



Buildbase, Blackpool Road

Welcome

Arada London has recently acquired the Buildbase Peckham site on Blackpool Road, SE15 3SU.

We are at the early stages of exploring ideas for a high-quality, residential-led scheme on the site. Arada London is committed to early and ongoing engagement with the local community. This event is an opportunity to learn about our emerging proposals, ask questions, and share your views.

Your feedback is important and will help shape our plans as they develop. Thank you for visiting our consultation event.



Meet the Team

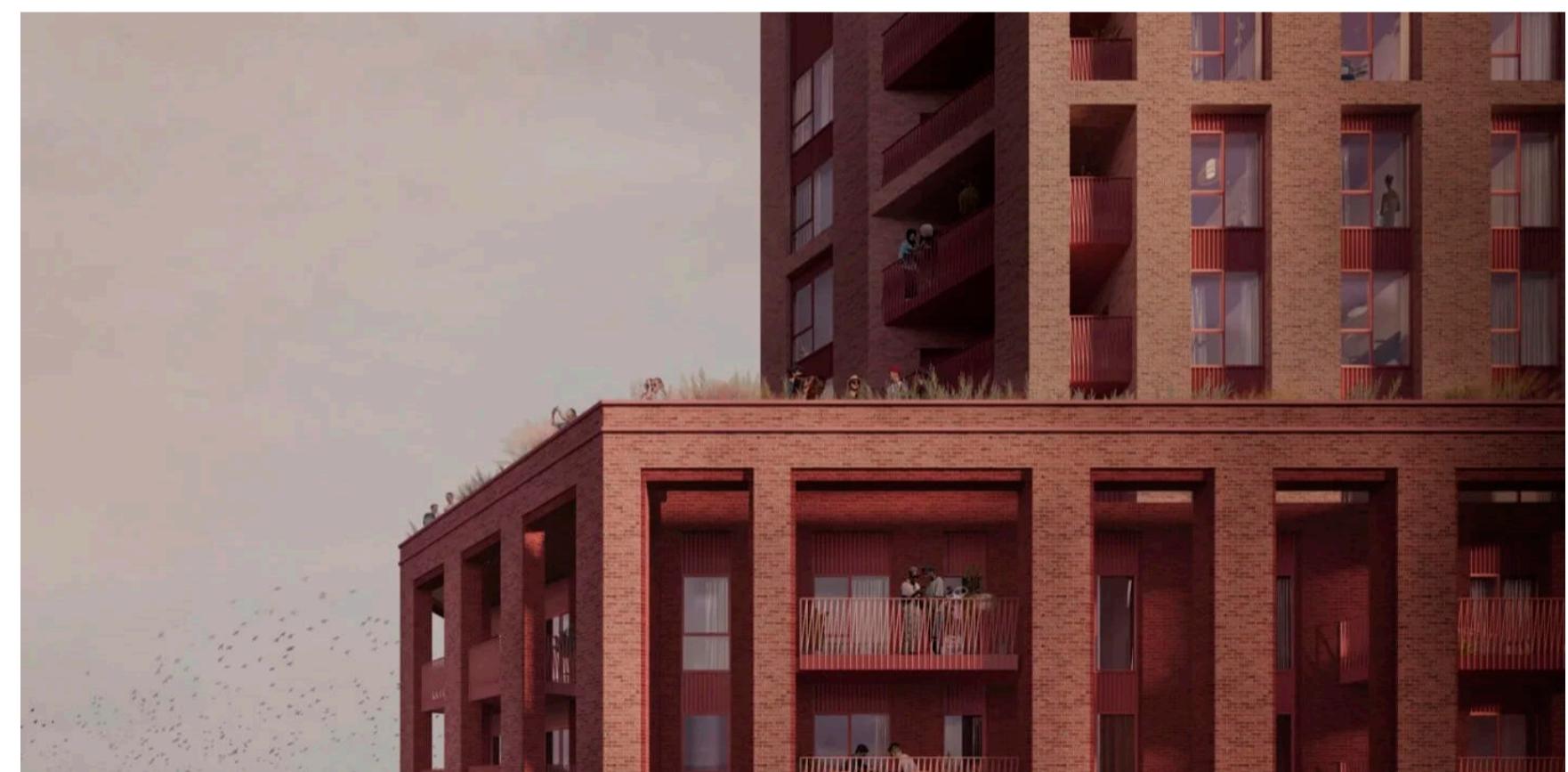
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Arada London (formerly Regal) are one of the leading property developers in London, creating beautiful and inspiring places, from homes to workspaces, student accommodation to later living communities – and all the spaces in between. Through our projects and partnerships, we both enhance community life and transform urban landscapes.

Unlike many other developers, we take a long-term, close partnership approach in the delivery of all our projects, committing to the entire life-cycle of a development, from acquiring the land through to the construction, delivery and in-house management of sites post completion.

As such, thorough consultation is key from the outset, whether that be working with community groups, local residents, adjacent landowners or future occupiers of their sites. We are committed to creating sustainable places that respond to local needs.



Devonshire Place, Southwark



Fulton & Fifth, Wembley

MORRIS+COMPANY

Morris+Company are a London based practice, with a team of 70 specialists who create and deliver housing, schools, healthcare, workplaces, neighbourhood masterplans, and more.

Our teams rich, cross sector experience informs every stage of the project journey – connecting environmental sustainability with economic, social and cultural resilience.



Canada Water K1, Southwark



King's Place, Southwark

Wider Team



Planning &
Townscape
Consultants



Social
Value

EXTERIOR
ARCHITECTURE.

Landscape
Architects



Structural
Engineers



Sustainable,
Energy &
Carbon
Consultants



Acoustic
Consultants



Air Quality
Consultants



Arboricultural
Consultants



Fire
Engineer



Transport
and Waste
Consultants

The Site & Planning Context

The Site

The site is located in the London Borough of Southwark, and benefits from excellent transport connectivity within an 8-minute walk of Peckham Rye station.

