

PECKHAM BUILDBASE

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Executive Summary & Feedback Received

1.0 Townscape and Design

Height and massing not in keeping with the local area

2.0 Student Housing Need & Infrastructure Impact

Over-saturation concerns, falling student numbers, and demand for evidence.

3.0 Affordable Housing

Broadly welcomed but with calls for more provision.

4.0 Other Queries Raised

- + Parking, Delivery & Servicing
- + Move-In & Move-Out Management
- + Roof Terrace Management
- + Antisocial Behaviour

5.0 Summary

6.0 Q&A

Response:

- + Reduced tallest parts of proposal heights from 11 to 10 storeys and increased 3 storey element to 4.
- + Shared evidence demonstrating local need through website.
- + Relative percentage increased due to reduced PBSA quantum.
- + Prepared key facts about the proposed development.



1.0 Townscape and Design

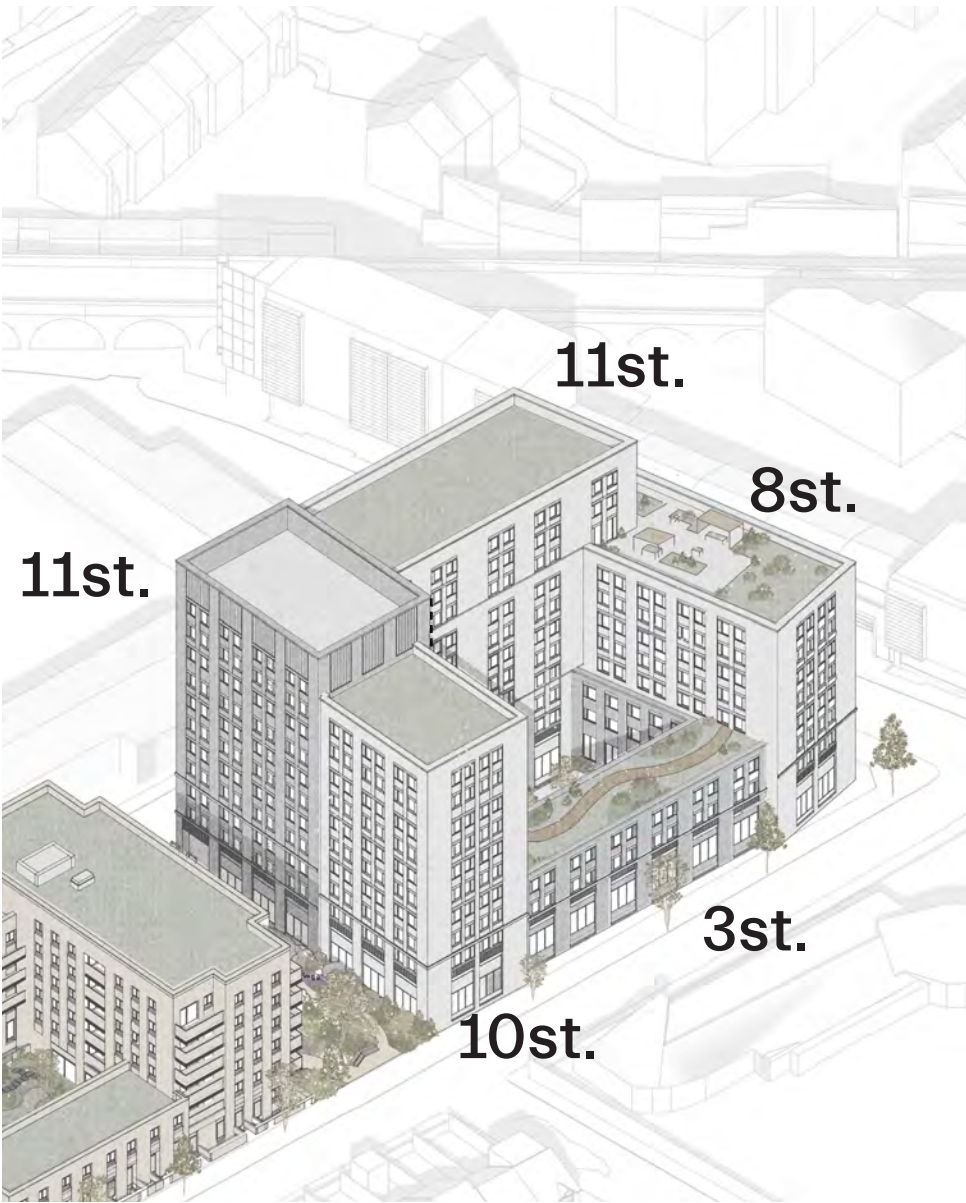
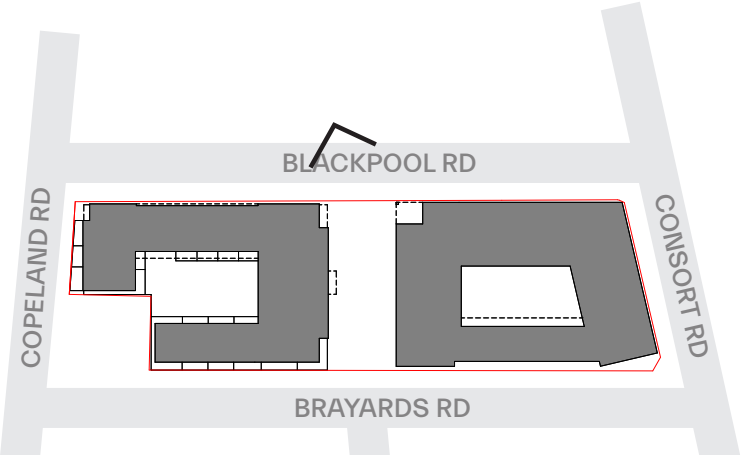
Your Feedback

Height and massing not in keeping with the local area



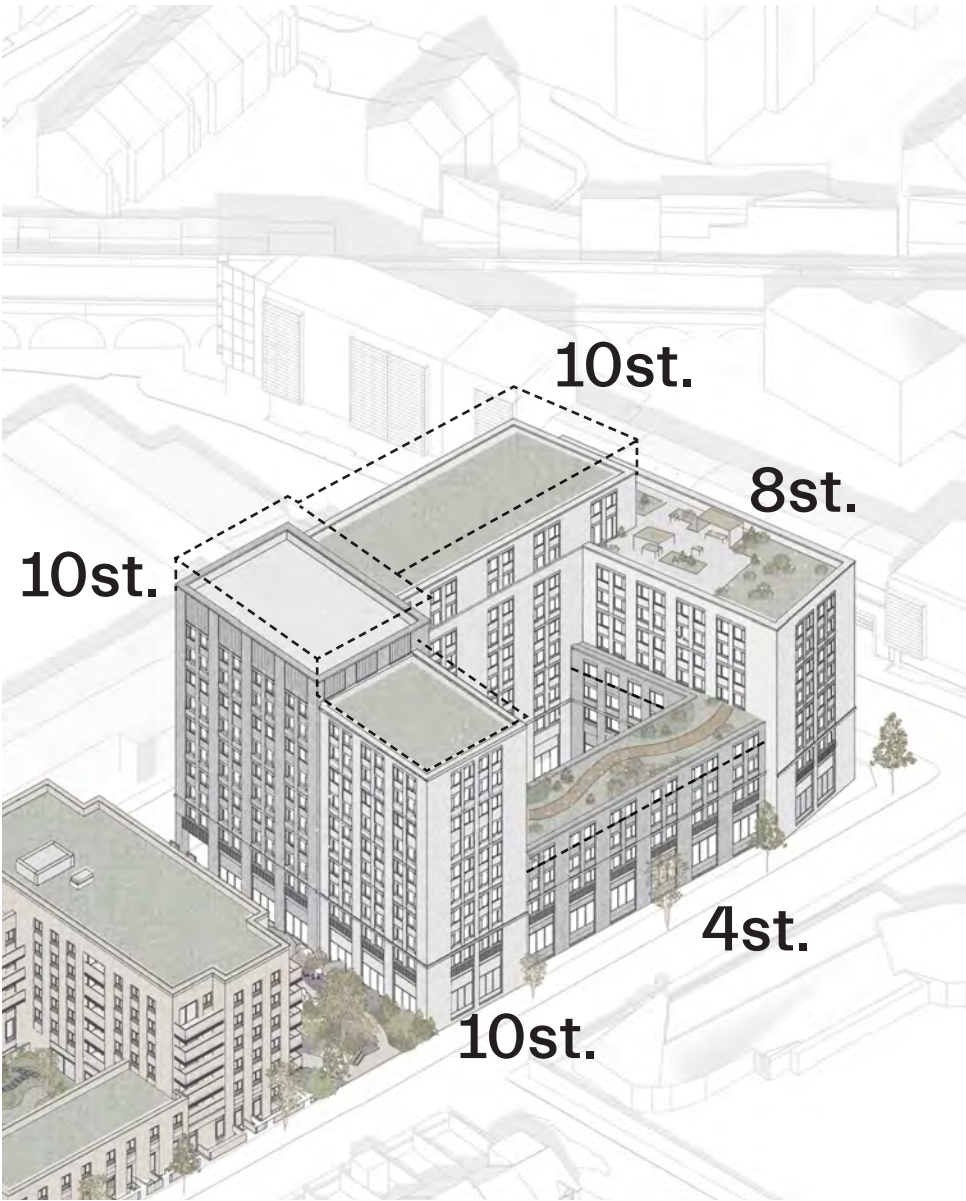
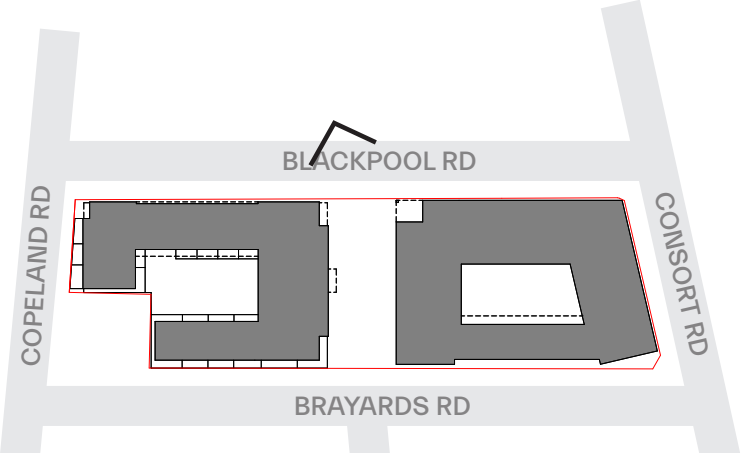
1.0 Townscape and Design

