



Old Kent Road Opportunity Site 13

Local Development Study
September 2019

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1.0 Introduction

1.1 Summary and brief

The purpose of this Local Development Study (LDS) is to develop a revised masterplan for Opportunity Site 13 (OKR13), following feedback on the original masterplan illustrated in the Old Kent Road Area Action Plan launched for consultation in December 2017.

The study also reviews the emerging proposals in the study area and approved schemes are included as consented to ensure the masterplan continues to be relevant and accurate.

The original AAP masterplan is shown opposite together with a briefing sketch from Southwark Council illustrating the key drivers for the amended designs.

Development in the new masterplan must continue to meet the requirements of the AAP:

- Replace existing employment floorspace and provide a range of employment spaces
- Replace existing retail space and active frontages on the Old Kent Road
- Provide housing
- Provide land for a new secondary school and 6th form
- Provide a new sports hall
- Explore the potential for a new health hub on Verney Way
- Provide a new park (new location on Verney Road)

The key drivers for revising the masterplan are:

- The linear park in its alignment along the historic route of the Surrey Canal cannot continue for the full length of the masterplan due to existing development along the eastern site boundary
- The position of the park in the current masterplan cuts the PC World site into two separate land parcels which make it difficult to deliver a comprehensive commercial offer at ground level. This arrangement also greatly reduces the development potential of the Constantine Site.
- Revising the masterplan is an opportunity to address the setting of the Canal Grove Cottages in more detail
- There is an opportunity to demonstrate how the proposals directly benefit the local community, in particular residents of the Bonamy Estate
- The masterplan will also review the character of the new central access route changing it from a service road into a high quality street which can service developments on both sides

A consultation event with all landowners and stakeholders was held in February 2019 and focus group discussions with residents of the Canal Grove cottages have been ongoing. The new masterplan addresses feedback with studies and commentary on the various elements of concern raised including:

- Compatibility of uses along the central street, managing the interfaces between industrial / commercial traffic movement and pedestrians, in particular school students.
- Compatibility of landholdings intending to remain in their current state and operations, and retaining existing access arrangements
- Improving the environment around the Canal Grove Cottages to mitigate against the tall buildings proposed in their proximity.



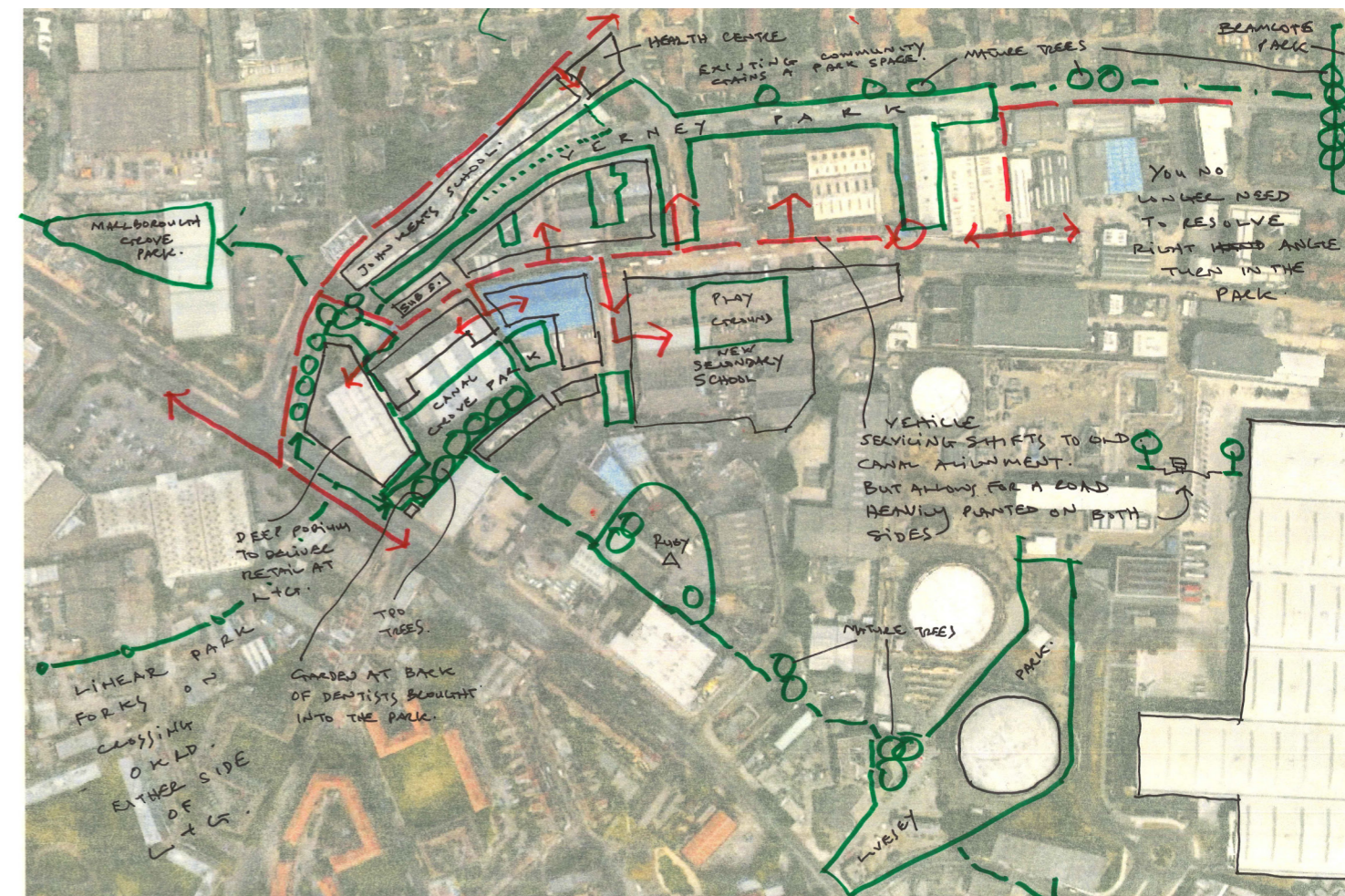
View of the current access to the secondary school site. The new street will successfully integrate pedestrians and vehicle traffic



The masterplan must enhance the setting of Canal Grove Cottages



The original LDS masterplan as included in the Old Kent Road AAP



Briefing sketch by Southwark Council illustrating key drivers for changing the masterplan.

2.0 Development status update

Since the draft masterplan was published in the Old Kent Road AAP, development activity in the study area has increased. A number of sites have submitted planning applications or are in pre-app discussions with Southwark Council; and most notably the Ruby Triangle scheme was granted planning permission for 1152 new homes. The diagram on the following page illustrates the development activity in the study area and sets out the different stages of each site. Initial concept designs and planning applications have been used to inform the revised masterplan and together with land for sale have informed the phased development of the study area.



