

Old Kent Road

Island Site : Old Kent Road, Devon Street and Devonshire Grove

## Folgate Estates Massing Study

21827-RP-F04-003A  
30 October 2020

This report summarises a concise study for the triangle site bounded by Old Kent Road, Devon Street and Devonshire Grove in Southwark, South London.

Previous studies looked at the entire site save some of the properties facing Old Kent Road. The main study has been documented in report 21827-RP-F04-001F issued 7 March 2019, and a follow up study 21827-RP-F04-002 issued 24 September 2019.

The current proposal excludes the site owned by Safestore. Safestore has indicated that they will develop the site independently but not very differently from the originally proposed in the initial studies during early 2019.

Furthermore, this study maintains all buildings along Old Kent Road.

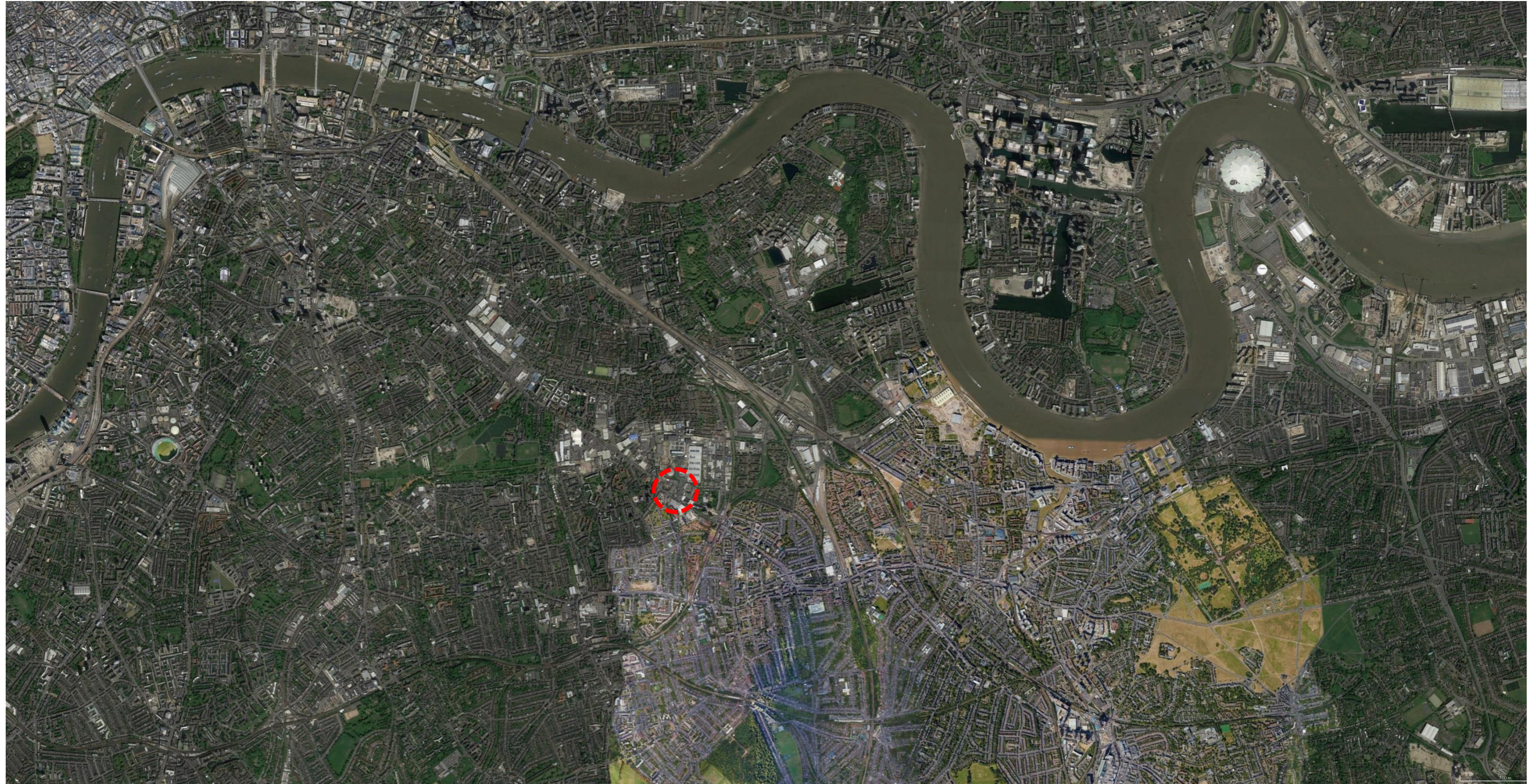
The following principles have been maintained from the original masterplan:

- Pedestrian link between Old Kent Road and Devon Street, adjacent to the Chromium Building.
- Existing Chromium building and adjacent properties along Old Kent Road will be maintained and refurbished.
- Creation of B1(c) / B8 as well as retail spaces mainly along Old Kent Road
- Introduction of a tall residential element in the centre of the site
- Masterplan continuity with the proposed development across Devon Street
- Covered Loading Area for both commercial and residential off Devon Street with residential amenity space on top

Different from the original masterplan:

- Omission of the Safestore building on the corner of Old Kent road and Devon Street
- Continuation of the B1(c) / B8 development along Old Kent Road and around the corner on Devon street.
- Introduction of a residential element on the corner of Old Kent Road and Devon Street, with an entrance off Devon Street. The block is oriented perpendicular to Old Kent Road, maximising daylight form and views to the east and West.

Site Context









View from South East



View from North East



View from North West



View from South West



Entrance to Devon Street from Old Kent Road



View from Devon Street looking back at Old Kent Road



View of corner of Old Kent Road and Devon Street



View of corner of Old Kent Road and Devonshire Grove





Entrance of Refuse and Recycling Centre



View of the gasometer from the entrance road to the Refuse and Recycling Centre



Detail of the gasometer



The gasometer seen from Old Kent road



Historical map

Form the Old Kent Road Area Action Plan:

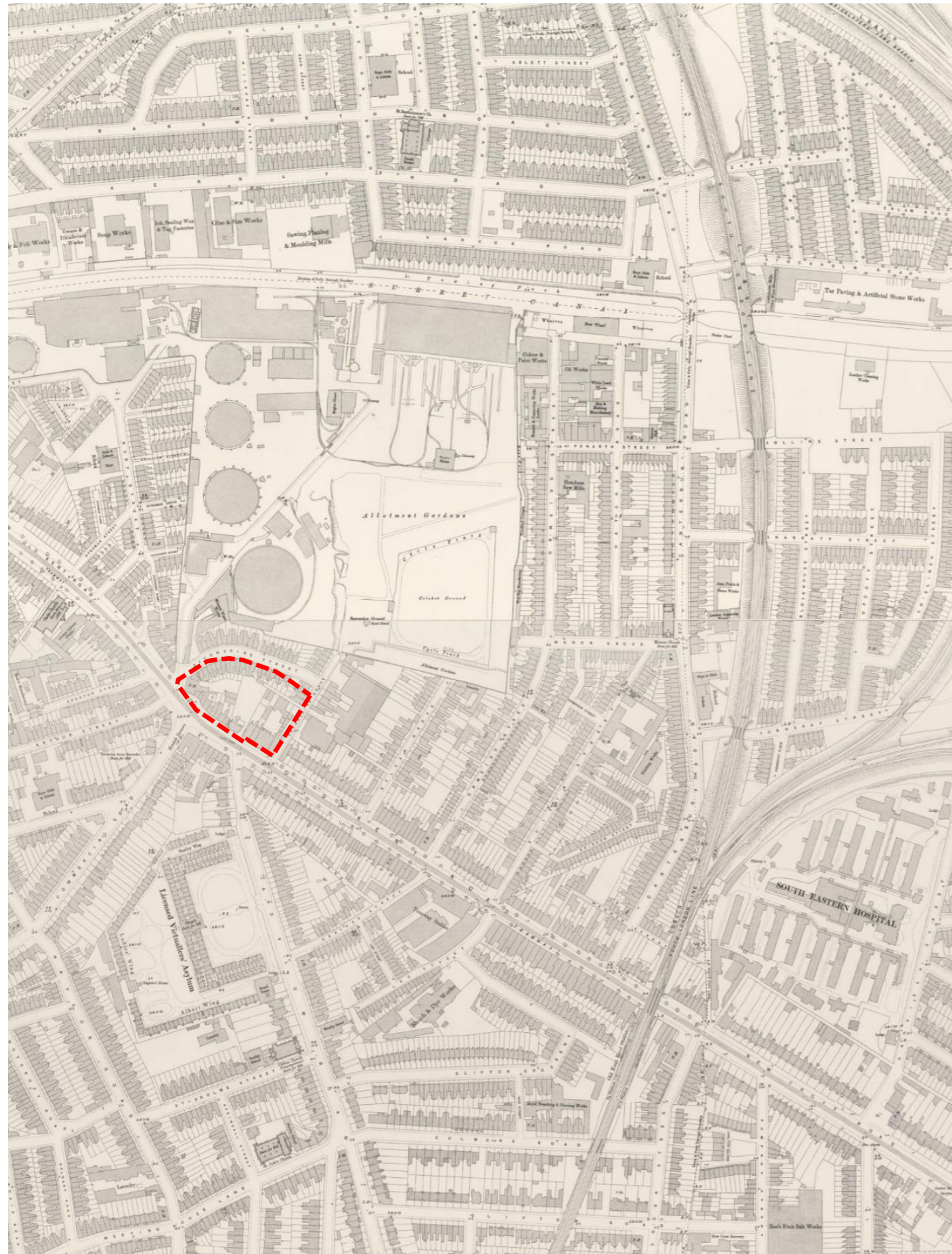
The Surrey Canal was one of the earliest developments in the area, being completed in the early 1800s, before the railways and residential development. In the 1830s the South Metropolitan Gas Company established a new gasworks on land adjoining the canal, with the company owning its own fleet of barges to transport coal along the canal. The gasworks grew steadily under Thomas Livesey and his son George and by 1900 covered 36 acres and contained a cricket ground, cycle track and allotments, as well as 8 gasholders. At the time, the gasworks were at the cutting edge of new technology, fundamentally changing the way people live in their homes.

The largest gasholder is listed. Built by George Livesey between 1879 and 1881 it was briefly the world's largest gasholder and was constructed using a pioneering geodesic structure. It also sits above a tank which was the deepest then constructed and one of the deepest ever built. There are other fragments of this industrial past still visible such as the cobbled road surface to the north of Canal Grove.

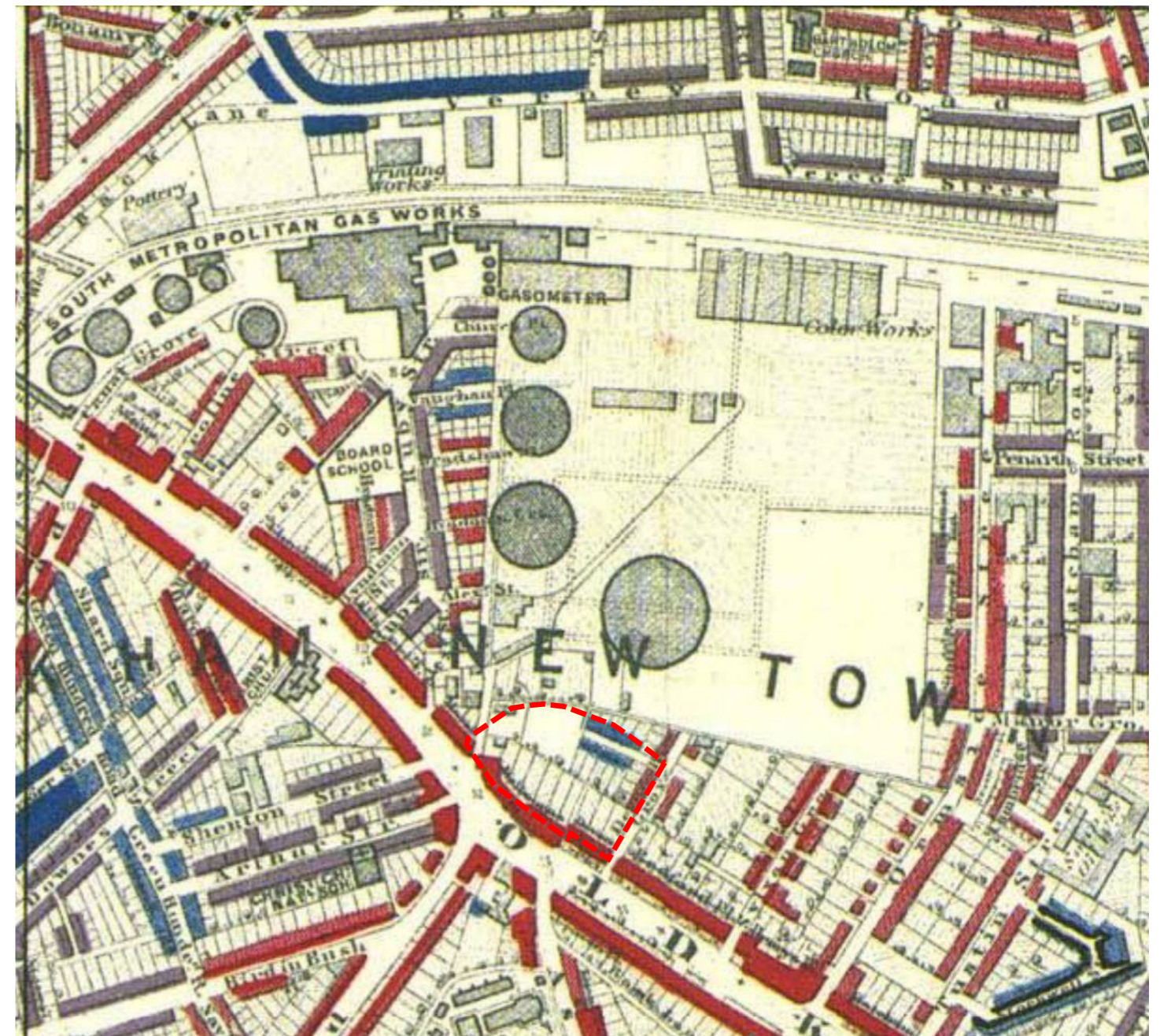
The north side of Old Kent Road is very fragmented. Bomb damage and road widening resulted in the demolition of the Georgian and Victorian terraces and their replacement by larger retail stores, such as Curry's PC World, the B&M Bargain Store, Carpet Right and Staples. There is a surviving Georgian house and later Edwardian commercial buildings next to B&M Bargain Store.



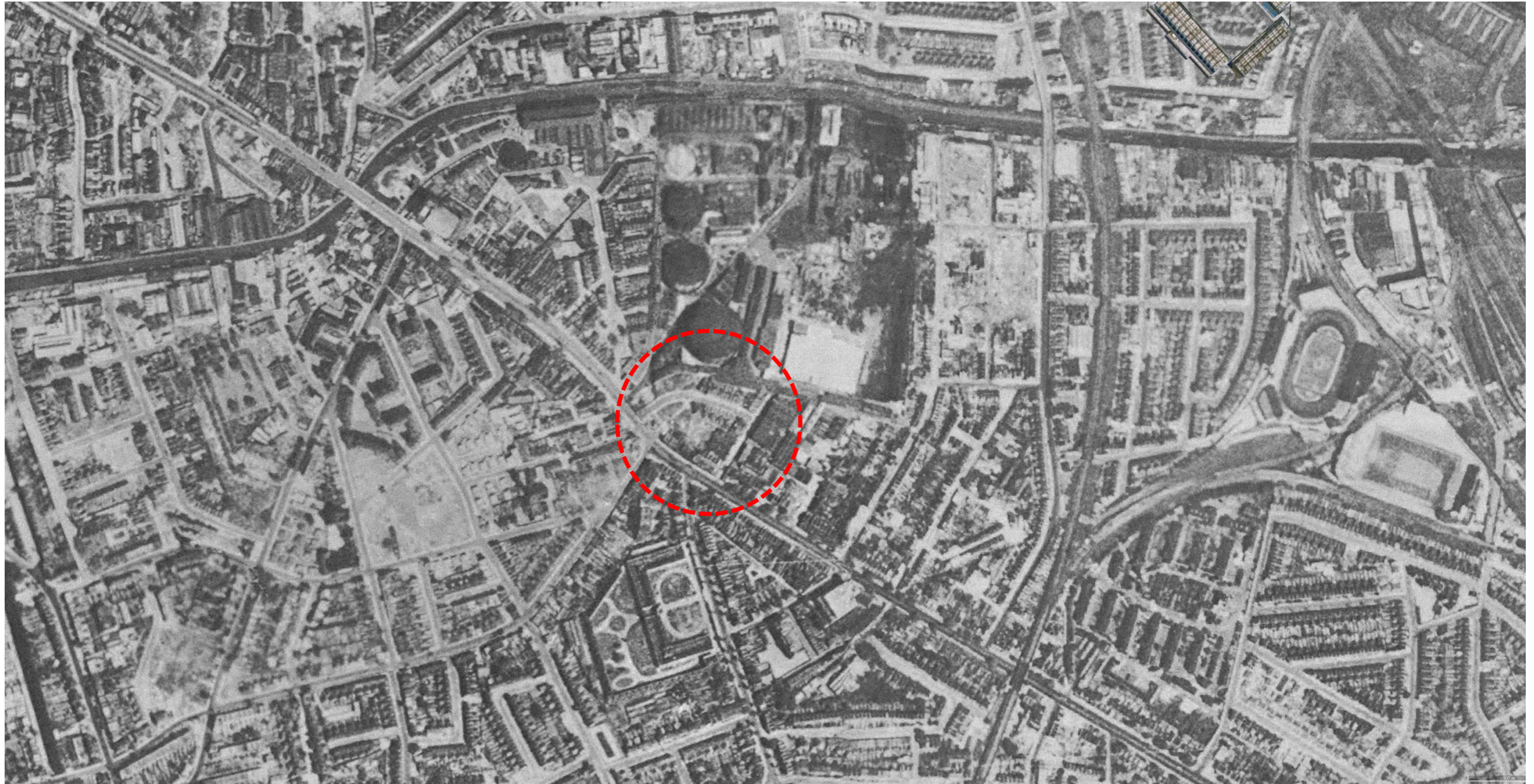
Entrance to Devon street



OS Map 1895



Charles Booth's descriptive map of London poverty 1889 (The brightest red signifies 'well-to-do' whilst the brightest blue is described as 'very poor, casual, chronic want')