1.1 Heights - Before



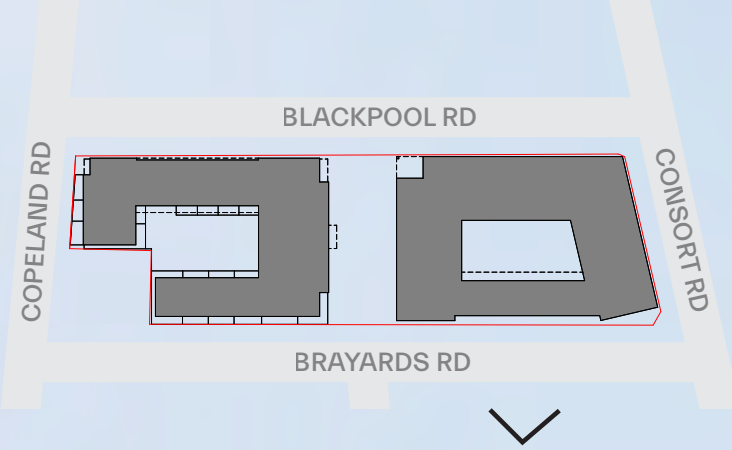
1.0 Townscape and Design

1.2 Heights - Proposed



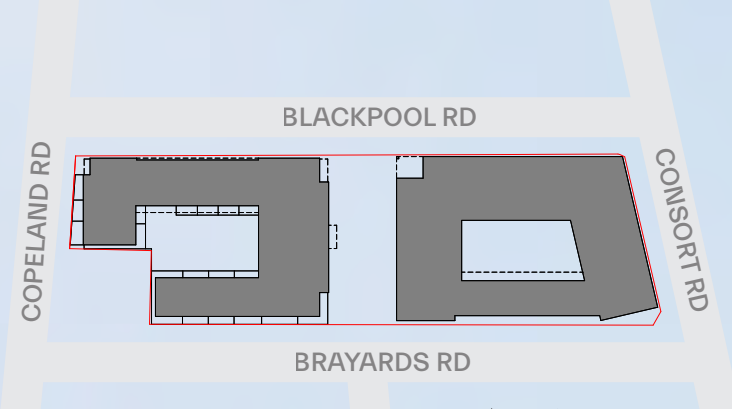
1.0 Townscape and Design

1.3 Heights - Before



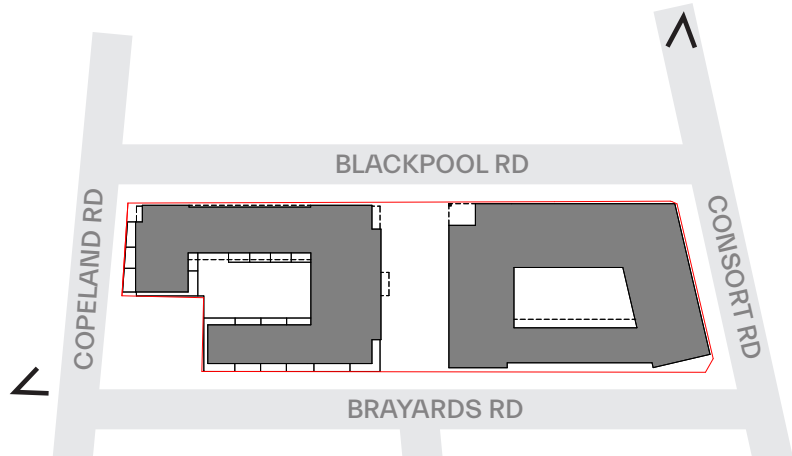
1.0 Townscape and Design

1.4 Heights - After



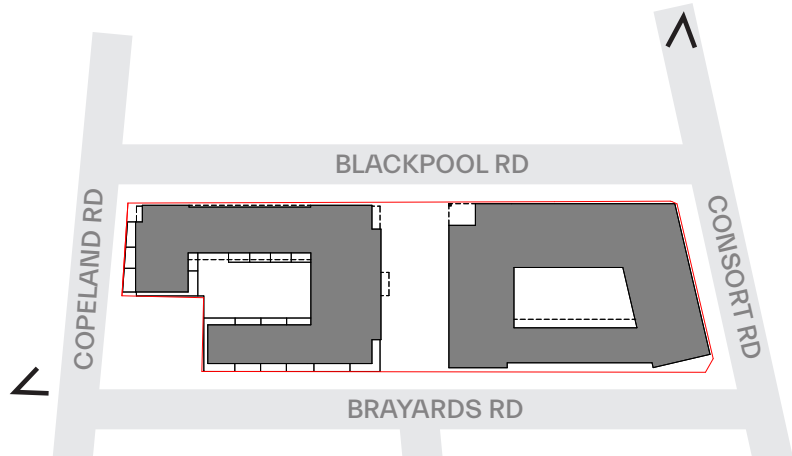
1.0 Townscape and Design

1.5 Heights - Before



1.0 Townscape and Design

1.6 Heights - Proposed



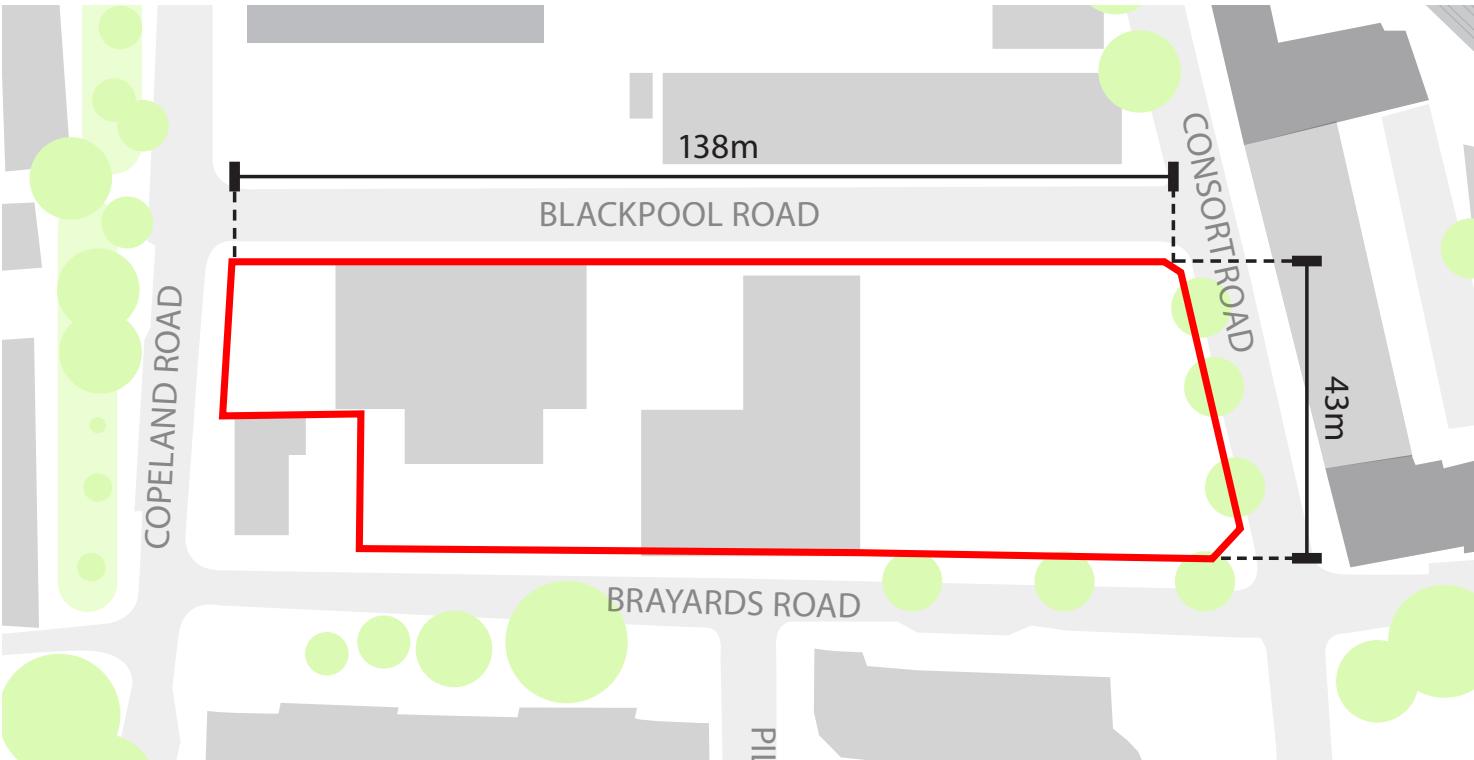
1.0 Townscape and Design

1.7 Site Response

Below
Diagrams demonstrating key responses to the Site

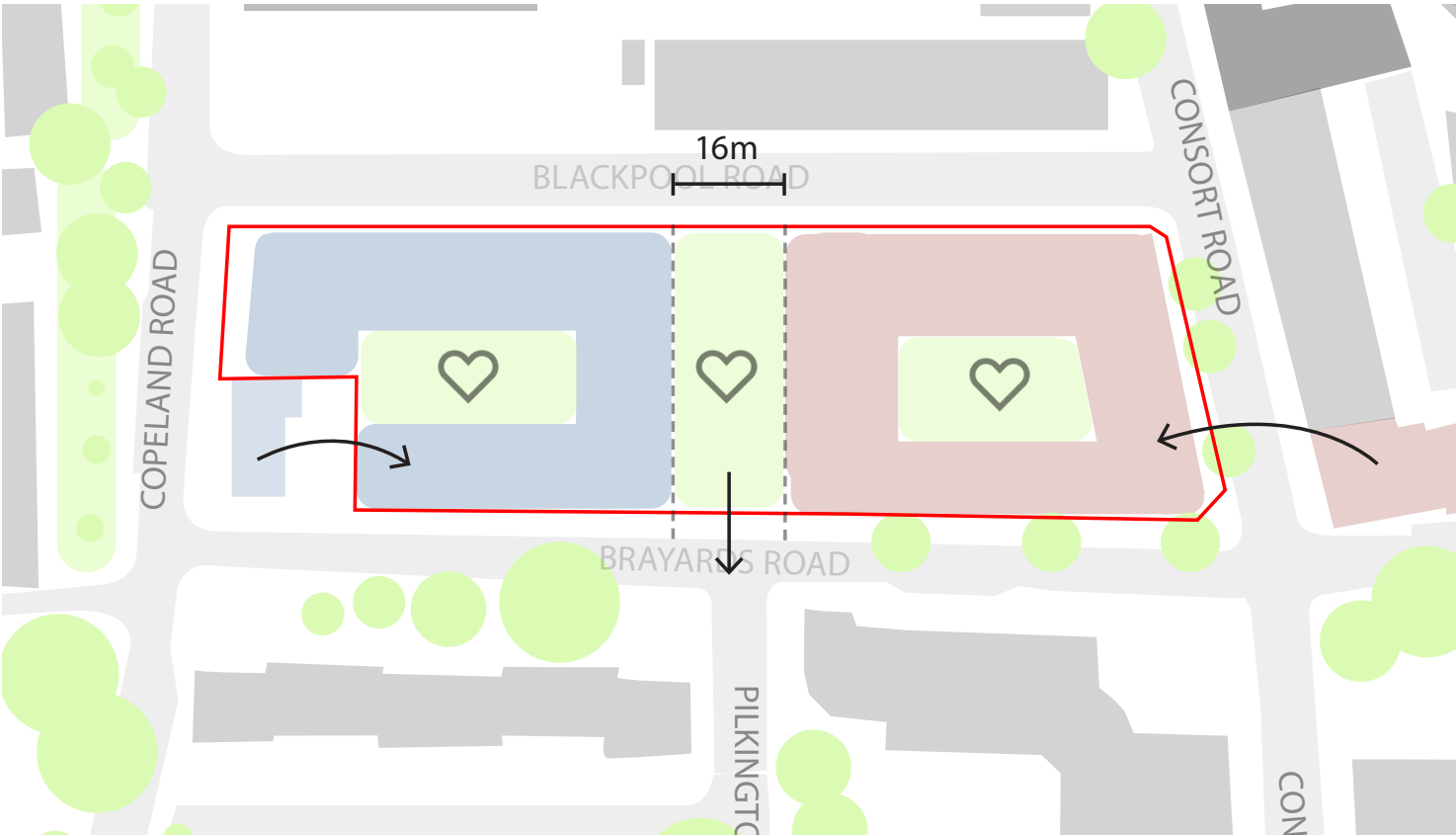
1. Red Line Boundary & Site Dimensions

Long frontage will require breaking down to match contextual grain.



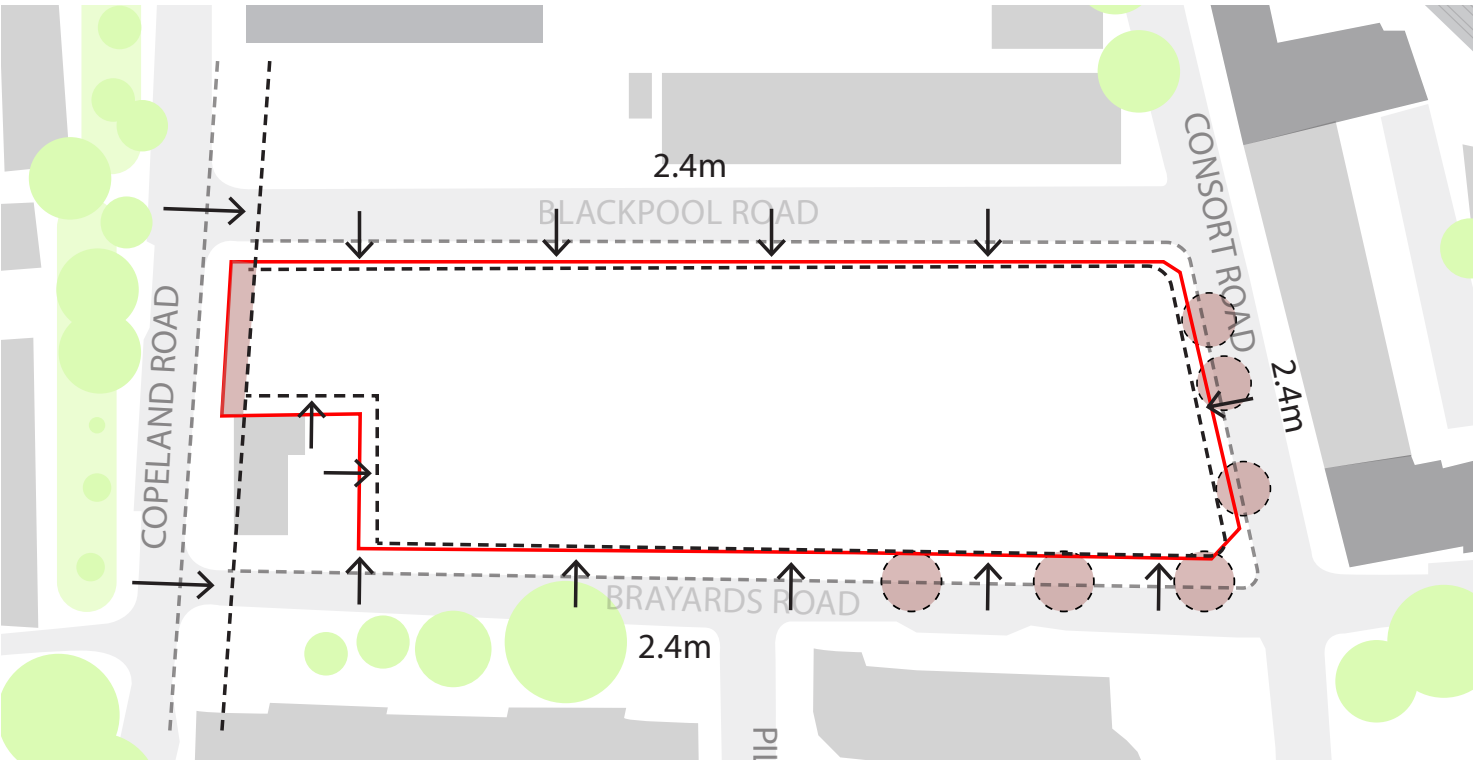
3. Uses & Play Street

Uses located to tie in with neighbours. Site depth implies courtyards, Pilkington road continues through site as pedestrianised play street.