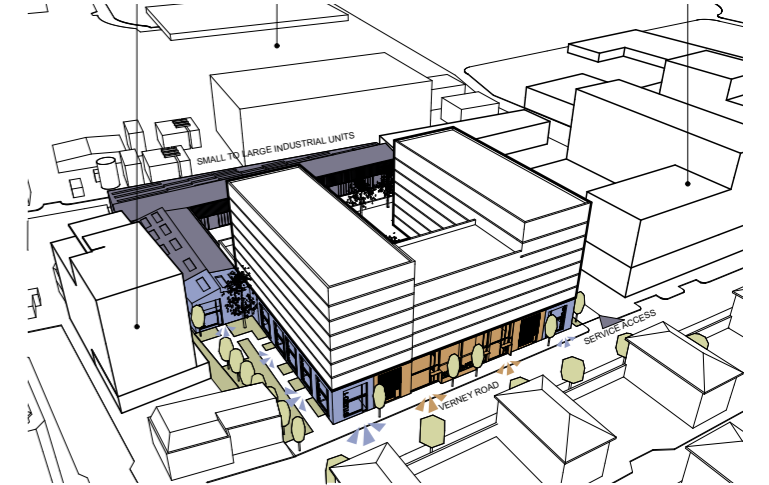
A. 6-12 Verney Road: Planning application submitted with resolution to grant consent for a mixed development up to 24 storeys including 340 homes, retail, workspace, and community uses. (Planning ref: 17/AP/4508)



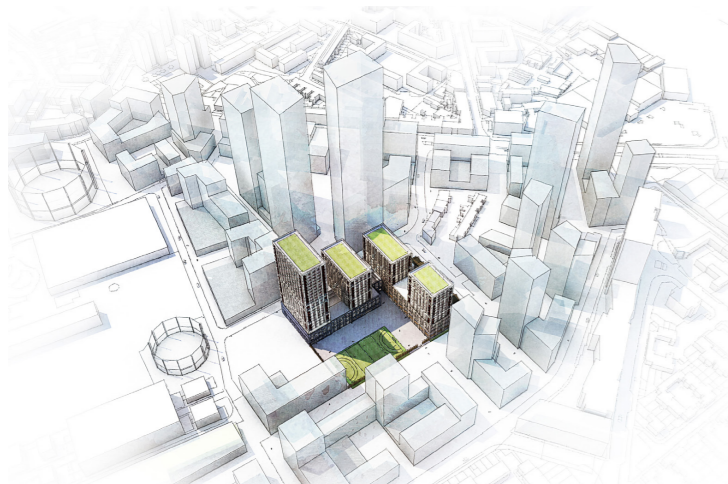
B. 1 Varcoe Road: Planning permission granted for a mixed use development up to 8 storeys including 57 homes and workspace on the ground floor. (Planning ref: 16/AP/5235). Currently under construction.



C. 2 Varcoe Road: Planning application submitted for a new development up to 10 storeys to provide 76 homes. (Planning ref: 16/AP/5235)



D. 42-72 Verney Road: Early concept design and pre-app discussions for redevelopment of industrial estate into a 9 storey mixed use development with 130 residential units above 3538sqm of light industrial and 2776sqm of workspace facilities.



E. Secondary School: Concept design by FCB Studios to create a 6 form entry secondary school (7,000-8,000sqm) plus 325 homes and 8,000sqm of workspace in buildings up to 24 storeys.



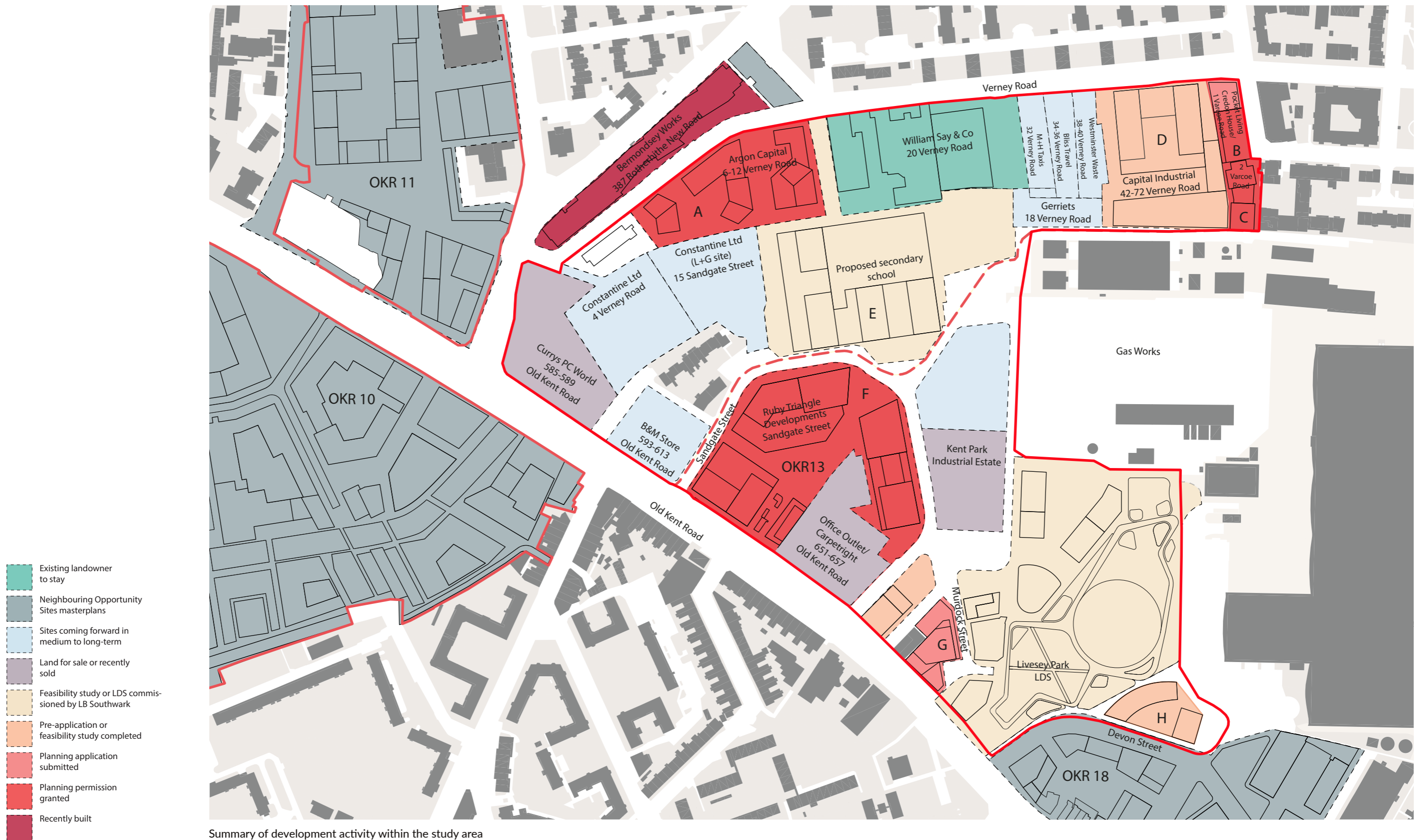
F. Ruby Triangle: Planning permission granted for a mixed used development up to 48 storeys including 1152 homes, retail, commercial and community uses. Development to include a sports hall and gym. (Planning ref: 18/AP/0897)



G. Murdock Street: Planning application submitted for a mixed use development up to 19 storeys to provide 107 homes, re-provided church, workspace and retail units. (Planning ref: 18/AP/0196)



H. Rich Estate, Devon Street: Early concept design and pre-app discussions for redevelopment of industrial estate into 14 storey mixed use development with 72 residential units above 3705sqm of workspace.



