



Six Bridges Feasibility Study

Draft Report - 31st May 2018

Foreward

The emerging AAP produced by Southwark Council establishes a vision for the Old Kent Road Opportunity Areas. It identifies site allocations and provides guidance and detailed policies for the management of growth across the area. The site allocations include OKR11 which is located between Marlborough Grove and St James's Road.





Southwark Park

Rolls Rd

Marlborough Grove

St James's Rd

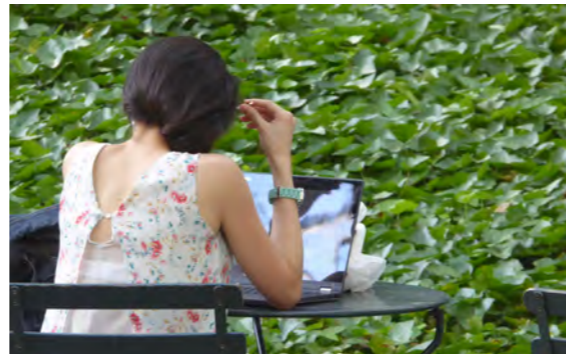
Catin St

Old Kent Rd

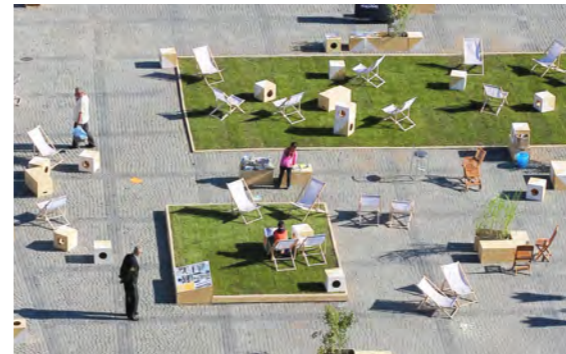
Rocherhithe New Rd



Live



Work



Play

i. Executive Summary - A Regeneration Jigsaw

OKR11 is located on the Old Kent Road between Marlborough Grove, St James's Road and Rolls Road. The current makeup of the site is complex, portraying a character of predominantly industrial buildings of different ages and scales. These are currently accessed from Marlborough Grove, adjacent to access to the award winning Phoenix Primary School.

Ownership across the site is similarly complex, with the largest site being the Six Bridges Industrial Estate. Most of the site is split into much smaller ownerships, making collaboration an important part of any future development.

The site is home to a collection of buildings of note along its boundary. The Grade II Listed Phoenix Primary school is located to the north and west of the site, on Marlborough Grove and Rolls Road. The Old Kent Road boundary features an early/mid C19 3 storey residential terrace which has been identified as having historic interest, and a newly completed residential building, the Bath House. St James's Road has a second residential terrace of similar character and a series of lower historic industrial buildings. Assessment of their merit has led us to refine the site boundary around their plots, highlighting their importance and encouraging these buildings to remain intact for the benefit of the overall character of the area.

This Draft report has been produced for Southwark Council, and comprises part of the evidence base which helps underpin the emerging Old Kent Road AAP. In particular it tests the principles established for OKR15 in the draft 2016 AAP and helps develop these further, in order to inform the revised draft AAP (December 2017). Key principles include:

- A mixed use neighbourhood with an estimated capacity of at least 1,095 (tbc) new homes;
- A range of employment uses, including offices and shared workspace, studios, light industry and uses which play a role in servicing central London's economy;
- Contributing to the revitalisation of the OKR as a high street and its consolidation within a new town centre;
- New streets and routes to provide access to the OKR for new and existing surrounding residents;
- New open space, including a potential green route running north to south through the site;
- Public realm improvements to the strategic junction of St James's Road and Old Kent Road.

This Draft report is prepared by Makower Architects to illustrate the feasibility and assess the development potential of land allocated. Building on existing masterplanning work, this study will help shape emerging place-making principles and assess development capacity in three dimensions.





OKR 5

OKR 1

OKR 6

OKR 2

OKR 3

OKR 7

OKR 8

OKR 9

OKR 4

OKR10

OKR11

OKR 12

OKR 14

OKR 13

OKR 15

OKR 18

OKR 17

Google

OKR 16

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Introduction

As a local practice, based in Great Suffolk Street, we know Southwark well. In addition we take great care to examine every site we work with, in both its immediate and wider context. Only thorough examination reveals characteristics and narratives which will drive design thinking.

In the following chapters we will interrogate the site in relation to the emerging AAP and other relevant background information, seeking to develop a vision which grows naturally out of - and thereby fits into - its context in time and place.



Aerial View showing the limit of OKR II

A walk around the site

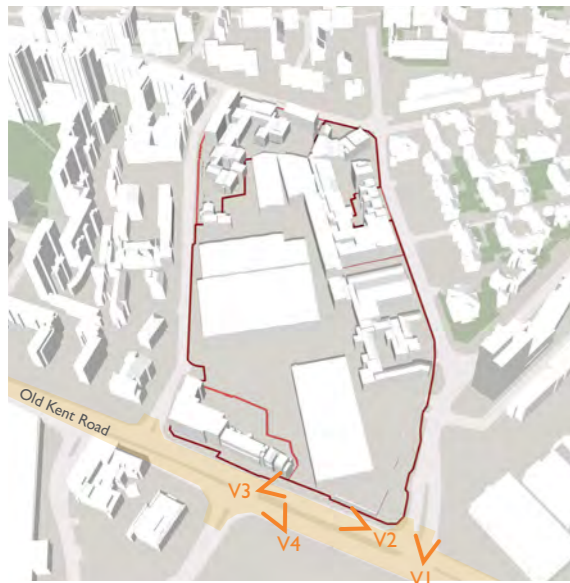
Old Kent Road - North Side



View 1 - Looking towards the meeting point of development plots OKR10, OKR11 and OKR13



View 2 - Showing young trees on the Old Kent Road OKR11 boundary



Key Plan



View 3 - Showing more mature trees on the Old Kent Road boundary



View 4 - Looking towards a historic terrace of residential houses and the newly completed residential building, Bath House



View 5 - Showing the MacDonal's restaurant across from OKR11 and the existing pedestrian crossing over Old Kent Road



View 6 - Looking into Olmar street from Old Kent Road

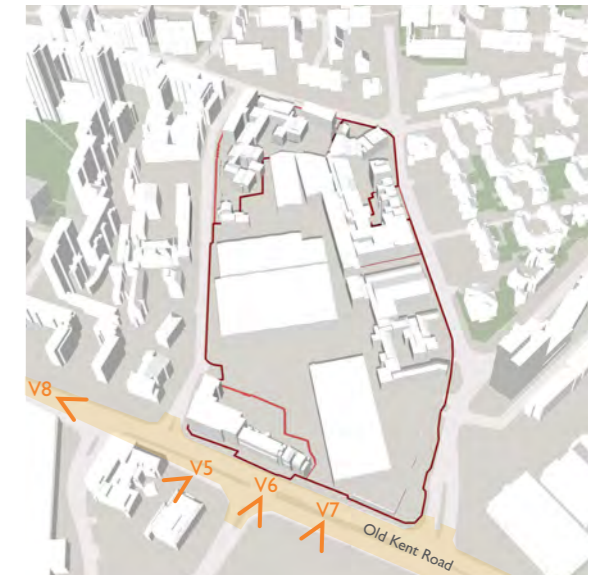
Old Kent Road - West Side



View 7 - Looking into the carpark to the left of Olmar street



View 8 - A view of Bath House from the ASDA on Old Kent Road, a Community Hub



Key Plan

A walk around the site

Marlborough Grove



View 1 - Down Marlborough Grove from an existing pedestrian crossing



View 2 - The existing access point to the Six Bridges Industrial Estate



View 3 - The wider pavements on Marlborough Grove are opportunities



Key Plan



View 4 - Trees of Marlborough Grove, there is potential for further greening



View 5 - The Six Bridges Industrial Estate with a new development behind



View 6 - The Grade II Listed Phoenix Primary School

Rolls Road



View 7 - Top North East corner, home to a local garage



View 8 - Phoenix Primary School and private house, from Rolls Road



View 9 - Phoenix Primary School and private house, from Rolls Road



View 10 - Rolls Road is edged by an impermeable wall to the right, and an impermeable school building to the left