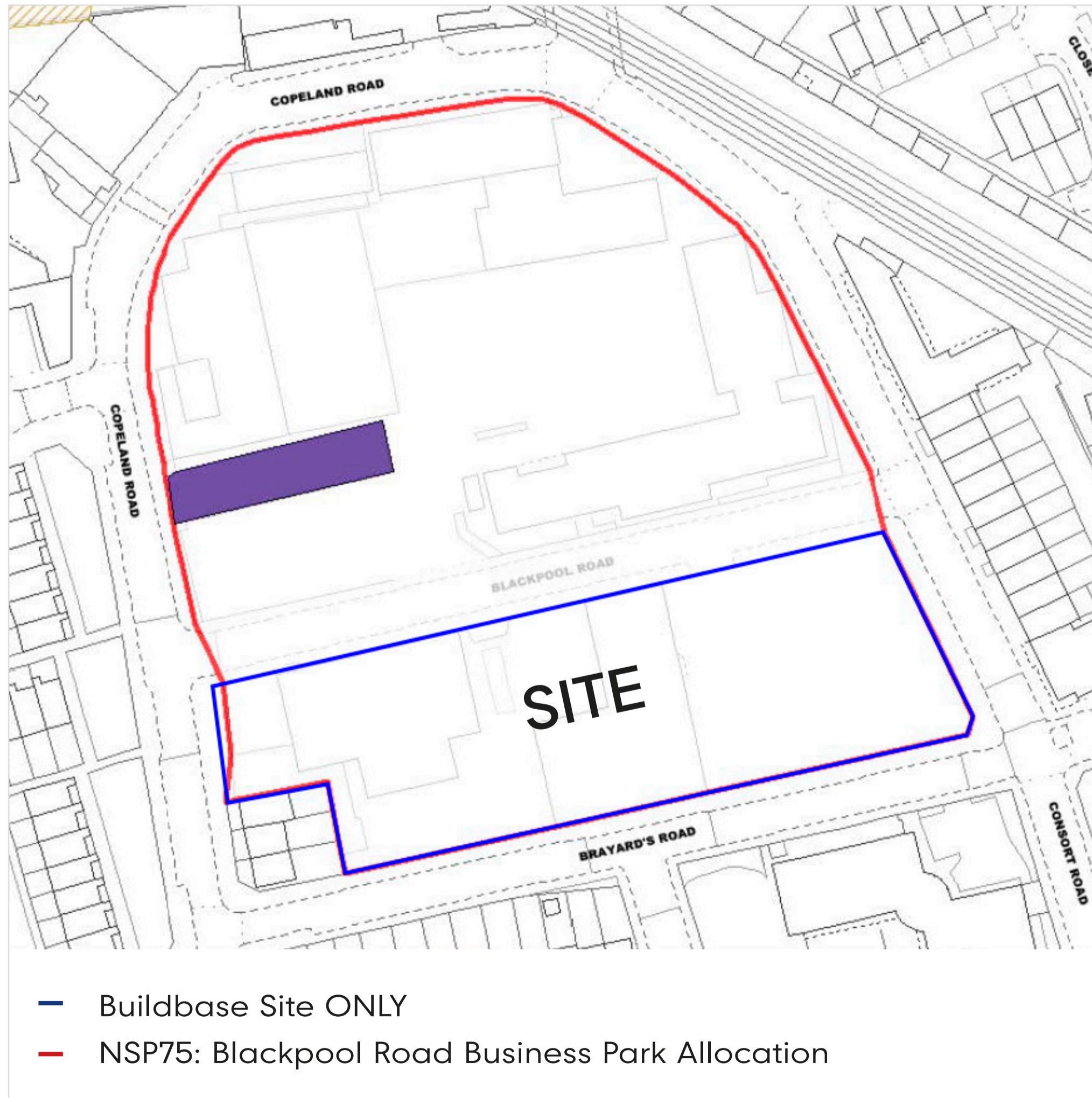
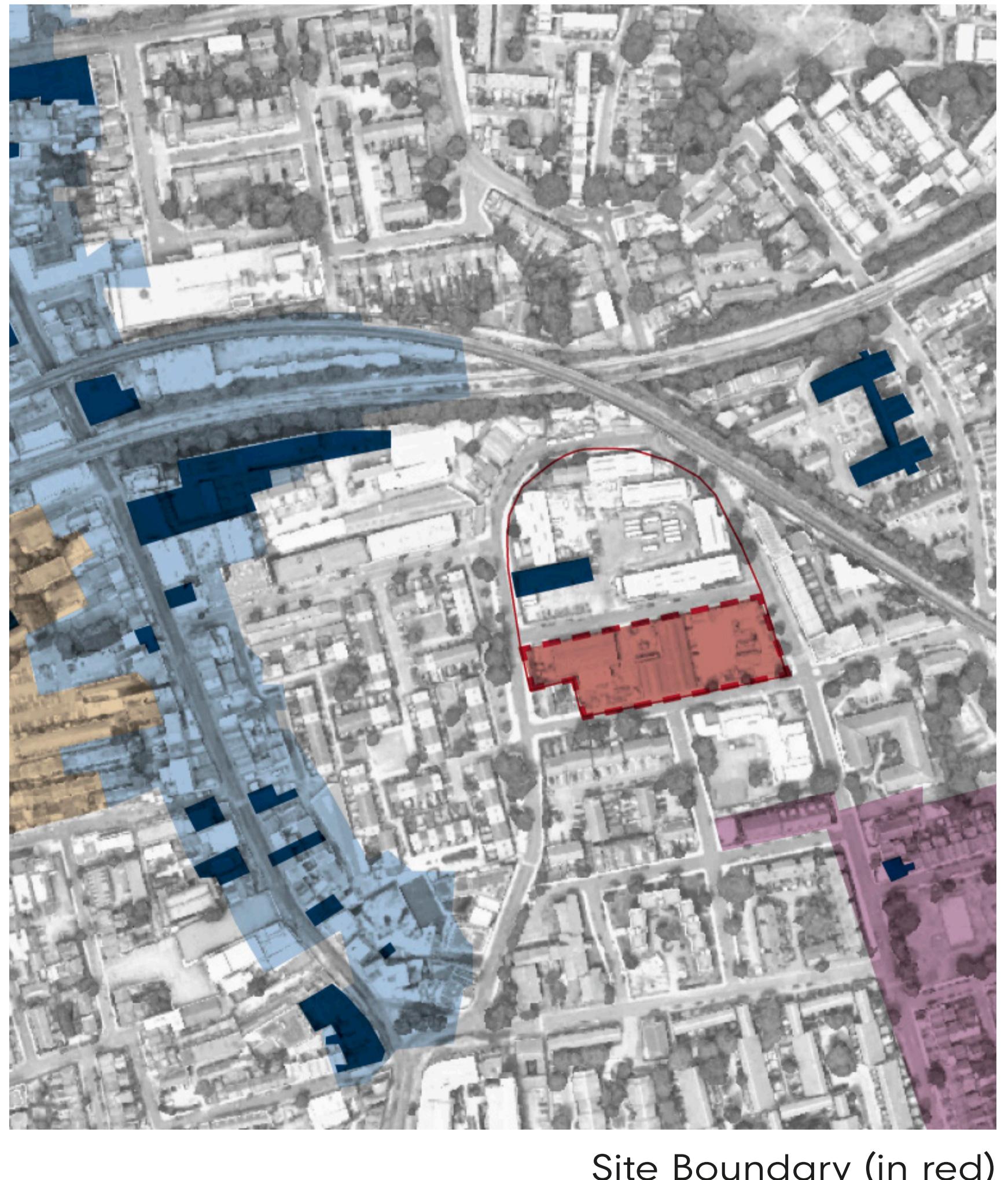
Beyond the site's industrial function as a builder's yard, the current use offers little to no benefits to its immediate urban condition.

The corner of Copeland Road and Brayards Road presents three terraced houses with private gardens. The rest of the site's frontages are entirely inactive presenting solid brick walls or two plus metre tall fences.

The site is mostly covered in a continuous layer of hard-standing offering little to no biodiversity or permeability for rainwater attenuation. A few existing trees are located along the South Eastern and Eastern boundaries of the site and are planted into the footway.



Planning Context



NSP75: Blackpool Road Business Park Allocation

The site is located in the southern parcel of allocated site NSP75: Blackpool Road Business Park as highlighted in the Southwark Plan (2022).