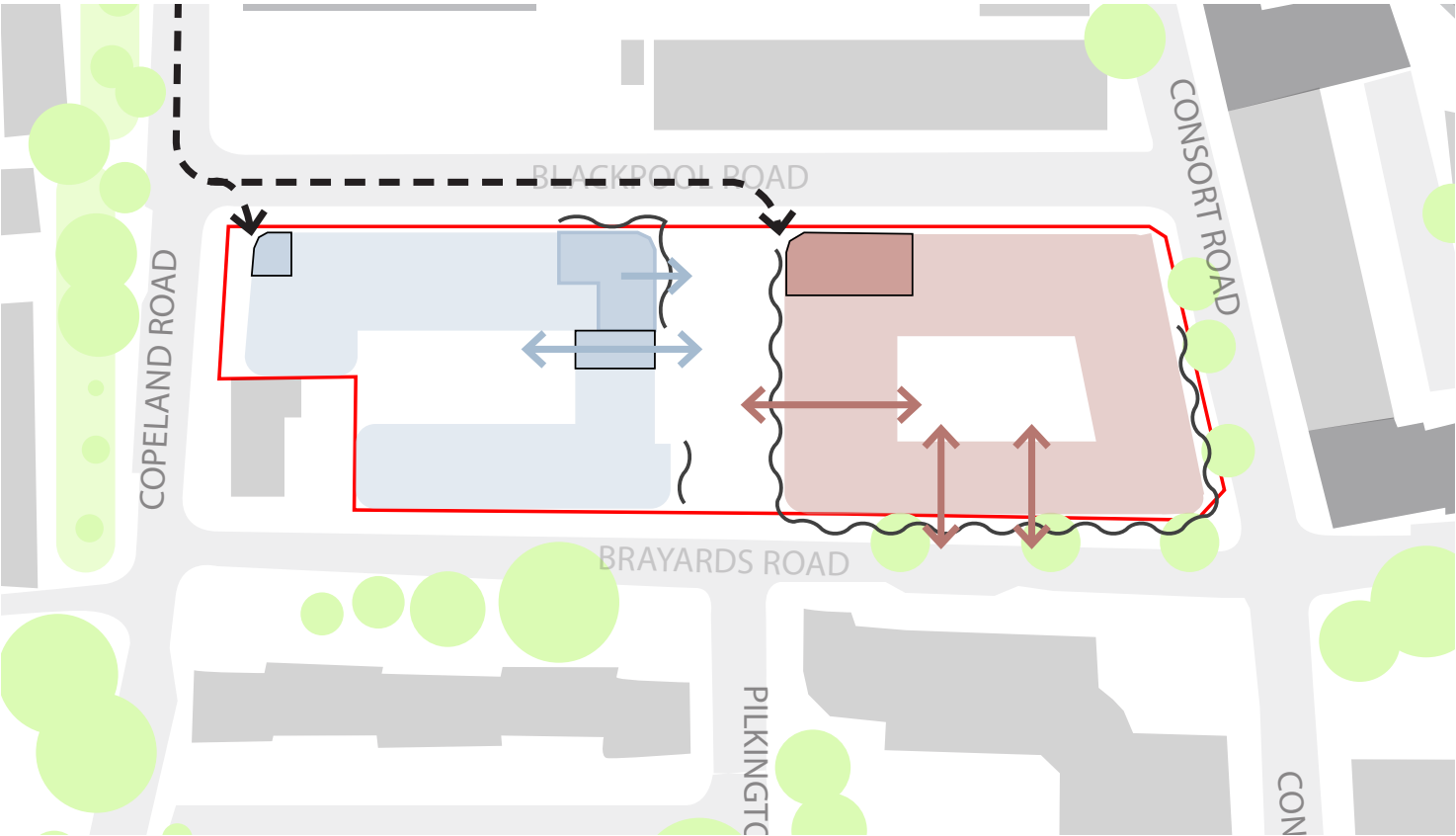
2. Proposed Set Backs

2.4m footway, highways extent and Root Protection areas incorporated.



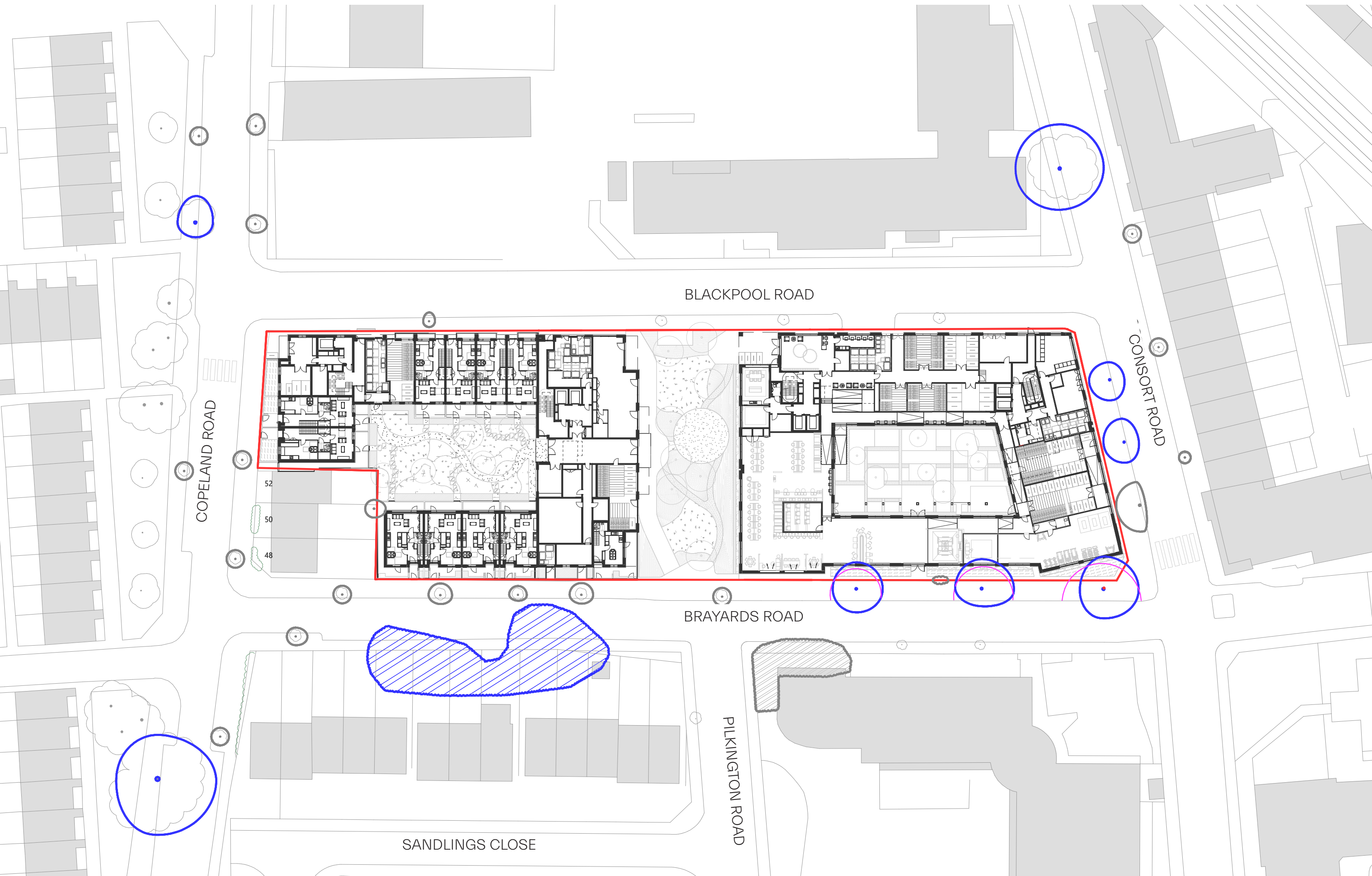
4. Access & Arrival

Entrances located for visibility upon arrival from Peckham Rye and to enhance activity of the Play Street. Permeable GF uses further enhance it's activity.



