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## pelican house southwark

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type	80 mixed tenure flats with ground floor café behind an original art deco facade
client	Churchgate Group/ Amicus Horizon Group
contract	Design and Build
cost	£10m approx.
status	Completed 2008

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Located in Peckham, Pelican House is a former art deco factory which was disused when our client bought the site with an existing planning permission. Through extensive pre-application consultation with local residents and the Peckham Society, we were able to secure a new planning permission for eighty units, an increase of 60%.

The development has created eighty new affordable housing apartments for shared ownership and rent for Amicus Horizon Group. The new homes are mostly dual aspect, all arranged around a central courtyard with underground parking. The vivid Mondrian-style coloured glass of the upper storeys recalls the ground breaking 1940's designed Eames House. The lower floors retain the original facade of the factory and contain an arts café and gallery.



The design uses an expressed steel structure with large glazed panels divided into smaller sections through the use of a curtain walling system and coloured glass inserts. The structural system of permanent shuttered concrete panels by AFS known as Quickbuild, was used for the first time in the UK and creates robust acoustic, thermal and structural performance. Prefabricated cement board panels were assembled on site and threaded with reinforcement before being filled with concrete.