Key considerations mentioned for future development of the allocation includes:

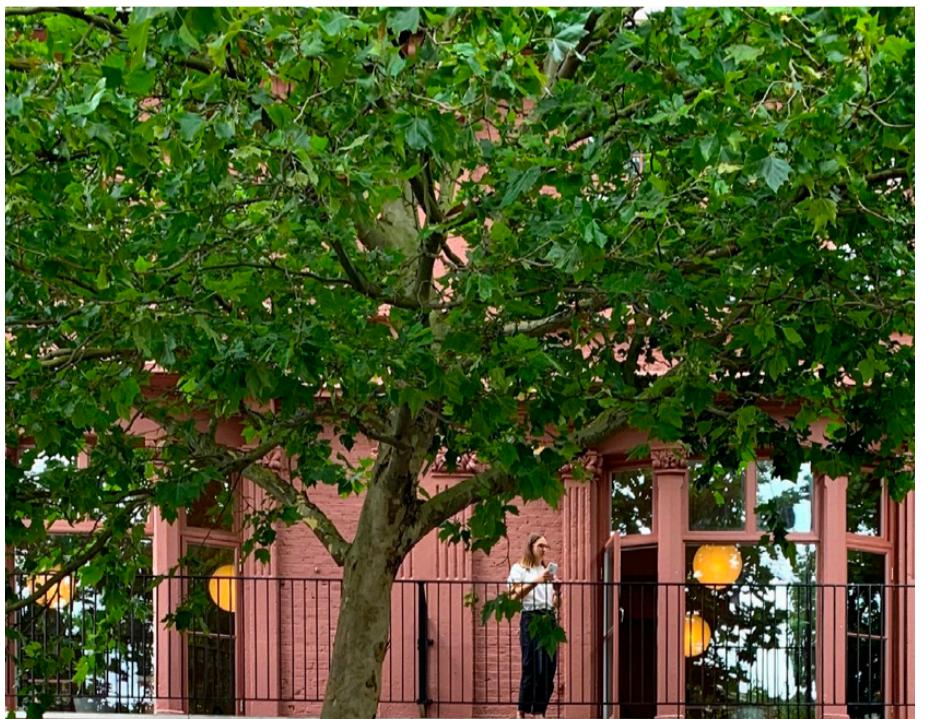
1. The site is allocated for residential development.
2. Re-provision of employment floor space on the site.
3. Enhance permeability across the site.
4. Commercial uses and taller buildings should be concentrated towards the north of the site.

Our Vision

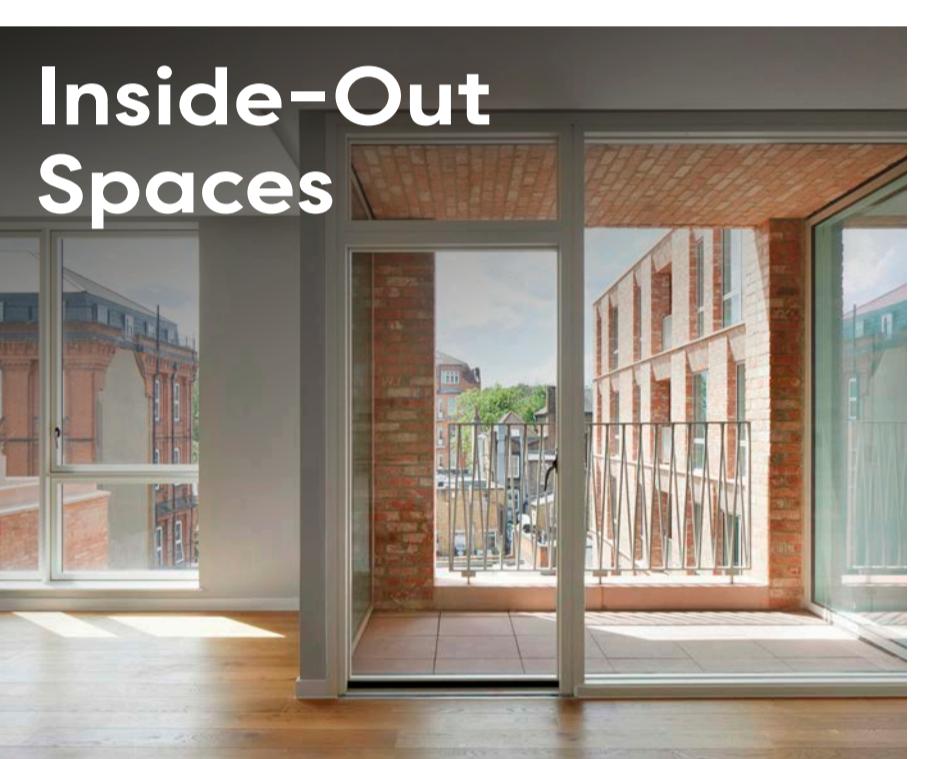
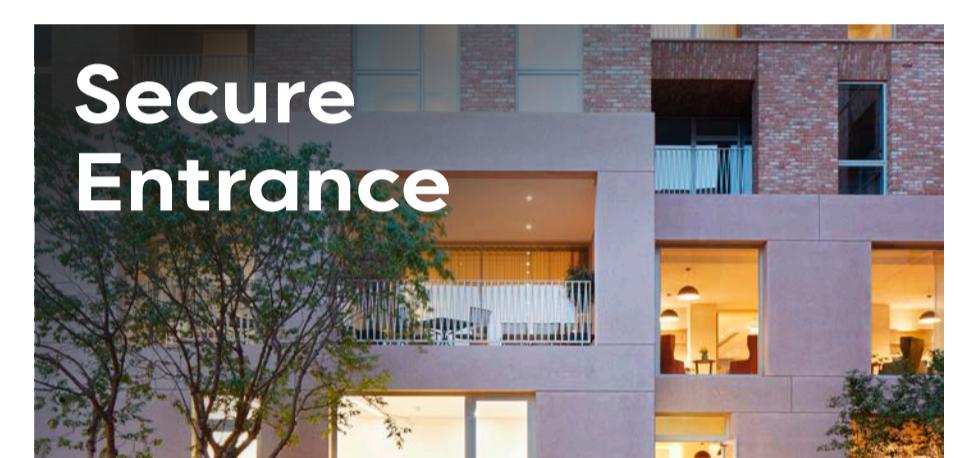
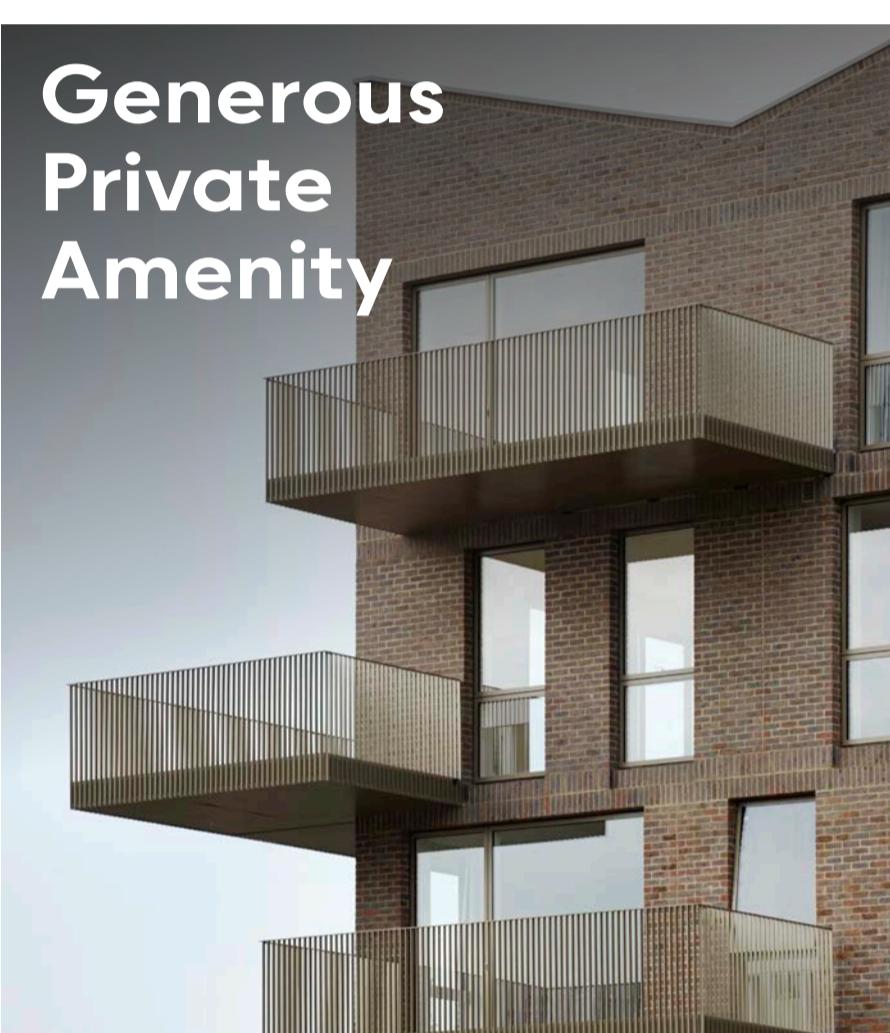
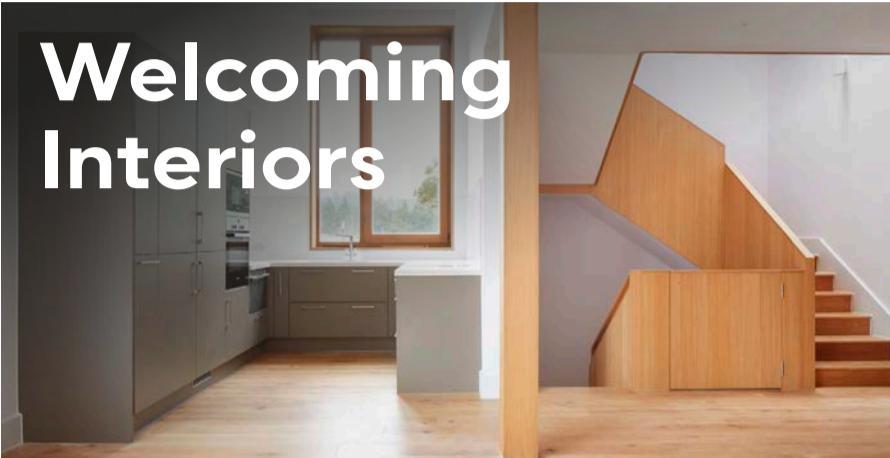
The team are in the early stages of exploring ideas to provide high quality PBSA (purpose-built student accommodation) and affordable homes.