View 11 - Phoenix Primary School



Key Plan

A walk around the site

St James's Road



View 1 - Looking towards the newly finished Chevron Apartments



View 2 - The varied architectural character of St James's Road



View 3 - The varied architectural character of St James's Road



Key Plan



View 4 - The top corner of St James's Road looking at a plot ripe for development

Rotherhithe New Road



View 5 - Industrial buildings to be removed



View 6 - Industrial buildings to be retained



View 7 - Access to the Selco car park from St James's Road



Key Plan

A walk around the site

Neighbourhood



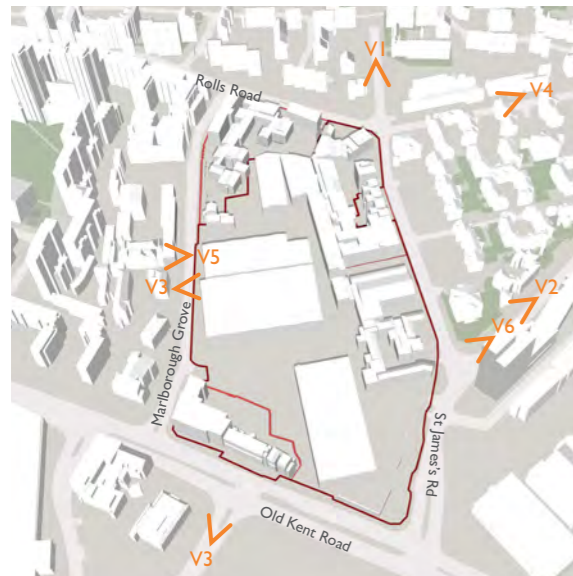
View 1 - St James's Road, from the bridge looking towards the site



View 2 - Rotherhithe New Road, looking down Argyle Way



View 3 - Looking into the Six Bridges Estate from Marlborough Grove



Key Plan



View 4 - Catlin Street with the Garage on the site in the background



View 5 - A Heritage building to be incorporated into the School Extension



View 6 - Rotherhithe New Road, looking towards the site

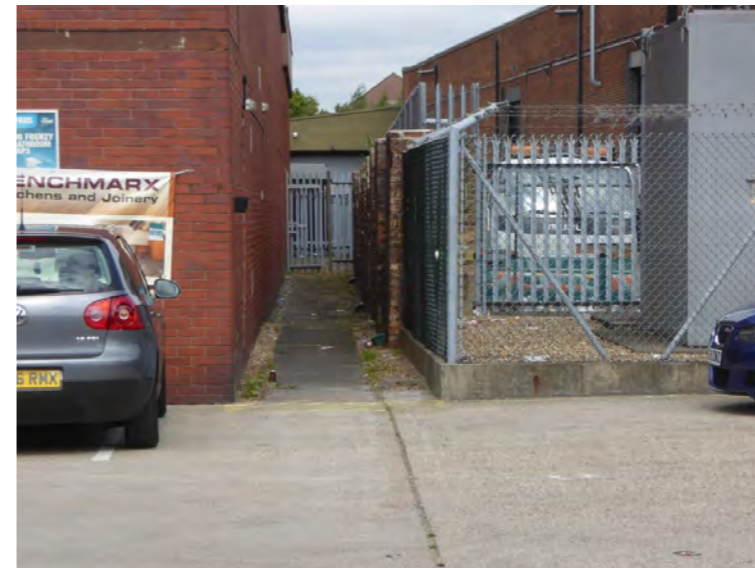
Neighbourhood



View 7 - Looking at site access, with Chevron Apartments to the right



View 8 - The Six Bridge Estate, with fencing showing the edge of their plot



View 9 - The Six Bridge Estate, with fencing showing the edge of their plot



View 10 - Nearby housing context, with warehouses and tower behind



View 11 - Site character, showing some buildings to be retained



View 12 - Site character, showing some buildings to be retained



Key Plan

A walk around the site

Neighbourhood



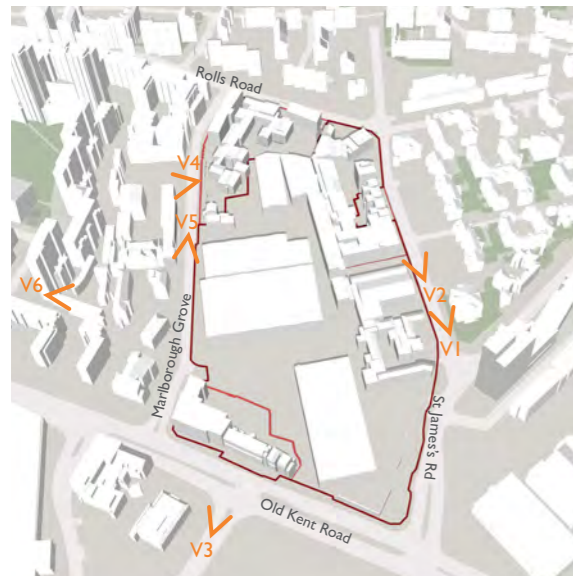
View 1 - Industrial on the left and housing hidden by trees on the right



View 2 - The changing widths of the pavement are opportunities



View 3 - Nearby context, the congested character of Old Kent Road



Key Plan



View 4 - Local garden, to be incorporated in the school extension.



View 5 - The wider pavements on Marlborough Grove are opportunities



View 6 - Local residential context

Neighbourhood



View 7 - Nearby context, the Avondale Estate seen behind the wall.