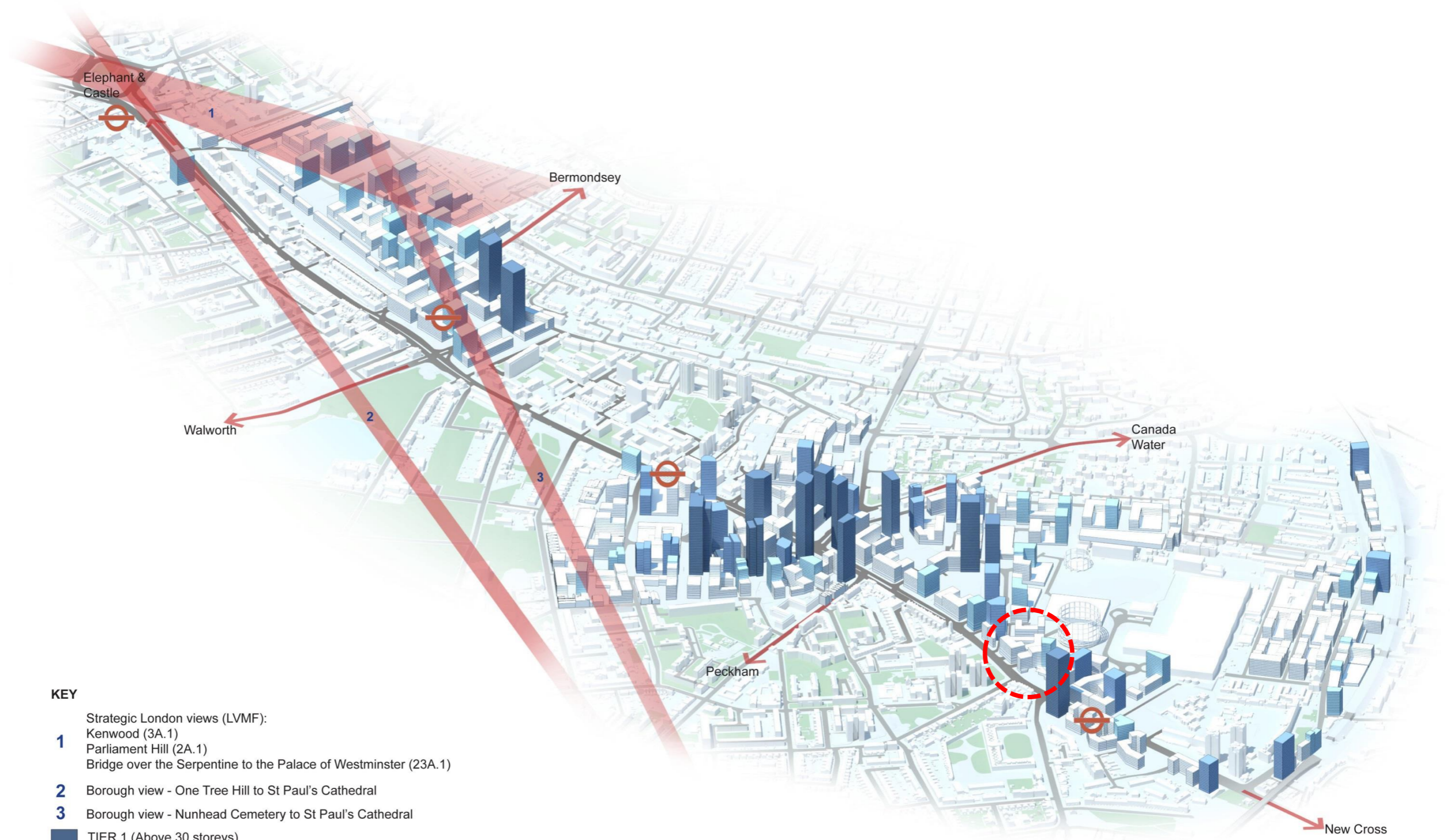


Aerial Photograph of 1945

Planning Context







**KEY**

- Strategic London views (LVMF):
- 1** Kenwood (3A.1)  
Parliament Hill (2A.1)  
Bridge over the Serpentine to the Palace of Westminster (23A.1)
- 2** Borough view - One Tree Hill to St Paul's Cathedral
- 3** Borough view - Nunhead Cemetery to St Paul's Cathedral
- TIER 1 (Above 30 storeys)
- TIER 2 (Up to 25 storeys)
- TIER 3 (Up to 16 storeys)
- Bakerloo Line Extension (BLE) station options





**DEVON STREET AND SYLVAN GROVE (OKR 18)**

**Plan**  
Development will reinforce the frontages on Old Kent Road with shopping and retail uses at ground floor and new and refurbished business space, including the retained Daisy Business Park, providing space suitable for offices, studios and managed workspaces.

Existing trees on Old Kent Road will be retained and enhanced. There will be a new pocket park at the end of Devon Street which sits within a network of new and improved streets which provide strong links back to Ilderton Road, Old Kent Road and routes east towards Sylvan Grove and the Tustin estate and west towards the gasworks.

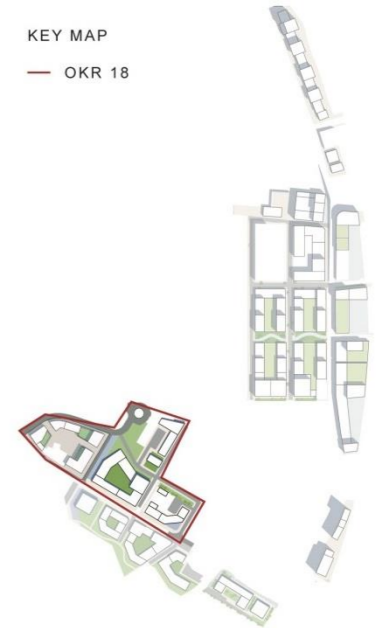
**Site area:** 3.0 ha  
There are currently around 30 businesses and 130 jobs in this site.

**Indicative capacity:** 740 homes  
710 jobs

- Redevelopment must:**
- Replace existing employment space, including retail floorspace (A use class); and
  - Provide residential or other town centre uses above employment space; and
  - Provide new a new public square on Devonshire Grove; and
  - Provide a new access road into the IWMF; and
  - Provide on-site servicing.

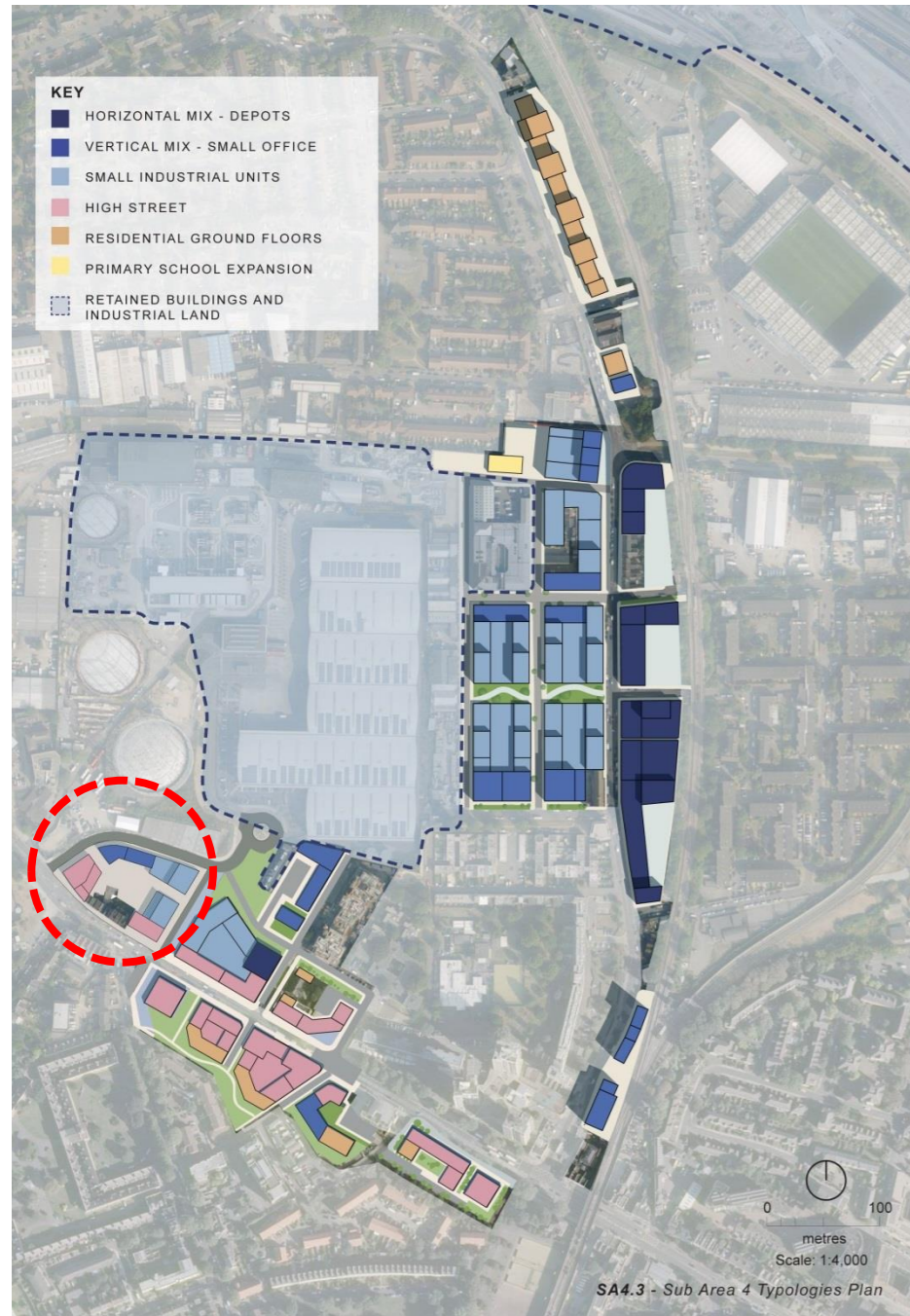
**Phasing**  
The council has received pre-application enquiries for a number of sites including the Daisy Business Park and the HSS Hire Shop. Development is expected to take place over the next 10 years.

KEY MAP  
— OKR 18



The OKR Area Action Plan has been divided in different zones. The site forms part of the sub area named OKR 18.

The brief for OKR 18 (from the OKR AAP)



The site, located between Devon Street, Devonshire Grove and Old Kent Road retains the existing Victorian buildings on Old Kent Road. Buildings on Old Kent Road, existing and new, are designated as residential with retail on the ground floor. The buildings on Devon Street are designated as light industrial and offices.



Regarding Streets, Parks and Public Buildings:

**2. STATION SQUARE**

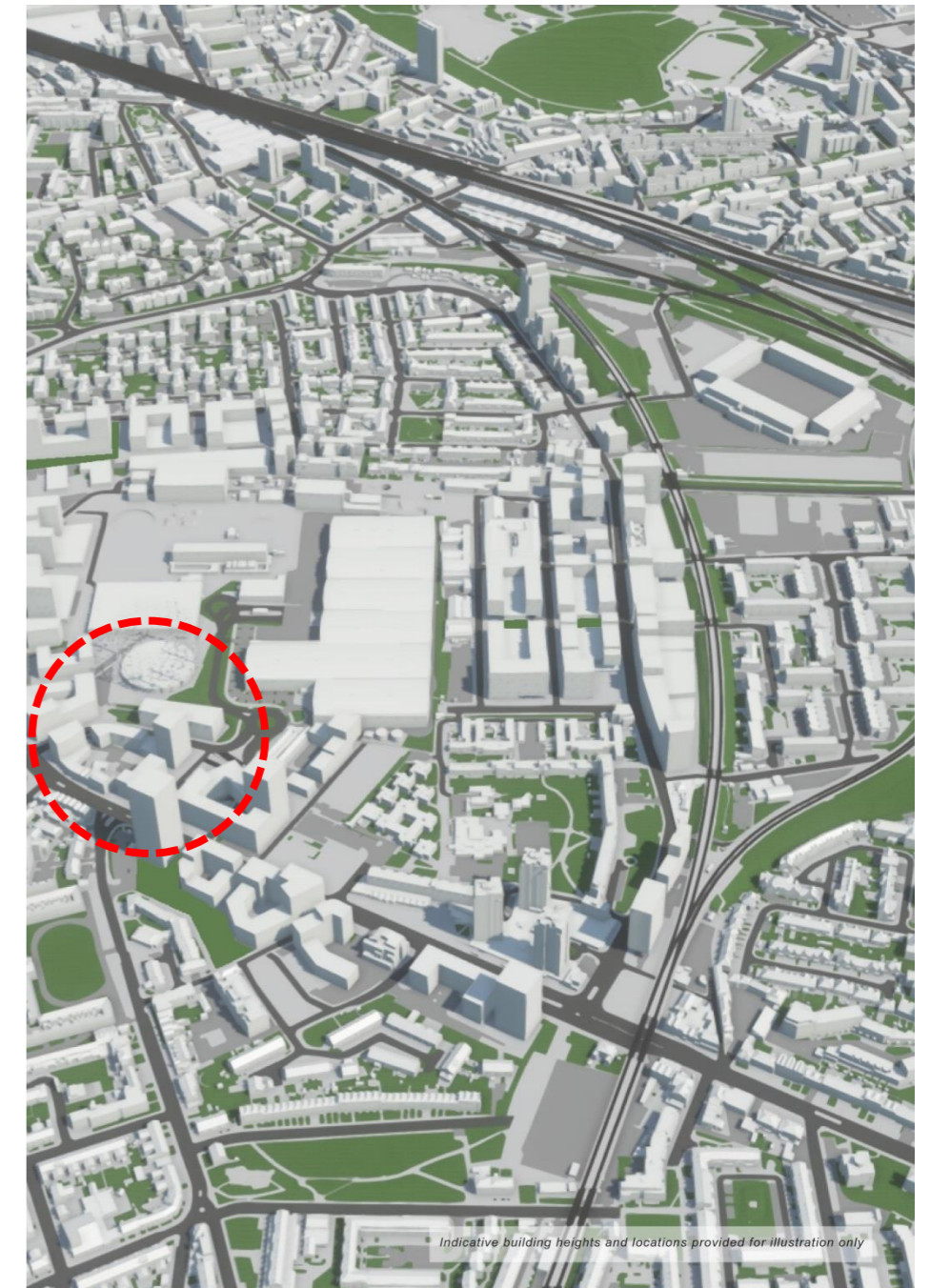
*Generous square at entrance to the underground station.*

**4. DEVONSHIRE GROVE**

*New access road into the Integrated Waste Management Facility, enabling the closure of the existing egress road and direct access between the IWMF and the Old Kent Road.*

**6. LOCAL VIEWS**

*Open up and retain view towards Caroline Gardens from Devonshire Grove and the listed gasholder from Asylum Road and Commercial Way.*