Our ambitions for the site are as follows:

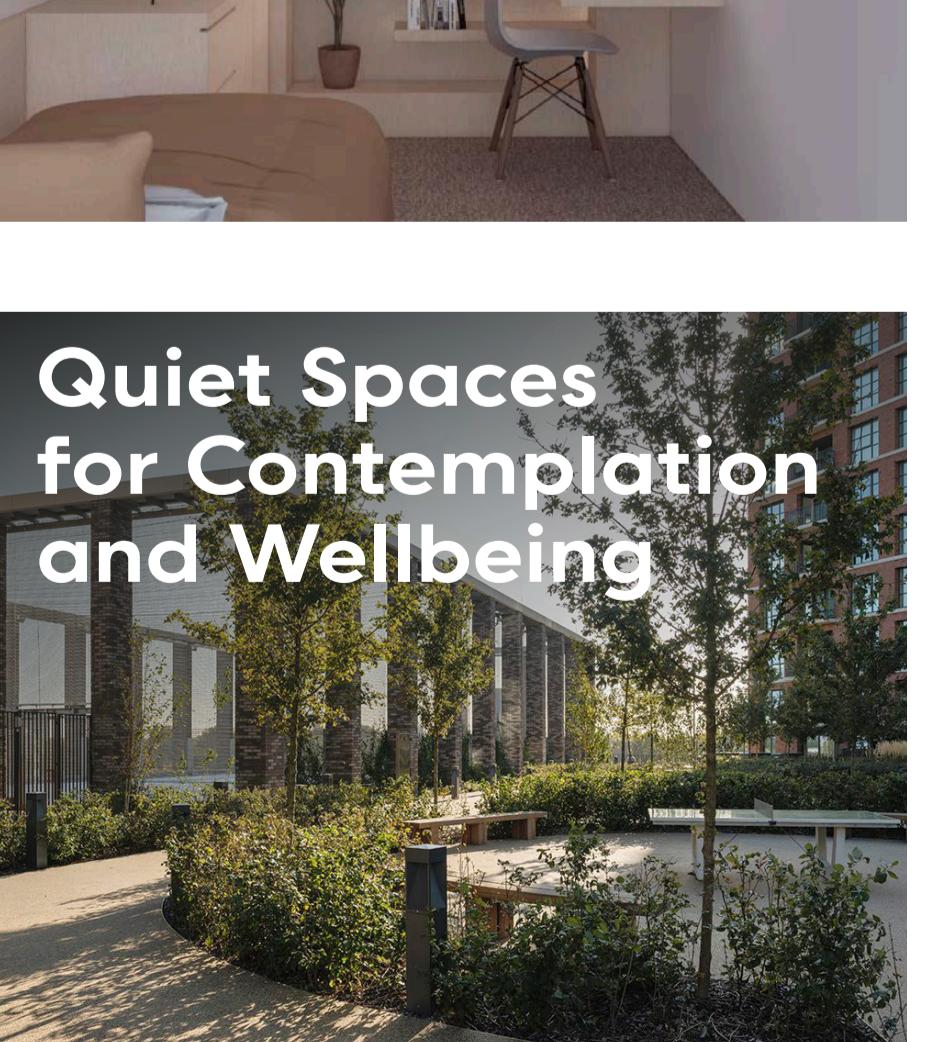
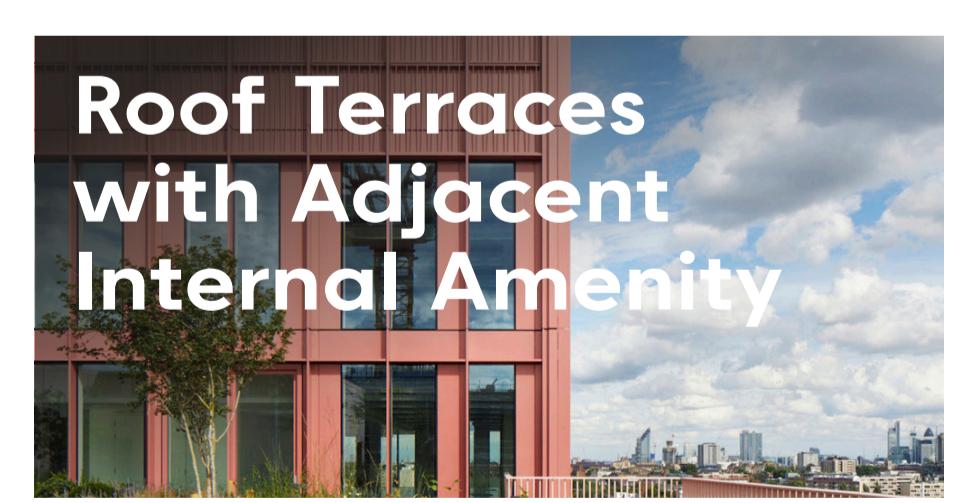
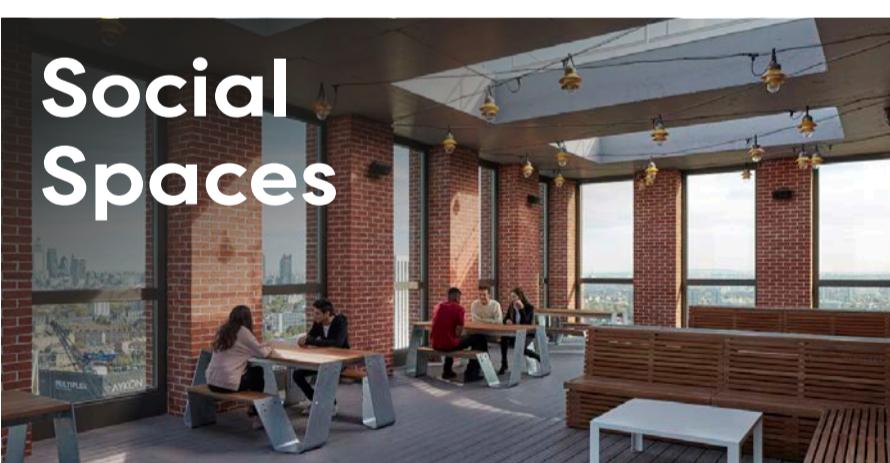
- ✓ Delivering affordable homes, including family housing, for those in greatest need.
- ✓ Exploring potential for onsite community uses or ground floor publicly accessible spaces.
- ✓ Pedestrian re-activation and re-purposing of currently industrial site in residential area.
- ✓ Improved pedestrian and cycle connections through the site providing for future links to the Coal Line.
- ✓ Improved biodiversity net gain and urban greening factor.
- ✓ Activation of streets through prominent frontages, commercial use offering and high-quality architecture.
- ✓ Richly contextual response to the character of Peckham.
- ✓ Advocate best practice sustainability ambitions with high quality materiality.