Summary of development activity within the study area

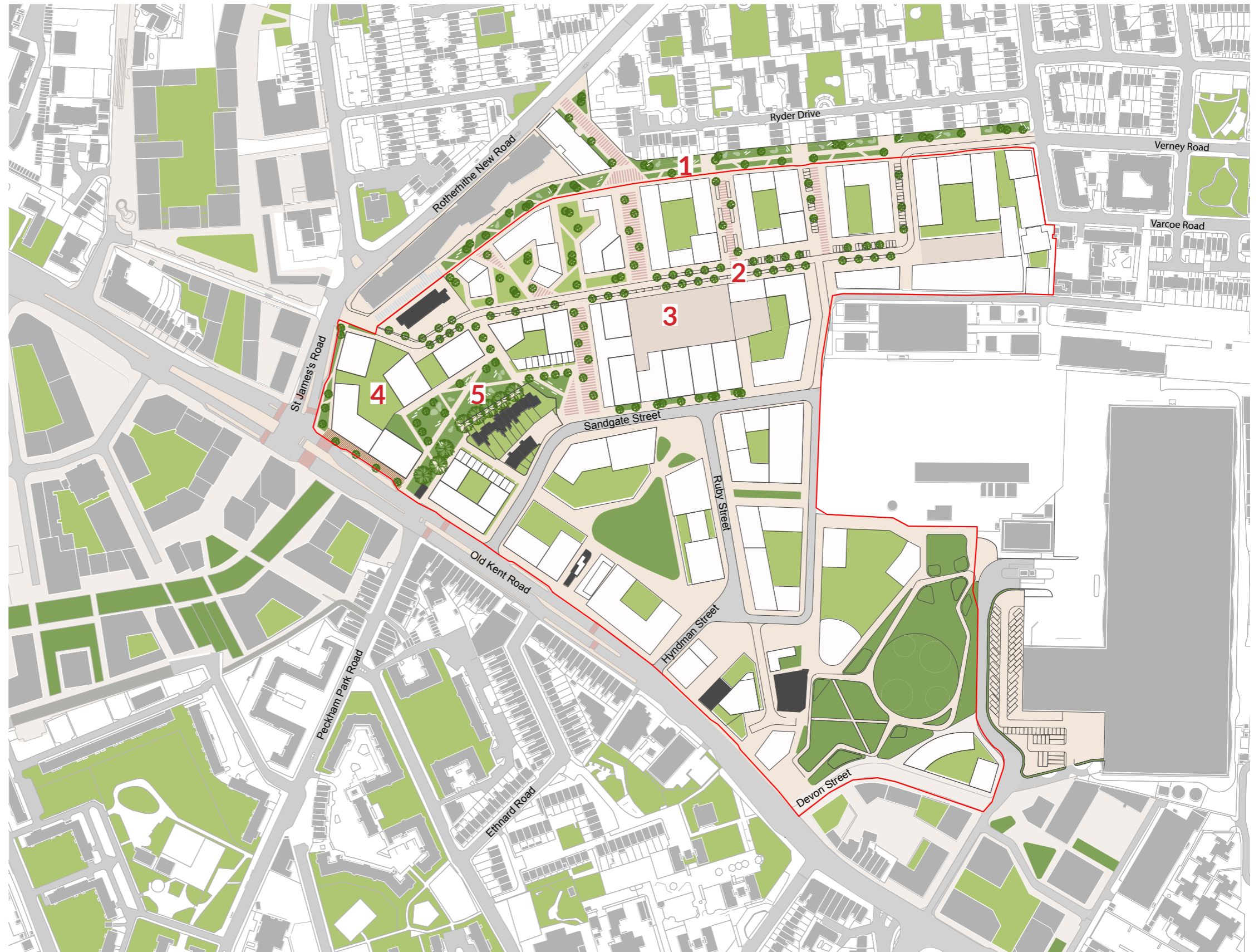
3.0 Proposed masterplan

3.1 Illustrated masterplan

The revised masterplan is an opportunity to update the vision for a thriving mixed use neighbourhood and new town centre along the Old Kent Road. The proposals build on earlier design iterations and consultation feedback to ensure development within the opportunity area supports the existing community with a strategy for good growth.

The key changes to the masterplan layout are:

1. Relocation of the linear park to Verney Road to ensure maximum benefit to the wider community through public realm improvements and connections, bringing the new park closer to residents on the Bonamy Estate
2. A new central street to provide access and servicing to new mixed use development at the heart of the masterplan. The street will balance vehicle access and pedestrian amenity to create an high quality route for all users.
3. An expanded school site proposed by LB Southwark will deliver housing as well as a secondary school.
4. The Currys PC World and Constantine sites are joined to create a comprehensive development opportunity.
5. A generous new park is created around the Canal Grove cottages and the scale of development directly to the north is reduced to create a more sensitive setting around the existing homes.



The revised masterplan set within the latest emerging context

3.0 Proposed masterplan

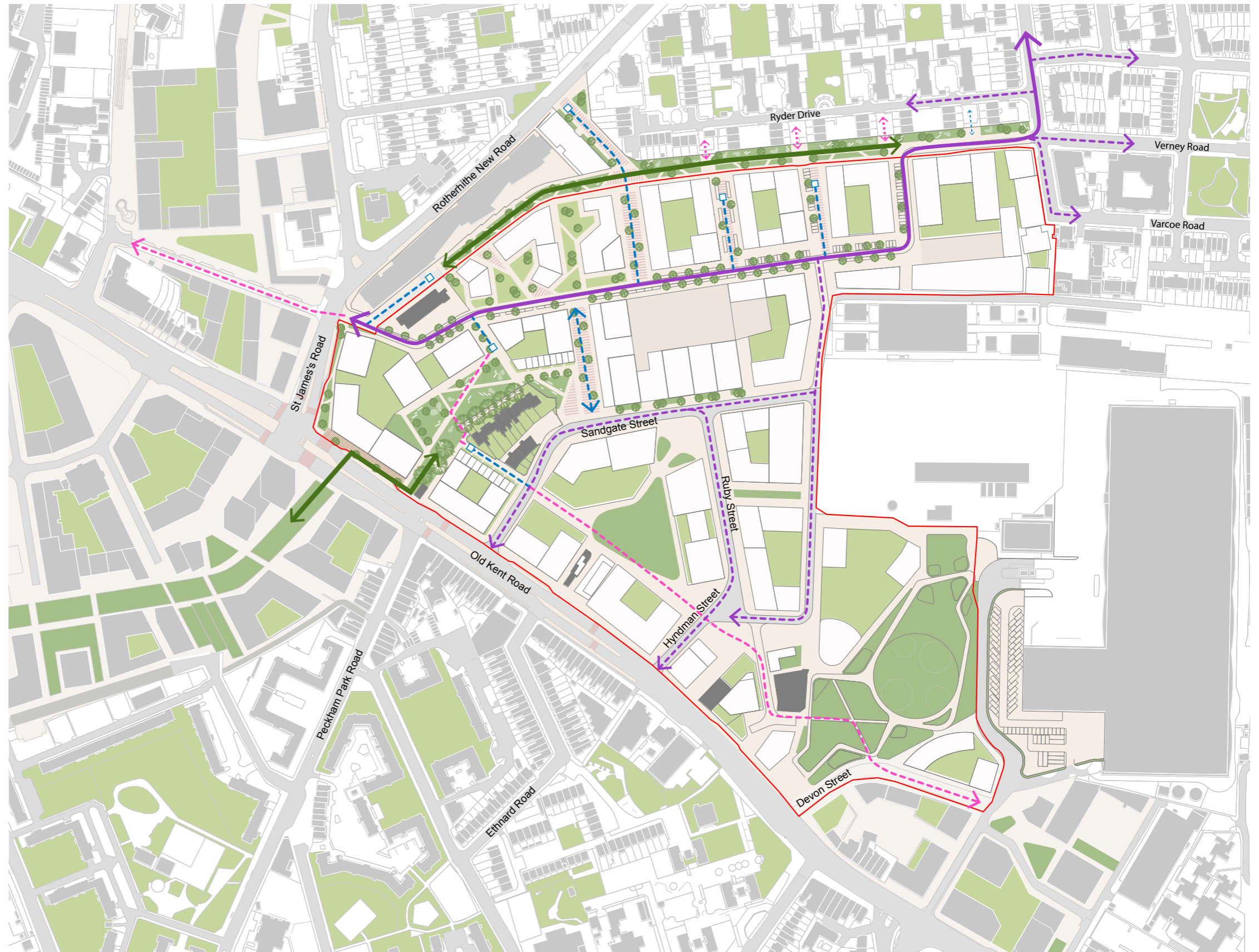
3.2 Movement and connections

A key feature of the revised masterplan is a new street through the centre of the area to create a through route for vehicles and ensure easy servicing for the proposed mixed-use development. The new primary street connects to a series of smaller shared surface spaces to create a highly permeable and legible street network.