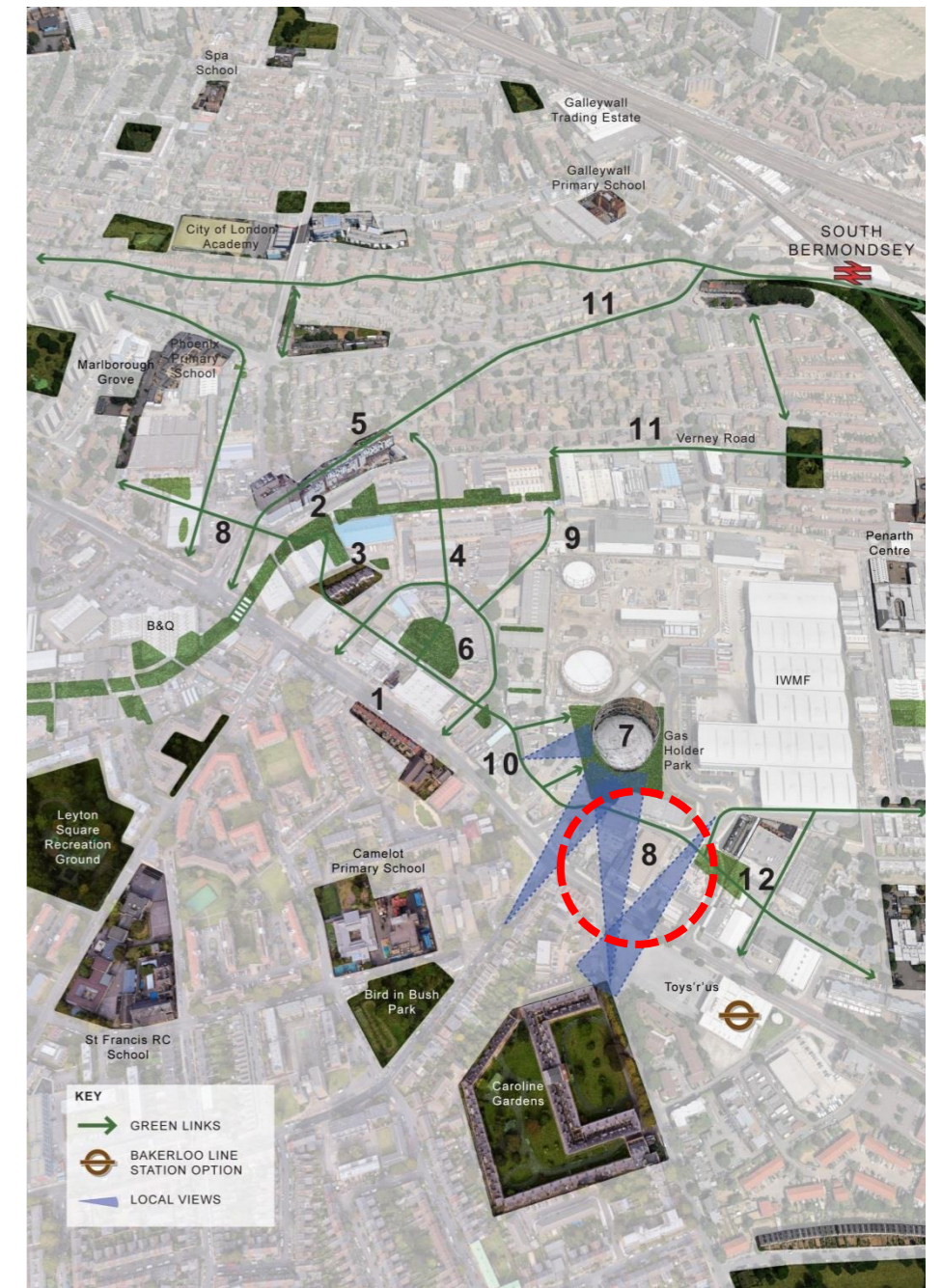
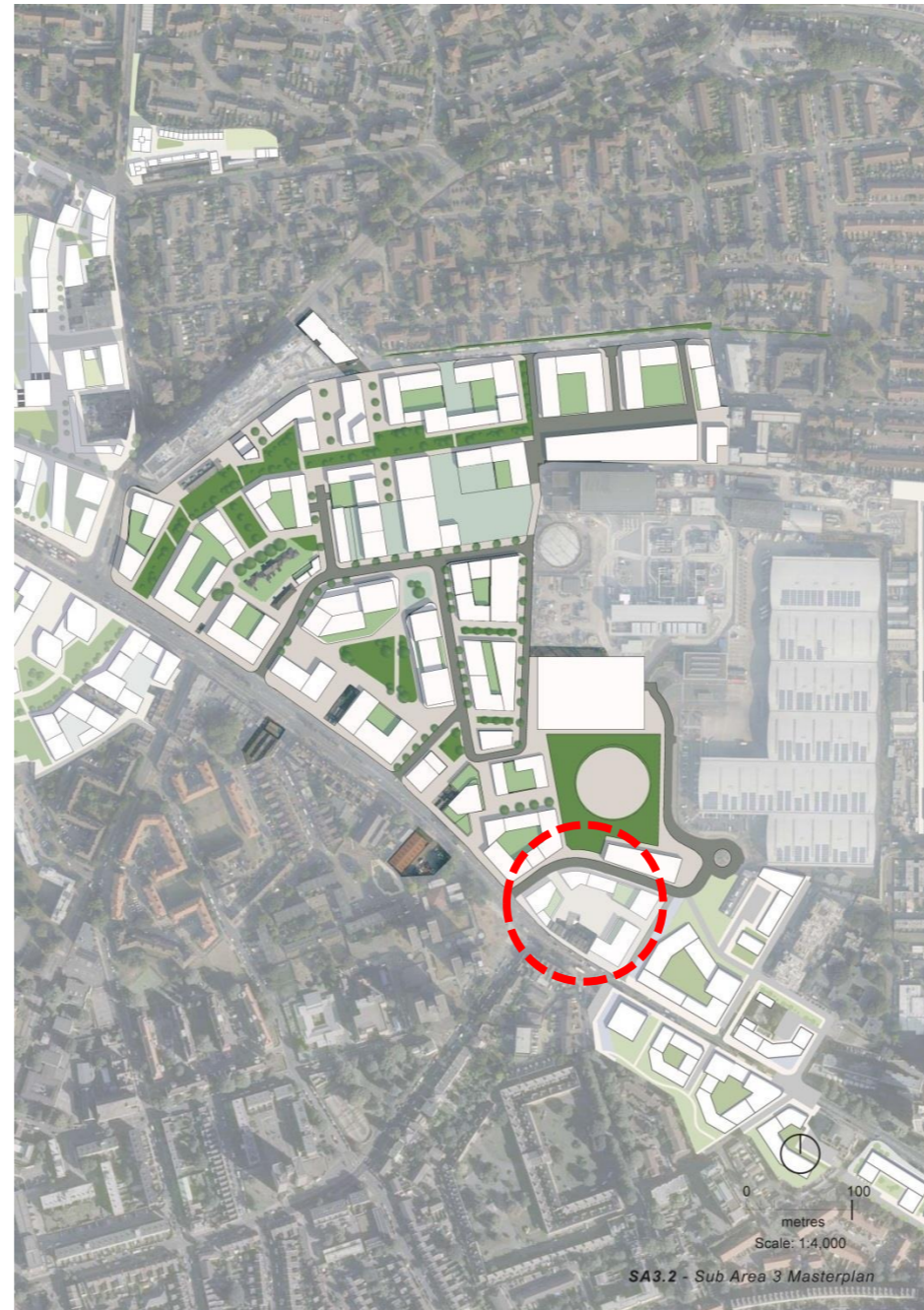
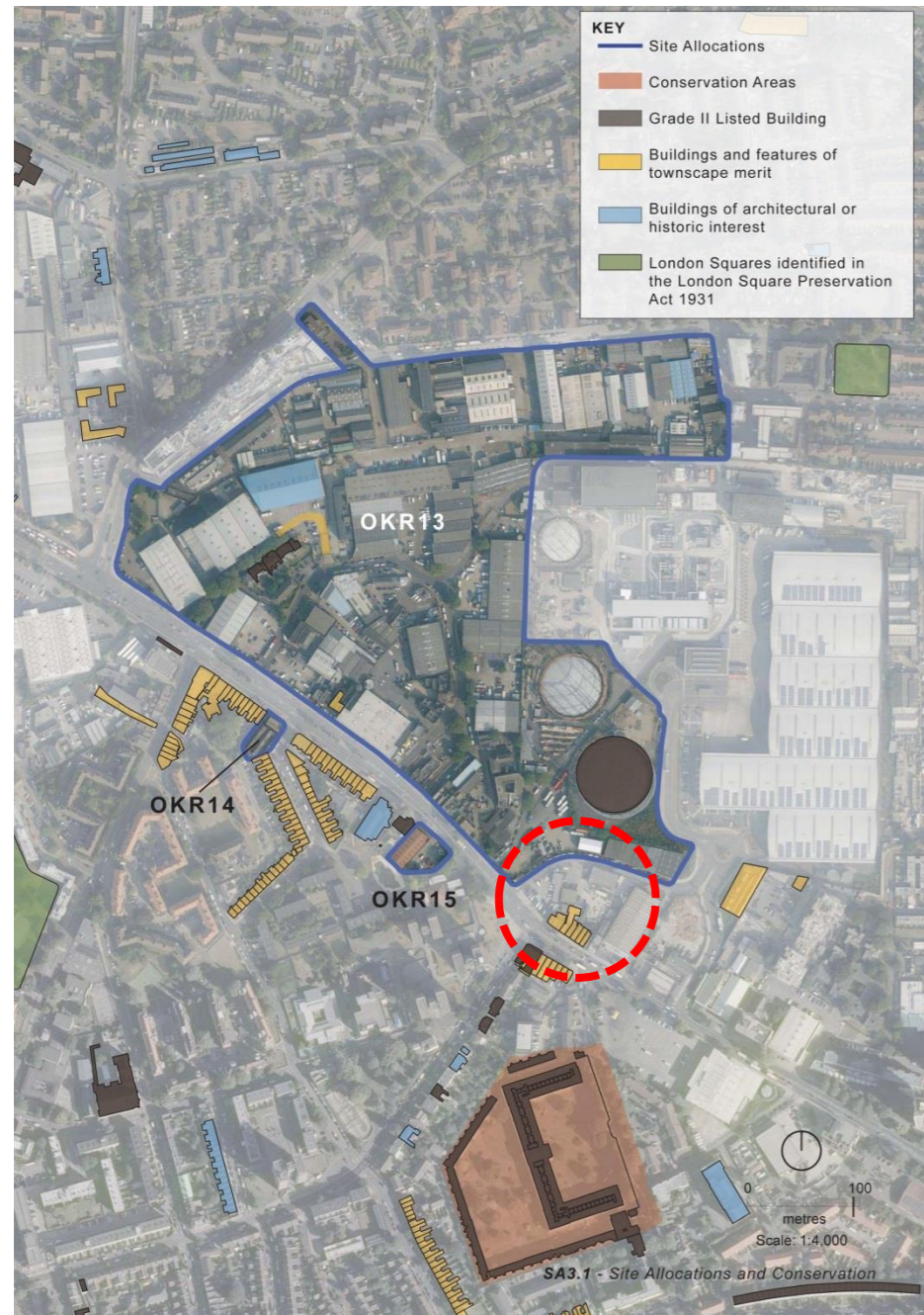


Regarding Building Heights:

**DEVON STREET AND SYLVAN GROVE**

*The key elements of the building heights strategy here are:*

- *The buildings fronting on to Old Kent Road should be between 8 storeys to frame the high street;*
- *Buildings set back from Old Kent Road should rise to between 8 and 12 storeys; and*
- *There is scope for 'Tier Two' and 'Tier Three' tall buildings within the northern parts of the site, adjacent to a commensurately sized open space at the centre of the area.*



The area North and West of Devon Street (including 1-5 Devon Street) forms part of the OKR 13 zone. Whilst our site is not strictly part of OKR 13, it does have a significant influence on the development potential of the site.

Important for our site are the following statements regarding Streets, Parks and Public Buildings:

**7. GASHOLDER**

Listed gasholder to be retained within a park. Retain and improve views towards the gasholder from Asylum Road, Commercial Way and Murdock Street. Find a new and secure location for the statue of George Livesey which is currently located in the rear garden of the Livesey Building, to bring it back into public view.

**8. ST JAMES'S ROAD TO DEVON STREET**

Connect new and existing streets to create a route for people walking and cycling between Devon Street and St James's



Local development Study of Old Kent Road and Livesey Park by Patel Taylor, July 2018

The London Borough of Southwark (LBS) commissioned Patel Taylor to carry out a study to assess the redevelopment potential of an area within the Old Kent Road (OKR) opportunity area. The site lies between the Southwark Reuse and Recycling Centre and the development area known as OKR13. It is comprised by various sites under the ownership of London Borough of Southwark (LBS), Scotia Gas Networks (SGN) and Rich Estates (RE). The main feature of the site are the two gasholders, one of which is listed, which are not currently in use anymore.

Building on existing masterplan work, the study will help shape emerging placemaking principles, open space strategy and assess development capacity potential.



The proposed Masterplan

The masterplan aims to transform the former Southern Metropolitan Gas Works into a new mixed neighbourhood with a diverse range of uses where the legacy of the gasworks is retained. The listed gasholder no.13 will be retained and will be at the heart of the neighbourhood. It will be refurbished and potentially re-used for community, cultural and commercial purposes. Around the listed structure, a new 1.4ha park, Livesey Park, will become a key open space in the Old Kent Road Opportunity Area, offering public amenity space for the residents and the local community.

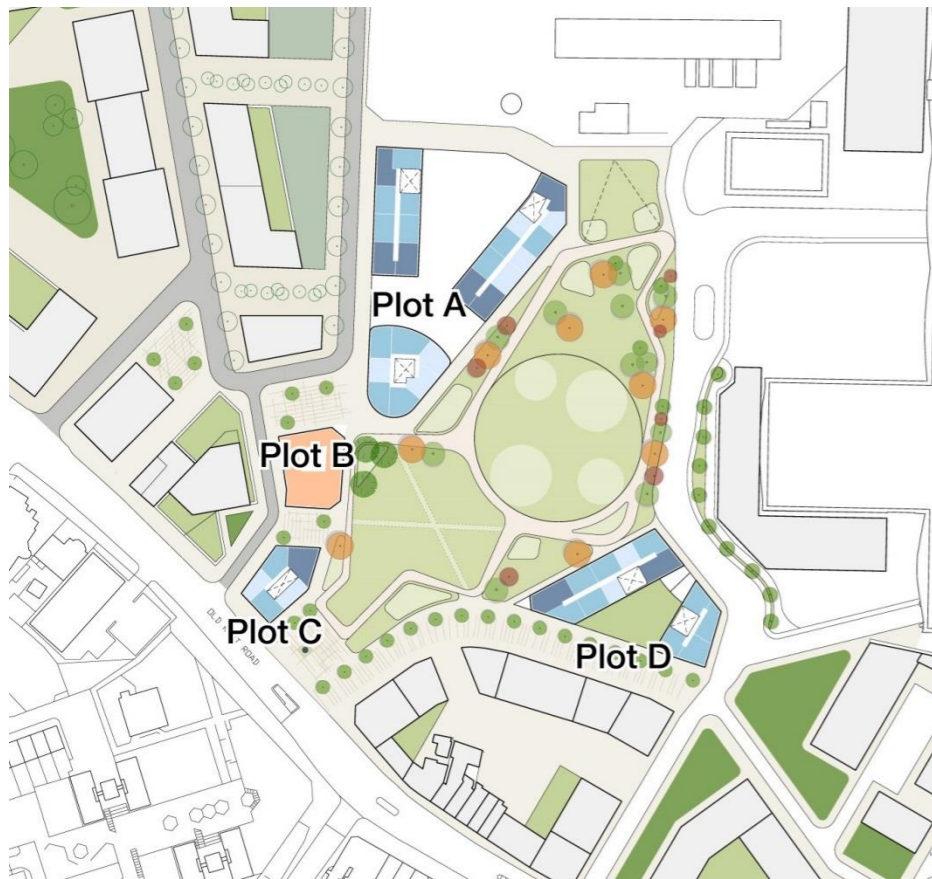
The building of the former gas offices will be retained, refurbished and re-used for innovative and creative work space. The masterplan will help re-provide the existing jobs and deliver new jobs. All plots will deliver employment uses on ground and first floor. The nature of this employment will depend on the position of the plot and its dimensions. It will range from creative workspaces and offices to light industrial uses.

The masterplan also proposes to include an element of retail which will potentially concentrate on the Old Kent Road frontage helping revitalise the high street. Plots A, C and D will deliver residential development above first floor with semi-private amenity spaces on a podium. The arrangement of residential buildings is carefully considered in order to maximise views onto the park and minimise views to the IWMF and the substation.

Livesey Square will be the main gateway into the site from Old Kent Road. It will have a mixture of hard and soft landscaping which will be integrated into the park. It will also feature the statue of George Livesey.

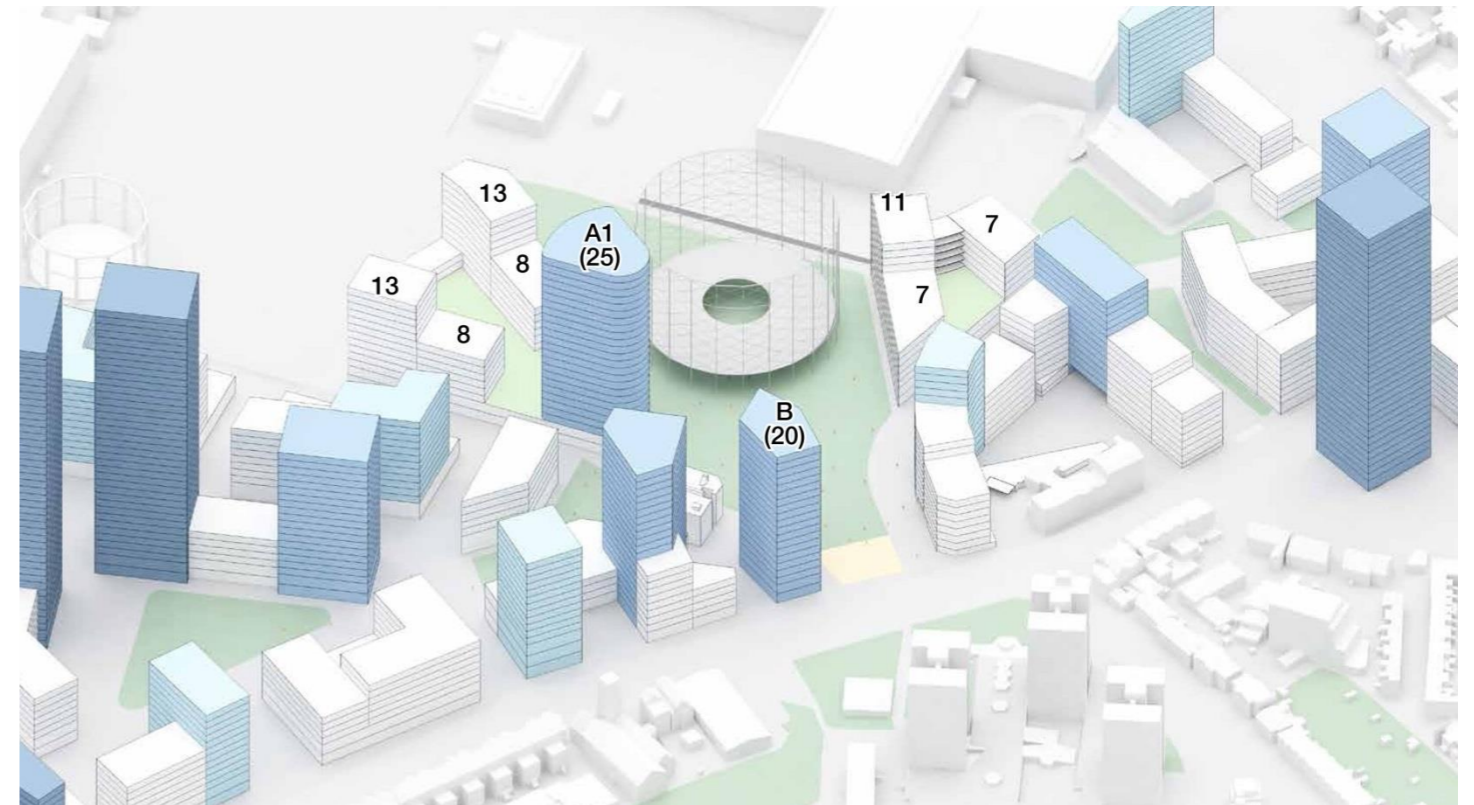


- Key**
- Retail
  - Artists' studios and office space
  - Storage, wholesale, distribution and depots
  - Residential entrances
  - Back of house