View 8 - Nearby context, the Stables



View 9 - Well cared for gardens of the Avondale Estate



Key Plan

A walk around the site

Catlin Street Forge and Stables



View 1 - The heritage wall of the railway sidings, with the Stables behind



View 2 - The existing entrance creates a congested 5-way junction



View 3 - The architects and client met with landowners on site



Key Plan



View 4 - The Stables blocks are beautiful heritage objects



View 5 - The Stables buildings could be converted into new workspace



View 6 - The Council owned land behind the Stables needs an access point

Avondale Estate



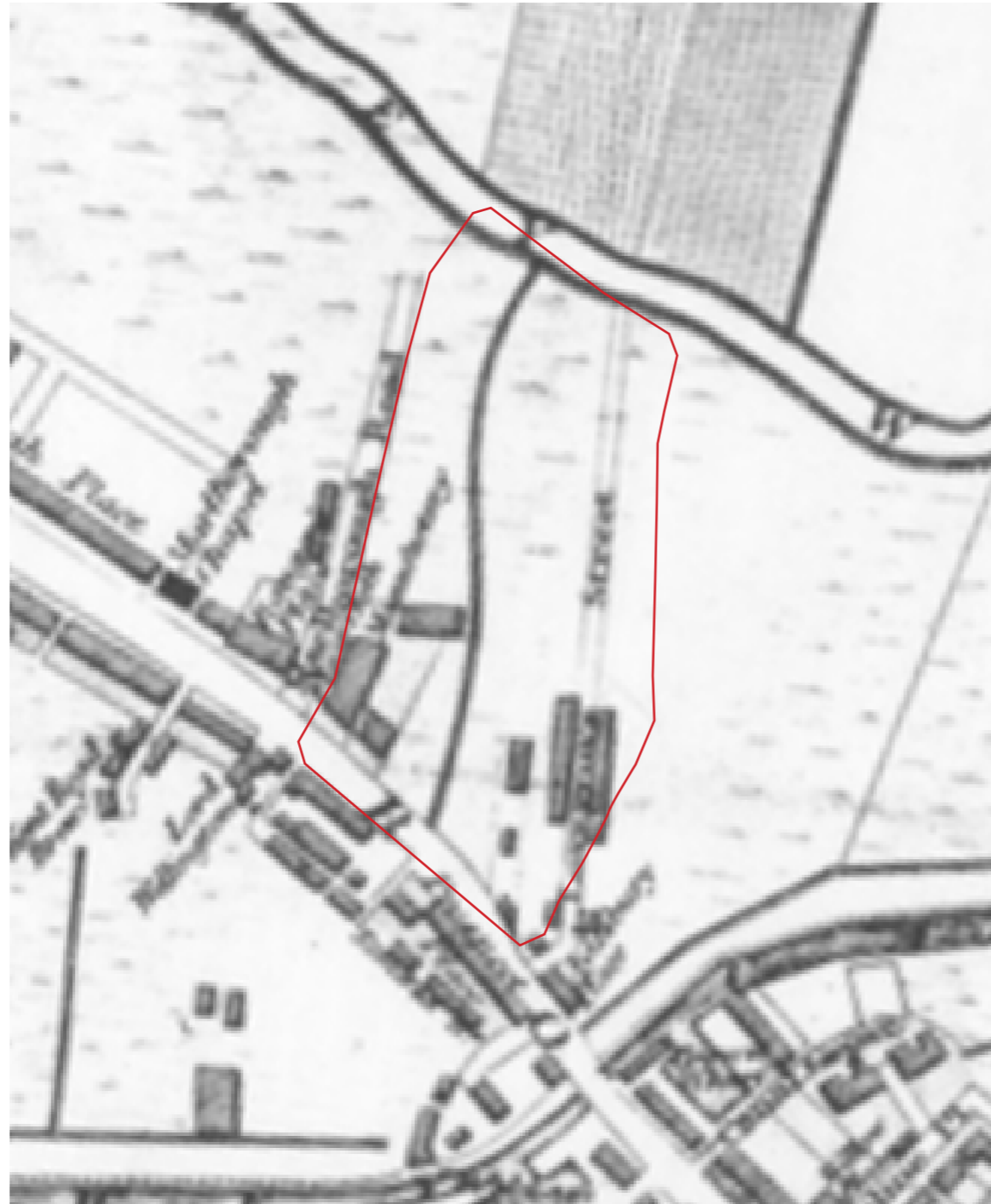
View 7 - The varied architectural character of the local area. This view is of the Avondale Estate.

Key Plan

Site History

1830

The sites are in a rural area, predominantly fields. Marlborough Grove and Lovegrove Street are clearly established. The opening of canal in 1811 sparked a change of character of Old Kent Road from rural to a more industrial place.



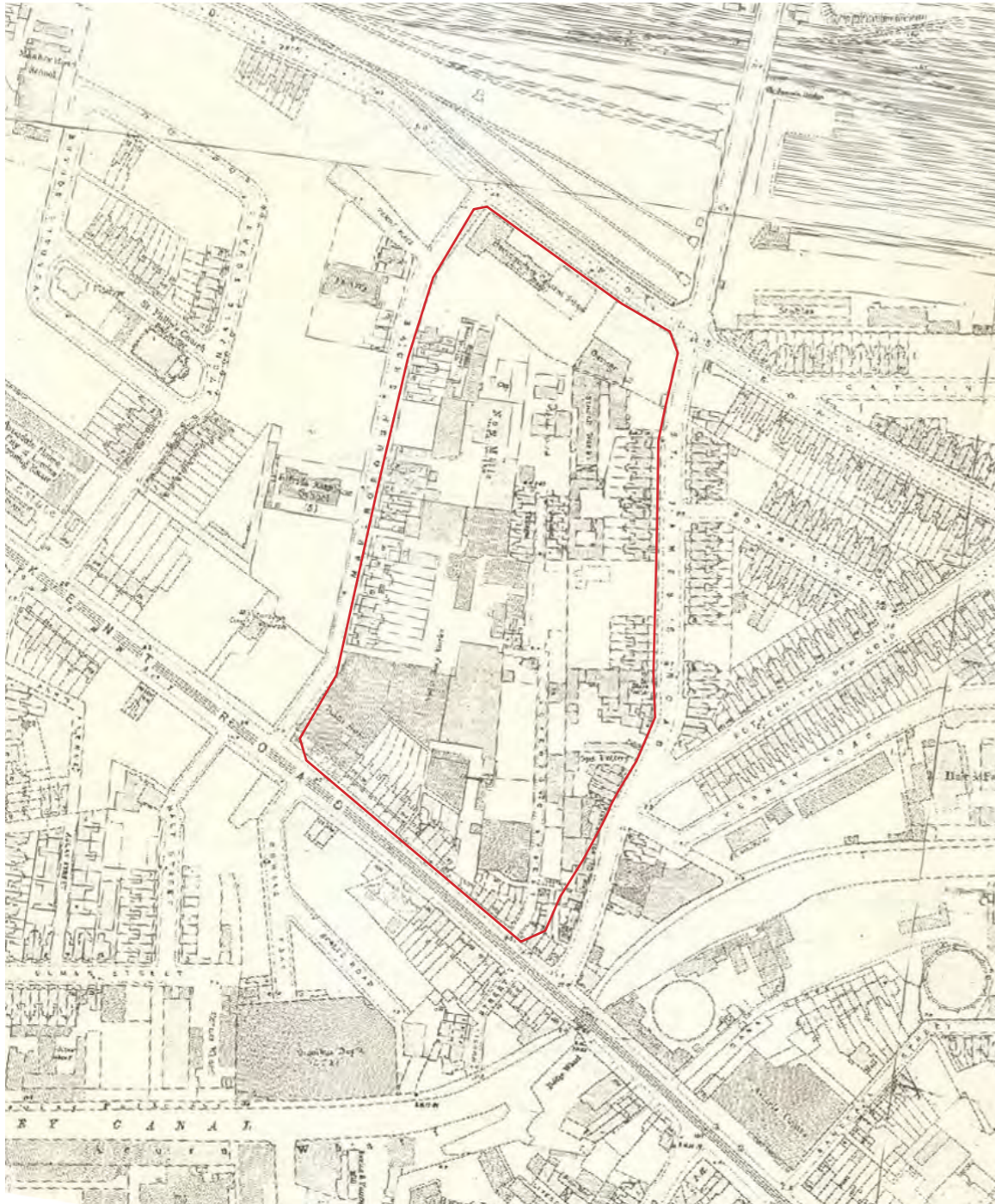
1830

1863 - 73

Marlborough Grove is more densely populated and has been extended to connect to Rolls Road alongside the site of Southern Railway. St James's Road is also present. There is a growth of industrial spaces, for example houses cleared for Whitting Works and New Mills and Liddell and Co. Brewery central to the site. The Albert Iron Works is established to north of site.



1863 - 73



1936



2010

1936

Community spaces appear on the site, the Wellington Public Baths were very popular baths as they were the only ones with Turkish bath facilities. Old Kent Road becomes increasingly popular. To the north housing is cleared out to make room for Bermondsey Central School.

2010

The nearby canal is no longer in use and instead is replaced by land for industrial use. There are very few residential houses dotted within site. Lovegrove street can still be seen (today it is closed off to create a carpark for Selco in the south east corner of the site).

Site Analysis

Ownerships

The site is unusually characterised by the number of individual ownerships found across the site. The largest ownership at OKR11 by far is the industrial site of the Six Bridges Estate. The rest of the site is split up into many small plots, some that are more use than others for the purposes of regeneration. The nature of how these plots can work together will be taken into consideration during the design stages, and collaboration between owners is likely to play an important role in future development.

