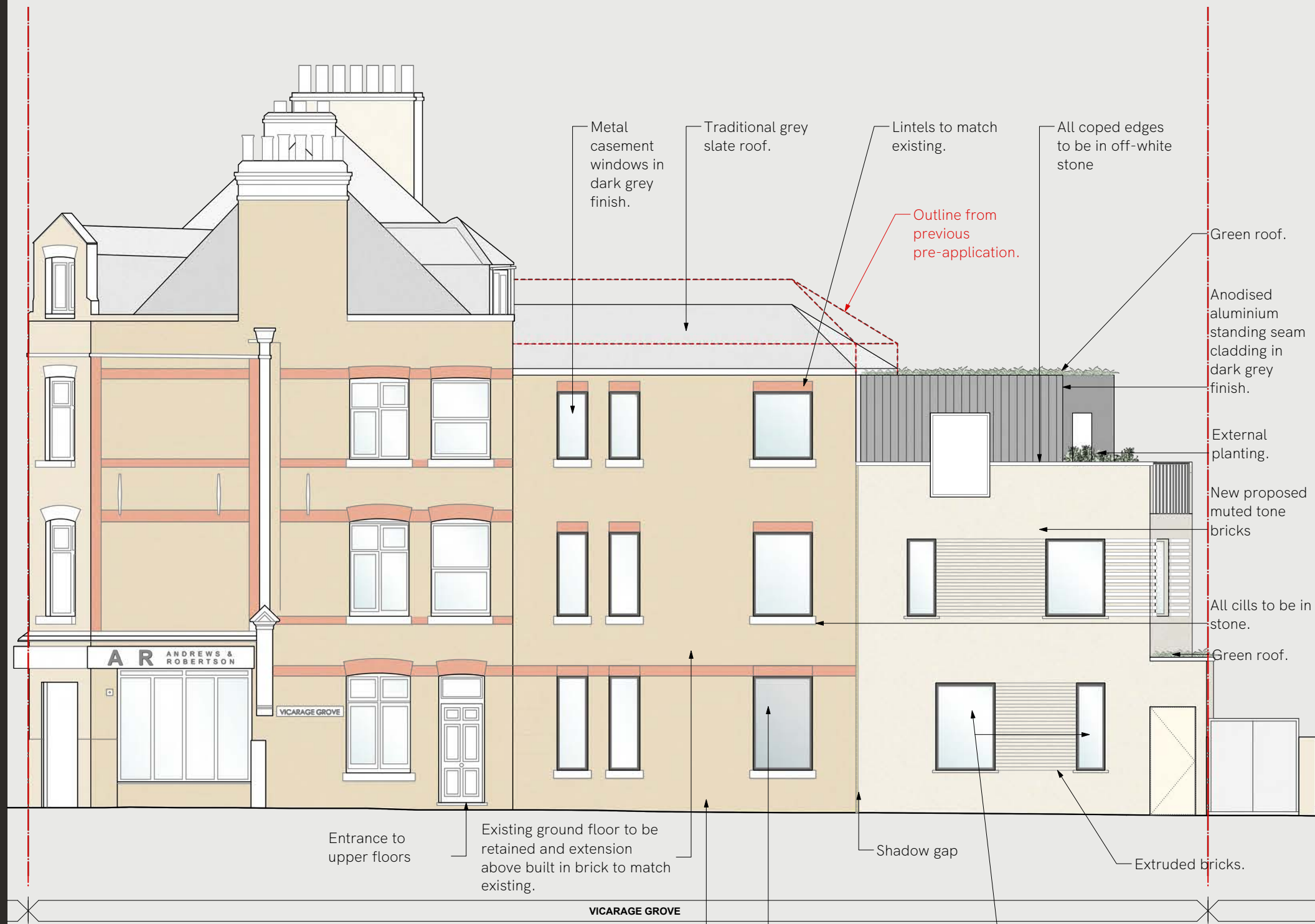


# 5.3 Proposed Elevation Vicarage Grove

KEY PLAN



0 1m 2m 3m 4m 5m



Metal casement windows in dark grey finish.