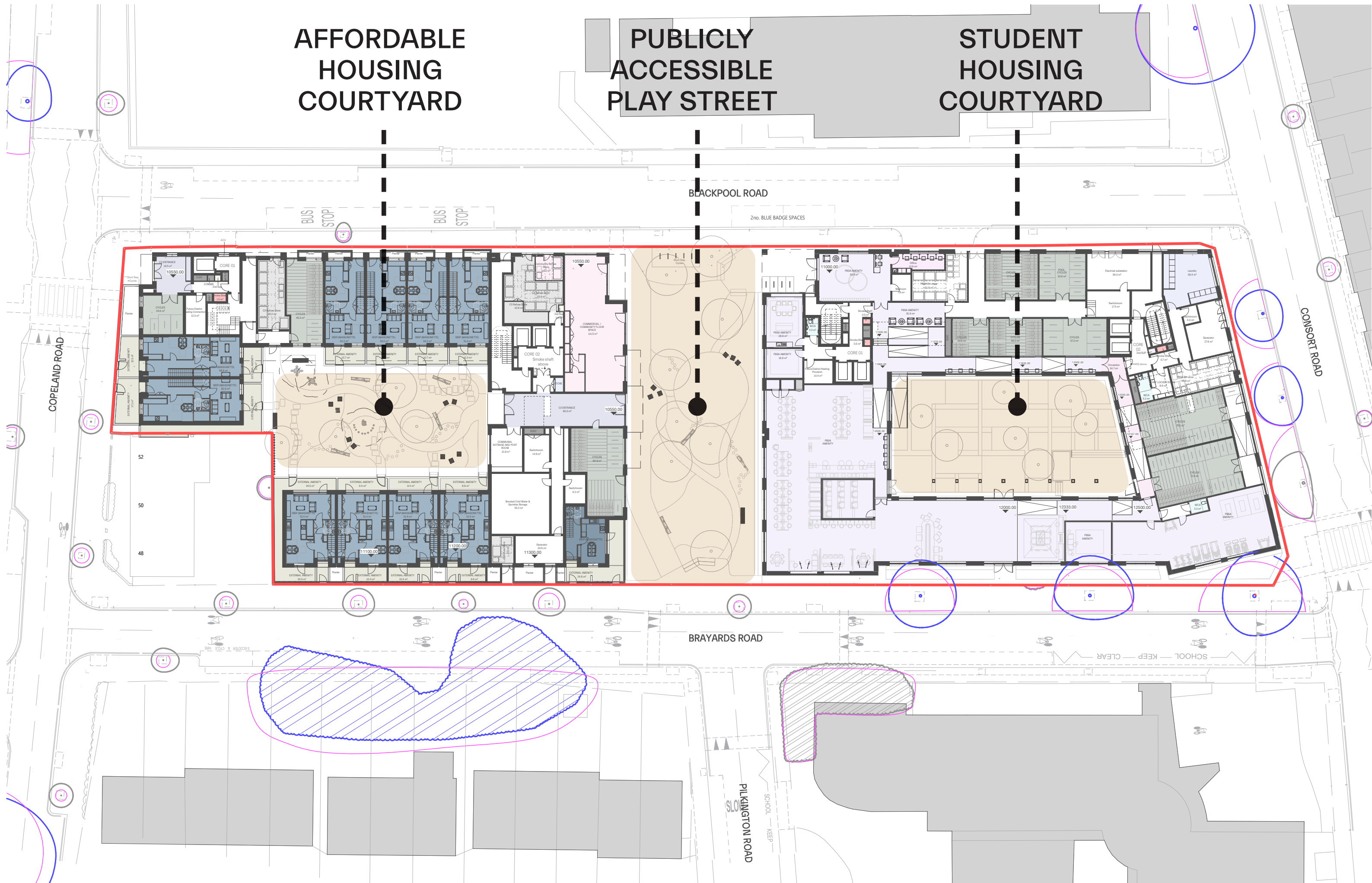
1.0 Townscape and Design

1.8 Ground Floor Layout In Context



1.0 Townscape and Design

1.9 Ground Floor Layout



1.0 Townscape and Design

1.10 Affordable Housing Courtyard

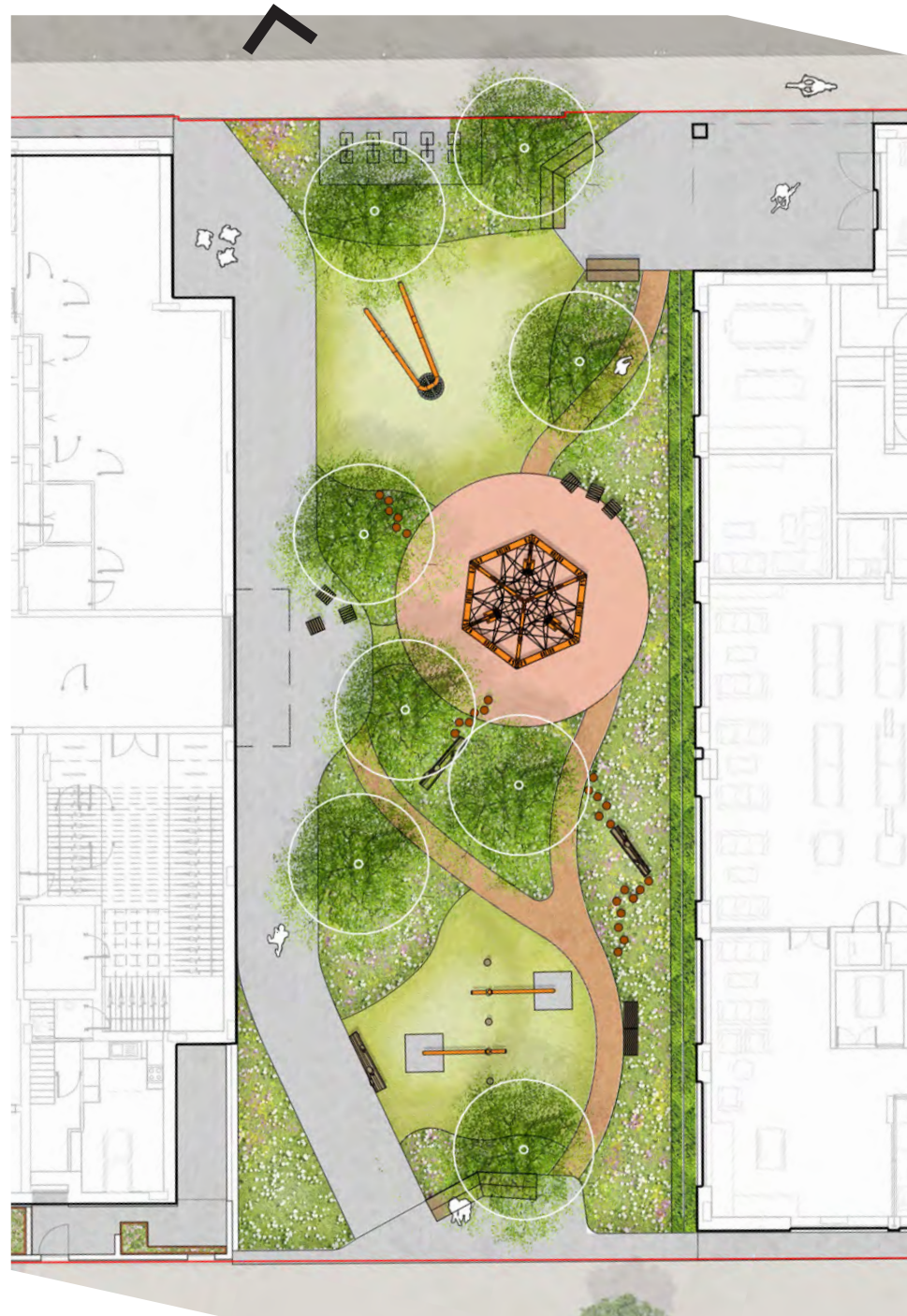
A playful private courtyard space which focuses on children's play and recreation, encouraging children's safe exploration providing doorstep play while creating social areas for parents and carers.



1.0 Townscape and Design

1.11 Play Street - Before

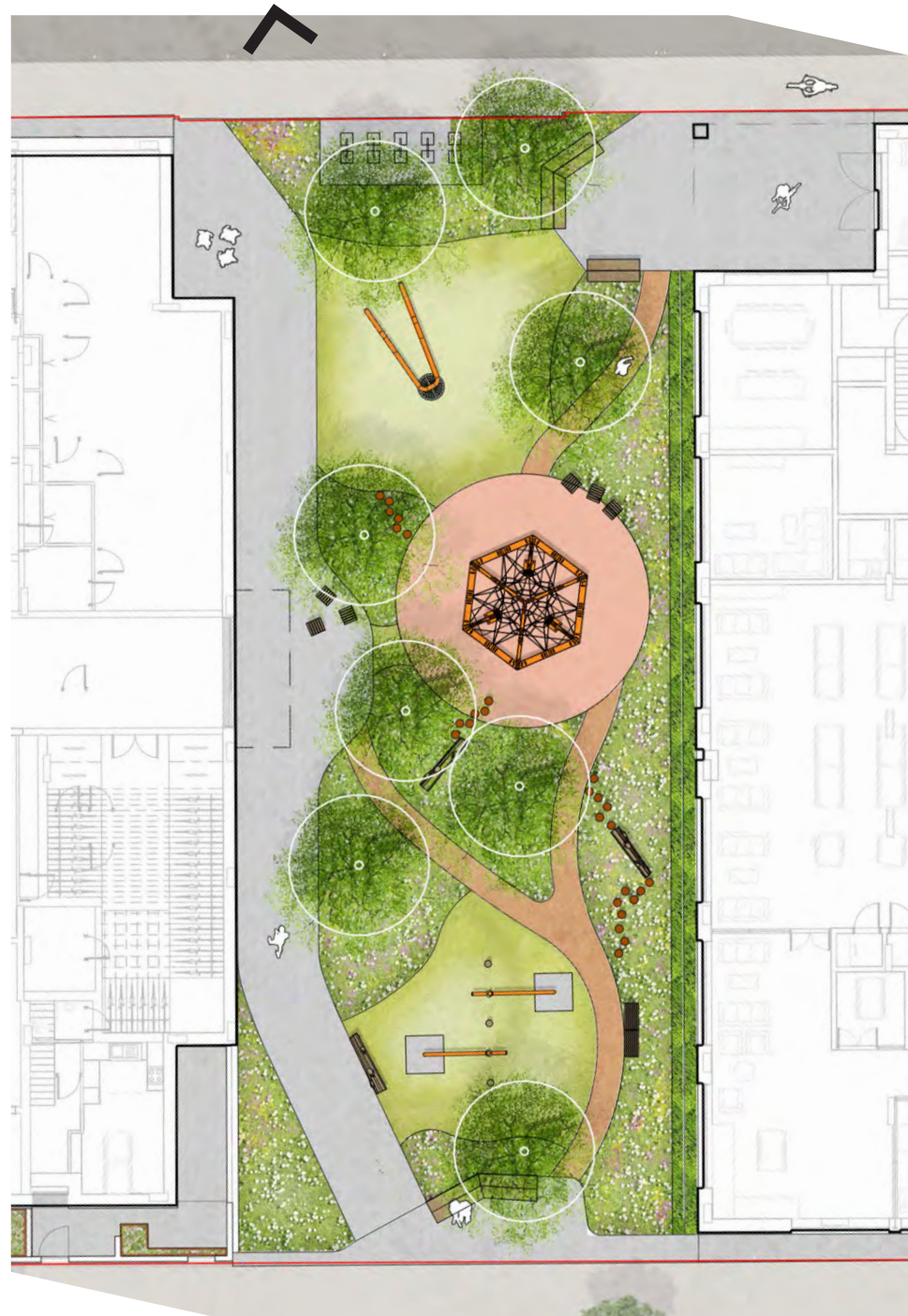
A vibrant public open space, functioning as a primary north-south pedestrian route, improving connectivity across the site and to surrounding streets. The street is specifically tailored for children aged 5–11 years, with additional sociable spaces for those aged 12+ and adults.



1.0 Townscape and Design

1.12 Play Street - Proposed

A vibrant public open space, functioning as a primary north-south pedestrian route, improving connectivity across the site and to surrounding streets. The street is specifically tailored for children aged 5–11 years, with additional sociable spaces for those aged 12+ and adults.



1.0 Townscape and Design

1.13 Student Courtyard - Before

A private communal courtyard space, includes multi-use activity zones intended for year-round comfort, offering students a naturalistic environment for study and socialising.



1.0 Townscape and Design

1.14 Student Courtyard - Proposed

A private communal courtyard space, includes multi-use activity zones intended for year-round comfort, offering students a naturalistic environment for study and socialising.



1.0

Townscape and Design

1.15

Contextual Character Drivers

Important elevational characters emerged from our analysis of buildings of note within the local context, which helped inform the facade design for both the PBSA and Affordable Residential buildings.

Rigorous Facade Rhythms & Paring Openings

Façades are typically composed with rigorous and ordered grids, reflecting a clear structural logic and repetition. This can be achieved through the inclusion of defined piers or inferred through opening arrangements. Windows, are used as a tool to emphasise or moderate the scale of the building and break down lengths of facade.



Measured Gables

The context demonstrates a tradition of carefully composed gable forms, where the roofscape and façade work together to create distinctive yet restrained building elevations. The proposals draw from this language by using articulated gable expressions to break down scale, define key views and reinforce the identity of each building element.



Expressive Ingredients

Openings are often articulated with expressed lintels, introducing depth and a strong horizontal emphasis across elevations. Brickwork is the predominant material, valued for its durability and consistent tonal quality, contributing to a cohesive streetscape.



Negative Spaces

‘Cheeks’ of blank brickwork are a common feature, frequently corresponding to internal back-of-house or servicing functions. These solid elements provide visual contrast to areas of fenestration and reinforce the overall sense of mass and solidity.



2.0 Student Demand & Infrastructure Impact

Your Feedback

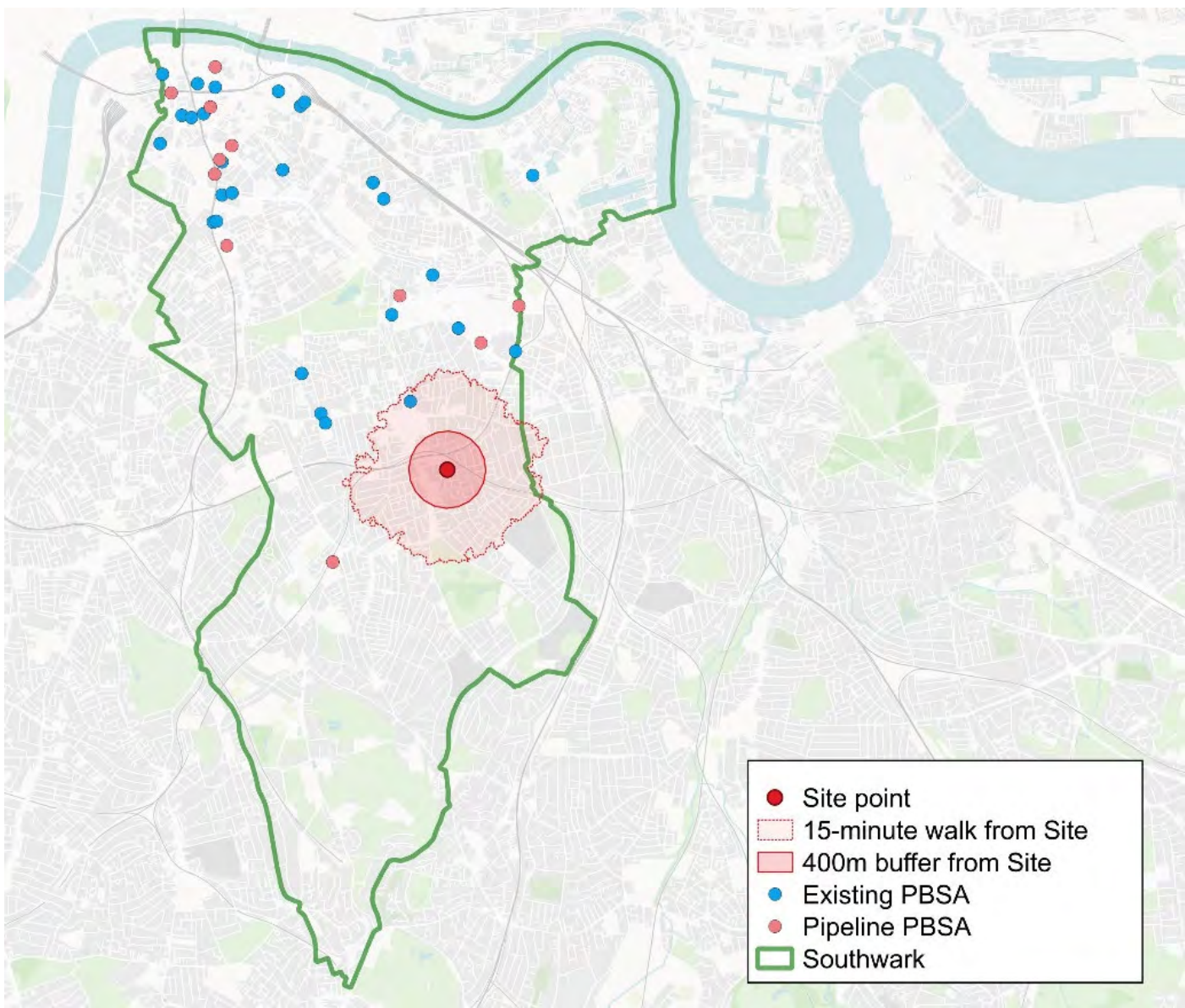
Over-saturation concerns, falling student numbers, and demand for evidence.