The diagram opposite shows a simplified plot layout for the site and their ownerships.

All listed areas are approximate.

OKR 11 - Site Area within the Redline	3.65 ha
1 Six Bridges Estate <i>(Royal London Mutual Assurance Society)</i>	21,340m ²
2 306 St James's Road	5,120m ²
3 79 Rolls Road	185m ²
4 Former petrol station	1,170m ²
5 DJW Coachworks with right of way	425m ²
6 St James Mews with annexes	1,735m ²
7 Former Lobo site (Family Mosaic)	1,980m ²
8 330 St James's Road - mixed plots	1,985m ²
9 Southwark Council owned	775m ²

Neighbourhood

- A** Phoenix Primary school
- B** Terraced housing
- C** Chevron Apartments
- D** Terraced housing
- E** Bath House apartments



Simplified Ownerships of OKR11

Movement

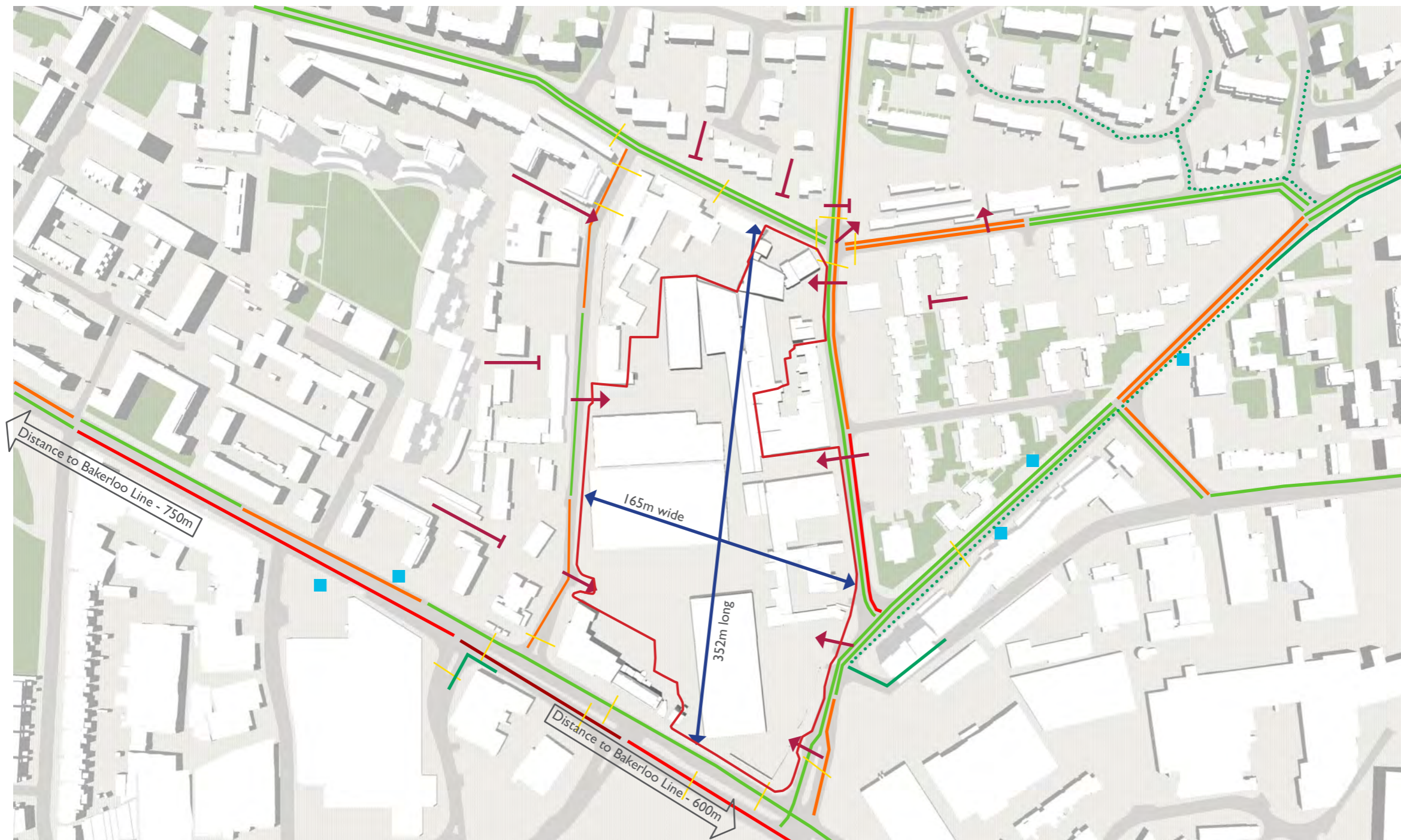
Fundamentally, OKRI I is a site of approx 325m wide and 165m long, without connections across it. There is an opportunity here for permeability. The four boundary roads are very different in character:

Old Kent Road is a busy main road, with consistent heavy traffic.

St James's Road is a local road connecting Southwark Park Road with Old Kent Road and which provides a route for the No.381 bus. The housing of Argyle Way and Culloden Close is accessed from this road. There is also vehicular access to the Garage on site in the top North East corner, and to the centre of the site and Selco car park.

Rolls road is relatively quiet road which is traffic calmed with speed bumps along the school edge.

Marlborough Grove is currently the access point to the industrial estate, adjacent to the Primary School entrance. The design will look at, with the extension to the school on the other side of the road, whether this access can be moved, creating a much quieter street for children to play in.



- Vehicular entrances to OKRI I
 - ┌ Poor connections
 - ⋯ Cycling friendly roads
 - Dedicated lanes to cycling
 - Bus Stop
 - Pedestrian crossing
- Fast ■ ■ ■ ■ Slow

Movement and Servicing OKRI I

Site Analysis

Views

St James's Road holds a collection of buildings, some that should be retained for their local architectural or historic merit, and some that will be removed (Fig.1).

Rolls Road is characterised by the contemporary school building seen peeping over the wall (Fig.2).

This junction where Old Kent road meets the OKR10 and OKR13 is an important junction in what will be a revitalised town centre. However, it is a no-man's land (Fig.3).

The east side of Marlborough Grove is currently characterised with industrial buildings behind a fence. On the west side is the site of the school annex and extension (Fig.4).



Fig. 1 - St James's Road



Fig. 2 - Rolls Road



Fig. 3 - Old Kent Road



Fig. 4 - Marlborough Grove

Building Heights



Both sites consist of predominantly low buildings of an industrial character. The site ranges from six storeys of the newly completed Bath House in the South West corner, and a four storey office block on St James's Road.

The rest of OKR11 is 3 storeys or lower. The Industrial sheds on site are all in roughly the same height, around 12-15m tall.

The surrounding area consists mostly of lower residential buildings, with 3x20 storey residential towers on the Avondale Estate, and a newly completed tower on St James's Road and Rotherhithe New Road which brings a very different character to the area adjacent to the site.

OKR11 building heights and surround context building heights

Site Analysis

Uses and Green space

In terms of use, the main body of the OKR11 site is given over to industrial uses, contained within large warehouses and employment spaces. Smaller warehouse buildings and office buildings are occupied by other forms of employment. The industrial/employment nature of the site contributes to its strong character, and the design will intend to keep that character in the makeup of the ground floor of the new development.

There are a collection of existing residential buildings found on site, of varying degrees of age and architectural merit. The design will aim to incorporate these existing buildings into the future development.

Community and educational spaces can be found surrounding the site, leading the area to have a very diverse character that should be celebrated.