- Key**
- 1 bedroom
  - 2 bedroom
  - 3 bedroom

Proposed Ground Floor and Typical Upper Floor plans



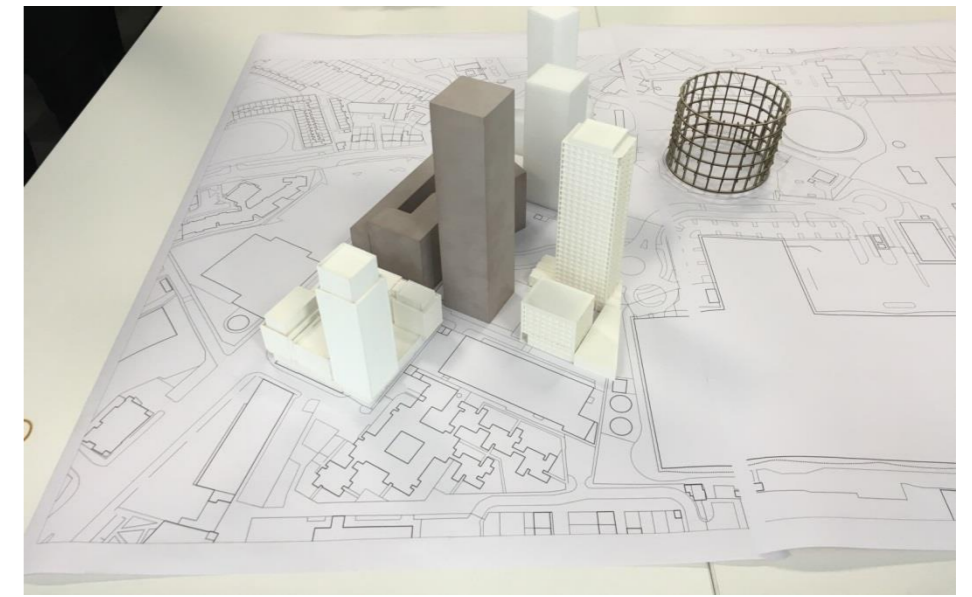
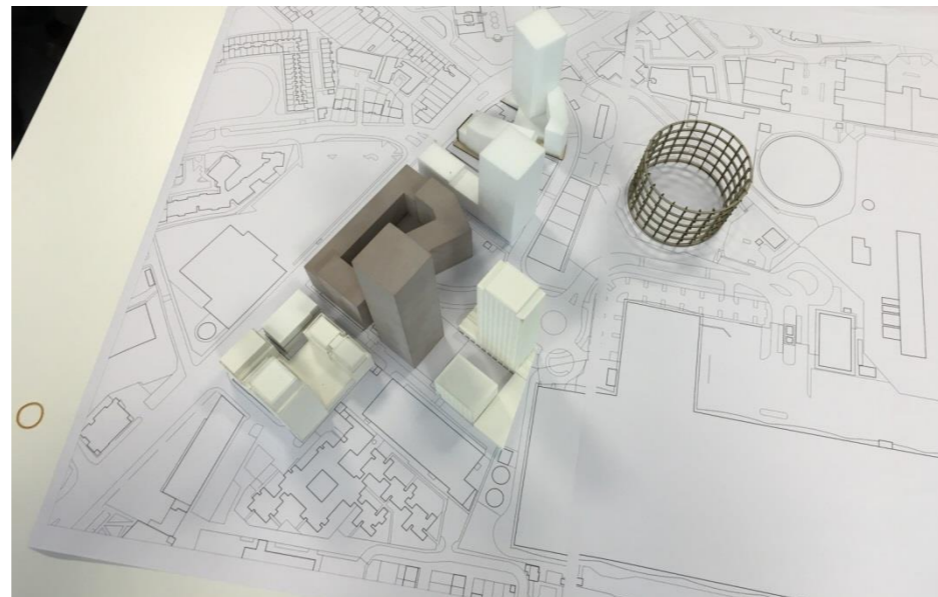
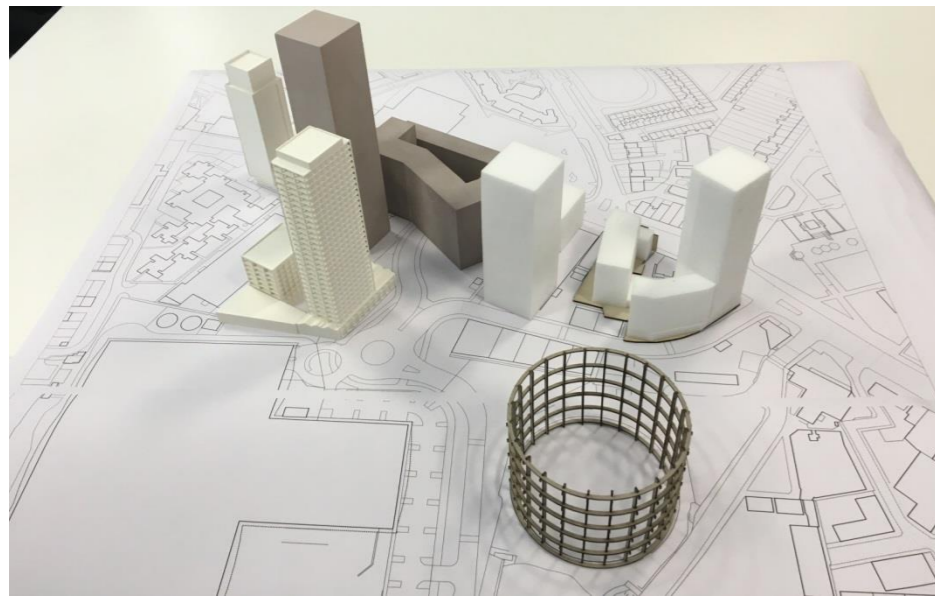
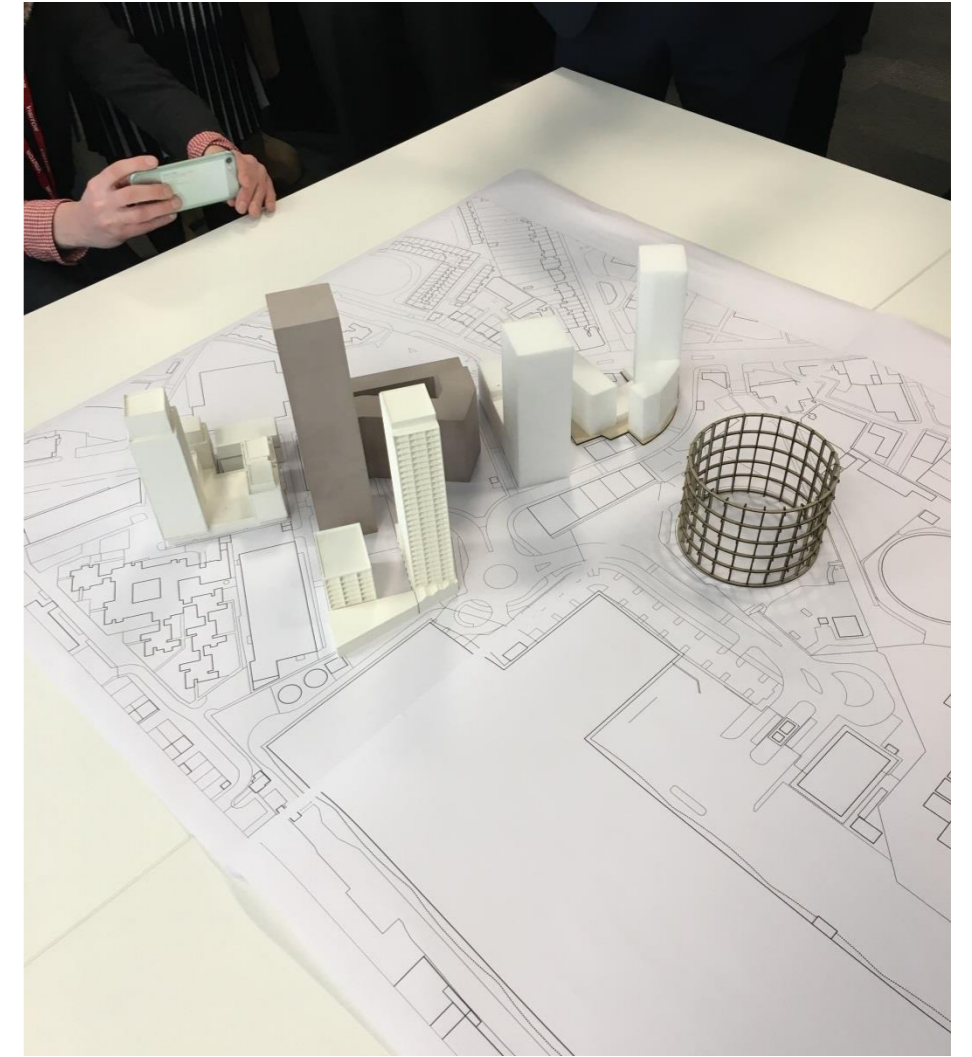
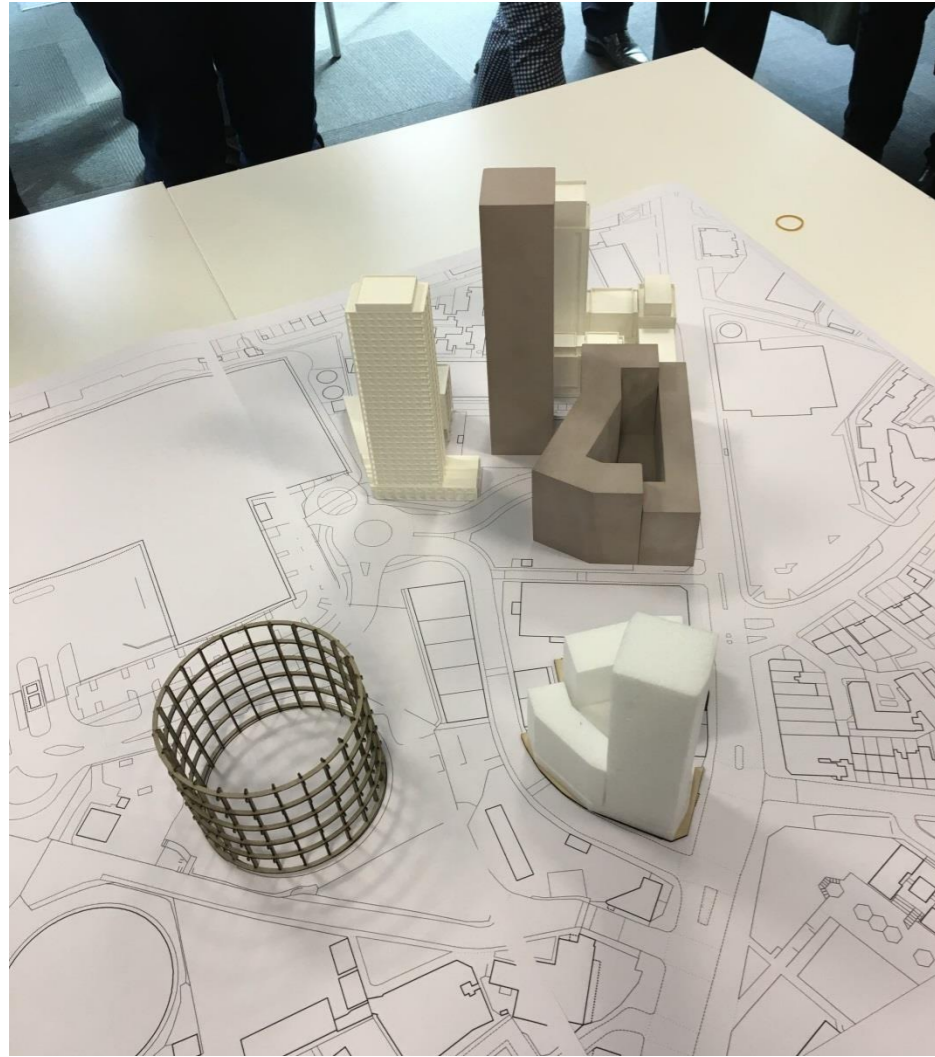
Overview of the proposal. Note that the massing on our site is an interpretation of the AAP scheme

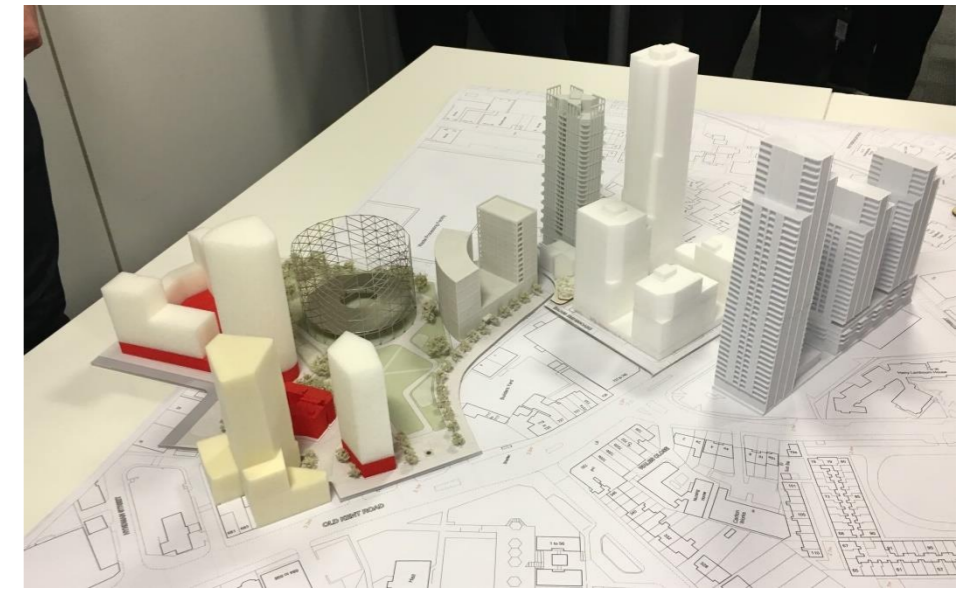


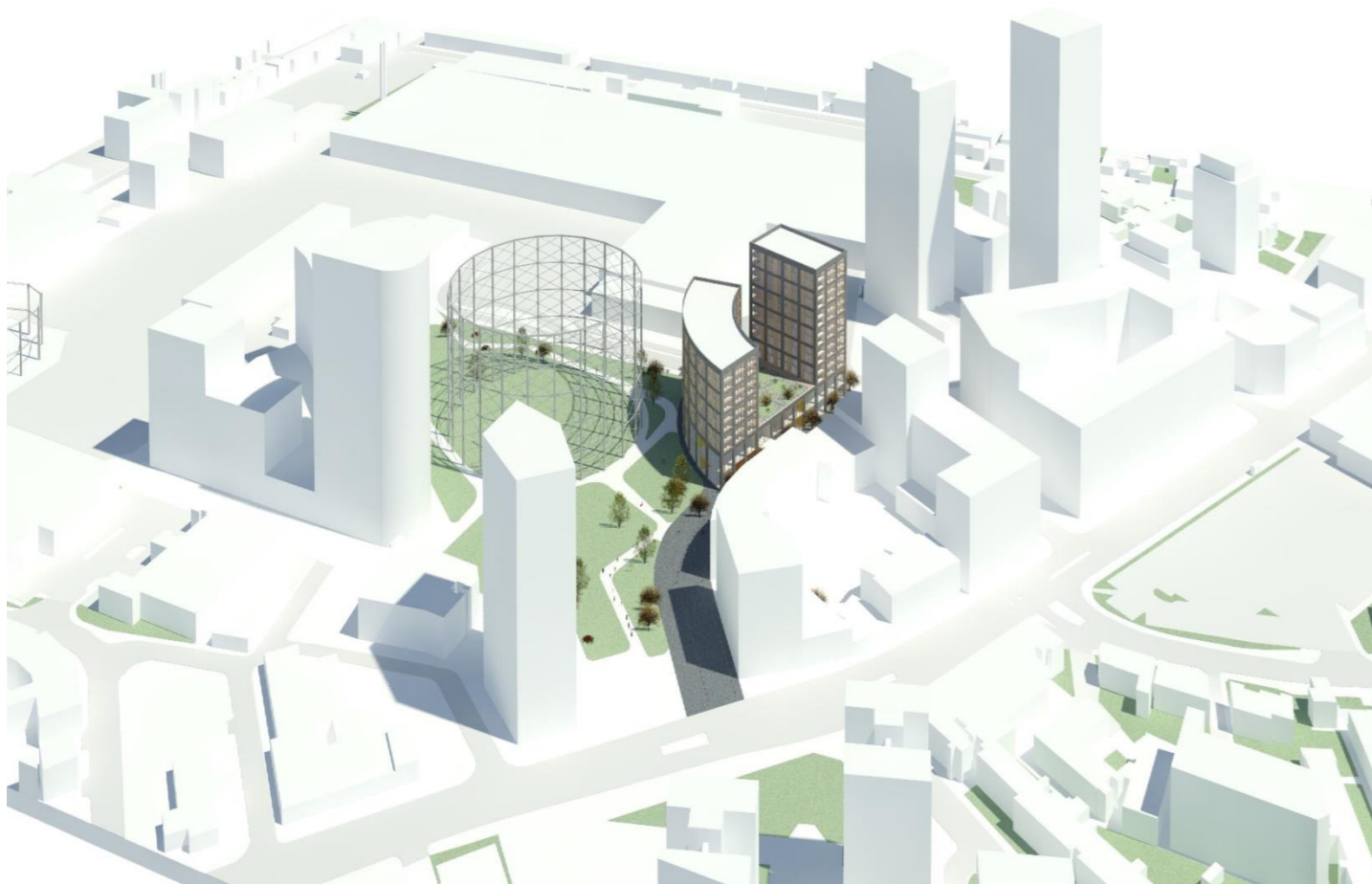
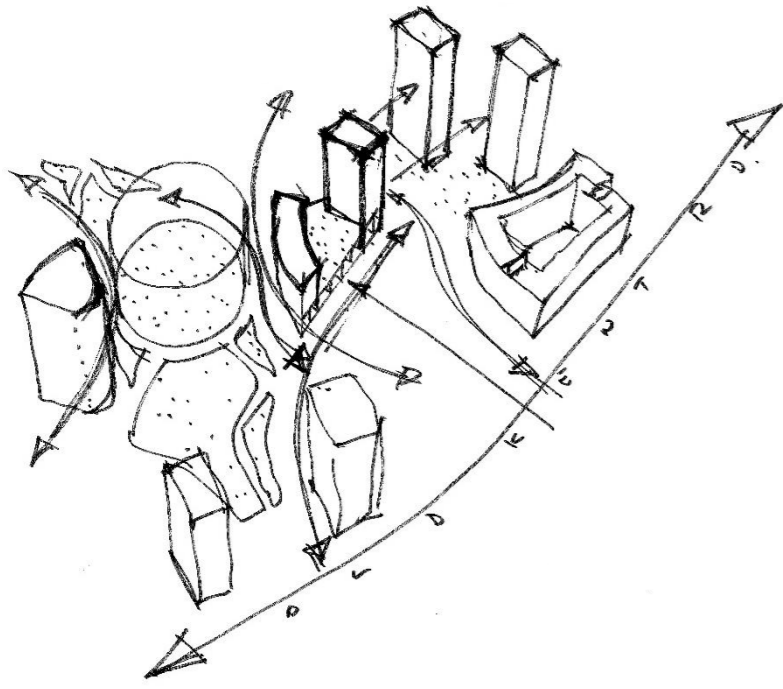
Scale and massing

The massing strategy for the scheme has been designed in line with Southwark's 'Stations and Crossings' strategy:

- The setting of the listed gasholder is enhanced by opening up the views from Old Kent Road.
- Buildings immediately adjacent to the gasholder are lower than the structure itself.
- Two buildings have a potential for height and therefore are taller than the gasholder:
  1. Building B: the building is a townscape marker of the crossing of Old Kent Road and Livesey Park. It defines the gateway entrance to the park.
  2. Building A1: the building is a townscape element which marks the gateway to the park from the area of OKR13.