2.0 Student Demand & Infrastructure Impact

Existing PBSA stock in Southwark

PBSA is concentrated around the north of the borough



Status (June 2026)	PBSA units (buildings)	
	Southwark	Local Area
Existing	7,640 (27)	343 (1)
Under construction and final planning	6,440 (11)	343 (1)
Total existing + pipeline	14,200 (38)	343 (1)
Total existing + pipeline + Proposed	14,720 (39)	859 (2)

- There is **little provision of PBSA in the south of the borough**, particularly around the Site of the Proposed Development.
- Within a 15-minute walk of the Site (the Local Area), there is **only one existing PBSA and no pipeline developments**.

Competition in the private rental sector (driven by lack of supply and an affordability pressure) pushes students into precarious living situations, including ‘couch surfing’ or, in extreme cases, homelessness.

In 2023, nearly 250,000 students across the UK were left without a room because of the landlord’s choice to sell the accommodation. Even with new rental laws, many students choose to sub-let rooms, due to cost pressures, meaning they are not protected by these new measures.

PBSA is more suitable and dependable accommodation for students.

2.0 Student Demand & Infrastructure Impact



The need for additional PBSA

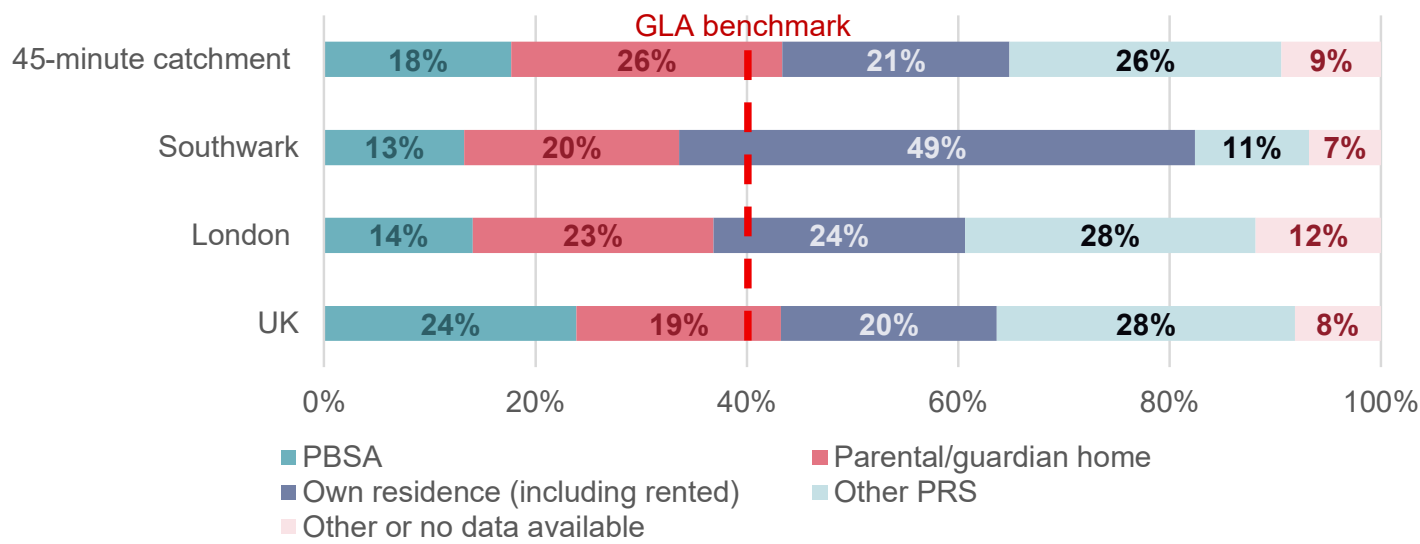
There is not enough stock to house the existing level of students

GLA reports a need for **88,500 additional PBSA bed spaces between 2016 and 2041** in London – **3,500 per year**.
*This equates to approximately **40% of the total (GLA's) projected student population** across higher education institutions in 2041/42.*

At a national level, a higher number of students reside in PBSA, indicating that it **remains a preferred accommodation option**.

- There is under provision of PBSA across London and in Southwark in particular.

Proportion of students in different accommodation types, by geography of study



Census 2021 – Proportion of students in different accommodation types, by geography of residence

Living arrangement	Local Area	Southwark
Living with parents	41%	29%
Living in all student household (e.g. HMO)	22%	22%
Living alone	6%	6%
Living in another household type (including living with non-students)	31%	26%
PBSA	0%	16%

Just one PBSA scheme has come forward in the Local Area since 2021 – Archwood house (Eagle Wharf 90 Peckham Hill Street), a UAL owned hall offering 343 PBSA rooms.

This raises the proportion of students living in PBSA from 0% to 16% in the Local Area, **still far below the GLA benchmark of 40%.**

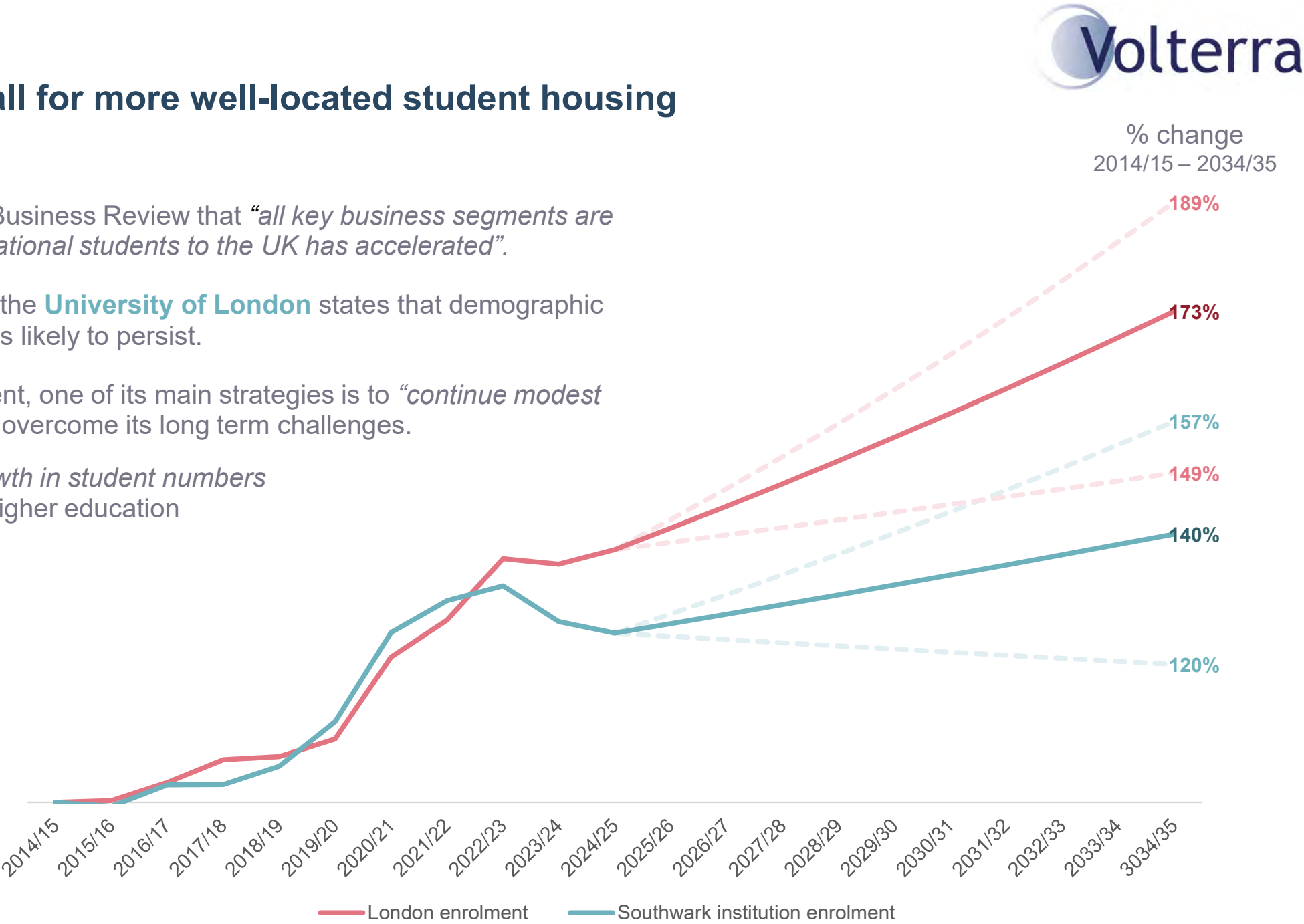
2.0 Student Demand & Infrastructure Impact

Student growth is anticipated

London higher education institutions call for more well-located student housing

- **BPP University** stated in its February 2025 Mid-Year Business Review that “all key business segments are forecasting growth” and notes that “the return of international students to the UK has accelerated”.
- In a recent report on innovation within UK universities, the **University of London** states that demographic trends suggest *growth in domestic demand* for places is likely to persist.
- In **Kings College London’s** 2023/24 financial statement, one of its main strategies is to “continue modest levels of growth in international and home students” to overcome its long term challenges.
- In 2023, **UCAS** reports that they expect *continued growth in student numbers* by the end of the decade – expecting a total 158,000 higher education applicants by 2030, an increase of 33.9% (from 2023).
- **Goldsmiths University**, despite seeing a recent drop in student figures, has plans to grow while keeping social innovation central, as outlined in their Strategy to 2033.

Therefore, the middle projection is taken forward in our analysis.



Additional PBSA is required support the existing population as well as projected student growth – to reduce pressure on the private rental sector.

2.0 Student Demand & Infrastructure Impact



Concentration

There is minimal risk of PBSA overconcentration in this local area

- The Proposed Development does not make an impact at the borough level. It only raises the proportion of PBSA in the Local Area by one percentage point. **At 2%, this does not represent a risk of overconcentration.**

	PBSA equivalent households	Non-PBSA households	Total households
Current provision			
Households within Local Area	140	17,030	17,160
% of households within Local Area	1%	99%	100%
Households in Southwark	3,110	144,050	147,160
% of households in Southwark	2%	98%	100%
With approved pipeline (excl. Proposed Development)			
Households within Local Area	140	17,480	17,610
% of households within Local Area	1%	99%	100%
Households in Southwark	5,680	155,110	160,790
% of households in Southwark	4%	96%	100%
With approved pipeline and Proposed Development			
Households within Local Area	340	17,530	17,870
% of households within Local Area	2%	98%	100%
Households in Southwark	5,890	155,160	161,050
% of households in Southwark	4%	96%	100%

The local area is characterised by a mix of uses

The Site is within a 15-minute walk of a range of retail, leisure and cultural destinations, such as:



- Peckham Levels** – vibrant mix of studios, desks, community programmes, and cultural events.



- Market Place Food Hall Peckham** – Mixed venue including 9 Food Vendors, live sports showings, 5 pool tables, multiple bars, frequent DJs and events, and a photobooth.



- A **range of main supermarkets**, at varying price points.



- Rye Lane** – a large range of retail and food and beverage options along this high street – between Heaton Rd and Peckham High Street. With further options along the high street.

Suitability of the location

- Peckham offers a distinctly different proposition** to the established student accommodation clusters in the north of the borough
 - With a range of retail, leisure and unique cultural destinations.*
- The Site has high levels of public transport accessibility.**
 - Providing strong links to the 46 higher education institutions within 45-minutes of the site.*

Following GLA guidance (2.5 PBSA beds to one C3-home), 516 PBSA bedspaces are equivalent to 206 conventional (C3) housing units.

2.0 Student Demand & Infrastructure Impact



Local impact of students

Students positively contribute to the community and local economy

Boosting the local economy



Total annual resident and student expenditure, amounts to **£8.9m**, with approximately **£5.4m retained within Southwark**.

Local businesses, including hospitality venues, retail and leisure, would benefit.



VisitBritain reports that international visitors of friends and relatives spend approximately £630 per visit.

If 25% of total potential students at the Proposed Development are visited once a year, this would generate approximately **£81,000 of additional visitor expenditure**.