Ambitions for Affordable Housing



Ambitions for Student Housing



Welcoming Interiors

Generous Private Amenity

Quality Outdoor Amenity

Secure Entrance

Natural Light

Inside-Out Spaces

Framed Views

Social Spaces

Productive Landscape

Carefully Considered Rooms

Shared Spaces for Cooking, Studying, Living and Connecting

Roof Terraces with Adjacent Internal Amenity

Quiet Spaces for Contemplation and Wellbeing

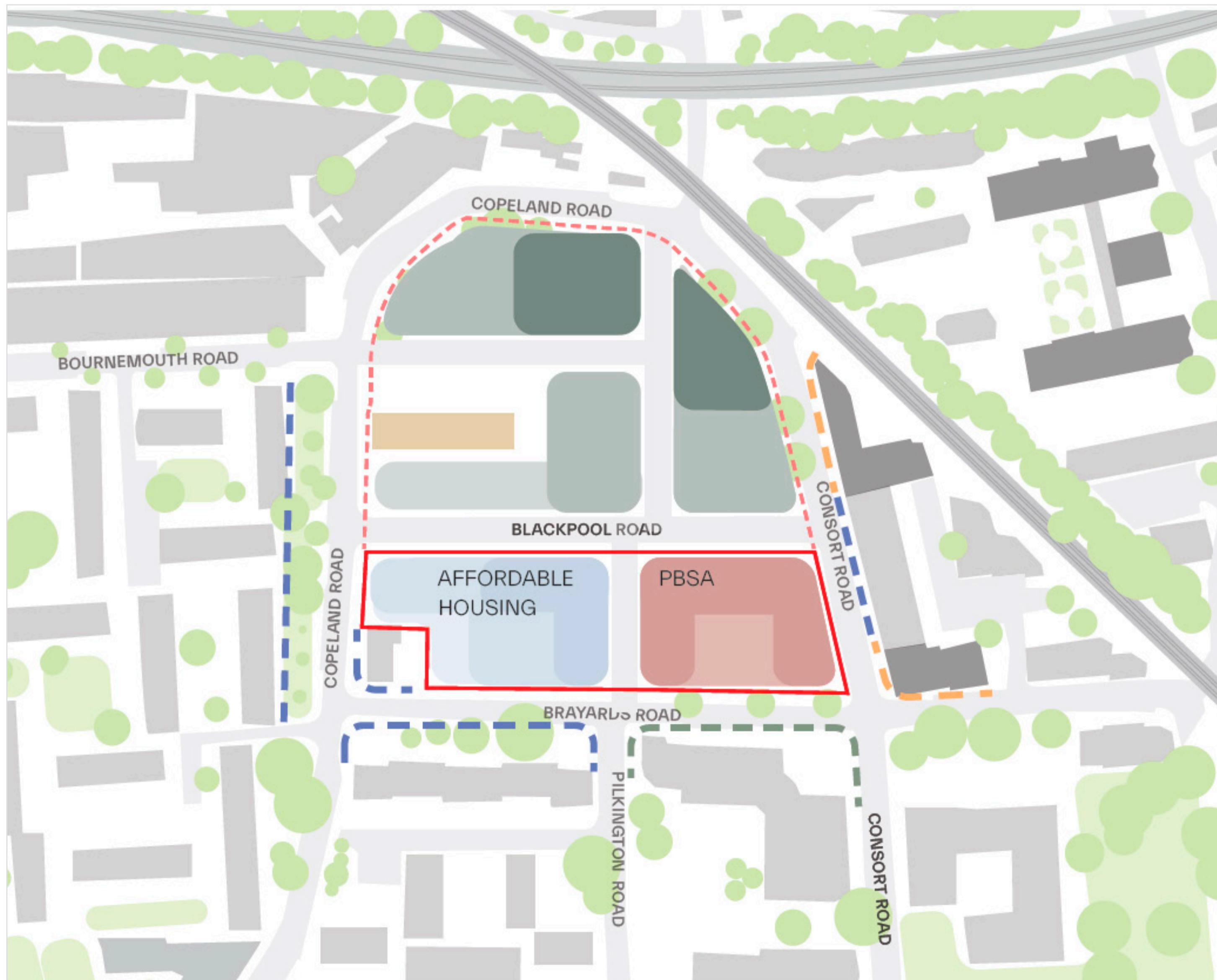


Proposals

Balanced Site Use

We are looking to bring forward a site that equitably distributes space between affordable housing and purpose-built student accommodation (PBSA).