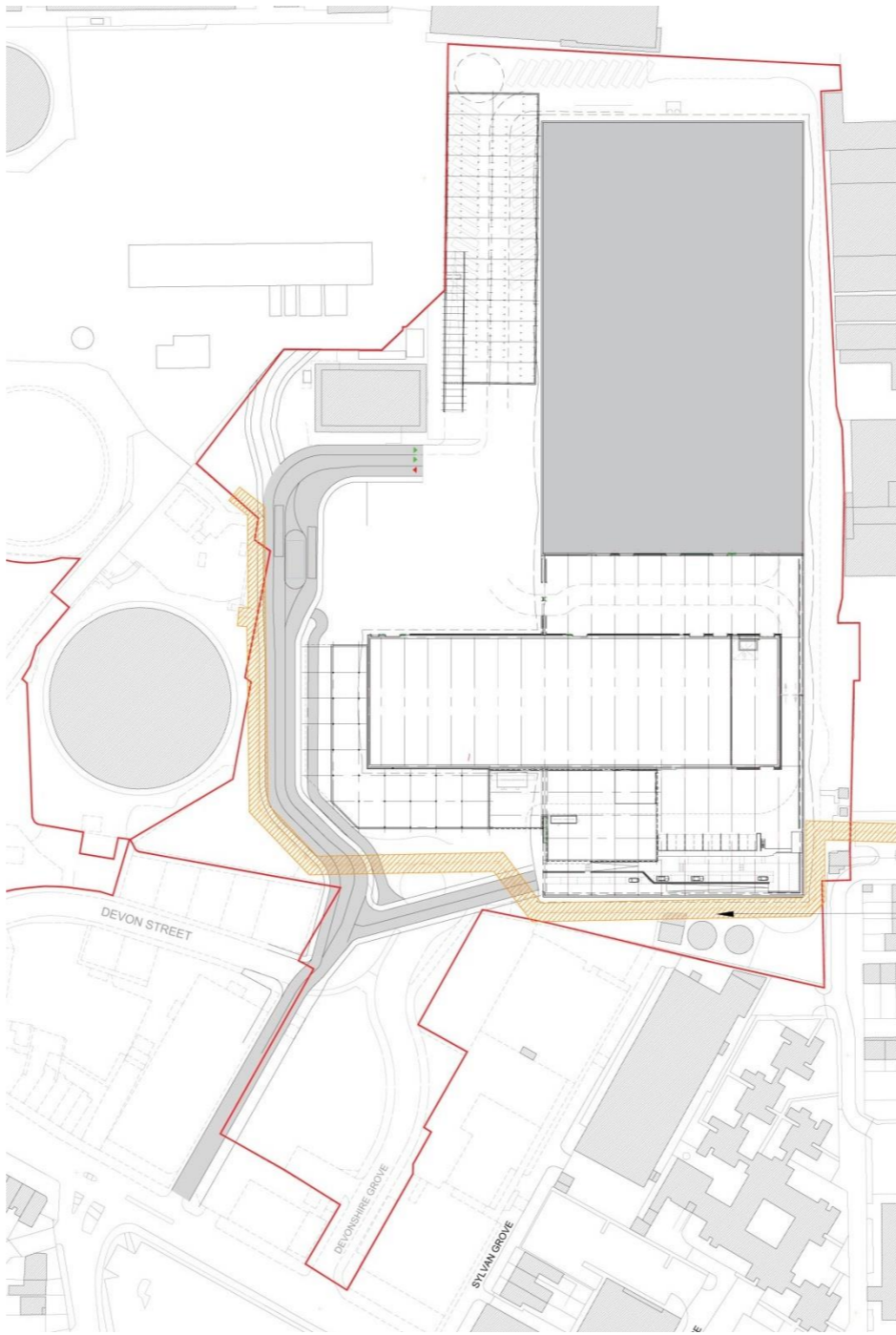




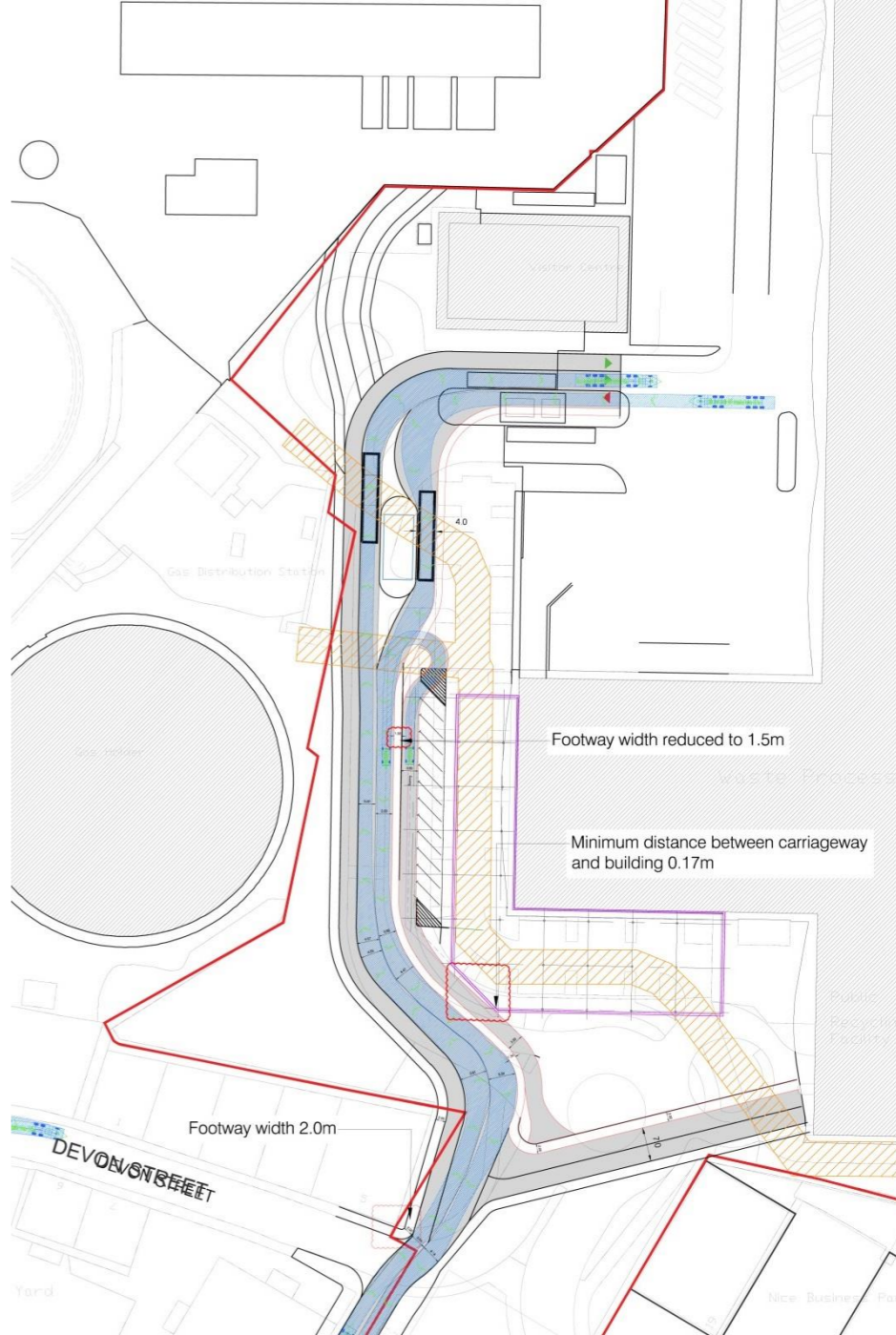




Existing access arrangement to and from the Southwark Reuse and Recycling Centre



Proposed access arrangement to and from the Southwark Reuse and Recycling Centre (July 2018). The zone in orange is for the re-routed gas main.



Possible access arrangement to and from the Southwark Reuse and Recycling Centre (July 2018). This eases the bend in the road around the end of 1-5 Devon Street and leaves a slightly larger area of land North of our site for re-development.

Site Analysis

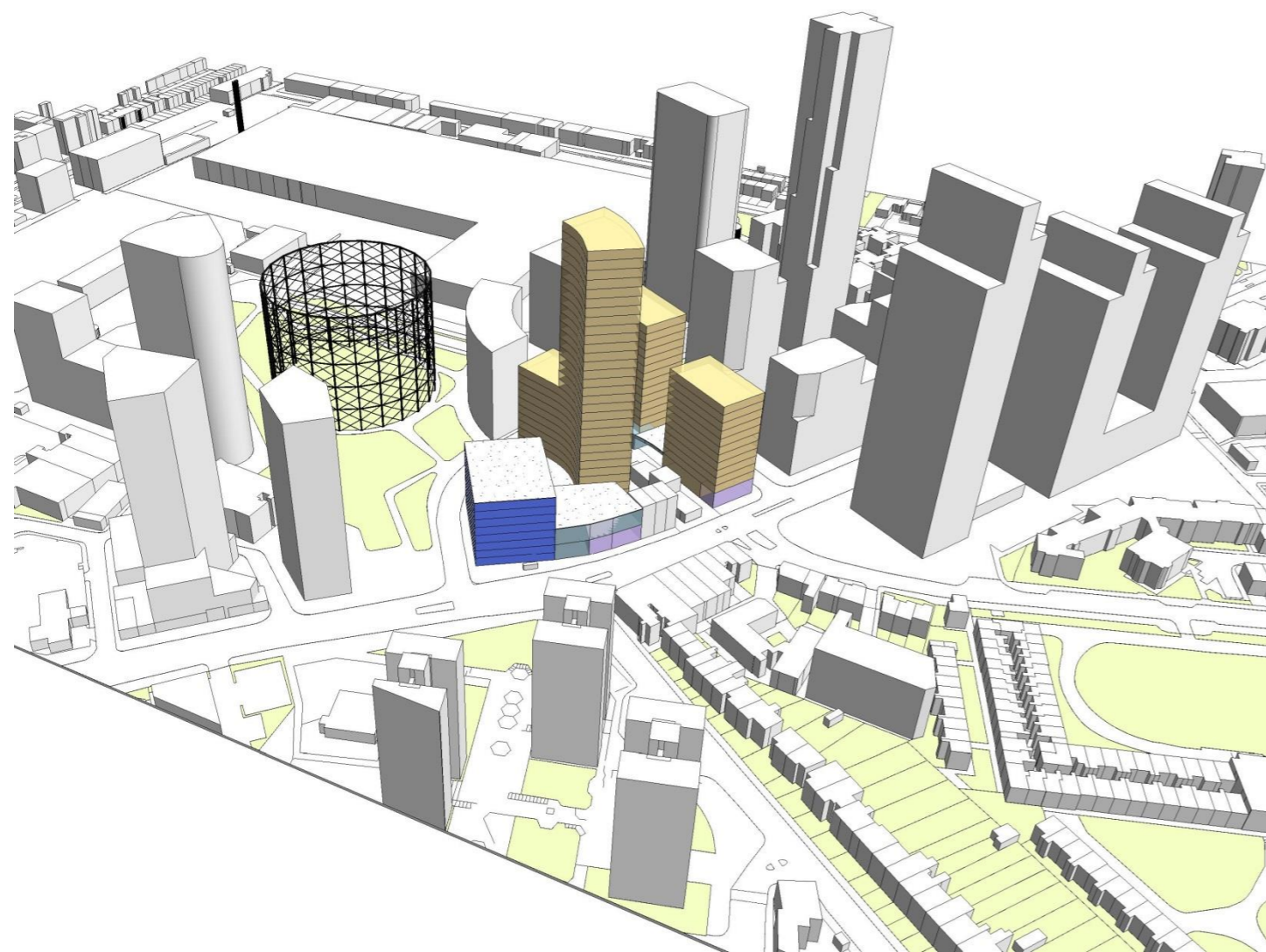


# Devon Street Ownership

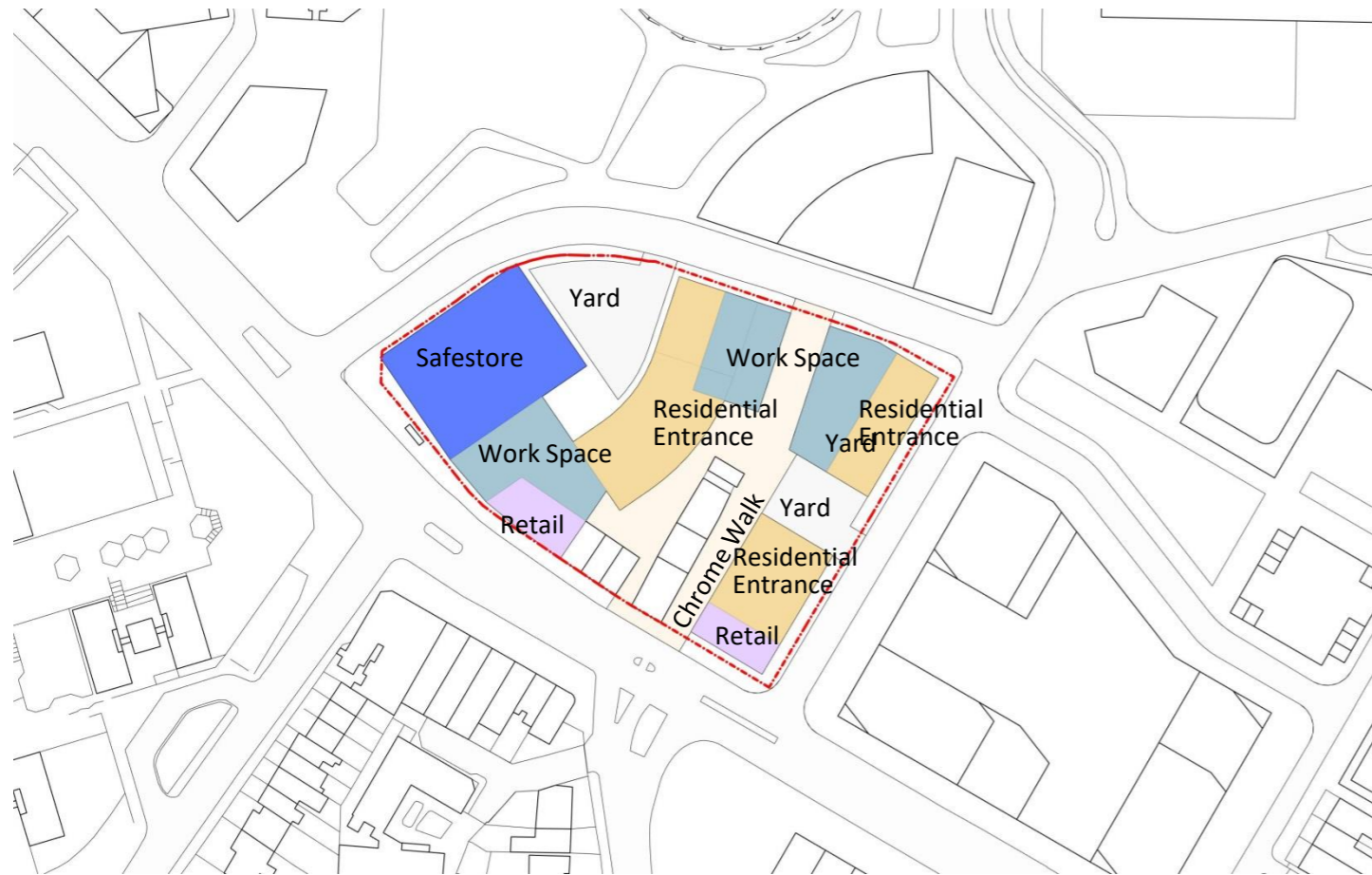
**Titles & Owners**

- 289108- Folgate Estates Ltd
- 368242- Ali
- TGL201709- Ali
- SGL195317- Folgate Estates Ltd
- TGL93945- Folgate Estates Ltd
- LN12058- Nabiganj Investment Company Ltd
- SGL384283- Safestore Properties Ltd
- TGL125682- Rich Investments Ltd

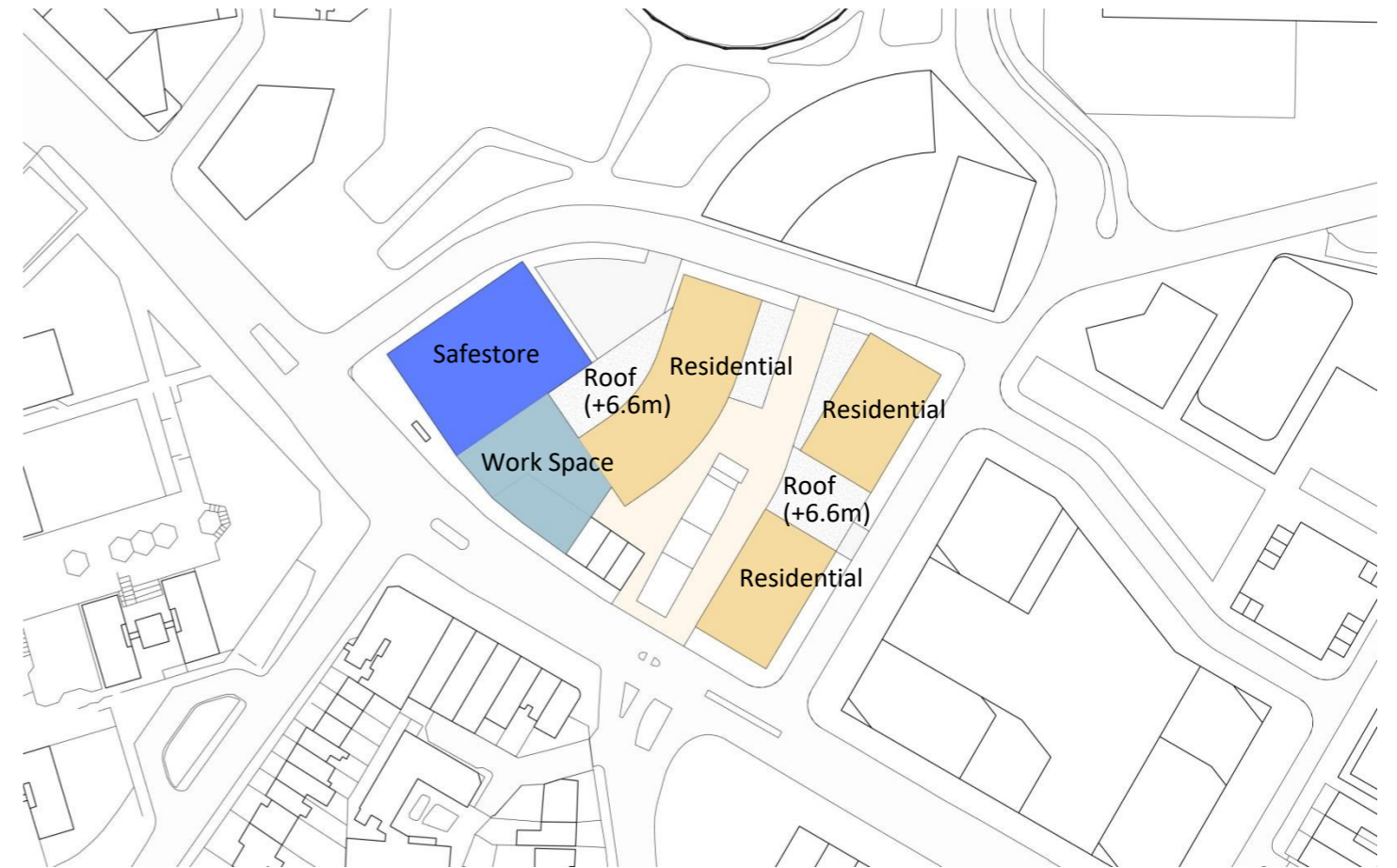




Original Masterplan Proposal  
(March 2019)