Aerial view showing Main Uses at OKR11 and its surroundings

- Key
- Education
 - Industrial
 - Employment
 - Retail
 - Residential
 - Green Space

Places, Character and Opportunity

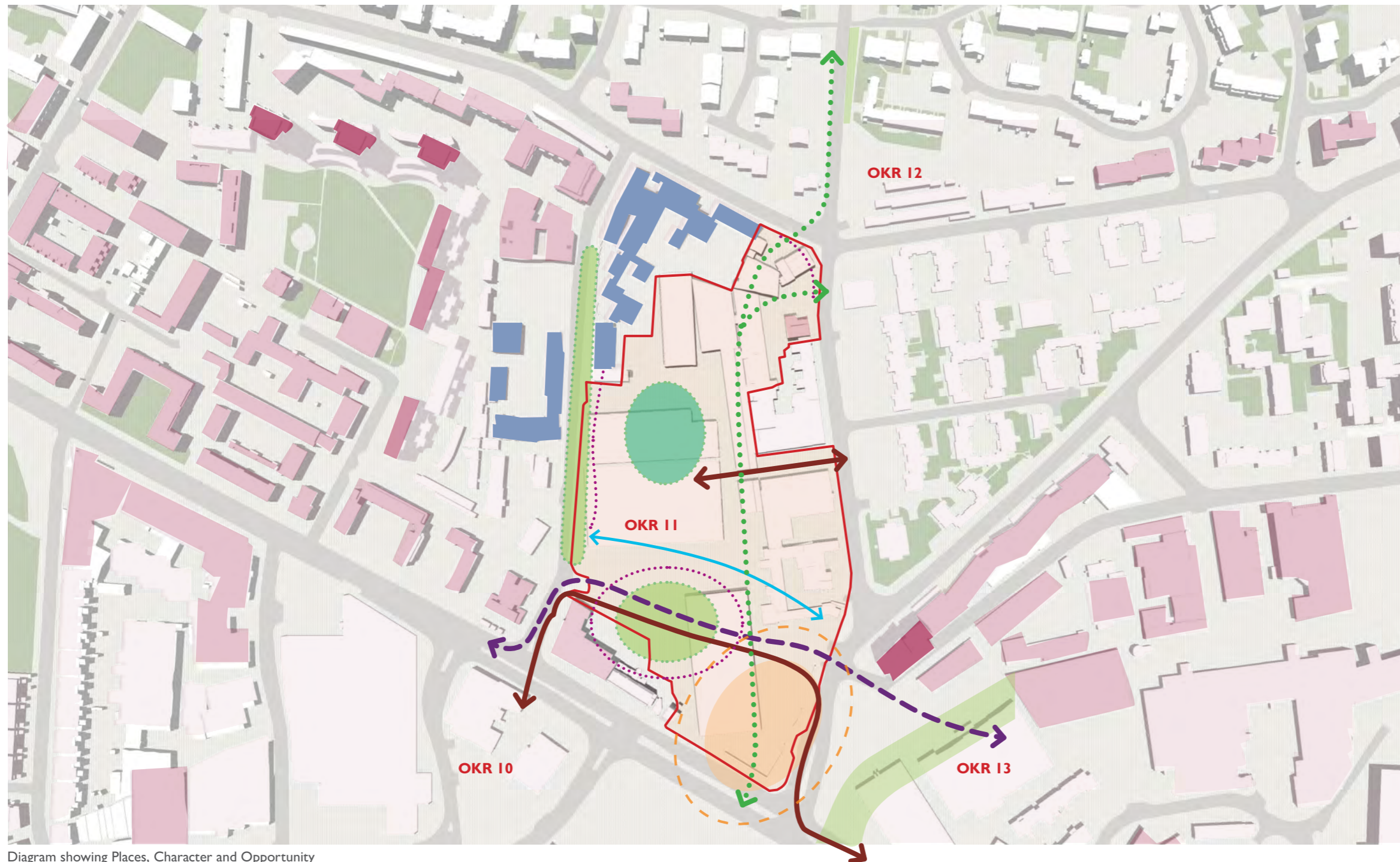


Diagram showing Places, Character and Opportunity

Site analysis revealed the merit of a green, predominantly pedestrian, route through the site. There is also an opportunity for a communal space in the centre of the site.

Site analysis identified the potential for a second green space which repurposes Marlborough Grove and which could link the two primary school buildings and could be considered a 'play space', linking the two school buildings. Access to the workspace will be limited to St James's Road.

In addition, there is an opportunity for a central play space within the site (public and private), that would service the new residential blocks.

Site analysis has also highlighted the need for an east-west cross route. Proximity to the new tube stops will greatly enhance this area's accessibility.

Site analysis has also noted an opportunity for height to the south of the plot. This will pick up a visual axis from the junction at Old Kent Road. Our site analysis has concluded that this is a suitable space for a ground floor retail hub, that addresses both a public space within OKR 11 and also looks outward towards this junction.

- Key
- Create Permeability
 - Shared Vehicular Surface
 - Shared Pedestrian Surface
 - Service Access
 - Opportunity for Height
 - Public Square /Garden
 - Communal Garden
 - Paddock

Adjacent Regeneration Sites

OKR 10

OKR 10 will be a dense neighbourhood with a mix of employment use and residential. Designs for OKR 11 will react to the pedestrian links through their site that can link to the southern edge of OKR 11. The South East corner of the site will be a nodal point in the wider masterplan, both in height and in Ground Floor use, as the development plots come together.

Before:
OKR10 is a low lying area consisting of a mix of large retail warehouses, office buildings and residential.

After:
OKR10 will be a densely packed area with employment and residential towers.



OKR10 - Before



OKR10 - After



OKR 13



OKR13 - Before



OKR13 - After

OKR13 picks up the linear park shown in OKR10. Its tallest buildings appear at the confluence of the three development plots. Designs for OKR11 will react to this height. In addition the Eastern edge of the plot will react to the route indicated on the Western edge of OKR13, creating a through route south of the new school.

Before:
OKR13 is a mostly an Industrial area with warehouses.

After:
OKR13 will be a generous residential and employment space, with a linear park echoing the old canal.

Contextual Masterplan Vision

South Area Proposals which test the June 2016 draft of the Old Kent Road area action plan

In this section we identify and consider further the proposals that were set out in the June 2016 version of the draft Old Kent Road AAP. The figures shown relate to the 2016 version of the AAP.

'Figure 23 : South Area Proposals' of the AAP concludes that the site could be characterised by a north-south through route of green spaces, with taller buildings present on the southern edge.

Our sites analysis has highlighted the need for an east-west cross route.

There are several spaces that could be suitable for a cultural space.