Traditional grey slate roof.

Lintels to match existing.

All coped edges to be in off-white stone

Green roof.

Anodised aluminium standing seam cladding in dark grey finish.

External planting.

New proposed muted tone bricks

All cills to be in stone.

Green roof.

Outline from previous pre-application.

Entrance to upper floors

Existing ground floor to be retained and extension above built in brick to match existing.

Shadow gap

Extruded bricks.

Bricks to be reclaimed, buff London stock brick, laid in matching bond to the existing, using lime mortar with flush joints'.

Obscured metal casement window for privacy, in dark grey finish.

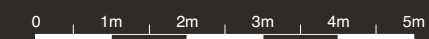
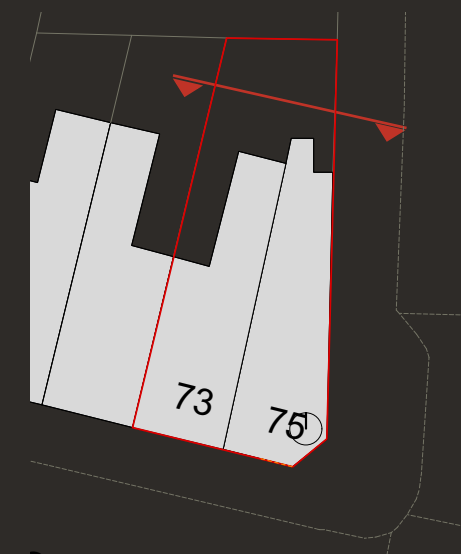
Glass to be obscured to 1700mm for privacy on the ground floor windows to Vicarage Grove.