The 18-29 age group makes up the **largest proportion of night-time economy patrons in London** and this age group represents a high proportion of the student population.

Students help sustain the viability of the night-time economy.

“50% of customers are students and they spend £10 to £20 on average. Students are around 50% of our overall revenue – so a pretty healthy chunk!” – A business owner (market stallholder)

Low use of infrastructure



Only **23% of PBSA students register with local GPs**.

The remaining register with university GPs, GPs at their permanent residence or aren't registered at all.



Universities provide a variety of facilities for their students such as libraries, sports facilities, prayer rooms and mental health support.

Increased student populations are unlikely to place strain on existing facilities.



Students typically have non-standard timetables with classes spread throughout the day.

Students **reduce pressure on these facilities at peak hours, while boosting off peak activity**.

“They don't really use the borrowing service much – the books they need aren't really stocked at the library; local community are the main borrowers, so there's no conflict of interest and locals don't have to wait longer to be served etc.” – A local librarian

Meaningful contribution



The National Union of Students finds that approximately **69% of UK students work part-time**.

Essential in filling demand for part-time roles and easing staff pressures in retail and hospitality sectors.



71% of London graduates continue to work in the region following graduation.

Much of this graduate population may continue to live in the same area where they lived as students.



Students and young people are **more likely to volunteer and participate in charitable events**.

This may be due to their desire to gain new skills and experience that supports their professional development and supplements their studies.

“It makes it feel like an up and coming area and businesses must benefit...they create a vibrant feel ... students have had a positive effect on the area..... they are much more earnest and decent and well-mannered than we ever were as students” – A Café manager

3.0 Affordable Housing

Your Feedback

Broadly welcomed but with calls for more provision.

55
Social Rent
Homes

42%
Affordable
Housing

58%
Family
Homes

3bed+

6
Wheelchair
accessible homes

11%

3.0

Affordable Housing

3.1 Contextual Character Drivers

Important elevational characters emerged from our analysis of buildings of note within the local context, which helped inform the facade design for both the PBSA and Affordable Residential buildings.

Sculptural Book-ending

Façades are typically composed with rigorous and ordered grids, reflecting a clear structural logic and repetition. This can be achieved through the inclusion of defined piers or inferred through opening arrangements.



Calm Rhythms

Local facades of note, employ consistent and legible rhythms of opening and solid elements.



Paired Entrances

Openings are often articulated with expressed lintels, introducing depth and a strong horizontal emphasis across elevations. Brickwork is the predominant material, valued for its durability and consistent tonal quality, contributing to a cohesive streetscape.



Material/Tone

‘Cheeks’ of blank brickwork are a common feature, frequently corresponding to internal back-of-house or servicing functions. These solid elements provide visual contrast to areas of fenestration and reinforce the overall sense of mass and solidity.



3.0 Affordable Housing

3.2 Facade Language - Before



3.0 Affordable Housing

3.3 Facade Language - Proposed



3.0 Affordable Housing

3.4 Facade Language - Proposed



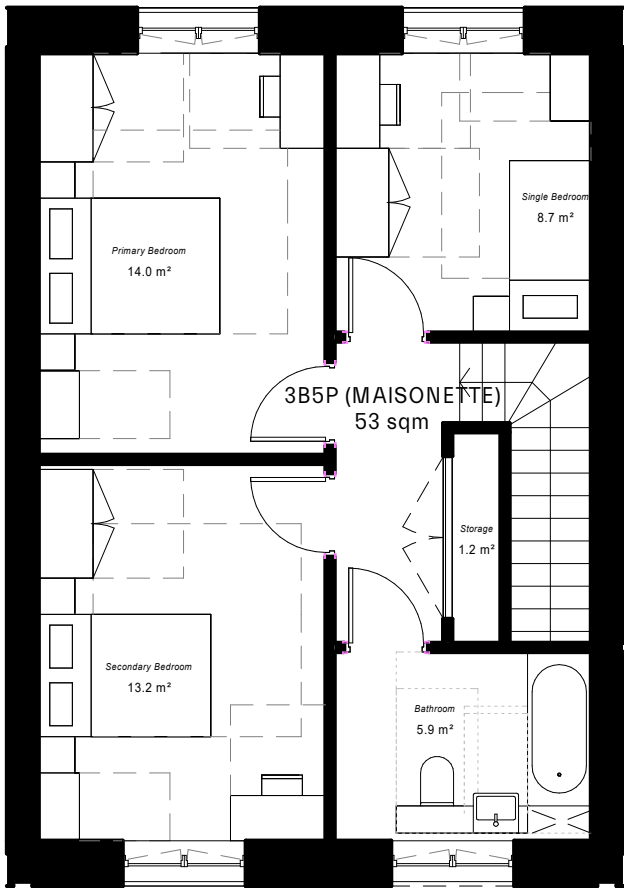
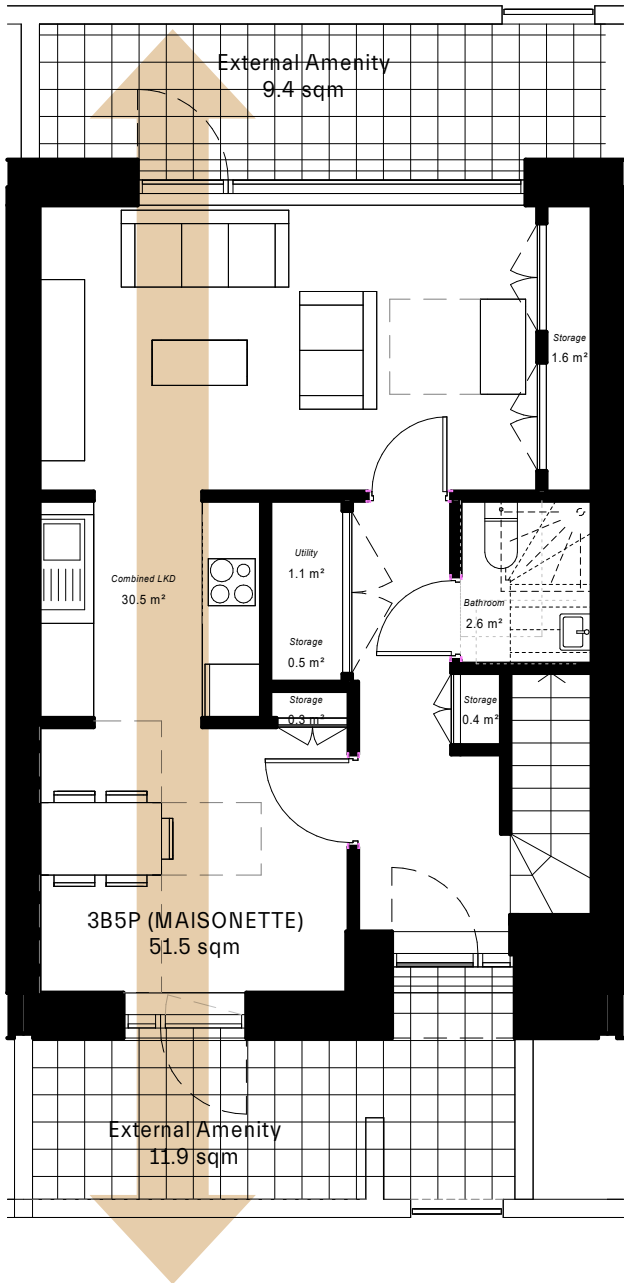
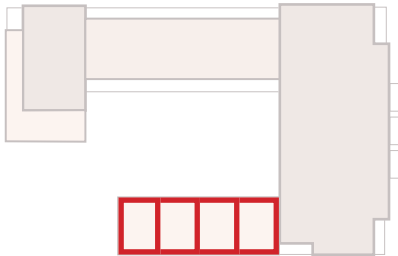
3.0 Affordable Housing

3.5 Example Dwellings

75% Dual Aspect

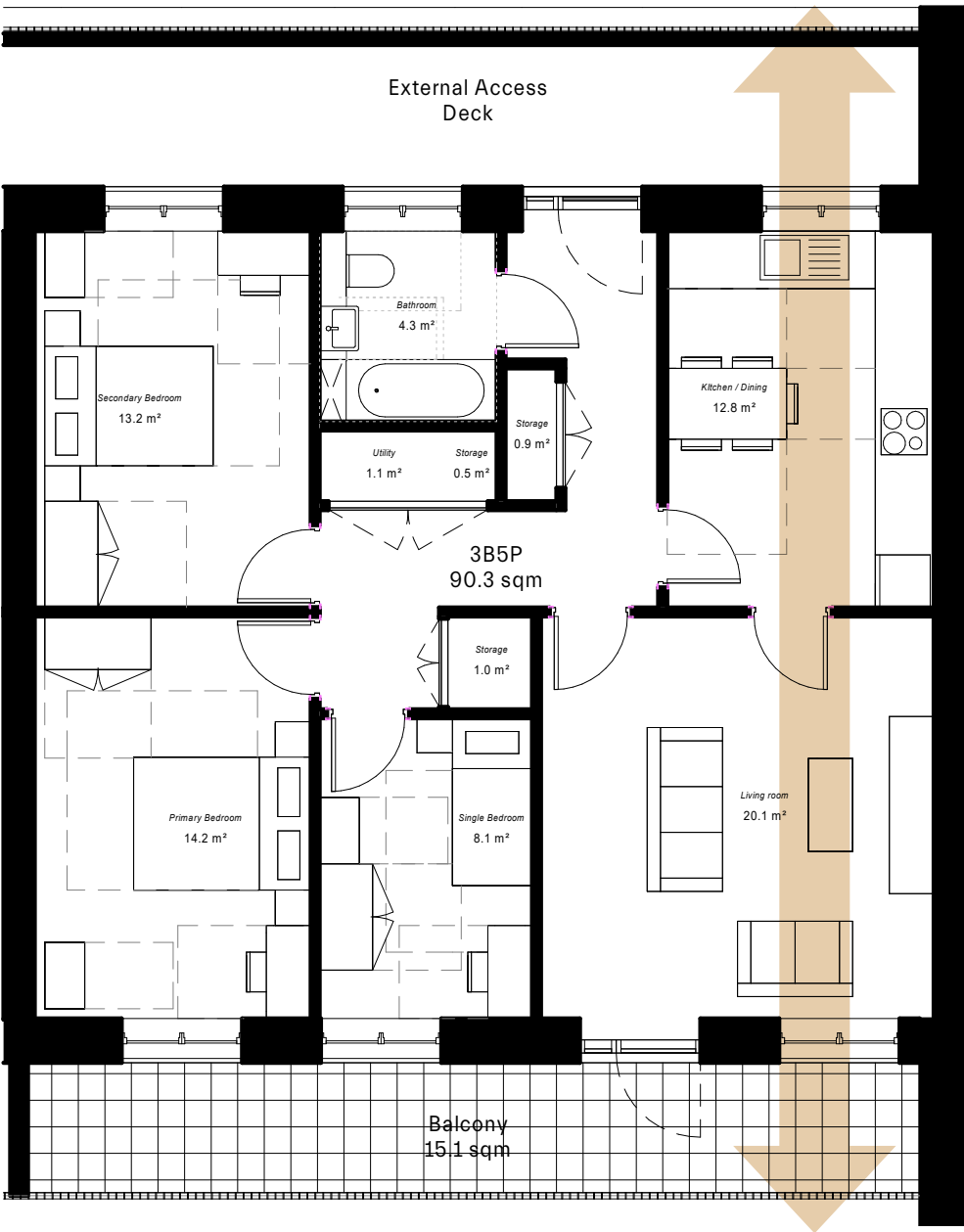
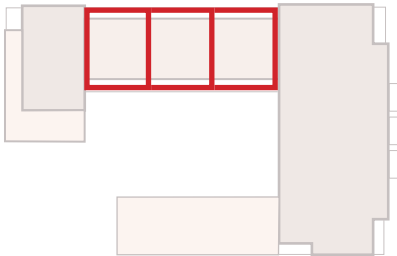
3b5p Maisonette (Southern)

No. Instances	4
Unit NIA:	104.5m ²
Occupancy:	3b5p
Total Private Outside Space	20.8m ²
Combined LDK Area	30.5m ²
Aspect	Dual
Hab room count	5 hr.



3b5p (Deck Access)

No. Instances	9
Unit NIA:	90.3m ²
Occupancy:	3b5p
Total Private Outside Space	15.1m ²
Combined LDK Area	32.9m ²
Aspect	Dual
Hab room count	5 hr.



4.0 Other Queries Raised

Your Feedback

- + Have you considered how parking will be managed during student move-in and move-out periods?
- + How will the student roof terrace be managed?
- + How will antisocial behaviour be managed?
- + How will deliveries and servicing be managed
- + How will parking be impacted on the local area?