The masterplan creates new pedestrian routes through the site, promoting healthy and sustainable travel. Relocating the linear park to Verney Road will increase access to the network of open spaces for existing residents to the north of the masterplan while a new north-south link, activated by new community facilities, will provide access to the proposed BLE tube station to the south of OKR13.

The masterplan promotes urban intensification based on a wide mix of retail, office and industrial spaces that work in harmony with residential accommodation through an accessible street network with a range of servicing options and street types which create a highly serviceable neighbourhood with alternatives and choices of movement for residents and workers alike.

The masterplan is designed to keep vehicular movement to a minimum whilst maintaining vital service access to enable businesses to thrive.



Key

- — — — — Shared surface streets
- — — — — Pedestrian and cycle routes
- — — — — New working street
- - - - - New / realigned streets
- — — — — Green routes

3.0 Proposed masterplan

3.3 Parks and open spaces

The revised masterplan relocates the linear park to Verney Road closing off most of the street to vehicle traffic. Verney Road Park thus creates a buffer between existing and proposed development brings maximum amenity and benefits to all residents. The revised masterplan also creates a new park in front of Canal Grove Cottages to enhance the setting of the heritage assets and provides an important link in the green network as illustrated opposite.

The public spaces delivered in the masterplan will bring distinctive character to the new neighbourhood. They are clearly legible and connected through a network of pedestrian friendly routes. The key public spaces are:

1. Verney Park - see Area Study
2. Canal Grove Park - see Area Study
3. Ruby Triangle open space
4. Livesey Park



3.0 Proposed masterplan

3.4 Uses and building typologies

The revised masterplan follows the initial concept, as set out in the AAP, of providing a range of commercial spaces including shops, offices, small, medium and large sized industrial and warehousing units and that these can be integrated into a mixed use area.

Standalone large industrial storage and distribution units provide an opportunity for large unit of 500sqm+ which are not part of mixed use development. These units are located in areas of the site that have boundaries with industrial uses that would make it difficult to include residential uses at higher levels.

All other uses are integrated into mixed use buildings demanding innovative building typologies to be developed to support genuine provision of industrial and commercial activities that are easily serviced and compatible with residential uses above.

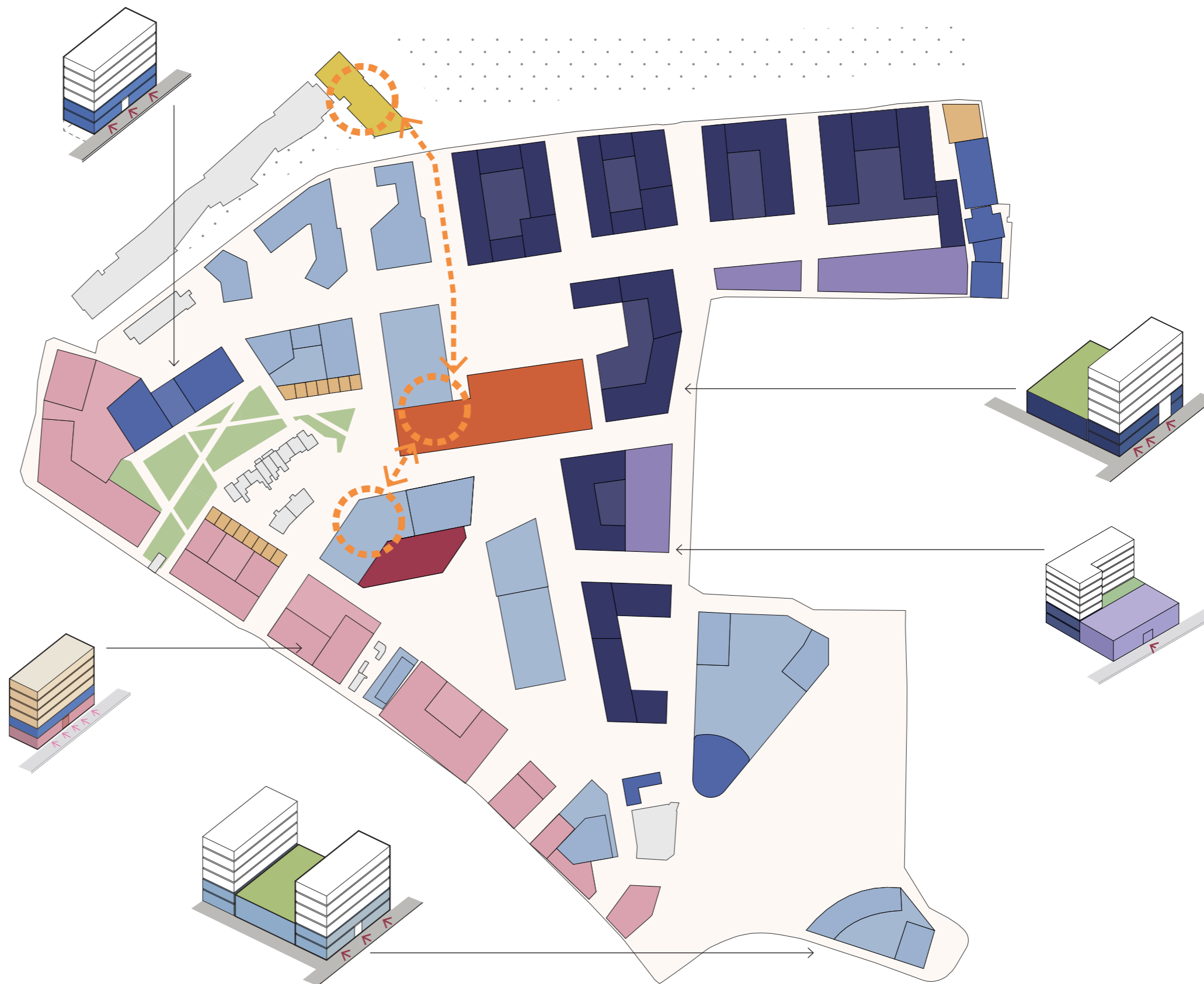
The masterplan places community uses at the heart of the neighbourhood, with a thread running from the Canal Grove Park and the Ruby Triangle sports hall, through to a new square facing the school and through the development into the new park along Verney Road, connecting to the Bonamy Estate community beyond.

A new health centre is proposed on the existing NHS site on Verney Way and this would be accessed via a pedestrian priority route with the closure of Verney Way.

- Single use:
 - Residential
 - Sports hall
 - Health hub
 - Stand alone industrial units

- Mixed use:
 - High street: Retail and commercial / resi above
 - Small industrial / maker space / resi above
 - Small office / resi above
 - Medium-large storage and distribution and industrial / resi above
 - Education

Connected community uses



3.0 Proposed masterplan

3.5 Scale and massing

The scale of development and location of tall buildings within the study area has been revised and updated to reflect feedback and respond to the emerging context on neighbouring sites. The building heights strategy allows for flexibility in developers' emerging designs, promotes discussion across site boundaries and seeks to achieve a legible and varied skyline.