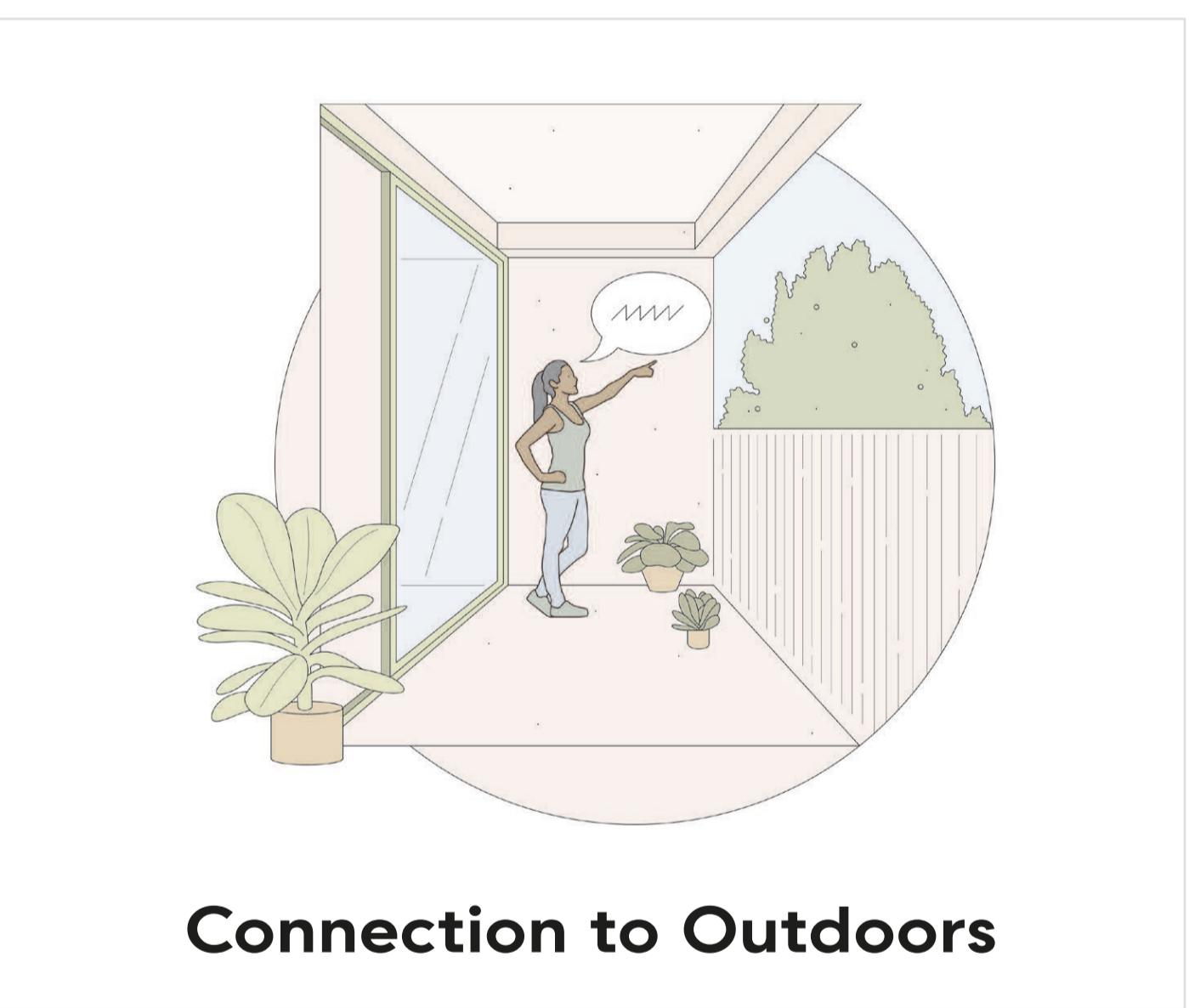
- Affordable housing will be located on the western side of the site, featuring a mix of unit sizes, including family homes and providing a connection to the existing residential areas on Copeland Road and Brayards Road.
- Student accommodation (PBSA) will be on the eastern side, facing the existing commercial spaces on Consort Road.
- A new public route will connect Blackpool Road and Brayards Road.