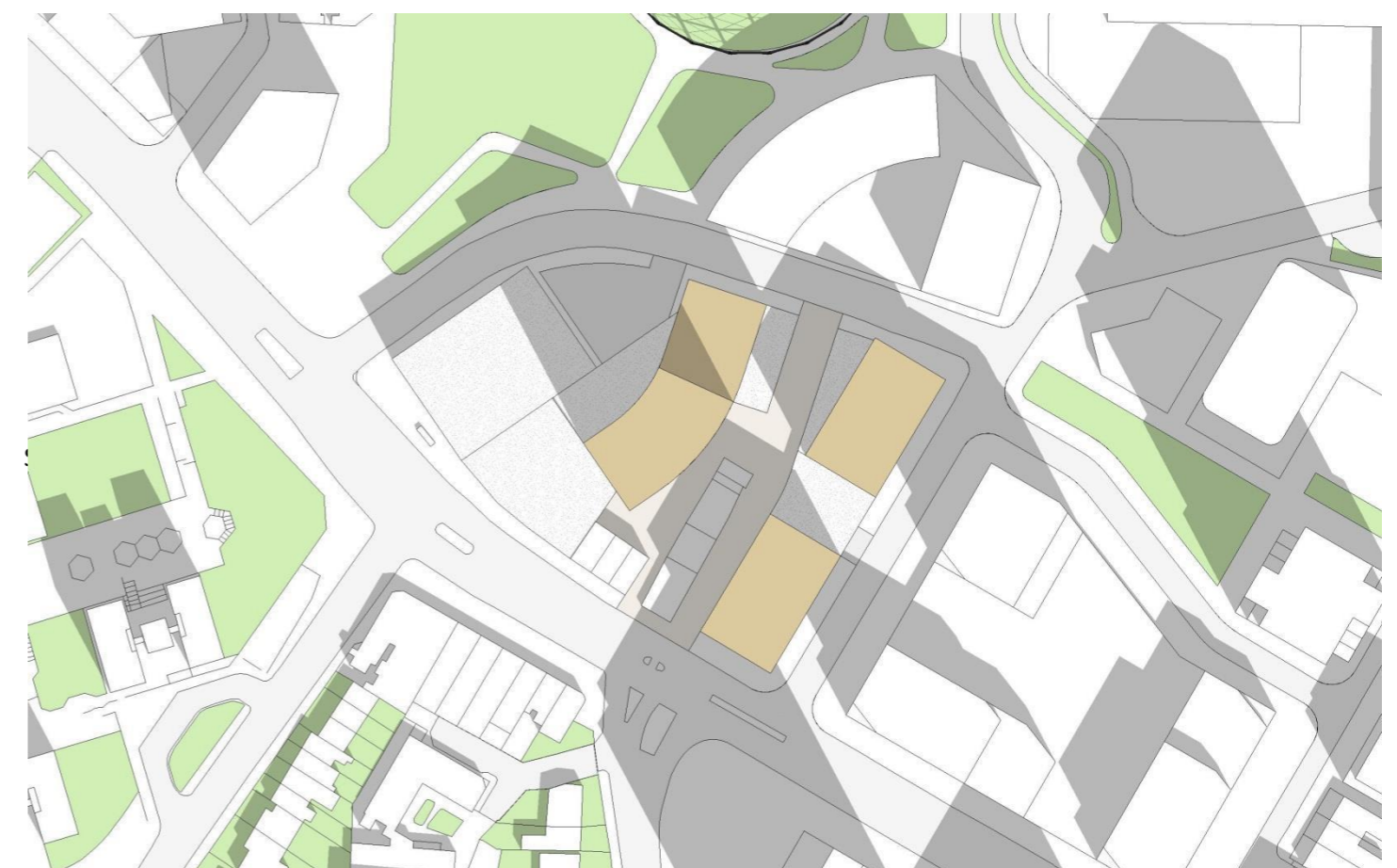
Ground Floor Plan



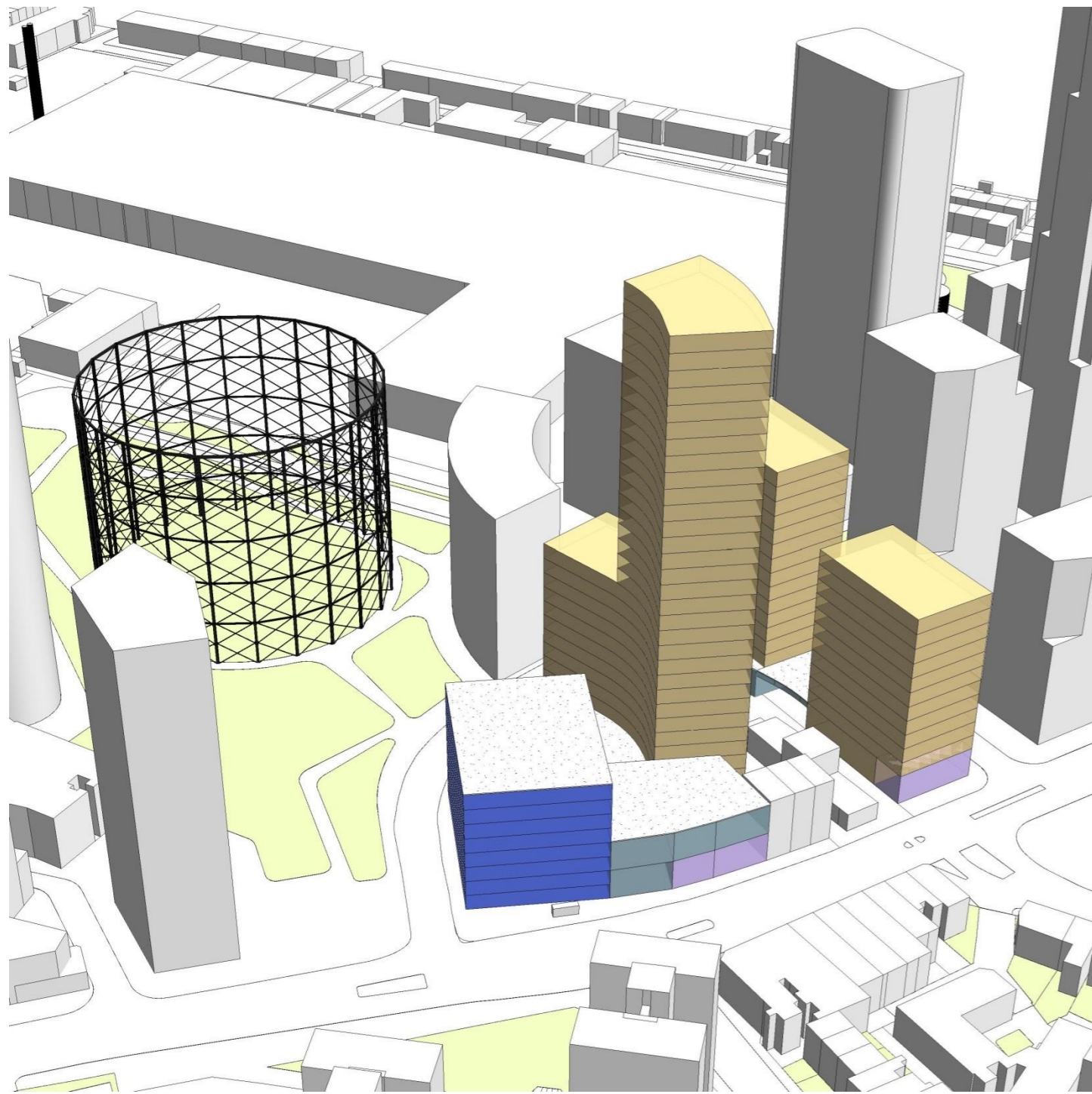
Typical Lower Floor Plan



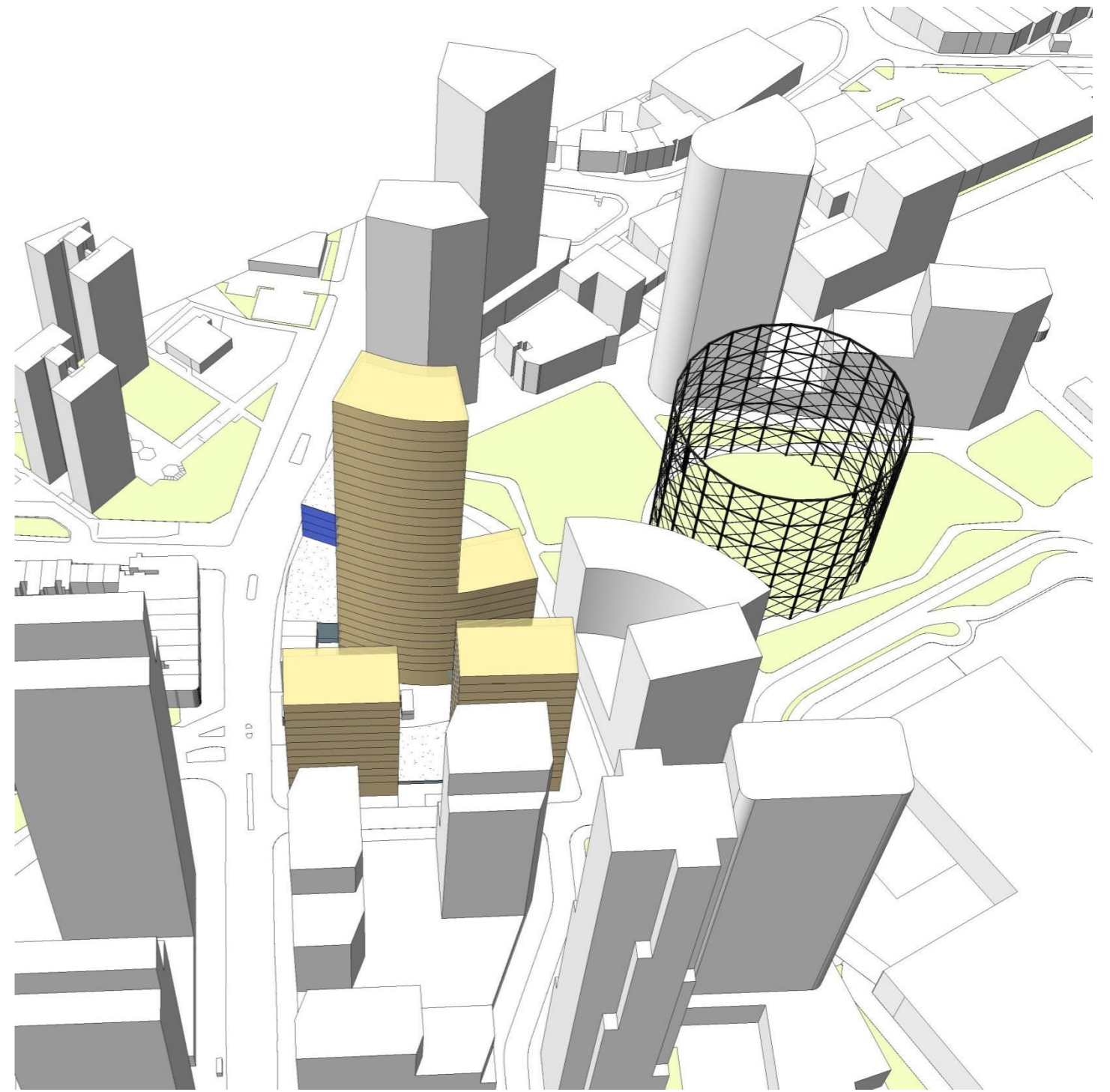
Typical Upper Floor Plan



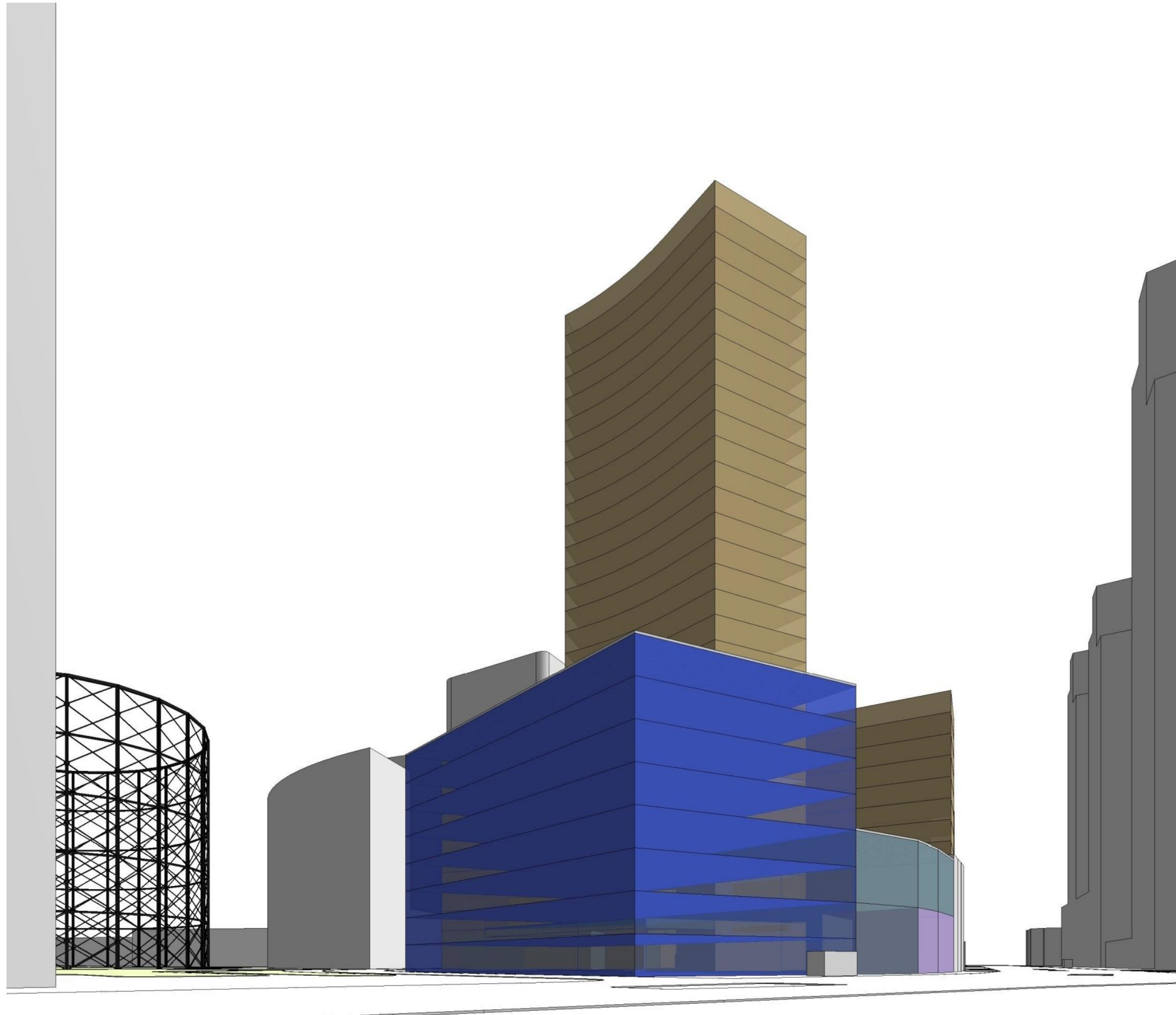
Site Plan



Aerial View from the South West

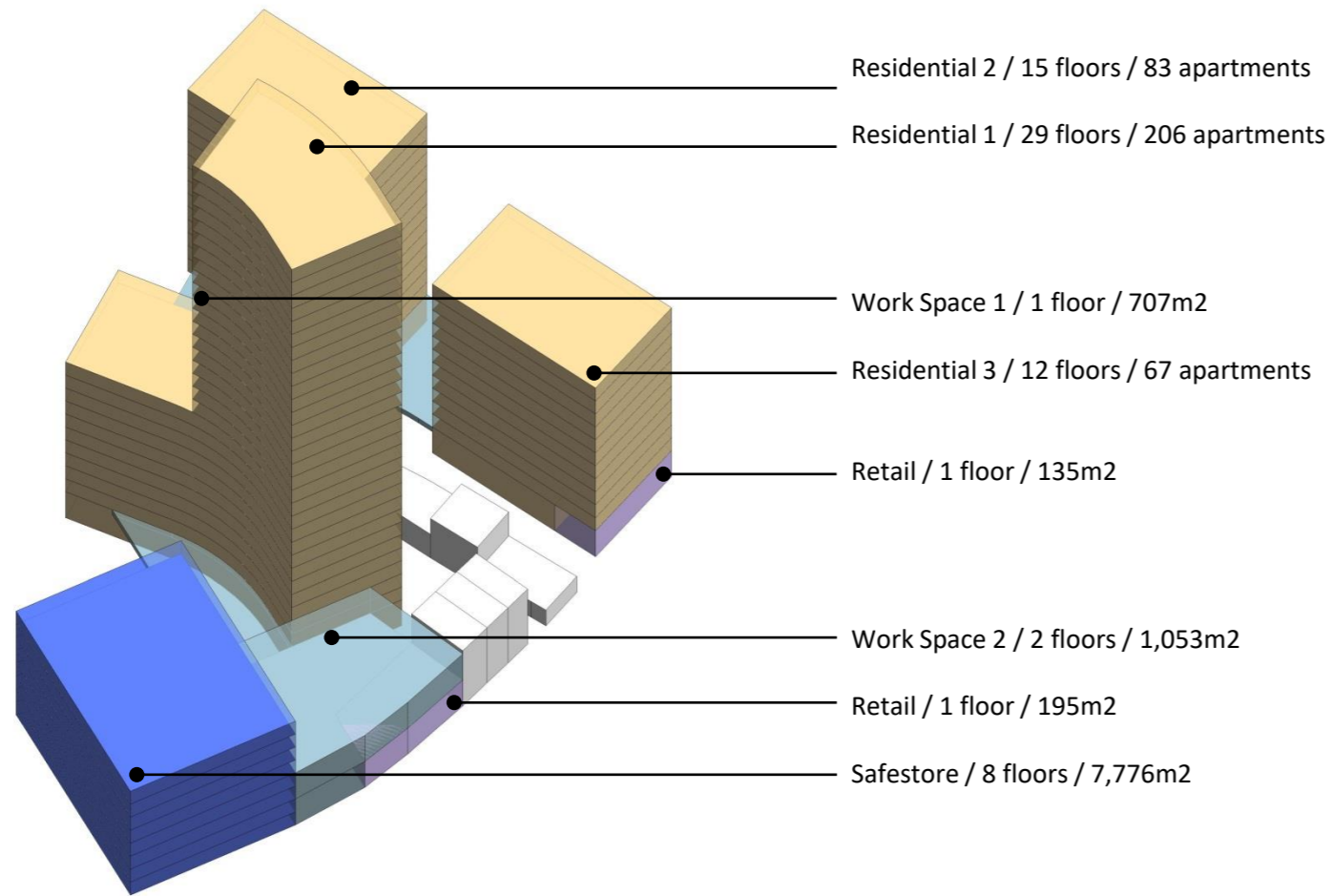


Aerial View from the South East

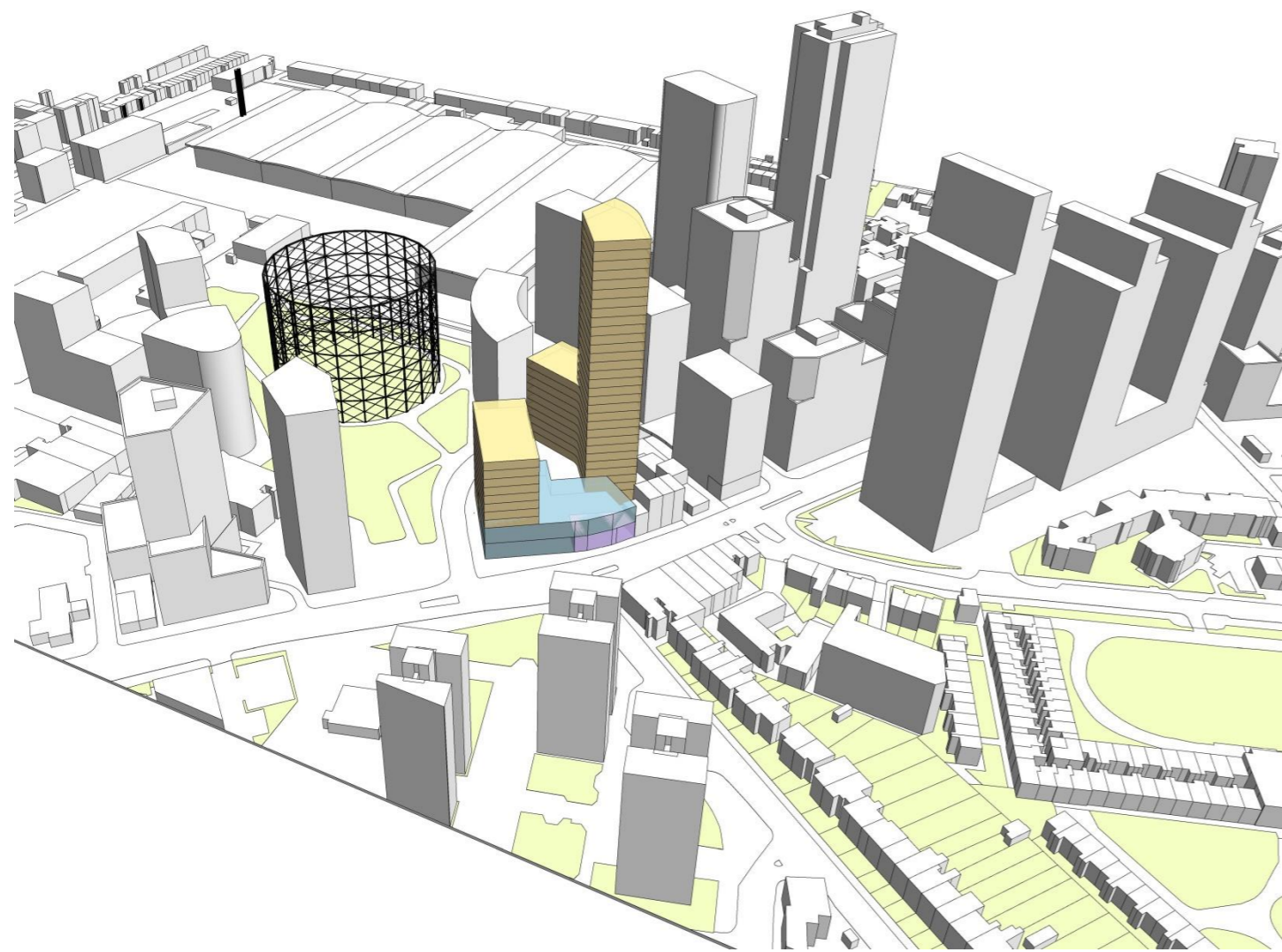


View of the corner of Old Kent Road and Devon Street





Option		GEA		Estimated No. of apts
		m2	ft2	
Residential	Resi 1	19,538	210,307	206
	Resi 2	7,875	84,767	83
	Resi 3	6,345	68,298	67
	<b>Total</b>	<b>33,758</b>	<b>363,371</b>	<b>355</b>
Safestore		7,776	83,701	
Work space	Work 1	707	7,610	
	Work 2	1,053	11,334	
	<b>Total</b>	<b>1,760</b>	<b>18,945</b>	
Retail		330	3,552	
<b>Total</b>		<b>43,624</b>	<b>469,569</b>	