The following scale and layout changes have been made as part of the masterplan review:

1. The tall buildings adjacent to the Old Kent Road/St James's Road junction have been replaced with lower scale buildings to avoid creating a congested skyline at this important junction. The single 'Tier 1' tower in this location is now positioned to signal the entrance to the new park alongside the Canal Grove Cottages, directing pedestrians into this important space that in turn connects with the school and Verney Park beyond.
2. Development has been pushed back from the existing cottages and reduced in height to minimise the impact of development on these homes. 2 storey maisonettes have been introduced around the new park to create a more human scale around the park.
3. The new proposals for the secondary school site show a mixed use scheme with medium scale residential above the school.
4. A recent design study around the gasholders site shows a new mixed use neighbourhood and park around the listed gas holder to be called Livesey Park. The proposals include medium scale residential development around the park.

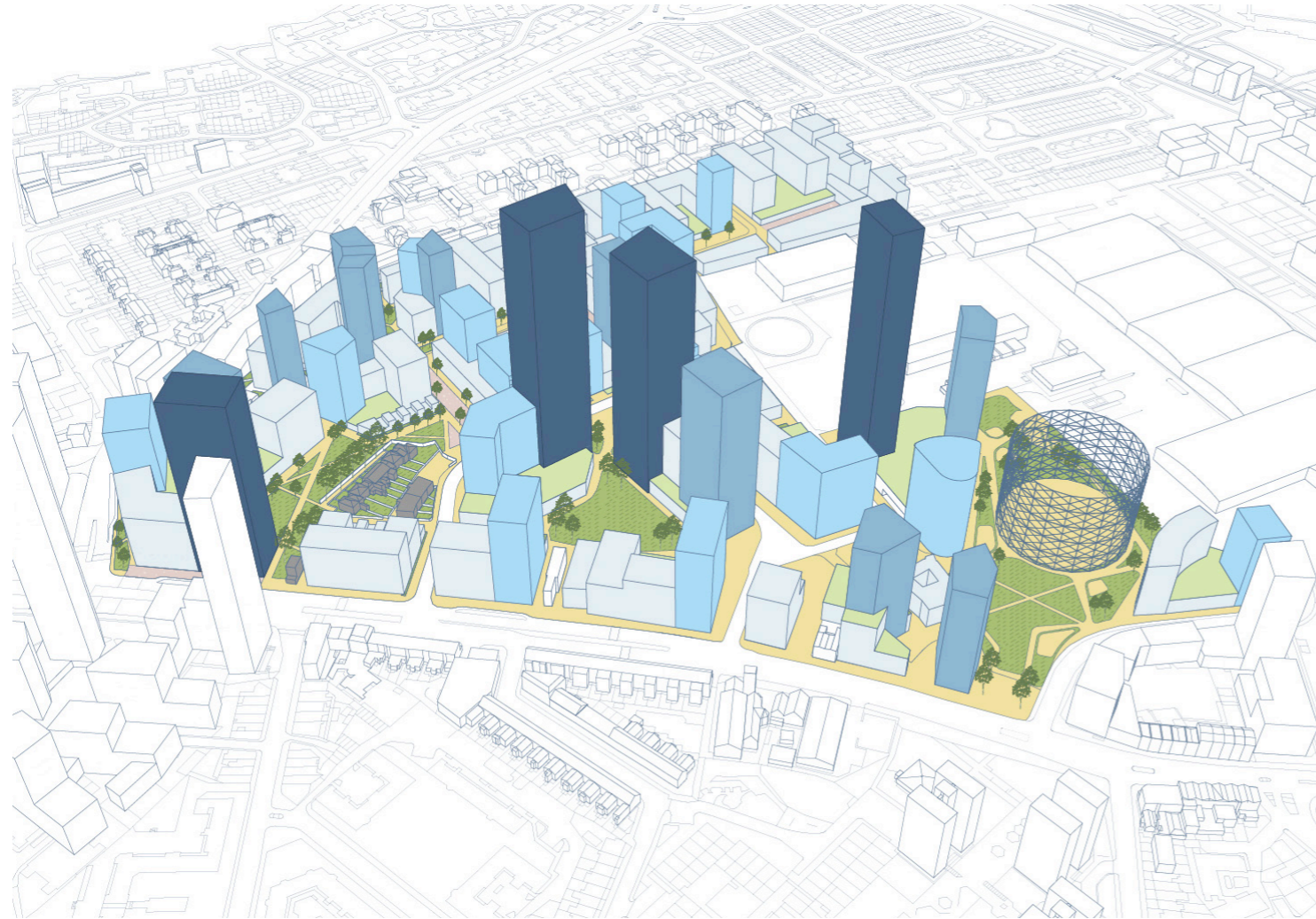


Key

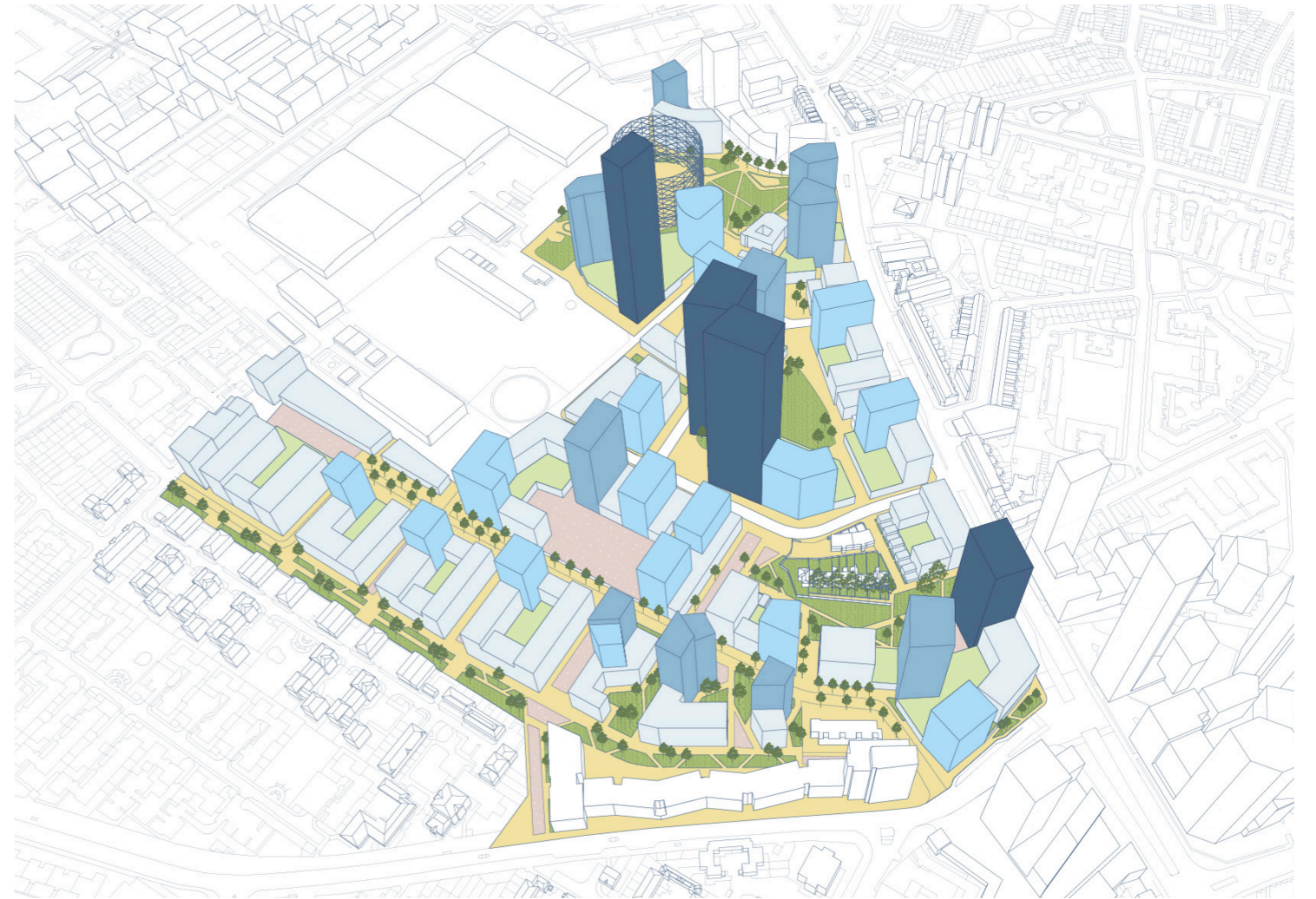
- Tier 1 (above 30 storeys)
- Tier 2 (up to 25 storeys)
- Tier 3 (10 to 16 storeys)
- Overall site varying from 4 to 10 storeys