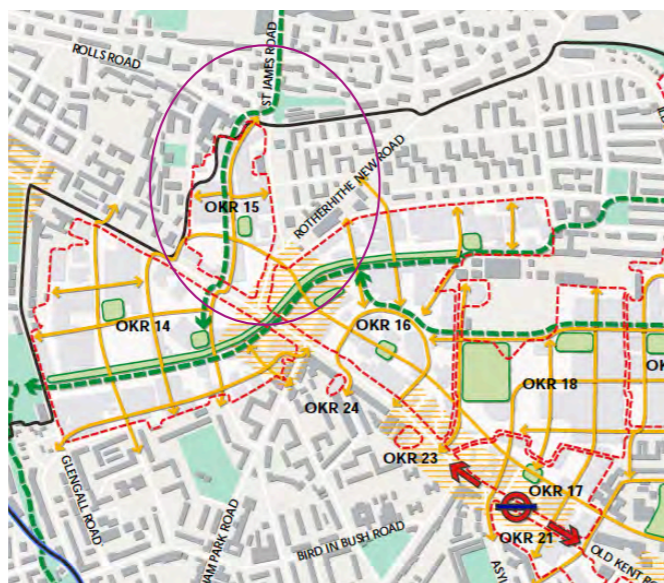
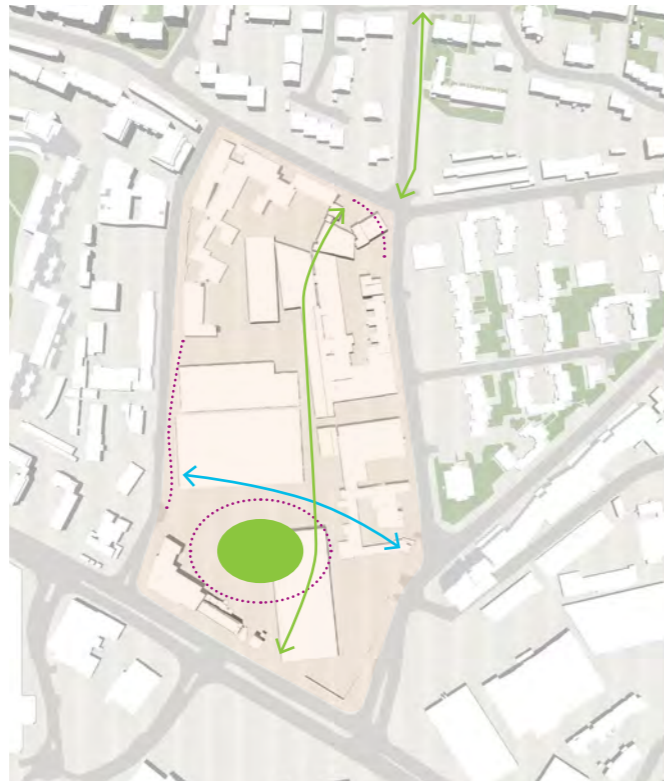


Figure 23 from the AAP - Tall buildings strategy

Streets and routes

'Figure 7 : Streets and Routes' of the AAP encourages a north-south route through the site. Analysis of the site leads the design to support a pedestrian through route and a green space. Another vehicular route running north-south was considered unnecessary, with St James's Road being sufficient.

The AAP encourages a secondary route that runs parallel to Old Kent Road, our sites analysis agrees that this would be beneficial.

The AAP does not comment on Marlborough Grove. Site analysis has identified this as a potential green space, with significantly reduced traffic flow.

Proximity to the new tube stops will greatly enhance this area's accessibility.

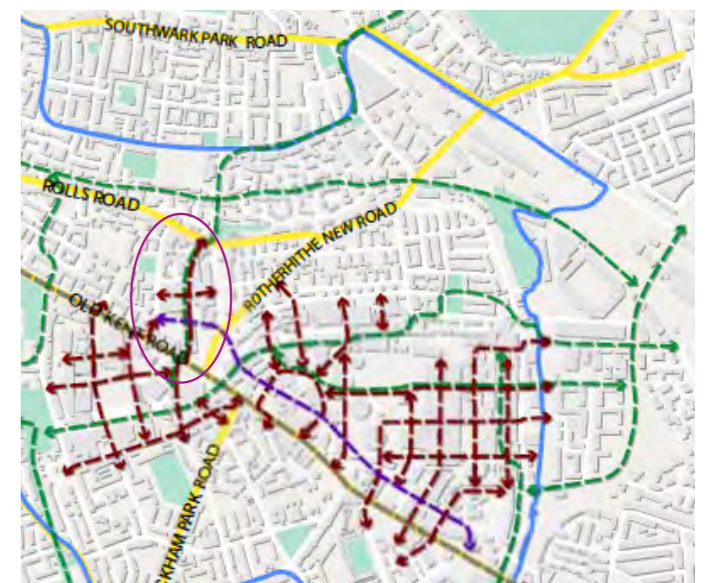
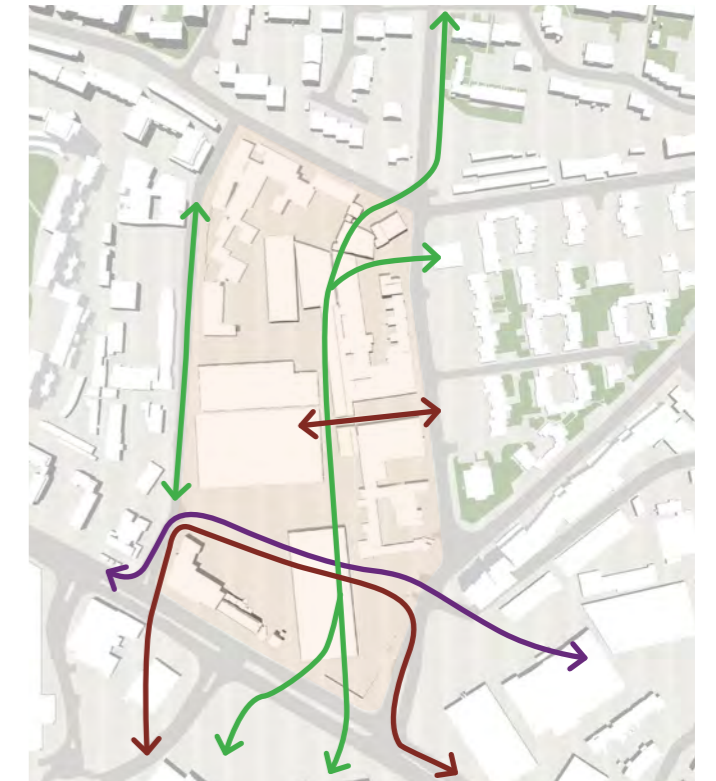


Figure 7 from the AAP - Streets and routes

Green infrastructure strategy

'Figure 15 : Green infrastructure Strategy' of the AAP identifies the potential to create a green route running through the site, part of a larger linking route that joins Burgess Park and Southwark Park. The Stables plot has also been highlighted for 'potential for open space enhancement'.

Site analysis also revealed the merit of a green, predominantly pedestrian, route through the site. There is also an opportunity for a communal space in the centre of the site.

Site analysis also identified the potential for a second green space which repurposes Marlborough Grove and which could link the two primary school buildings.



- Indicative alignment of existing and proposed green links
- Strategic habitat corridors
- Potential for open space enhancement
- Opportunity for new open space
- Sites of importance for nature conservation
- Old Kent Road opportunity area

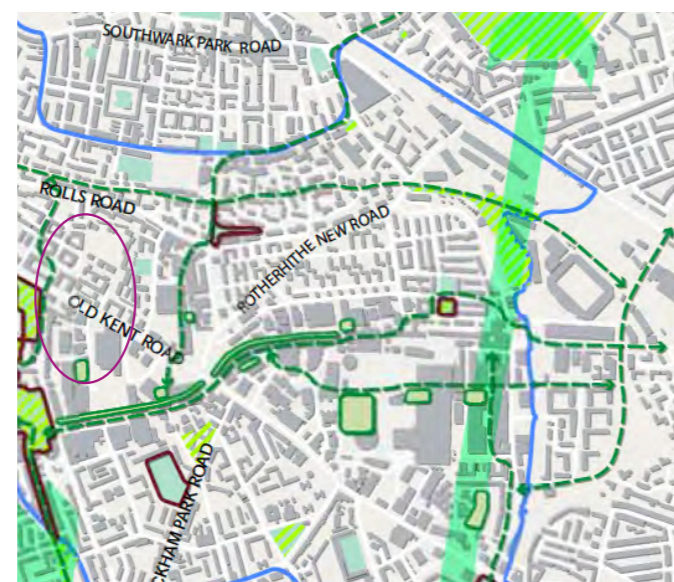


Figure 15 from the AAP - Green infrastructure Strategy

Children's Play Space

'Figure 12 : Children's Play Facilities' of the AAP notes the play spaces associated with the intended extension to the school, on the western side of Marlborough Grove.

