

1. About Leathermarket CBS



The Leathermarket Community Benefit Society (CBS) is made up of residents from the Leathermarket JMB estates. Our Board of Directors consists of a majority of elected local residents from JMB estates.

Leathermarket CBS was set up in 2014 by Leathermarket JMB to build new, genuinely affordable homes for local people in housing need. It is a non-profit organisation and only builds homes for private sale where required to subsidise Council home-building.

Our first 27 homes at Marklake Court were completed in Summer 2018. Our second development of Council-homes, on the site of the former Joseph Lancaster nursery, is now under construction on the Lawson Estate.



2. Design Development



View from Leathermarket Street - Current proposals: max. 7 storey



Previous proposals: 10 storey

This consultation event presents revised proposals for the redevelopment of 26 Leathermarket Street following an initial design produced as part of an Architectural competition and subsequent design development based on local resident feedback and pre-planning advice.

The revised proposals are for 30 homes set across 4-6 storeys with the ground floor allocated to both community event functions and offices for Leathermarket JMB.

The architectural language is maintained from the previous proposals - derived from the predominant material in the Conservation Area - London stock red and yellow bricks. To the top floor, a high quality finely detailed cast stone / concrete cladding system has been introduced in reference to the adjacent Leathermarket and similar buildings nearby.

All proposed homes are either dual aspect or single aspect where South facing and contain private external amenity space set into the centre of the plan to avoid overlooking, with those on Leathermarket Street inset to avoid overhanging the pavement.



3. Building Massing



View from Leathermarket Gardens - Current proposal: max. 7 storey



Previous proposal: max. 10 storey

During the first stage of consultation proposals were presented for a 5-storey building facing Leathermarket Street and a 10 / 8 storey building facing Leathermarket Gardens containing 40 homes. We also consulted on massing variations up to 6 storeys tall on Leathermarket Street and 11/9 storeys facing Leathermarket Gardens. The most common feedback from this stage of the consultation raised concerns over height, scale and overshadowing of the park.

Since this date the Design Team have met numerous times with Southwark Council's Planning Team and revised the proposals to a 5 storey building facing Leathermarket Street and a 7 / 6 storey building facing Leathermarket Gardens containing 30 homes.

The revised massing addresses the context of the park by reducing the impact from the 10 / 8 storey massing previously proposed and the impact upon the adjacent Leathermarket building.



4. Overshadowing

As part of the design development of the proposals a series of overshadowing studies were undertaken to identify the impact of the two elements on the adjacent buildings and Leathermarket Gardens and the play area.

These were assessed at 09:00, 12:00 and 15:00 hours for 21st of March, June, September and December to give an indication of the impact of the proposed massings throughout the year.

As the existing office building on site is 2 storeys tall, around 3 storeys lower than the immediately neighbouring properties, any increase in height will of course create a greater degree of overshadowing onto the play area to the north.

At 5 storeys the overshadowing caused is to no greater extent than the overshadowing created by 106 Weston Street and 22 Leathermarket.

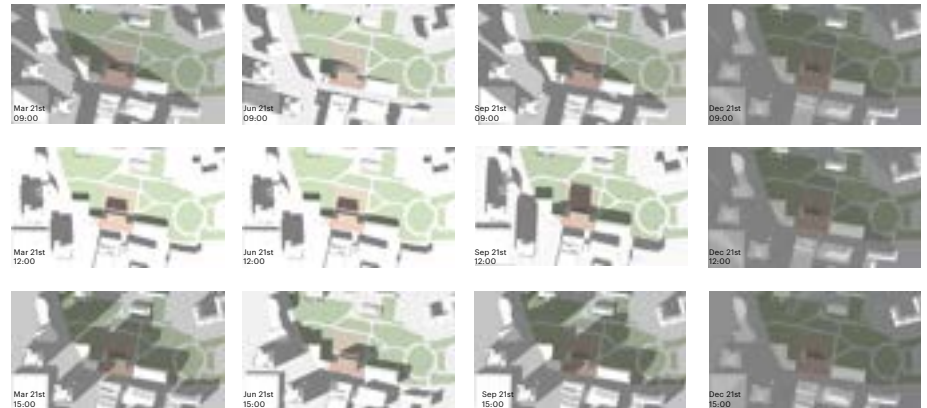
The previous 10-storey proposal was assessed to identify the overshadowing impact of a building contained within the area of space on the site that allows us to comply with overshadowing and impacts upon daylight within London.