4.0 Other Queries Raised

4.1 Delivery, Servicing & Parking

Servicing Key

Communal servicing & delivery access

PBSA servicing & delivery access

Residential servicing & delivery access

PBSA post room

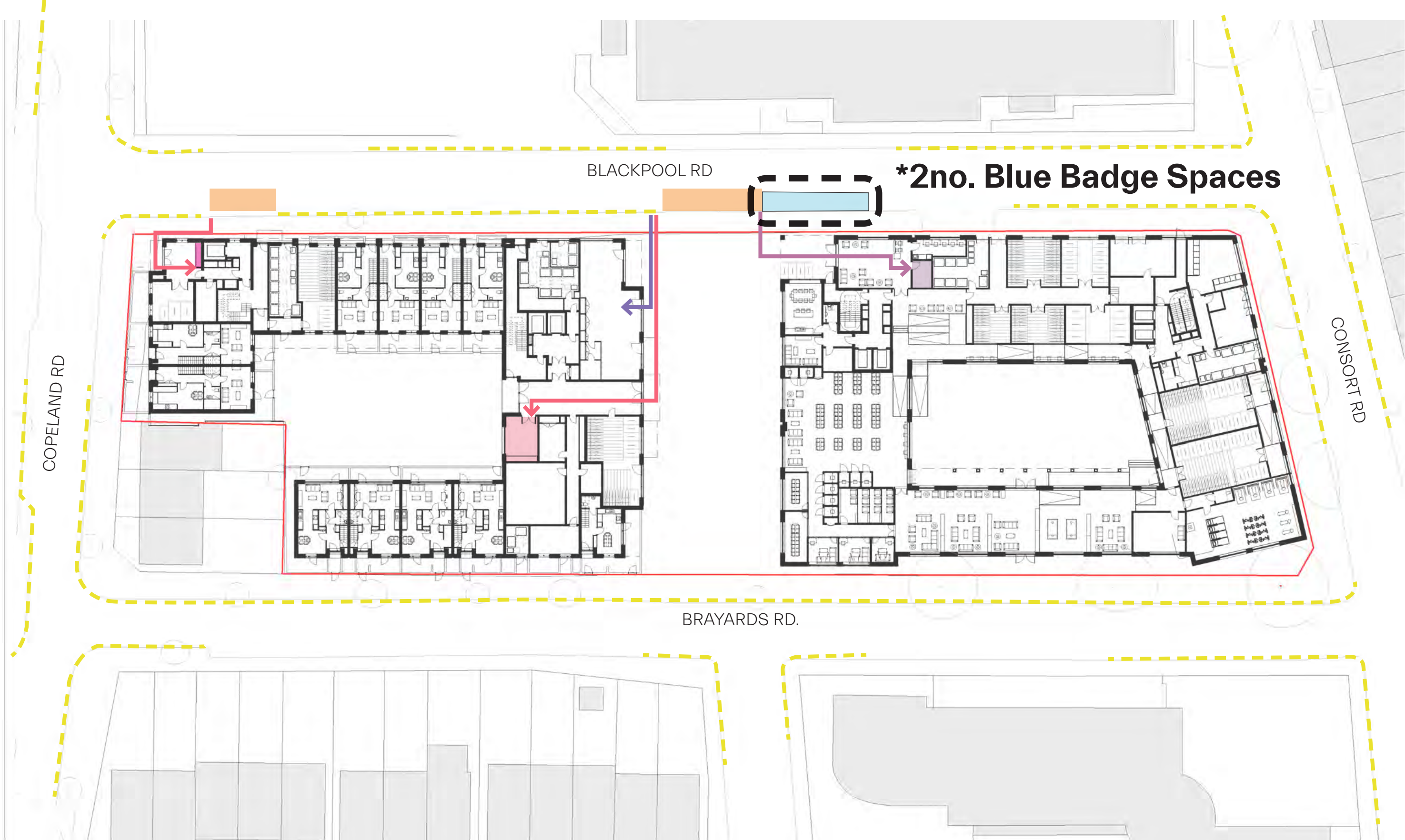
Residential post room

Post boxes

Proposed blue badge spaces

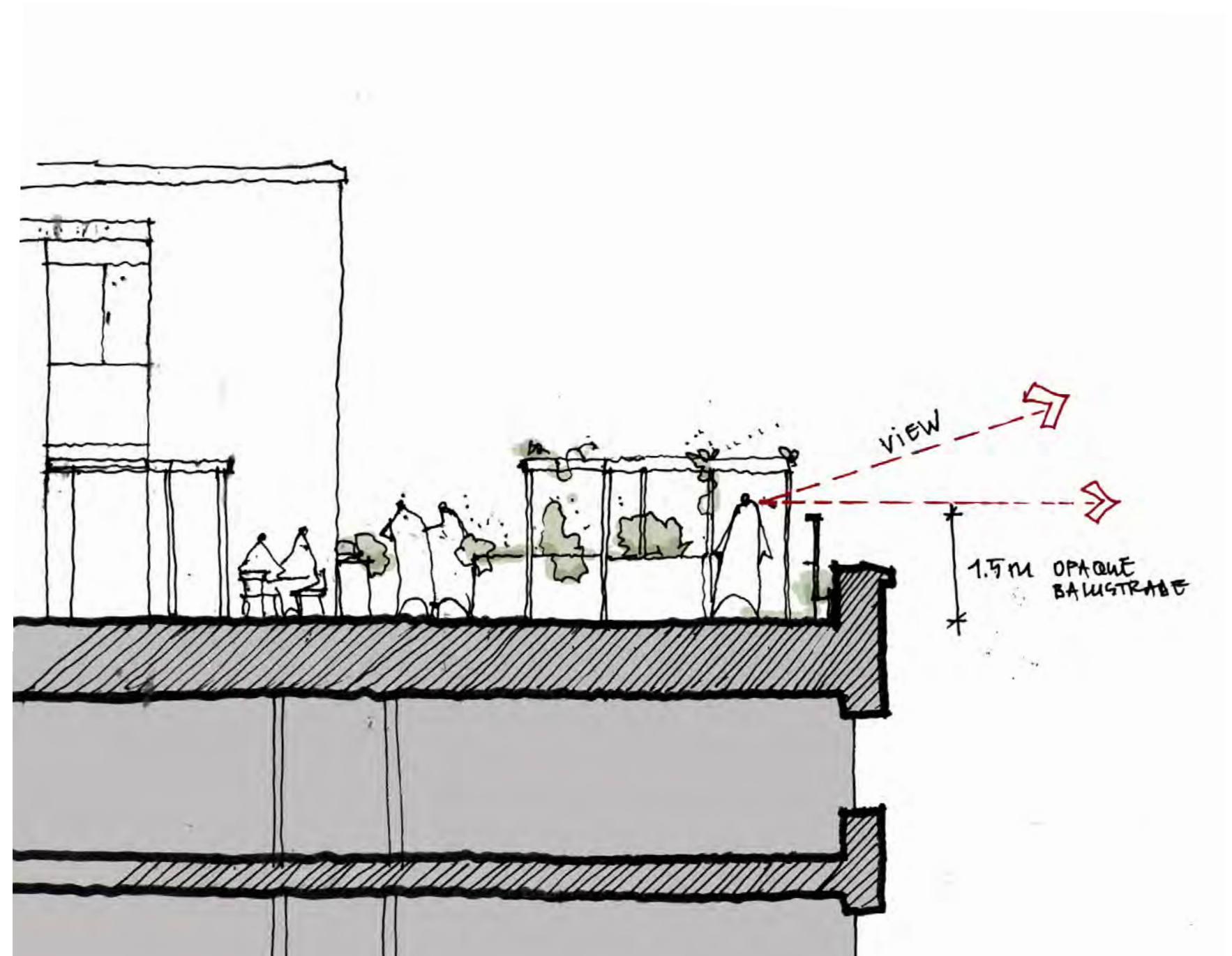
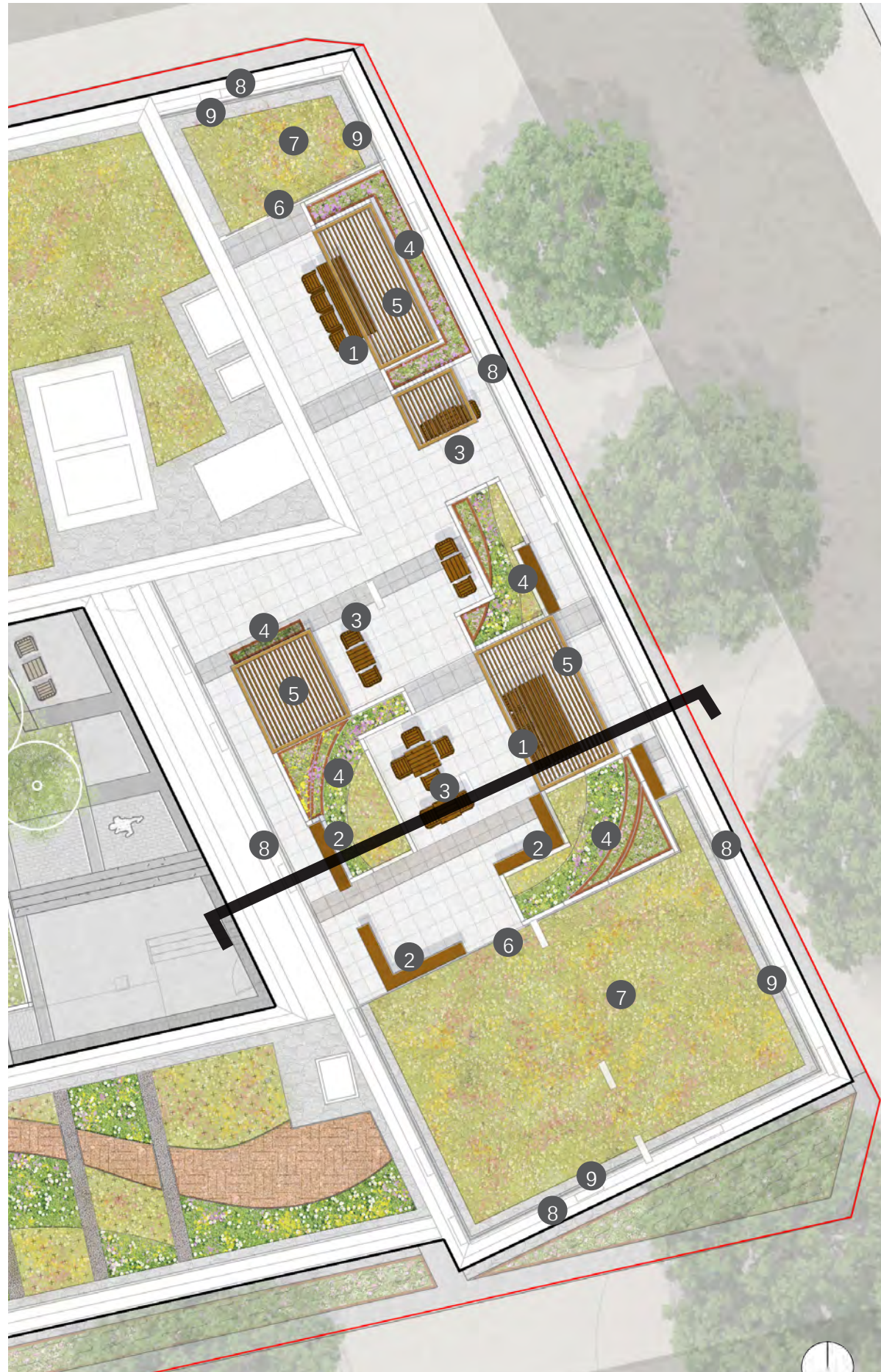
Double yellow line

Suggested Zones for Deliveries



4.0 Other Queries Raised

4.2 Proposed Student Roof Terrace



5.0 Summary

Student Housing Heights

- + Decreased height of Student Housing building to the North of the site by over 1 storey.
- + Increased height of the Southern part of the site by 1 storey.
- + Net decrease of 20no. student homes

Affordable Housing

- + Unchanged relative to last consultation event
- + Increased relative percentage of Social Housing provision due to decrease in total Student Home number.

Student Housing Demand Established in Borough

Impact on Local Infrastructure Stated.

Management Strategies Shared and Presented



5.0 Summary

5.1 Site Strategy & Public Realm

111.5m²
Community/
Commercial
Space (NIA)

New
Playspace
806m²

New Play
Street
732m²



Better Site Permeability
The proposals seek to deliver a new play street improving permeability through the site to benefit local residents.