3.0 Proposed masterplan

3.6 Townscape







Aerial view showing the creation of a new frontage to the Old Kent Road and the three open spaces across the new neighbourhood, framed by new development



Aerial view showing Verney Park and the new pedestrian connections into the Bonamy Estate

Key

-  Tier 1 (above 30 storeys)
-  Tier 2 (up to 25 storeys)
-  Tier 3 (10 to 16 storeys)
-  Overall site varying from 4 to 10 storeys

3.0 Proposed masterplan

3.7 Phasing strategy

The following diagrams show sites are anticipated to come forward over the next 15-20 years. The phased delivery of the masterplan will be informed by individual landowners and will impact the servicing strategy in the short-medium term. The phasing of the masterplan will also inform the delivery of the linear park on Verney Road.



Phase 01 2018-2024

The first sites to come forward for development are spread across the study area and vary in scale from the 57 unit Pocket scheme at 1 Verney Road to the recently approved 1152 unit Ruby Triangle development on Sandgate Street.



Phase 02 2024-2030

A number of sites, particularly along the Old Kent Road, are for sale or procuring development partners. It is anticipated that these sites will bring forward the next phase of development in the medium term.

It is anticipated that a new secondary school will be required in the medium to long term to meet the increase in population as development along the Old Kent Road continues. Southwark Council is currently in the early stages of procuring the new school with delivery targeted for 2025-2027.

The phasing plan assumes that development will take place around Wilkinson Containers in phase 2. Wilkinson Containers have indicated that the business is smaller than its main competitors and is looking to grow. While they have plenty of capacity within the manufacturing area to grow, the vehicle areas are tight. If the business remains in this location and grows, their expectation is that they would significantly increase their vehicle movements.

The access road to the west of their site provides the stacking space and turning width currently needed for the vehicles that access their premises. While the business is there, items such as trees would not be able to be added to the space. Pedestrian movement through the access road is likely to be manageable, given the slow speeds and low numbers of vehicles. However, they are very large vehicles, so due consideration will be needed.



Phase 03 2030+

A small number of businesses and landowners have no immediate intentions to leave or redevelop their sites. The servicing and access requirements of these sites will need to be considered over the long term.

As surrounding sites are developed into mixed use schemes and the Bakerloo Line Extension is delivered, it is likely that these last sites will become available.

Key

- Buildings delivered in current phase
- Buildings completed in earlier phase

4.0 Area studies

4.1 Verney Park

Verney Park will be a distinctive public space that joins up new development with existing neighbourhoods. Transforming Verney Road into a linear park brings amenity to the wider area, complementing the provision of new parks and spaces contained within the heart of the masterplan. The park will be fronted by active commercial spaces on the lower levels of new buildings facing the street. New pedestrian links between the park and the Bonamy Estate parking courts could give local residents direct access into the park and the new secondary school beyond.

The park will deliver 10,000sqm of open space for leisure, fitness and biodiversity. The park will be predominantly green in character with generous planting to enhance the existing street trees and create a soft buffer between existing and new development. The park will facilitate a wide range of community activities which will be developed collaboratively with the existing neighbourhood but could include play areas, vegetable gardens and public art.

Verney Park forms an important strategic link as part of the new Greener Belt concept in the AAP that aims to connect parks and open spaces across South London and as such will provide new and existing residents with an attractive route towards Deptford Park in the east and Burgess Park in the west.



View of Verney Park from the same position as the existing, see below left.

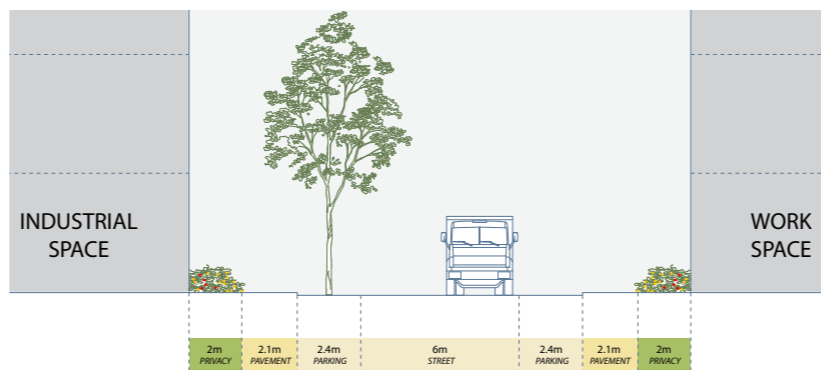


Existing photo of Verney Road



4.0 Area studies

4.2 Central Street



The mixed use neighbourhood features working streets that successfully integrate a range of uses



Shared surface streets between blocks will create a desirable pedestrian environment whilst supporting service access for commercial activity

The masterplan promotes urban intensification based on a much wider mix of retail, office and industrial spaces that work in harmony with residential accommodation through an accessible street network with a range of servicing options. This model delivers substantial residential densities as well as highly accessible productive space brought together in a distinctive mixed-use quarter where a diverse set of people will want to live and work.

The Central Street is an important conduit for vehicles accessing the industrial and commercial uses at the lower levels of all developments. It is designed to provide generous footpaths and zones for pedestrians balancing the needs of all street users. The above illustration shows how a major crossing adjacent to the school will create a safe, accessible and attractive street environment for pedestrians.

4.3 Canal Grove Park

A major feature of the new masterplan is the creation of a large park around the Canal Grove homes, creating a human scale setting for the listed cottages. The arrangement of buildings around the park has been adjusted to provide significantly more open space. This combined with the dropping of heights directly opposite the cottages provides the opportunity for a high quality public park that celebrates the heritage elements of this pocket within the Old Kent Road masterplan.

The park has been extended to wrap around the cottages, preventing any development directly adjacent to them, and making a legible green connection between the park and the school beyond.

The cottages currently enjoy a sense of seclusion and privacy and the detailed design of the park will ensure that these qualities are preserved. Retaining a wall or screen in the position of the current boundary with the Constantine site will be of particular concern to the residents, and the design of this boundary wall and buffer zone should enable privacy for residents without creating a barrier effect.



Existing photo of the cottages from footpath entrance from the Old Kent Road.