The results are that during the morning hours both the 5 storey and 10 storey elements create some degree of overshadowing to the east facing windows within 106 Weston Street. As the rear of the building line is set further north of the rear wall of number 22 Leathermarket Street there is no overshadowing to the rear of this neighbouring property. As Leathermarket Street runs almost due East-West there is minimal overshadowing created by the proposed building onto the buildings on the south side of Leathermarket Street.

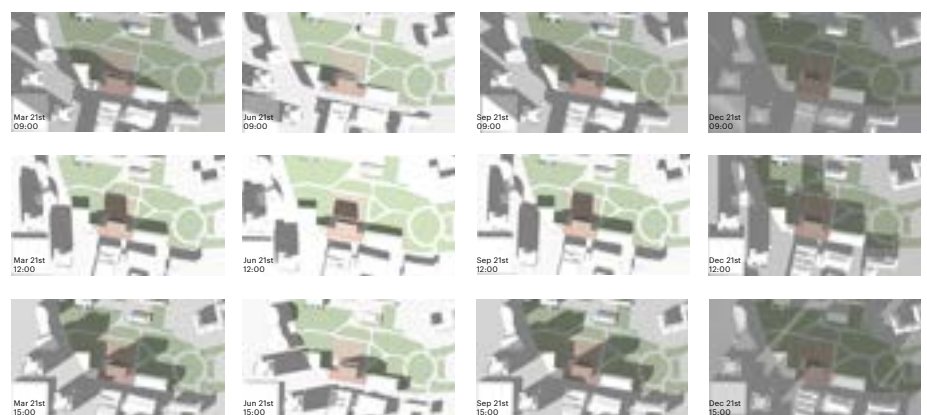
The 10-storey element does create more overshadowing to the play area and park, however, as can be seen, in the evenings the park is already overshadowed by Simla and Burwash House.

A further study was carried out for the revised 7 storey proposal. As can be seen below, within the early hours (09:00) throughout the year, there is very little decrease in overshadowing on neighbouring flats and external amenities between the 10-storey and 7-storey proposal as the shadow of the top 3 storeys falls mostly onto the roof of 106 Weston Street.

At midday the 7-storey proposal has a lesser overshadowing impact than the 10-storey proposal on the playground in March and September only. In June the shadows are almost comparable due to the solar azimuth. In the winter, on all proposals, the shadow extends across the park, as can be observed of 106 Weston Street and 26 Leathermarket Street. At 15:00 hours the difference between the 10-storey and 7-storey proposals is most noticeable in June. During March, September and December there is little difference in impact upon the park and playground.



Overshadowing Study - Current Proposal: 7 storey



Overshadowing Study - Previous Proposal: 10 storey

5. Office / Community Space



As per the previous proposals the Ground Floor is proposed to be set-in from the boundaries with 106 Weston Street and 22 Leathermarket. This enables access to the playground and to the park to be retained to the East. The Client and Design Team are currently working with Southwark Council on proposals to improve pedestrian access to the park to the West which sits on the axis of Weston Street and Leathermarket Street.

The frontage facing Leathermarket Street is occupied with community function space, comprising the reception and large event space. The intermediate spaces of interview rooms act as a buffer between this and the private office space for the JMB beyond. This is efficiently planned to reduce the existing floor area whilst improving the provision.

- Office
- Community Space / Flexible Office Space

Proposed Ground Floor Plan showing Community and Office Space

The proposals presented here are a development of the initial design, incorporating feedback from the previous consultation and from numerous discussions with Southwark Planning Authority.

The well-received elements of the design have been retained and the less favoured elements, such as the height and overshadowing have been addressed through a dramatic rescaling of the upper section of the building, with the result of reducing the number of homes delivered.

We would be interested to hear your feedback on the proposals.

Please address your feedback to Rachel Brain at:

Email: Rachel.Brain@leathermarketcbs.org.uk

Tel: 020 7450 8026



Rendering of proposals as seen from the South of Weston Street