Neighbourly Massing Response
The massing responds to its immediate neighbours through its massing heights and typology



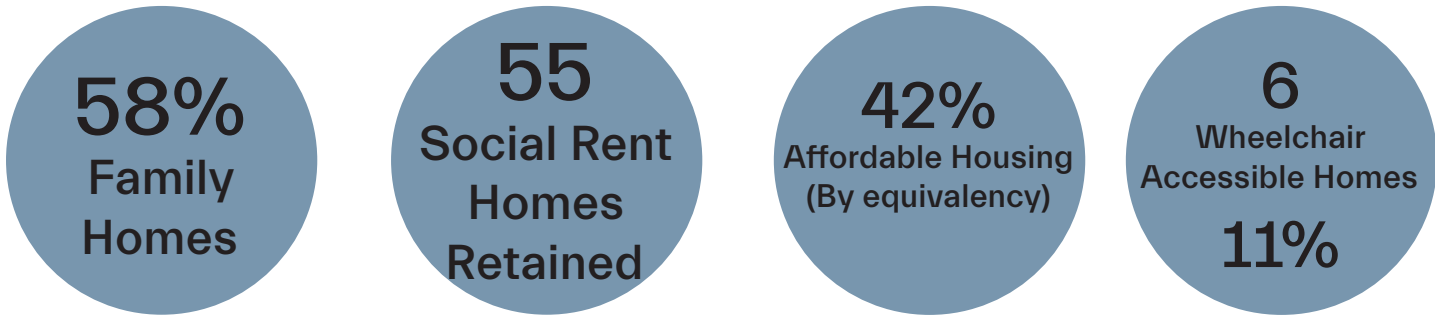
Active Play Street
The new play street is activated by lush landscaping at ground and overlooked by residential balconies to its Eastern frontage.



New Commercial / Flexible Floor Place
The proposals seek to further enhance the activity and bustle of the new proposed play street with a new publicly accessible space on its North-Eastern corner. Its use is flexible and will be defined by local need.

5.0 Summary

5.2 High Quality Affordable Housing



Welcoming Communal Entrance
The primary entrance seeks to maximise interactions between residents fostering a greater sense of community. It also provides views and routes through to the private play space increasing the likelihood of chance encounters between families.



Neighbourly Massing Response
The Western massing steps and sets back in form to negotiate strategically between the change in scale from two storey houses to a five storey block.



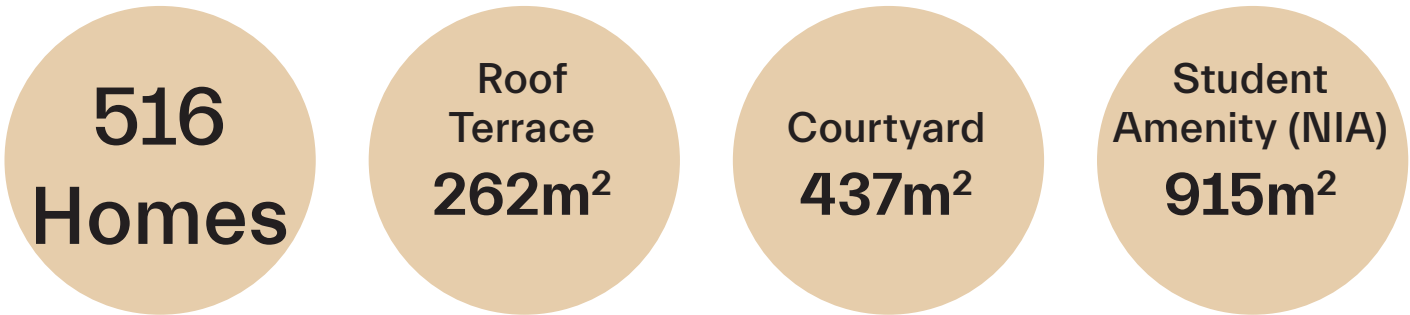
Front Doors
The mix of occupancies is tilted towards larger family units. Maisonettes have been maximised at ground floor restoring active frontages to the neighbouring streets.



Generous External Amenity
The proposals propose generously proportioned private outdoor space for the new homes in line with Southwark’s design guidelines for residential development.

5.0 Summary

5.3 Exemplar Student Housing



Way-finding
North-Western Student Housing block is expressed in a distinct black material identity with an expressive concertina textured crown to aid in way-finding for residents.



Contextually Driven Facade Language
The language of the Student Housing blocks' facades draws primarily from the Bussey Building employing elegant portrait openings, paired windows and black sections of facade bringing calm moments to the facade.



Diversity of External Communal Spaces
The student residents will have access to a private external courtyard garden as well as a private rooftop terrace.

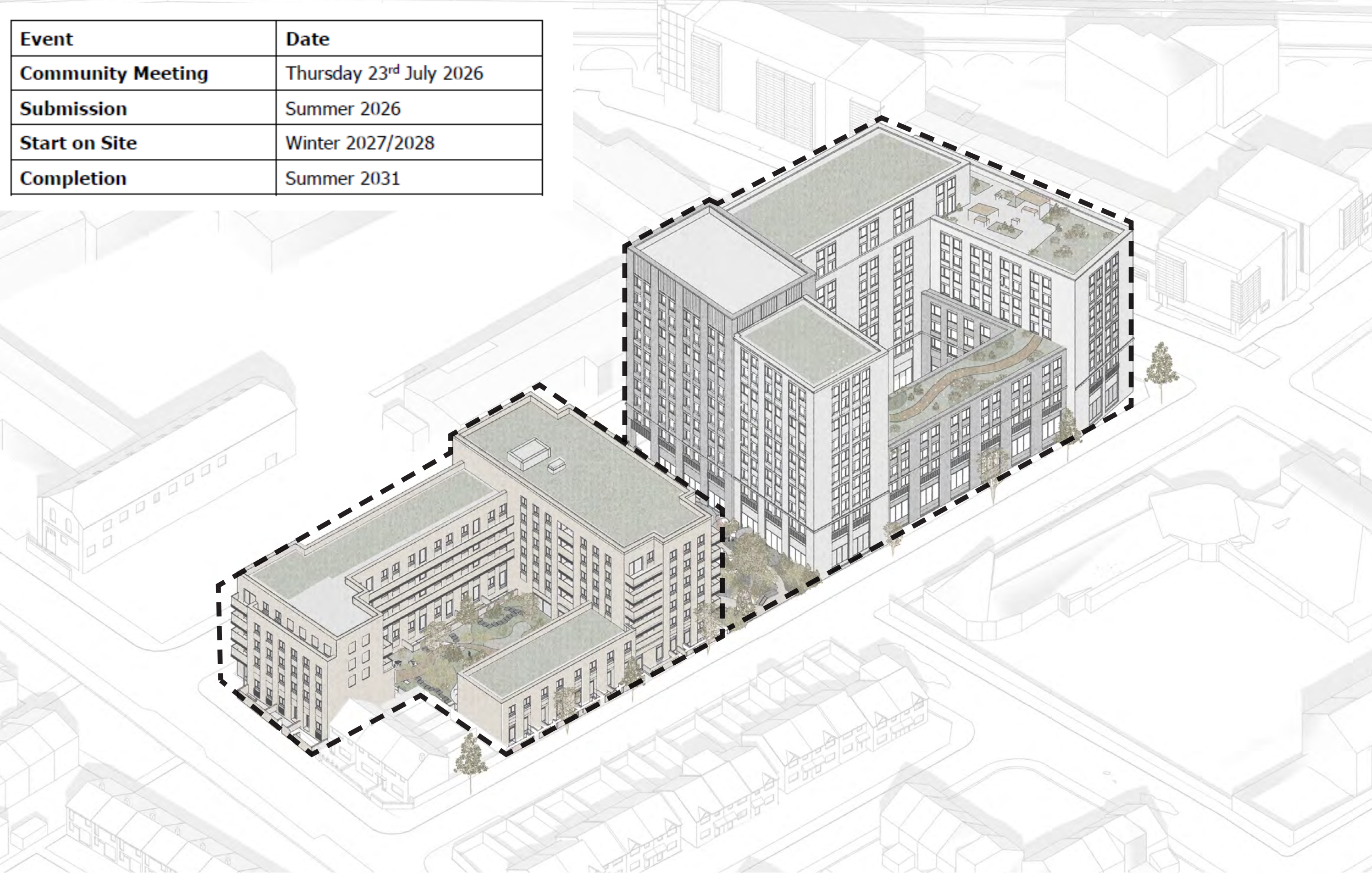


High Quality Facades
The facade proposals have been developed with a keen sense of proportion and material quality

5.0 Summary

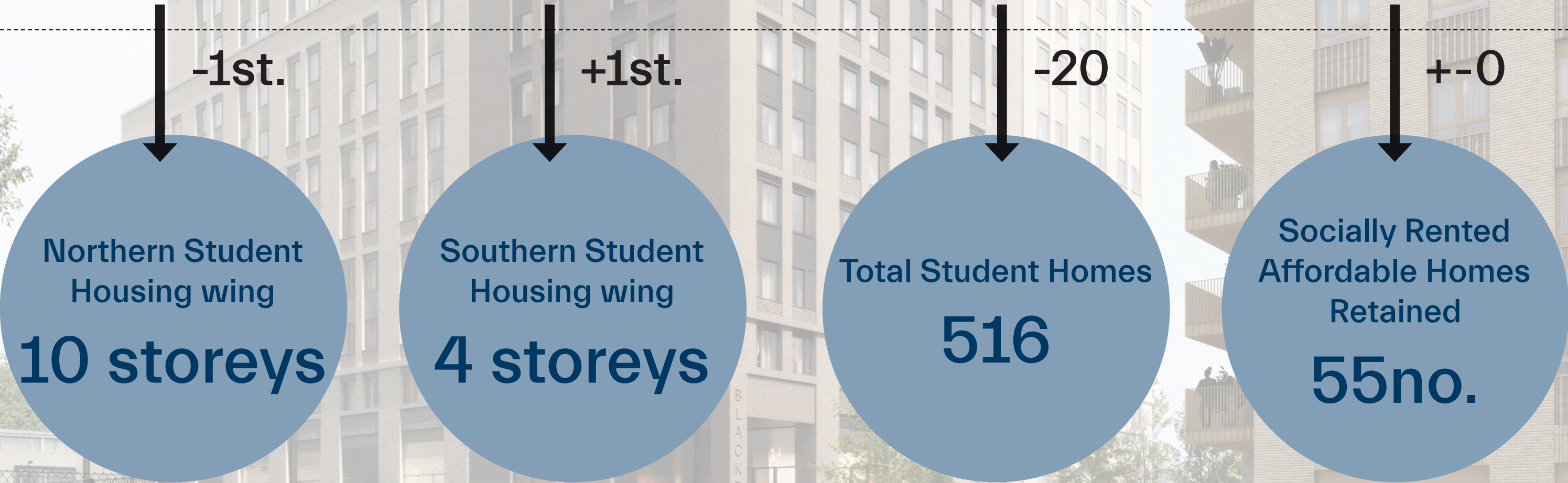
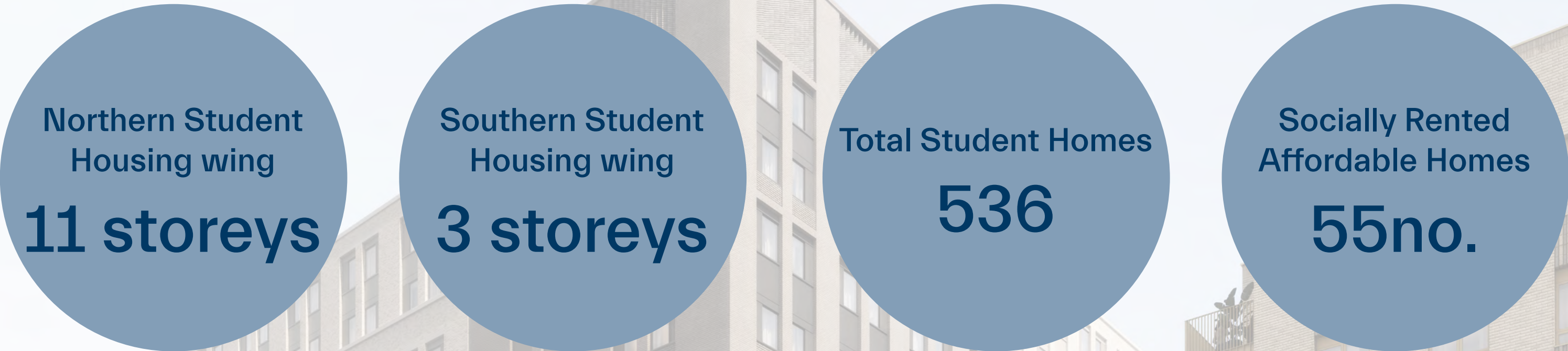
5.4 Construction Phasing

Event	Date
Community Meeting	Thursday 23 rd July 2026
Submission	Summer 2026
Start on Site	Winter 2027/2028
Completion	Summer 2031



BEFORE

Public Consultation 03



PROPOSED

Public Consultation 04

Public Benefits

**Making use
of brownfield
land in a highly
sustainable and
accessible
location**

**Delivering
Social Rent
Family homes
responding to
local need**

**Provision
of high-
quality student
accommodation**

**Activating
ground floor
frontages with
high-quality
architecture**

**Supporting
local businesses
and generating
local employment
opportunities**

**Improved on-
site biodiversity &
Urban Greening**

**Pedestrian
Activation
& enhanced
public realm with
doorstep play &
open space**

**CIL & S106
Contributions**