# 5.3 Proposed Elevation Rear

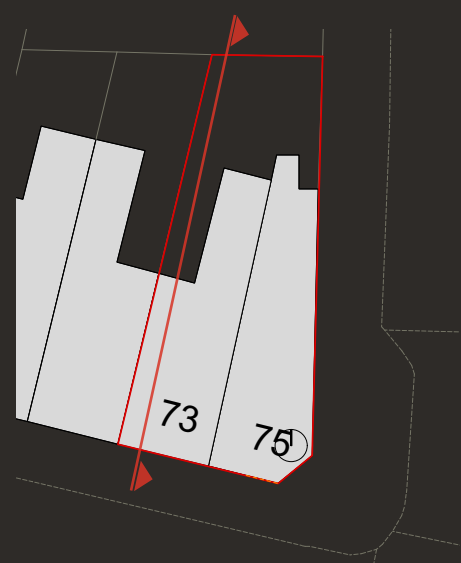


KEY PLAN



# 5.3 Proposed West Elevation

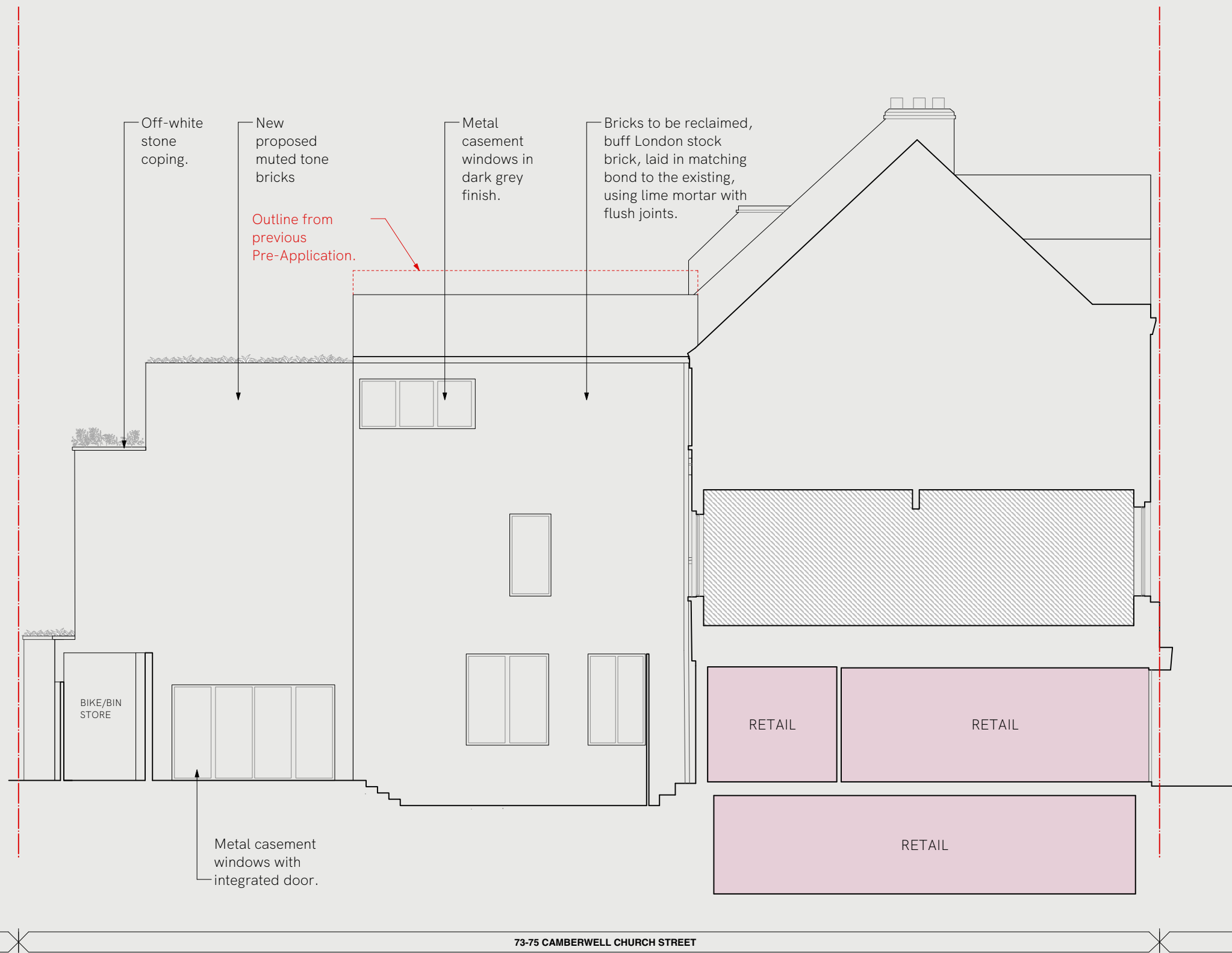
KEY PLAN



KEY

- Existing Tenanted Flats and Office Units
- Proposed New Residential Units
- Retail
- Circulation

Note:  
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5.4  
3D View from  
Vicarage Grove



## EXISTING AREAS

Floor	GEA		GIA		NIA		
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	
Basement	106	1,141	90	969	90	969	Retail
Ground	150	1,615	136	1,464	113	1,216	Retail
First	146	1,572	114	1,227	97	1,044	Office - Permitted development approved for residential
Second	103	1,109	41	441	32	344	Office - Permitted development approved for residential
Third	103	1,109	32	344	26	280	Office - Permitted development approved for residential
<b>Total</b>	<b>608</b>	<b>6,544</b>	<b>413</b>	<b>4,445</b>	<b>358</b>	<b>1,668</b>	

Note GIA does not include areas unable to survey

## PROPOSED AREAS

Floor	GEA		GIA				NIA							
			RETAIL		OFFICE - (Approved residential under permitted development rights)		RESIDENTIAL		RETAIL		OFFICE - (Approved residential under permitted development rights)		RESIDENTIAL	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Basement	106	1141	90	969	0	0	0	0	90	969			0	0
Ground	175	1884	88	947	0	0	70	753	68	732			63	678
First	178	1916			114	1227	26	280			107	1152	24	258
Second	167	1798			42	452	55	592			35	377	55	592
Third	103	1109			32	344		0			26	280		
<b>Total</b>	<b>729</b>	<b>7,847</b>	<b>178</b>	<b>1,916</b>	<b>188</b>	<b>2,024</b>	<b>151</b>	<b>1,625</b>	<b>158</b>	<b>1,701</b>	<b>168</b>	<b>1,808</b>	<b>142</b>	<b>1,528</b>