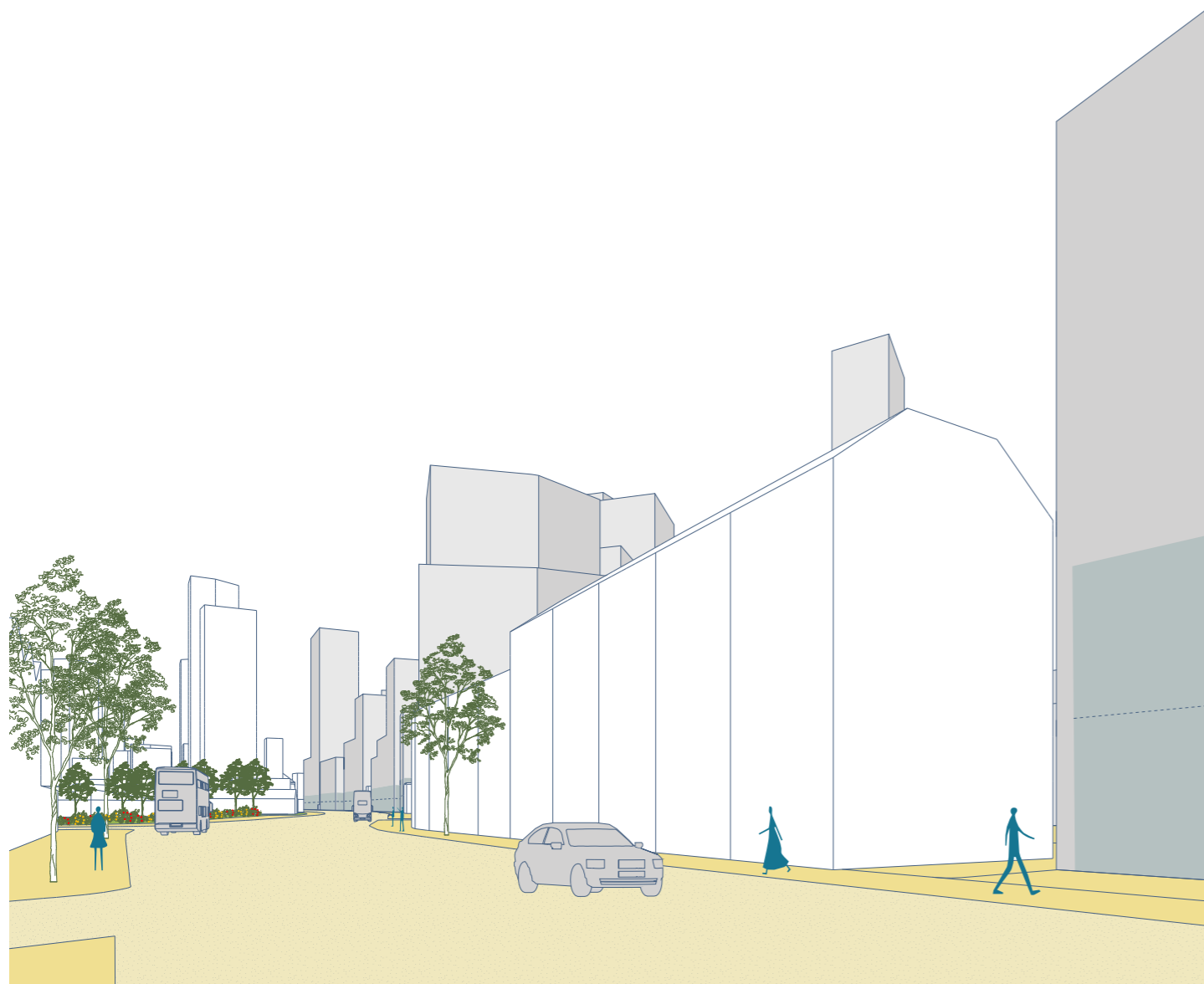
Aerial view of Canal Grove Park illustrating the generosity of space around the cottages and dropping of building heights to create a more human scale space.



View of the park when entering from the Old Kent Road. The cottages enjoy their seclusion through retention of a screen wall in the position of the current boundary with the Constantine site. This important space will need to balance the needs of the residents in the cottages (privacy and seclusion) with the vision to create a high quality public space animated by activity and offering a safe and secure amenity space for all residents to enjoy.

4.0 Area studies

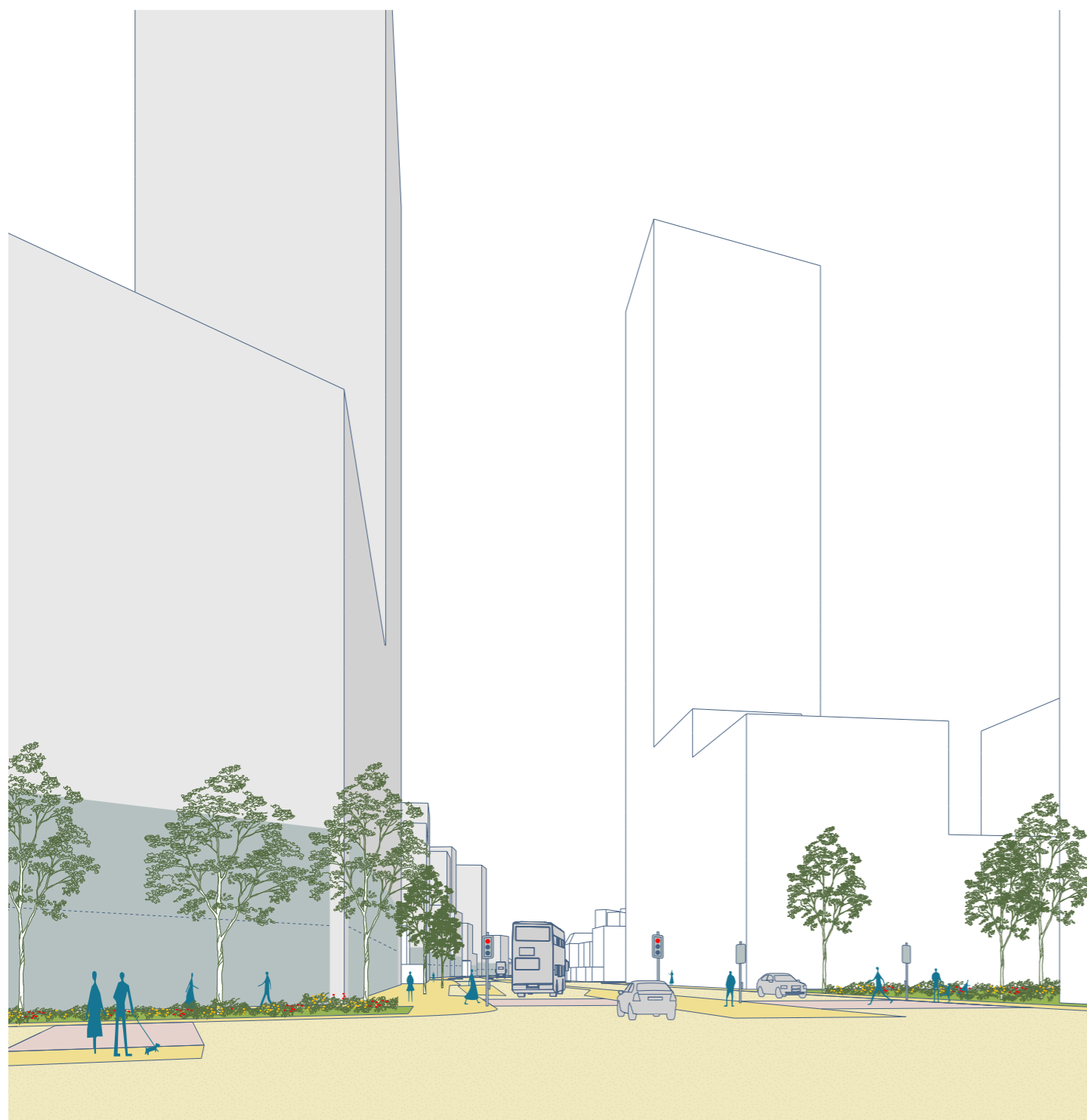
4.4 Street views



1. Street view of Old Kent Road, from the junction with Asylum Road, illustrating the view looking west towards OKR 13.



2. Street view of Old Kent Road, from the junction with Peckham Park Road, illustrating the view looking east towards the Ruby Triangle and Livesey Park developments.