Further site analysis suggests that Marlborough Grove could be considered a 'play space', linking the two school buildings.

In addition, there is an opportunity for a central play space within the site, that would service the new residential blocks. This space could be a play space for both adults and children.

The concept of 'doorstep play space' is very important. This will be important in the locations where there are townhouses, and in podium gardens.



- Old Kent Road opportunity area
- Doorstep play space
- Local play space
- Neighbourhood play space
- Youth play space
- New neighbourhood and youth play opportunities

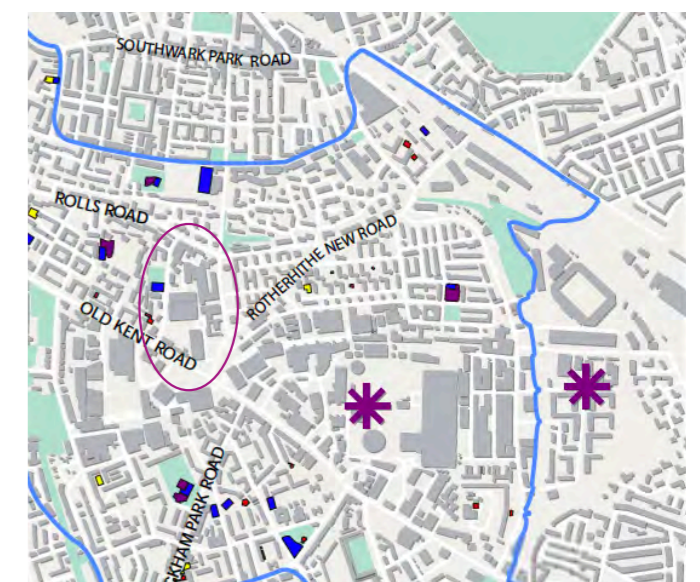


Figure 12 from the AAP - Children's Play Facilities

Contextual Masterplan Vision

Arts, Culture and Leisure Facilities

'Figure 13 : Arts, Culture and Leisure Facilities' of the AAP makes note of the Southern Railway Stables which is located to the north east of the site. Apart from this facility, the site and the area around the site comes across as quite bare of cultural facilities.

There is an option for cultural facilities in the north east corner of the site, opposite the Stables.

The quieter character of Marlborough Grove, with its proximity to the Primary School, could be a good location for cultural / leisure facilities.

The outdoor central play space could be supported by ground floor level facilities.



Figure 13 from the AAP - Arts, Culture and Leisure Facilities

Tall Buildings Strategy

'Figure 9 : Tall Buildings Strategy' of the AAP indicates that there may be potential for tall buildings with OKR. Tall buildings are defined as 30m or above. The draft AAP strategy for the Old Kent Road suggests areas where frontage heights will be most consistent and areas where there is potential for transformational change. The south-east corner of OKR11 falls within the latter. Site analysis and analysis of the surrounding developments of OKR10 and OKR13 also supports this. The design will look at taller residential buildings on the south-east corner.

The AAP encourages buildings that have a frontage along Old Kent Road to contribute to the character and rhythm of the street. To this end our site analysis will look at retaining some of the buildings on this edge that continue the consistency already identified in the AAP.

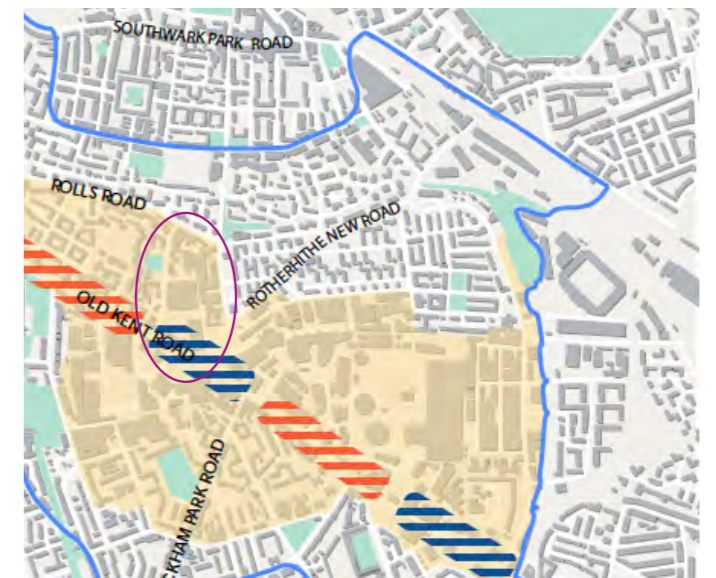
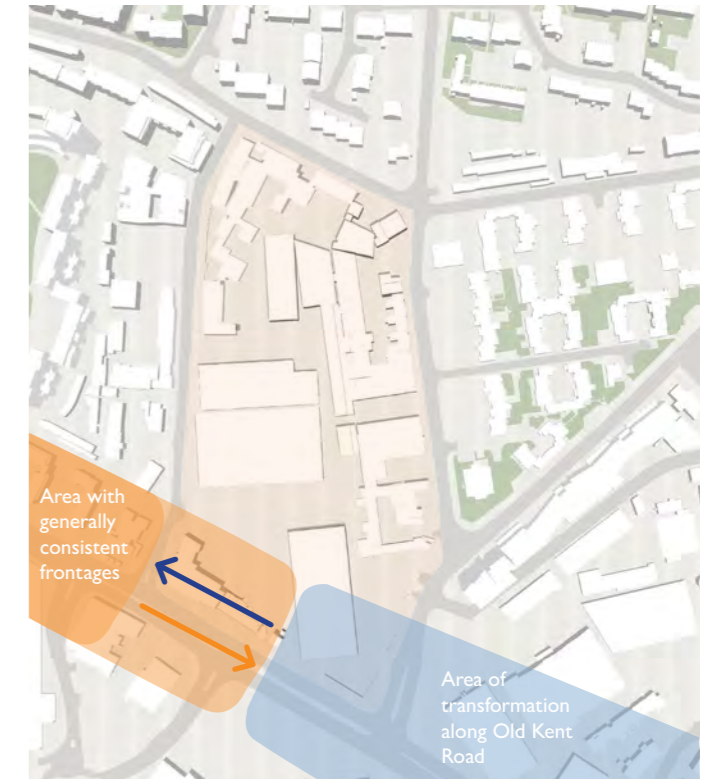


Figure 9 from the AAP - Tall buildings strategy

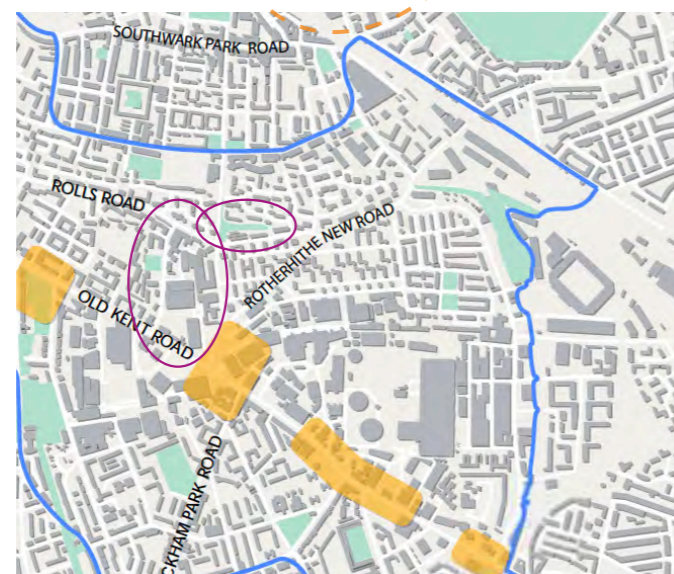
Key public realm improvements

'Figure 8 : Key public realm improvements' of the AAP comments on the intention for the nodal point of the junction between New Rotherhithe road, St James's Road and Old Kent Road to be an area for Key improvements.