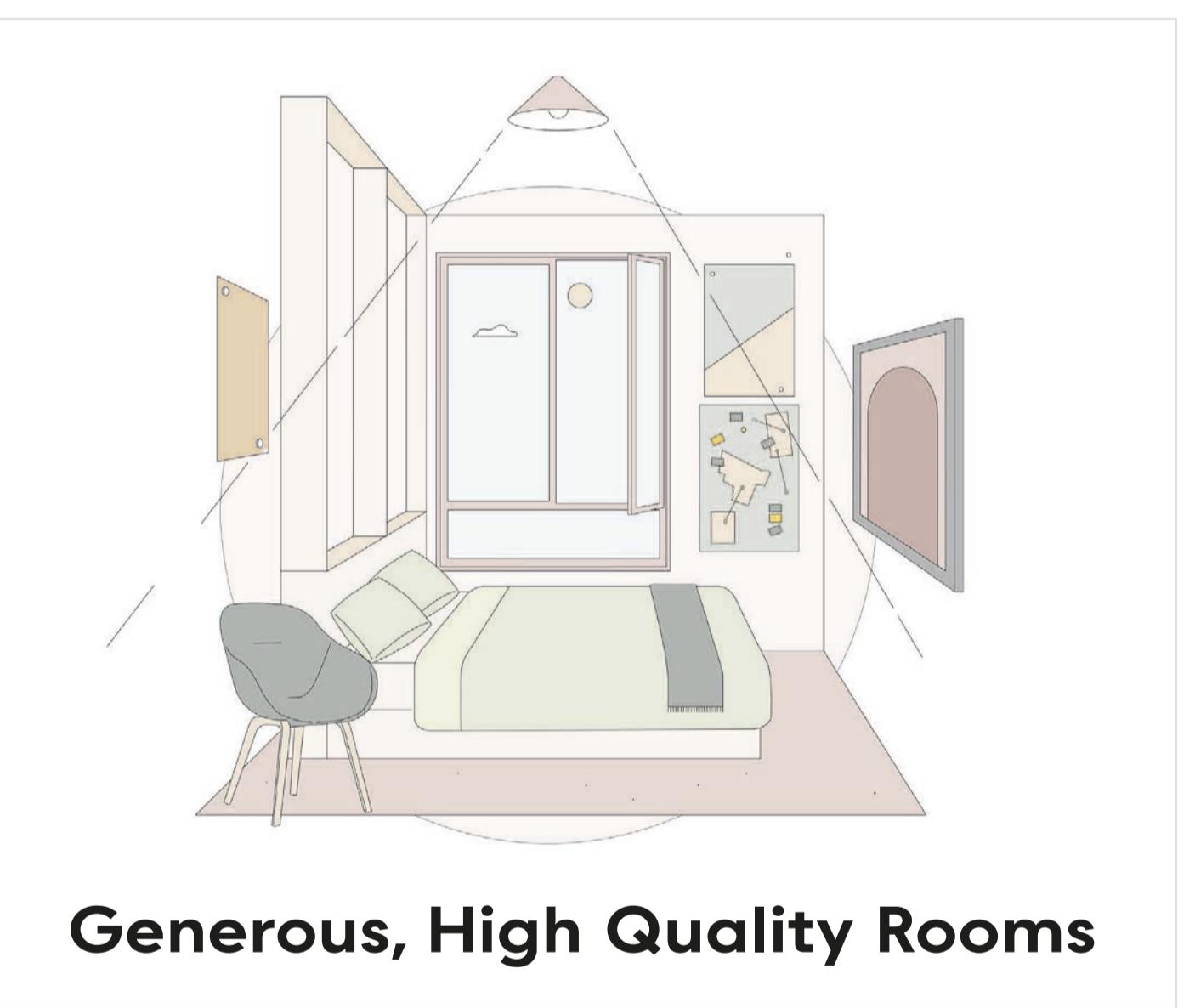
Generous, Light Spaces



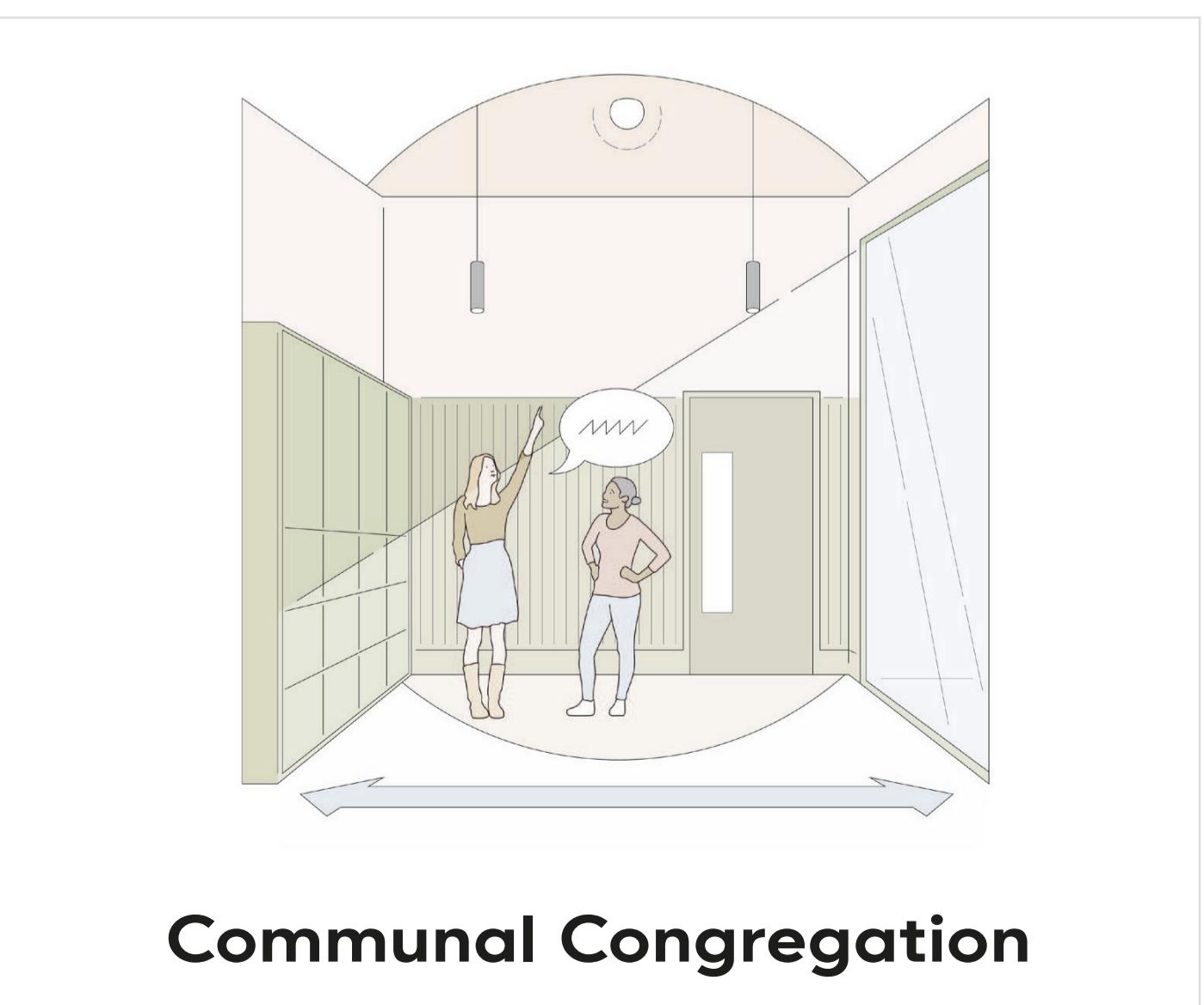
Quality Outdoor Amenity



Connection to Outdoors



Generous, High Quality Rooms



Communal Congregation



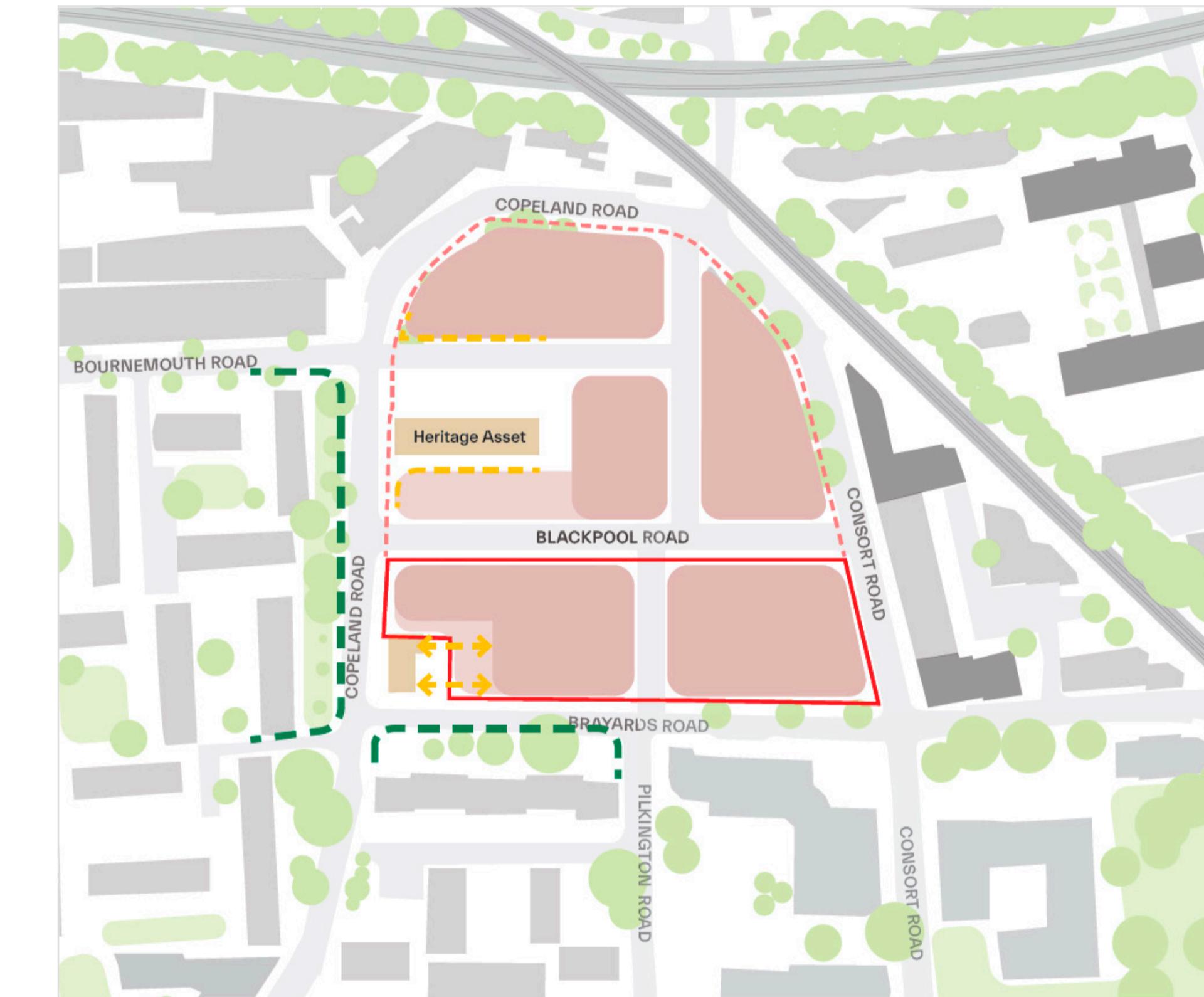
Indoor - Outdoor Connection

Within the Wider Masterplan

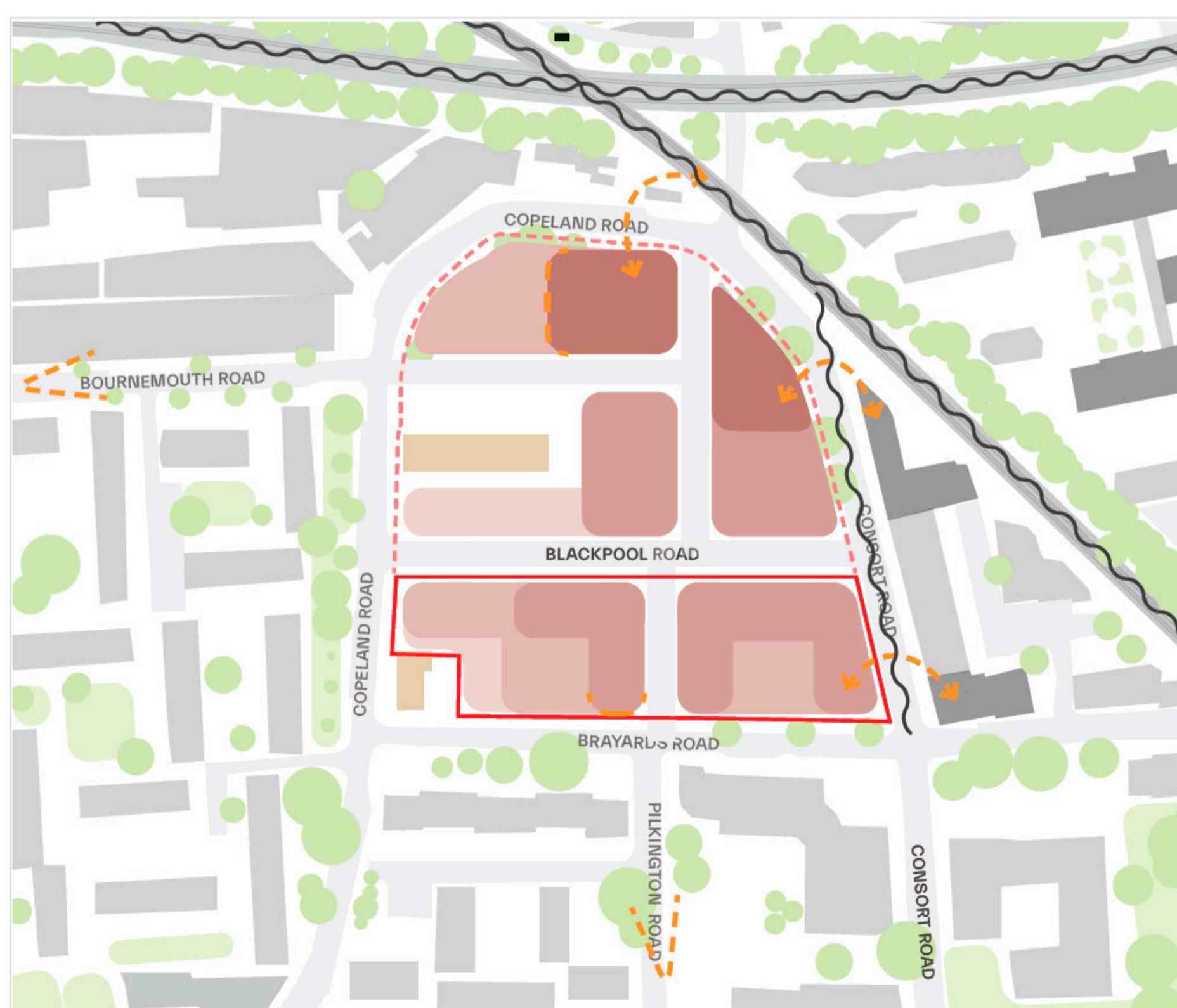
In developing our initial proposals, we have considered the Buildbase site within the context of the wider site allocation and how it might tie into potential future development North of the site:



New routes to improve permeability of the site.



Lower massing to respond to nearby key heritage assets, with overlooking considerations to the south-west of the site.



Taller massing located to support key approaches, align with existing taller blocks to the east, and avoid overlooking or overshadowing to the north.