## INCREASE

Floor	GEA INCREASE		GIA INCREASE		NIA INCREASE	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Basement	0	0	0	0	0	0
Ground	25	269	22	237	18	194
First	32	344	26	280	34	366
Second	64	689	56	603	58	624
Third	0	0	0	0	0	0
<b>Total</b>	<b>121</b>	<b>1,302</b>	<b>104</b>	<b>1,119</b>	<b>110</b>	<b>1,184</b>

# 5.5 Area Schedule

Total New Development -

2 x 2 bed residential units

- Flat 1 - 2b/3p 63sqm

- Flat 5 - 2b/4p 79sqm

Total additional NIA: 110sqm

Total additional GIA: 104sqm



G

P

# 6.0 Access

A

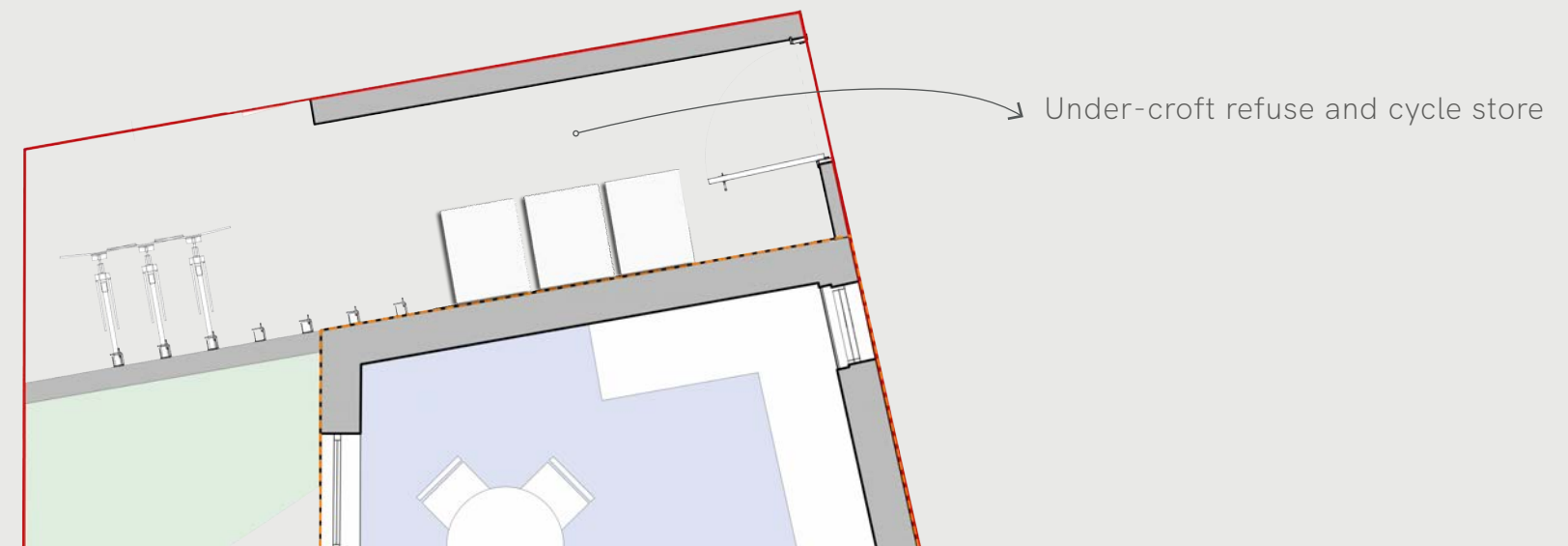
D

## 6.1 Bike Store and Refuse

Access to the refuse and cycle store is from Vicarage Grove via a metal door to the end of the brick extension.

The door will be colour matched to the brick to maintain a sympathetic aesthetic.

The storage area is formed from an under-croft which is external but partially undercover and entirely screened from the street by the main elevation.