3. Street view of Old Kent Road, from the junction with St James Road, illustrating the view looking east towards OKR 13 and onwards.



4. Street view of OKR 13 and Verney Park, from the junction of Verney Way with Rotherhithe New Road.

5.0 Appendix

5.1 Accomodation Schedule - keys



A Building areas

5.1 Accomodation Schedule

Development schedule
Old Kent Road
09/09/2019

BLOCK	Building	Podium GEA	Podium GIA (85% of GEA)	Total GIA (GEA - 30% for cores)	Podium commercial use	Density	Number of floors	Total commercial (sqm)	Upper residential floors total GEA	Number of floors	Total GEA	Total GIA (sqm) (85% of GEA)	Total residential units (GIA/85)
1	Podium - GF	4036	3430.60	2401.42	Retail	HIGH	1	2401.42					
	Podium - O1F	4036	3430.60	2401.42	Small Office	HIGH	1	2401.42					
	A								654	14	9156	7782.60	91.56
	B								1077	8	8616	7323.60	86.16
	C								763	33	25179	21402.15	251.79
TOTAL (jobs)		TOTAL (area)		4802.84					TOTAL (resi)		36508	430	
2	Podium	1808	1536.80	1075.76	Small Office	HIGH	2	2151.52					
	A								750	23	17250	14662.50	172.5
	B								718	8	5744	4882.40	57.44
TOTAL (jobs)		TOTAL (area)		2151.52					TOTAL (resi)		19545	230	
3	Podium - GF	1747	1484.95	1039.47	Retail	HIGH	1	1039.47					
	Podium - O1F	1747	1484.95	1039.47	Small Office	HIGH	1	1039.47					
	A								781	7	5467	4646.95	54.67
	B								284	4	1136	965.6	11.36
	C								316	4	1264	1074.4	12.64
	Houses								395	2	790	671.5	8
TOTAL (jobs)		TOTAL (area)		2078.93					TOTAL (resi)		7358	87	
4	Podium	1604	1363.40	954.38	Small Industrial	MEDIUM	2	1908.76					
	A								396	14	5544	4712.4	55.44
	B								179	4	716	608.6	7.16
	C								574	8	4592	3903.2	45.92
	Houses								361	2	722	613.7	9
TOTAL (jobs)		TOTAL (area)		1908.76					TOTAL (resi)		9838	118	
5	Podium	3238	2752.30	1926.61	Storage / Distribution	LOW	2	3853.22					
	A								876	6	5256	4467.6	52.56
	B								318	4	1272	1081.2	12.72
	C								573	6	3438	2922.3	34.38
	D								420	14	5880	4998	58.8
	E								216	4	864	734.4	8.64
TOTAL (jobs)		TOTAL (area)		3853.22					TOTAL (resi)		14204	167	
6	Podium	2621	2227.85	1559.50	Storage / Distribution	LOW	2	3118.99					
	A								668	5	3340	2839	33.4
	B								243	3	729	619.65	7.29
	C								571	5	2855	2426.75	28.55
	D								396	12	4752	4039.2	47.52
	E								216	3	648	550.8	6.48
TOTAL (jobs)		TOTAL (area)		3118.99					TOTAL (resi)		10475	123	
7	Podium	2467	2096.95	1467.87	Storage / Distribution	LOW	2	2935.73					
	A								670	4	2680	2278	26.8
	B								781	4	3124	2655.4	31.24
	C								352	13	4576	3889.6	45.76
TOTAL (jobs)		TOTAL (area)		2935.73					TOTAL (resi)		8823	104	
8	Podium	670	569.50	(no cores removed)	Small Industrial	MEDIUM	1	569.50					
TOTAL (jobs)		TOTAL (podium)		569.50									
9	Podium	3128	2658.80	1861.16	Storage / Distribution	LOW	2	3722.32					
	A								379	6	2274	1932.9	22.74
	B								770	14	10780	9163	107.8
	C								1055	6	6330	5380.5	63.3
TOTAL (jobs)		TOTAL (area)		3722.32					TOTAL (resi)		16476	194	
10	Refer to FCB - Secondary school report												

10	Refer to FCB - Secondary school report												
11	Podium 1	1678	1426.30	998.41	Storage / Distribution	LOW	2	1996.82					
	Podium 2	1445	1228.25	(no cores removed)	Small Industrial	MEDIUM	2	2456.50					
	A								301	7	2107	1790.95	21.07
	B								445	13	5785	4917.25	57.85
	C								559	7	3913	3326.05	39.13
TOTAL (jobs)		TOTAL (area)		4453.32					TOTAL (resi)		10034	118	
12	Podium	2148	1825.80	1278.06	Storage / Distribution	LOW	2	2556.12					
	A								506	8	4048	3440.8	40.48
	B								1075	12	12900	10965	129
TOTAL (jobs)		TOTAL (area)		2556.12					TOTAL (resi)		14406	169	
13	Podium 1	4244	3607.40	2525.18	Small Industrial	MEDIUM	2	5050.36					
	Podium 2	791	672.35	470.65	Small Office	HIGH	2	941.29					
	A								506	46	23276	19784.6	232.76
	B								483	23	11109	9442.65	111.09
	C								791	14	11074	9412.9	110.74
TOTAL (jobs)		TOTAL (area)		5991.65					TOTAL (resi)		38640	455	
14	Podium	1868	1587.80	1111.46	Small Industrial	MEDIUM	2	2222.92					
	A								721	8	5768	4902.8	57.68
	B								361	12	4332	3682.2	43.32
TOTAL (jobs)		TOTAL (area)		2222.92					TOTAL (resi)		8585	101	
15	Podium - GF	504	428.40	299.88	Retail	HIGH	1	299.88					
	Podium - O1F	504	428.40	299.88	Small Office	HIGH	1	299.88					
	A								504	18	9072	7711.2	90.72
TOTAL (jobs)		TOTAL (area)		599.76					TOTAL (resi)		7711	91	
16	Existing building to be retained - D class - 2375 sqm												
17	Podium	203	172.55	120.79	Small Office	HIGH	2	241.57					
	A								203	1	203	172.55	2.03
TOTAL (jobs)		TOTAL (area)		241.57					TOTAL (resi)		173	2	
18	Podium - GF	660	561.00	392.70	Retail	HIGH	1	392.70					
	Podium - O1F	660	561.00	392.70	Small Office	HIGH	1	392.70					
	A								200	1	200	170	2
	B								460	6	2760	2346	27.6
TOTAL (jobs)		TOTAL (area)		785.40					TOTAL (resi)		2516	30	
19	Podium - GF	2300	1955.00	1368.50	Retail	HIGH	1	1368.50					
	Podium - O1F	2300	1955.00	1368.50	Small Office	HIGH	1	1368.50					
	A								681	4	2724	2315.4	27.24
	B								446	6	2676	2274.6	26.76
	C								681	14	9534	8103.9	95.34
TOTAL (jobs)		TOTAL (podium)		2737.00					TOTAL (resi)		12694	149	

OVERAL	GIA
Retail	5501.97
Small Office	8836.35
Small Industrial	12208.04
Storage / Distribution	18183.20

OVERAL	GIA
TOTAL (podium)	44729.55

OVERAL	GIA	No. of units
TOTAL (resi)	217987	2566

Notes:
Ground/lower floors are described as podiums
GIA allows for 85% of GEA
Podium GIA allows for 30% GIA removed for cores
Residential floors GIA allows for 85% of GEA

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