The indicative masterplan anticipates taller buildings to the north of the site, in line with site allocation. These parameters have guided the proposed building massing.

Buildbase,

Blackpool Road

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Thank You!

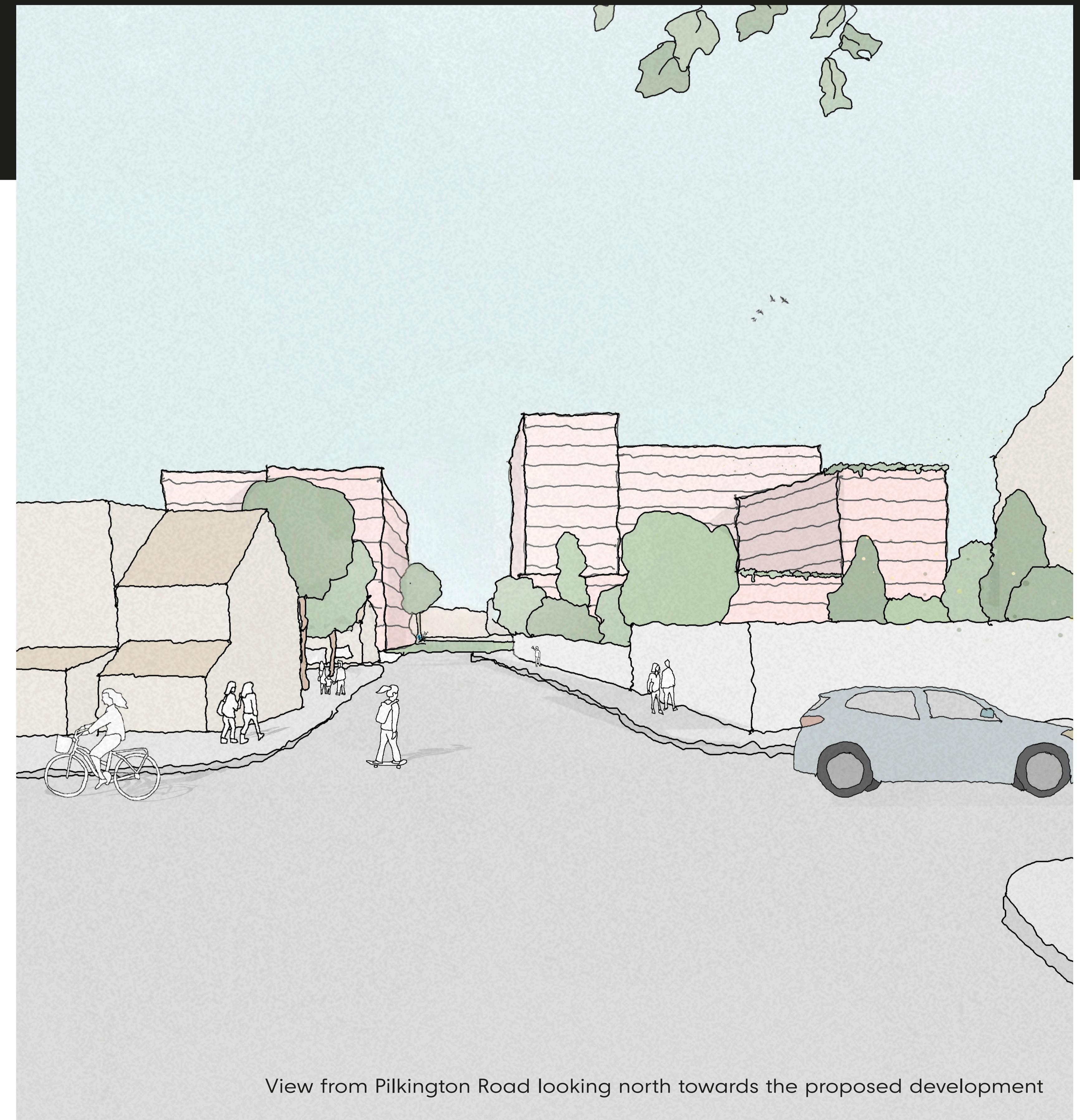
We encourage you to take part in today's event, chat to the team about your thoughts on the site, or provide your feedback using a paper form.

If you would like a copy of these boards, please do email us.

Alternatively, we always enjoy a good conversation, so feel free to contact us directly.

@ feedback@buildbase-peckham.co.uk

✉ FREEPOST RESIDENT CONSULTATION



View from Pilkington Road looking north towards the proposed development