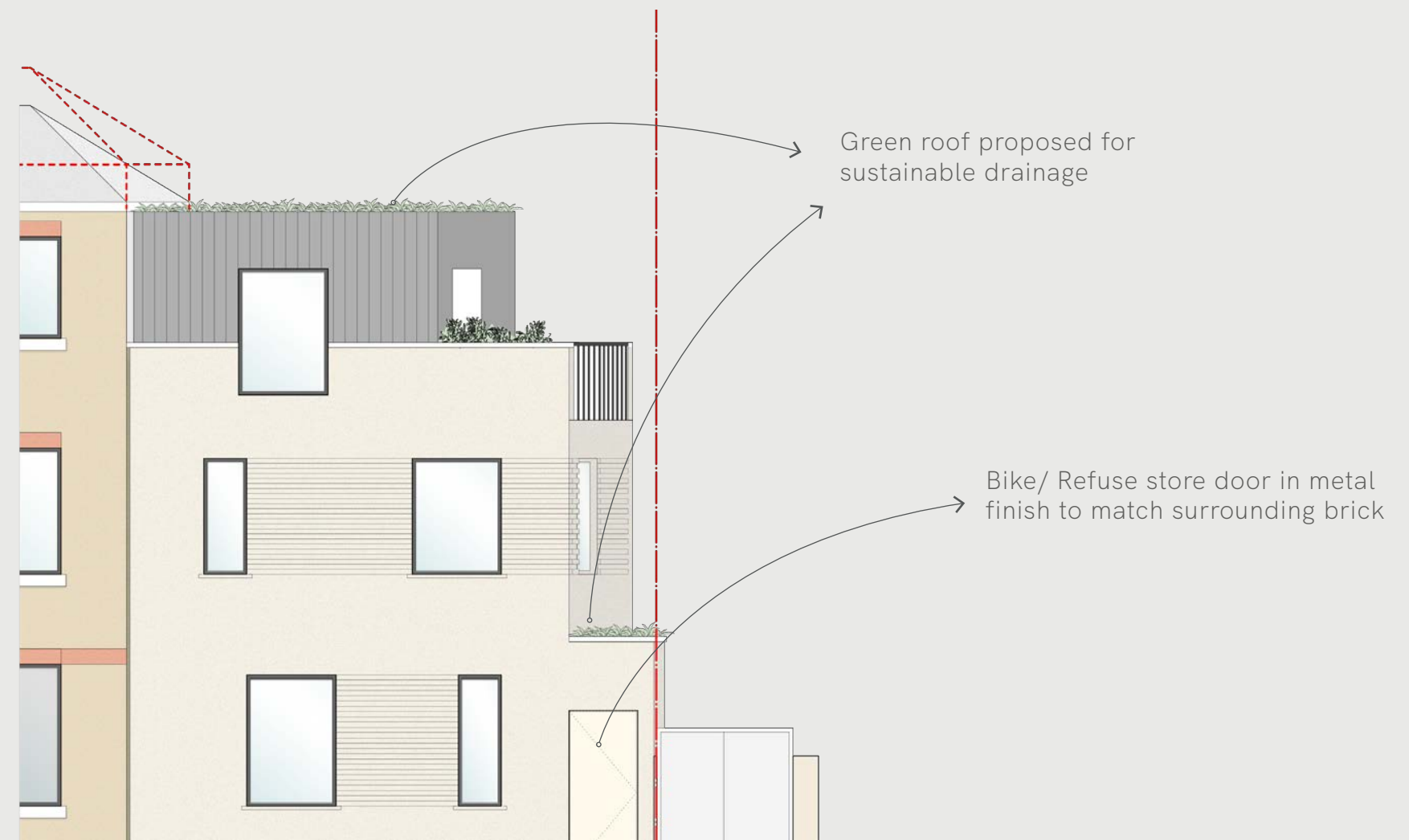


Ground Floor Plan

## 6.2 Drainage

The site is located in a low flood risk area (Flood Zone 1), but within a critical drainage area (CDA).

In order to address any additional surface water discharge created by the development, two biodiverse green roofs are proposed to the roofs of the extension, which will attenuate any additional surface water runoff.



Vicarage Grove Elevation

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