Current Masterplan Proposal



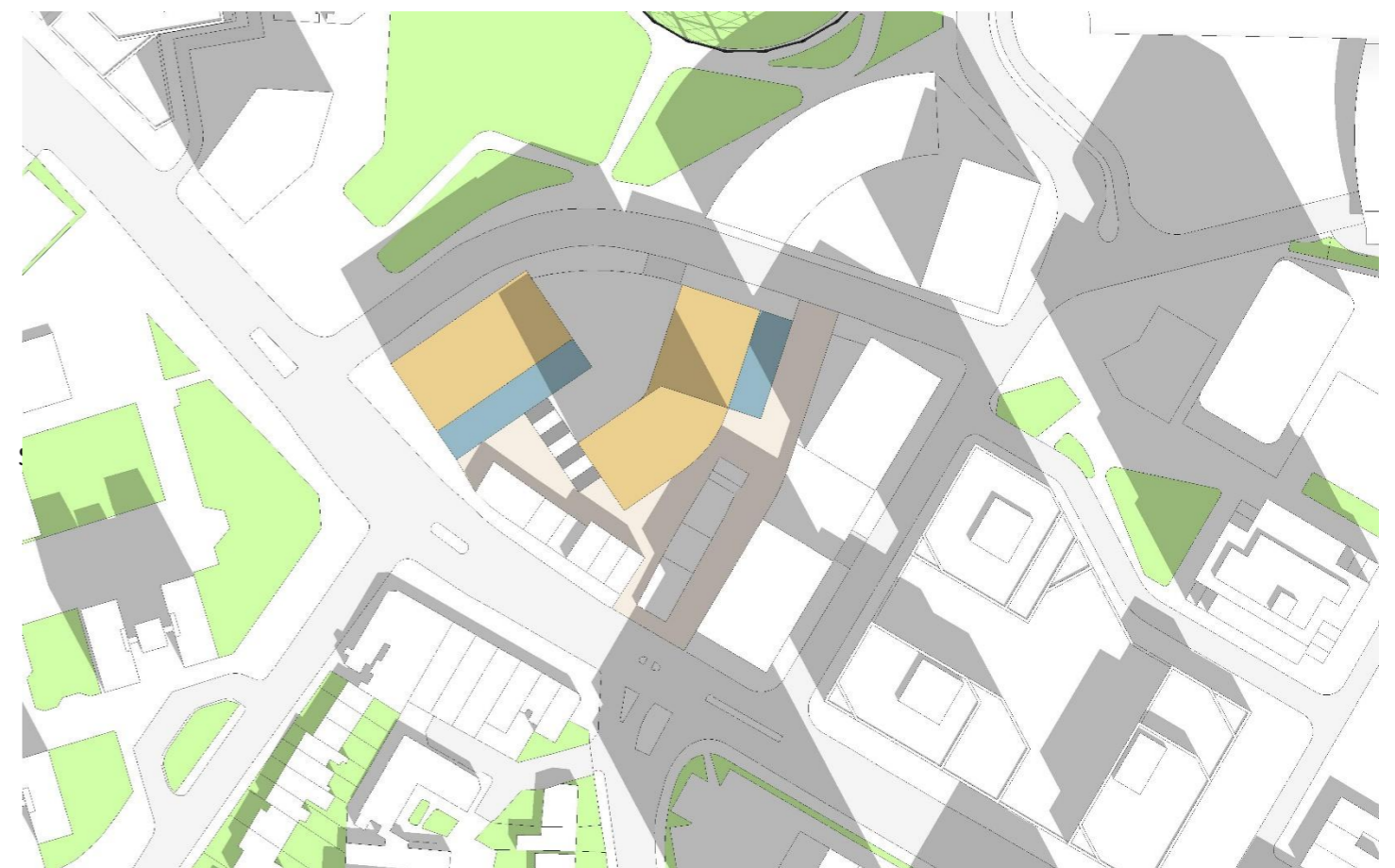
Ground Floor Plan



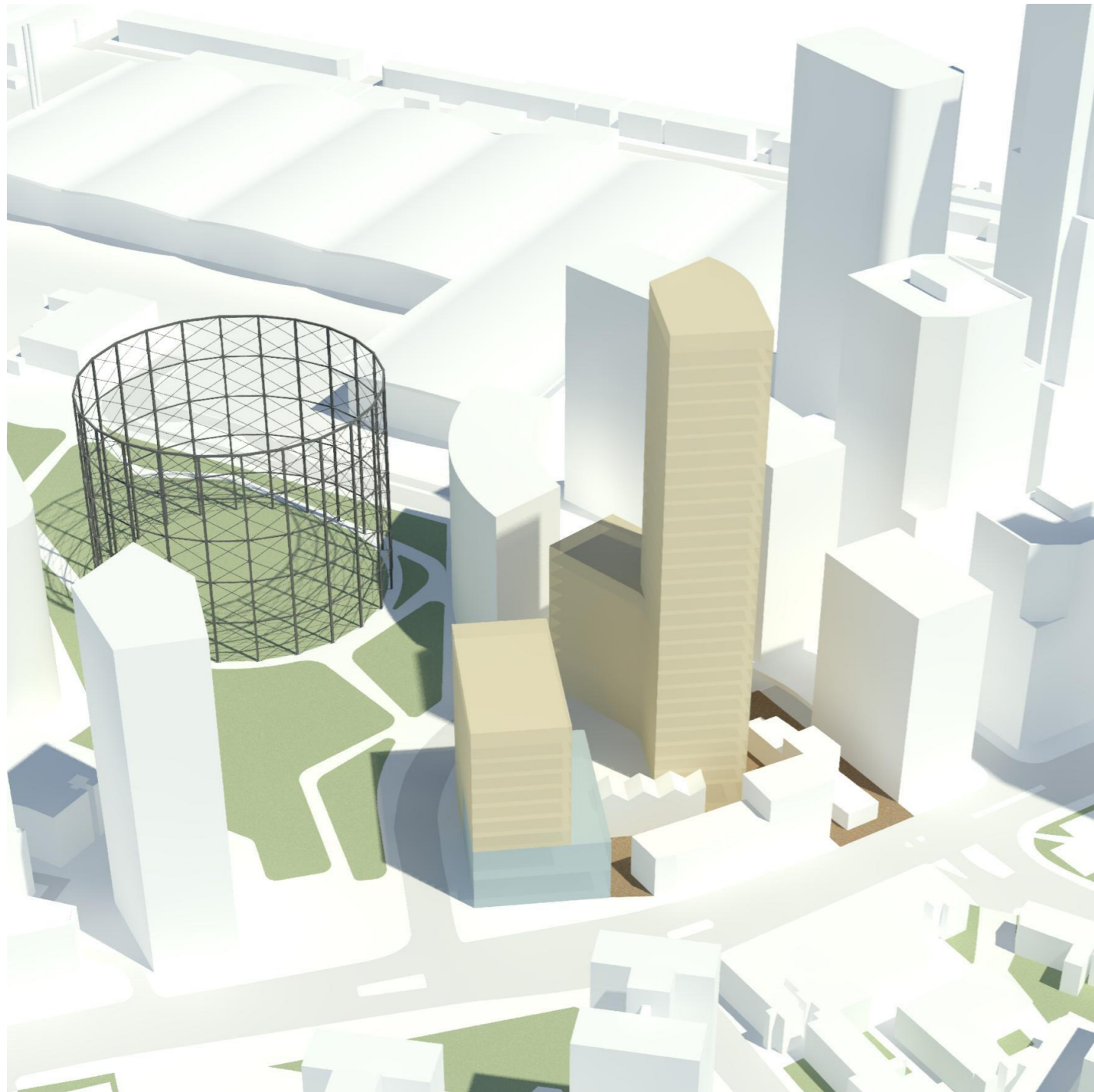
First Floor Plan



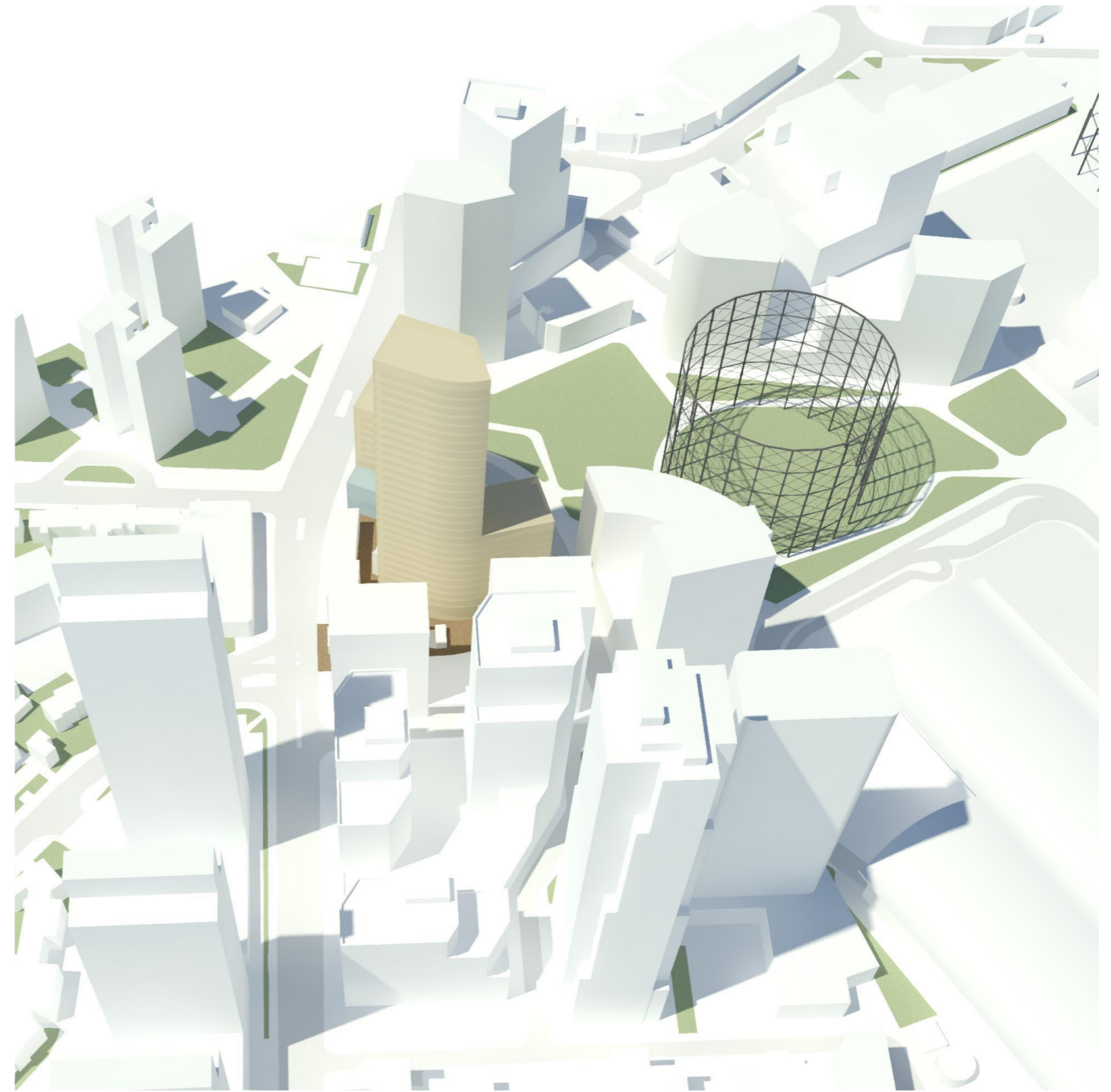
Typical Upper Floor Plan



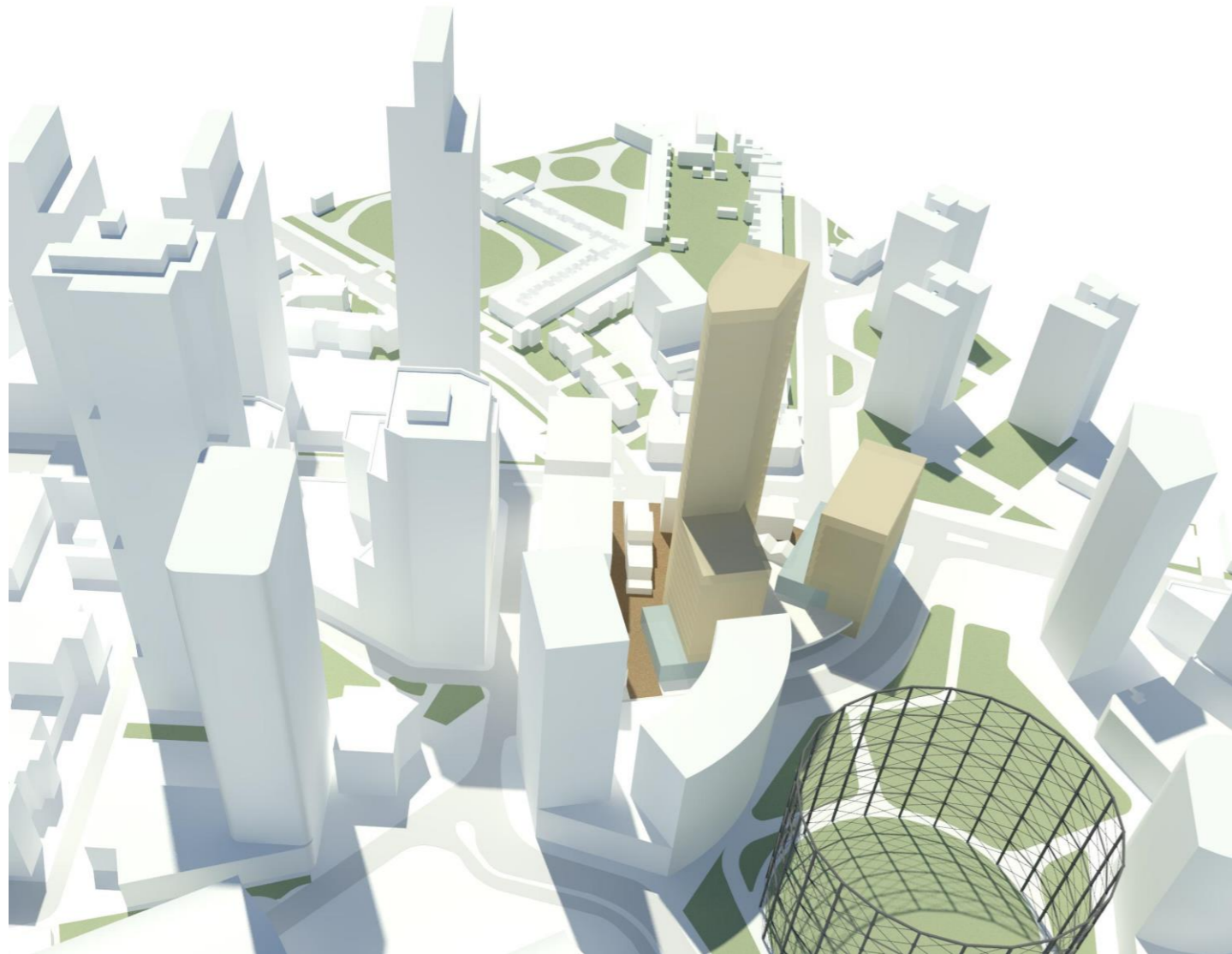
Site Plan



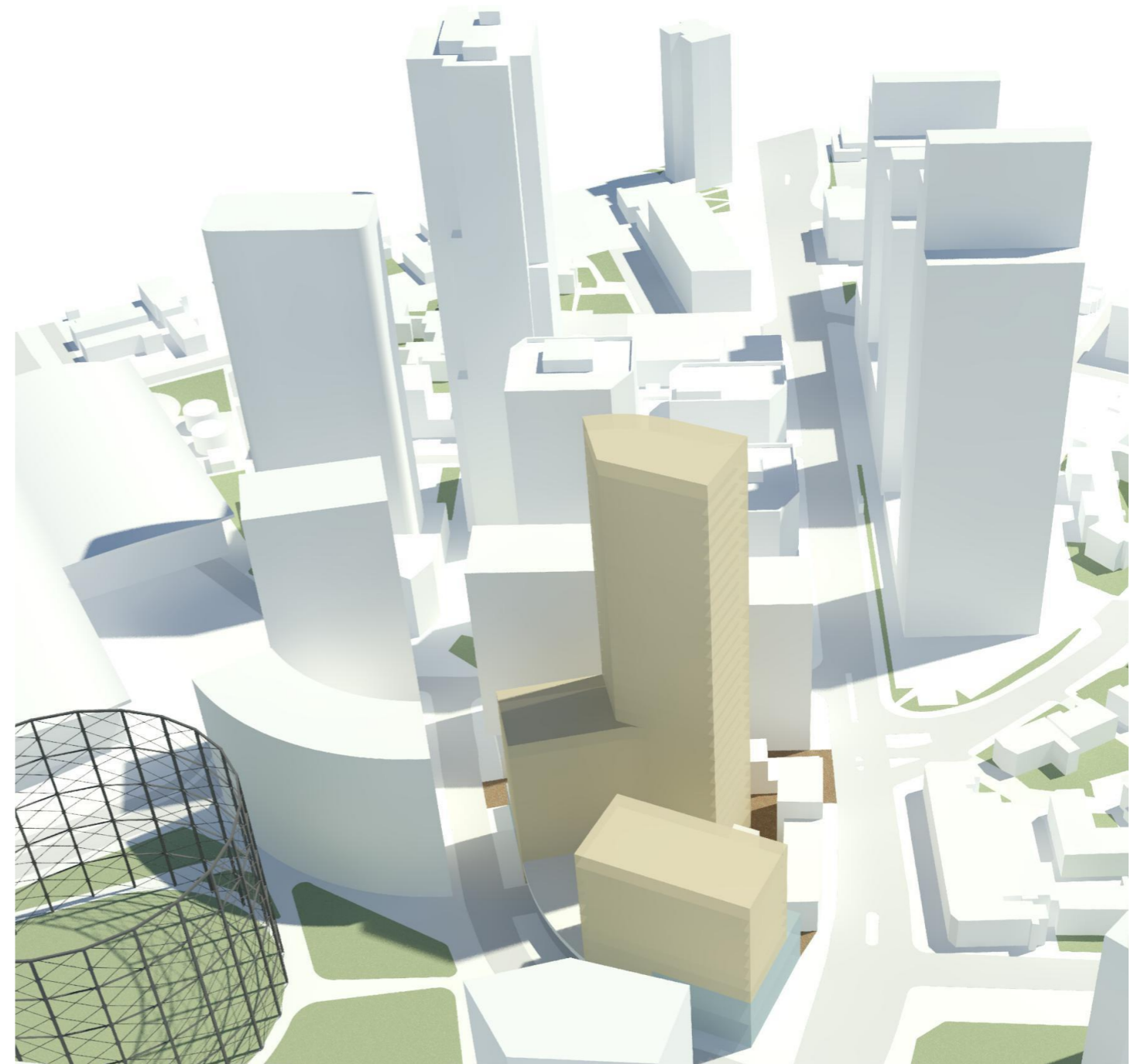
Aerial View from the South West



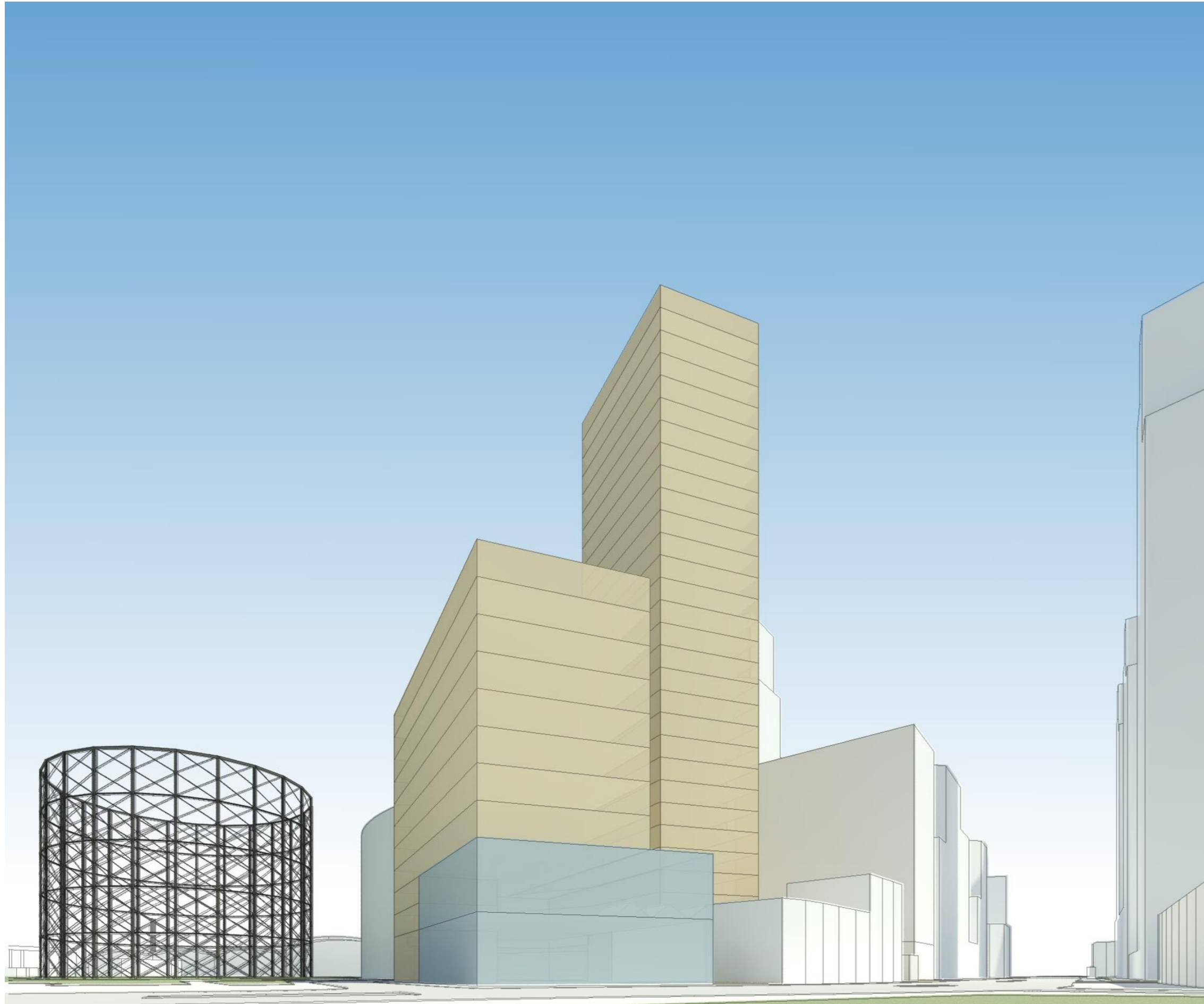
Aerial View from the South East



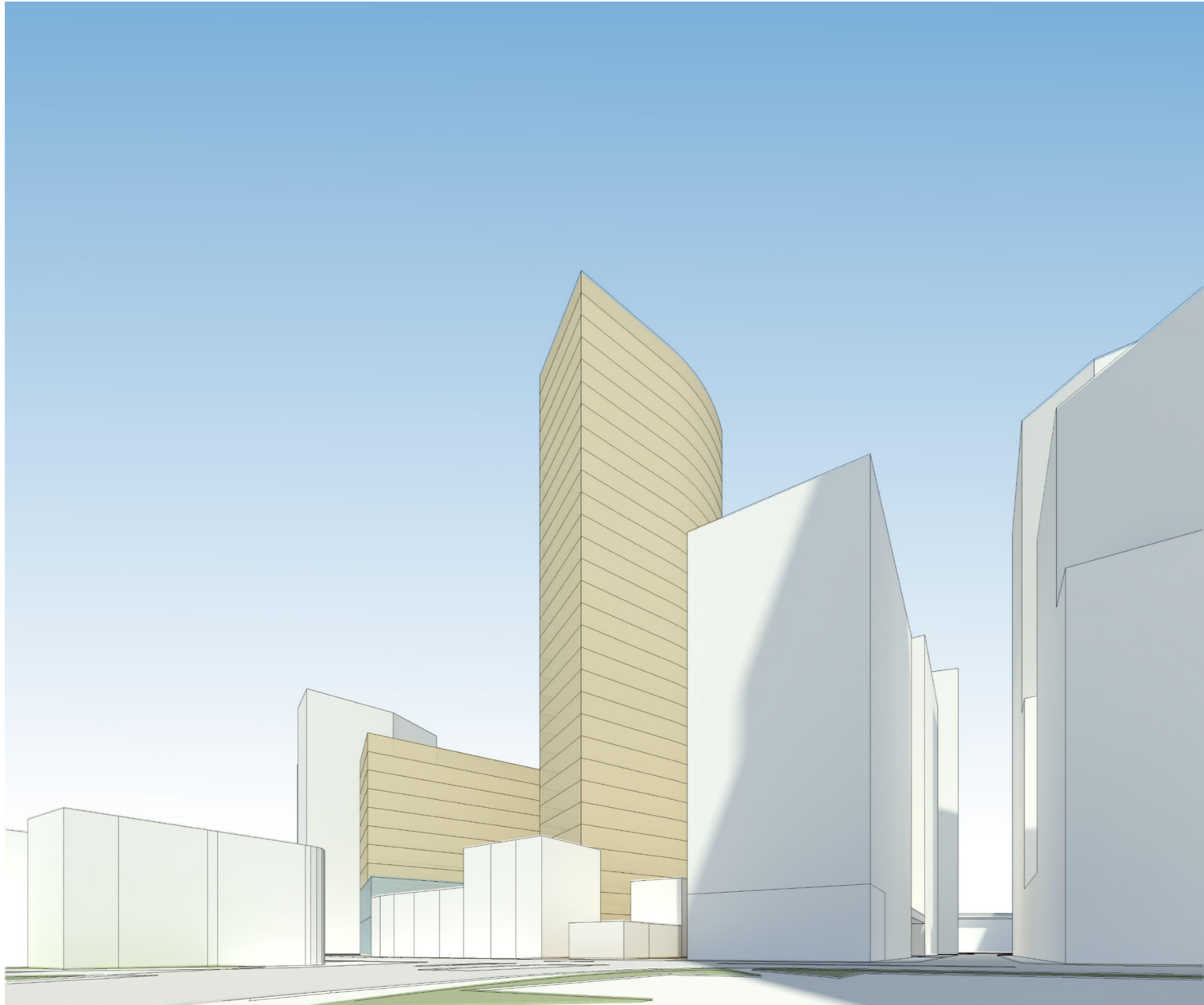
Aerial View from the North East



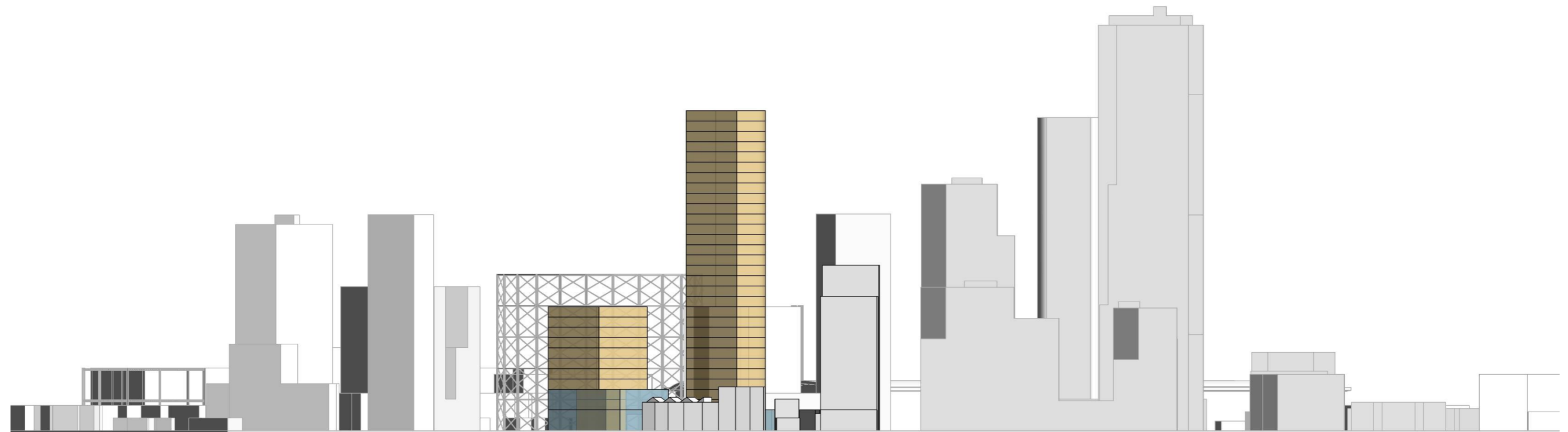
Aerial View from the North West



View of the corner of Old Kent Road and Devon Street

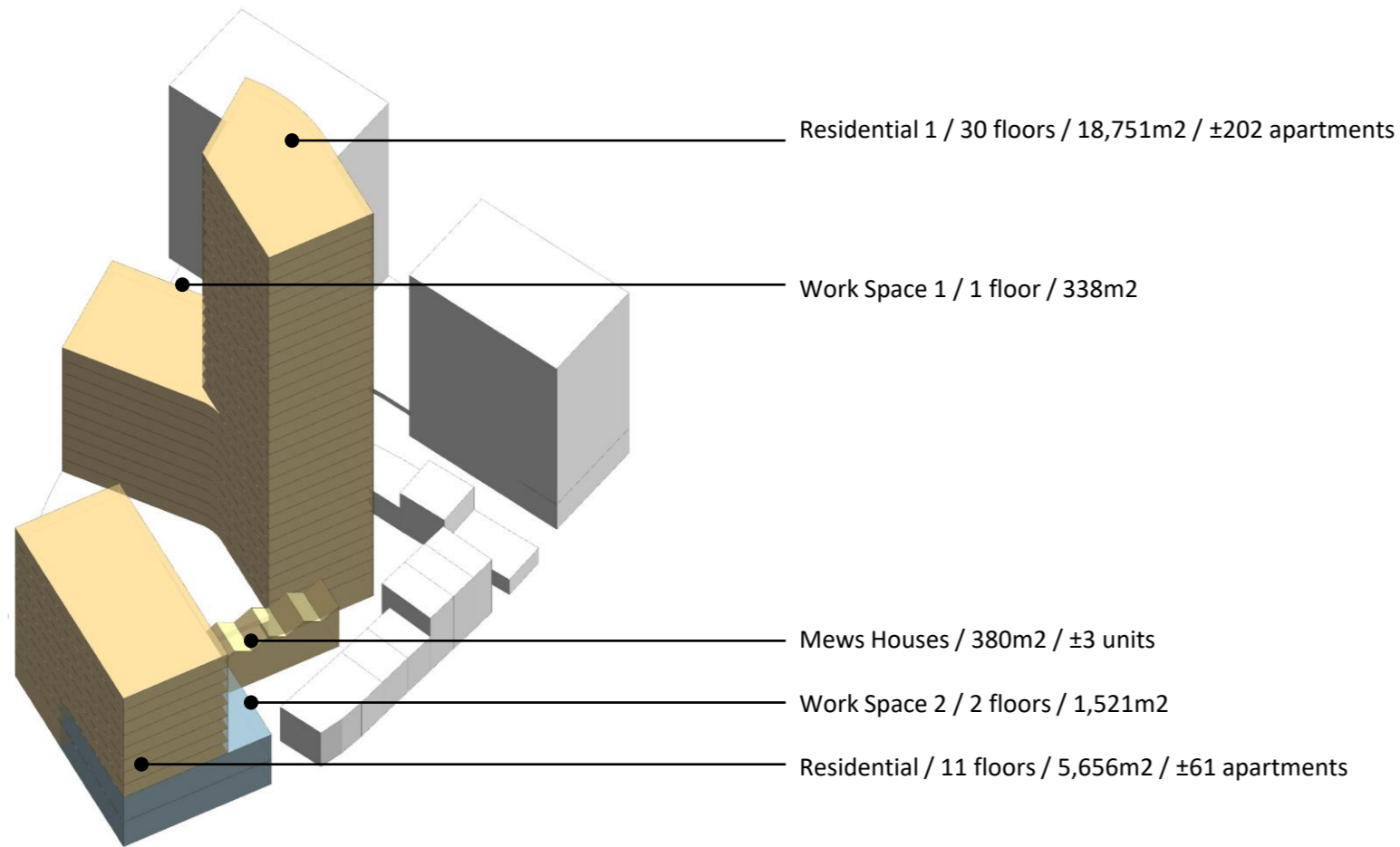


View from the corner of Old Kent Road and Asylum Road



Old Kent Road Elevation





		GEA		GIA		Estimated No. of apts	No. of Floors
		m2	ft2	m2	ft2		
Residential	Resi 1	18,751	201,836	17,251	185,689	202	30
	Resi 2	5,656	60,881	5,204	56,011	61	11
	Mews Houses	380	4,090	350	3,763	3	3
	<b>Total</b>	<b>24,787</b>	<b>266,807</b>	<b>22,804</b>	<b>245,463</b>	<b>265</b>	
Work space	Work 1	338	3,638	328	3,529		1
	Work 2	1,521	16,372	1,475	15,881		2
	<b>Total</b>	<b>1,859</b>	<b>20,010</b>	<b>1,803</b>	<b>19,410</b>		
<b>Total</b>		<b>26,646</b>	<b>286,818</b>	<b>24,607</b>	<b>264,873</b>		

Aukett Swanke ("The Architect") gives notice that:

1. The areas and unit numbers stated in the schedule are set out as a general outline only, and do not constitute part of an offer or a contract.
2. The scheduled areas and unit numbers are design areas only and no allowance has been made for any permissible construction tolerances.
3. The areas will need to be measured in accordance with the Current Edition of the Royal Institute of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition, 2007), subject to clause 9.
4. The areas reflect the status of the design at the time of observation
5. The schedule has been prepared using the drawings identified in this document.
6. The constructed areas may vary from those indicated in the schedule:
  - a. If the design changes after the date this schedule has been produced.
  - b. If the base information in reliance upon which the drawings have been prepared is inaccurate, including information on the boundary of the site and other enclosures, easements, encroachments, underground services, rights of way, rights of support, rights of light and any other relevant matters, or any other drawings prepared by third parties.
  - c. If changes to the town planning conditions, building acts or regulations or other statutory regulations come into force after completion of the drawings used to prepared the schedule
  - d. If the constructed building exceeds the tolerances those specified under British Standard 8000 and Codes of Practice, or tolerances identified in the Employers Requirements.
7. A definitive schedule of areas cannot be established until a measured survey of the completed building has been undertaken.
8. The Architect has no responsibility for any variances whatsoever to these areas or unit numbers arising from any circumstances beyond his control.
9. The client and the letting agent are to jointly agree the demarcation line of all net lettable areas and the measurement principles. The letting agent must mark up a set of plans identifying what is to be regarded as net lettable, and this is to be agreed with the Client and the Architect advised accordingly.

**Note:** *General floor to floor height currently set at 3.3m. Retail and Work Space are envisioned as double height spaces (6.6m)  
 Areas within existing buildings are not included in this calculation  
 Residential GIA has been calculated based on a typical reduction of 8% to compensate for exterior wall thickness and local inset balcony space  
 Work space GIA has been calculated based on a typical reduction of 3% to compensate for exterior wall thickness*

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21827-RP-F04-003

REVISIONS: A

30.10.2020

Prepared by:	MVE	MVE
Checked by:	TA	TA
Approved by:	TA	TA

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