OKR 10 and OKR 13 are responding to this with the green route that travels through both sites, linked with a public crossing.

Our site analysis has concluded that this is a suitable space for a ground floor retail hub, that addresses both a public space within OKR 11 and also looks outward towards this junction.

Our intervention on Marlborough Grove will also be a strong enhancement of the public realm.



- Old Kent Road opportunity area
- Key public realm improvements

Figure 8 from the AAP - Key public realm improvements

Early Concept Sketch

The design concept grew organically from investigation of the existing conditions on site. The adjacent diagram sets out the character areas of the site, and how they will tie together to create a piece of city that fulfils its obligations to provide housing for the future of London, whilst maintaining its industrial nature and character.

Key :

- 3 Education hubs that surround the site will remain
- The East of the site will have employment with residential above
- The West of the site will remain predominantly Industrial at ground
- Green space will tie together these two key uses across the site
- Existing characterful housing stock on site will be retained
- The South Easterly corner will be a connecting node with OKR10 and OKR13

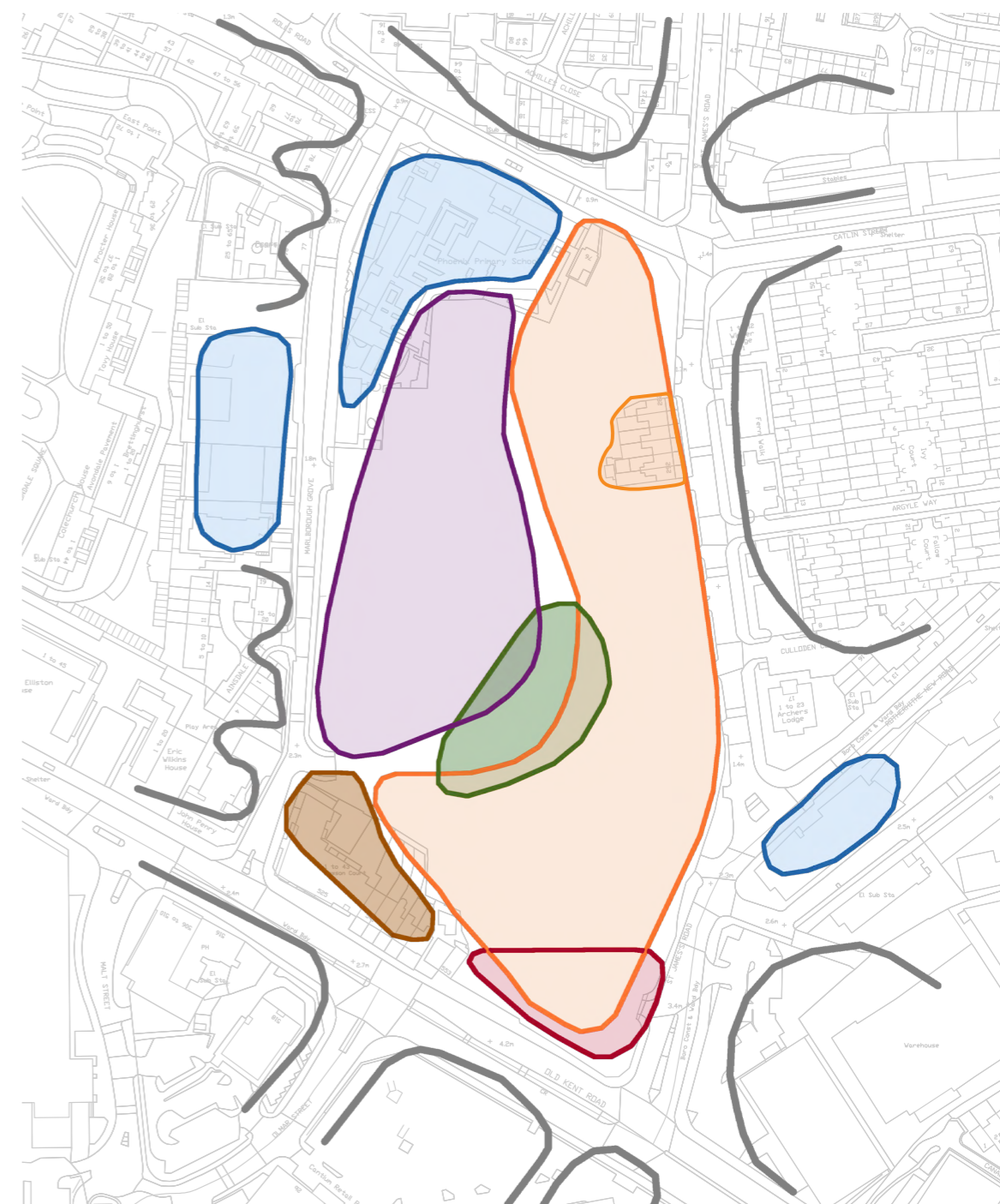
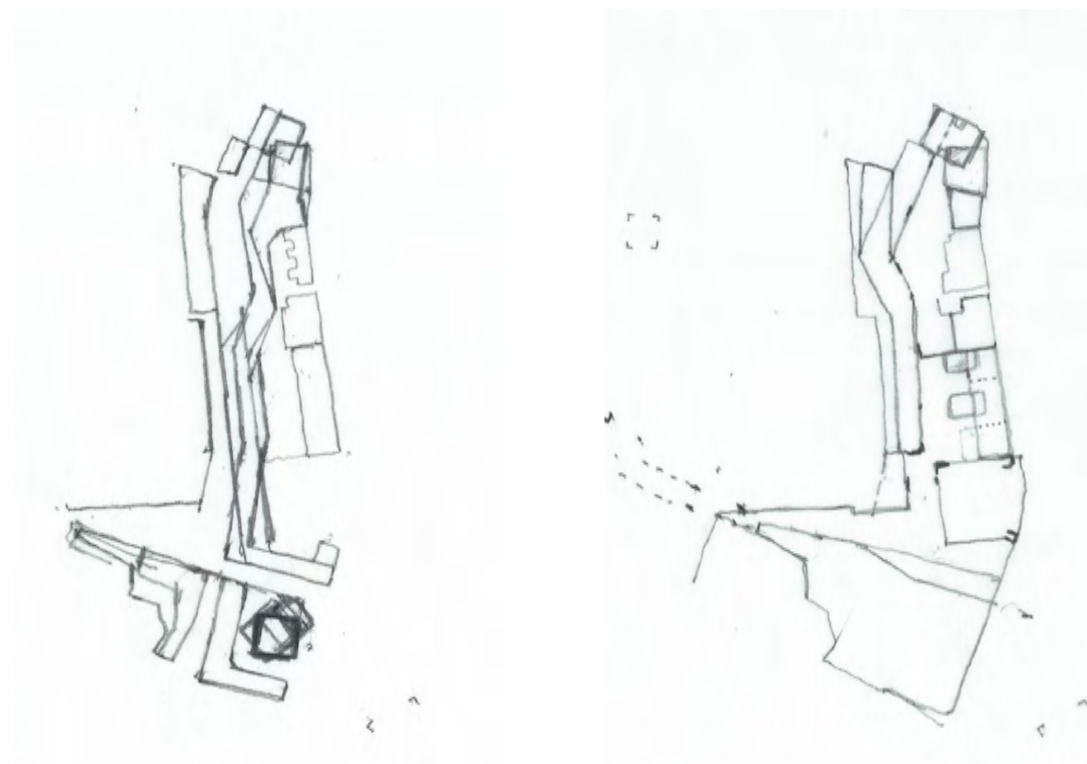


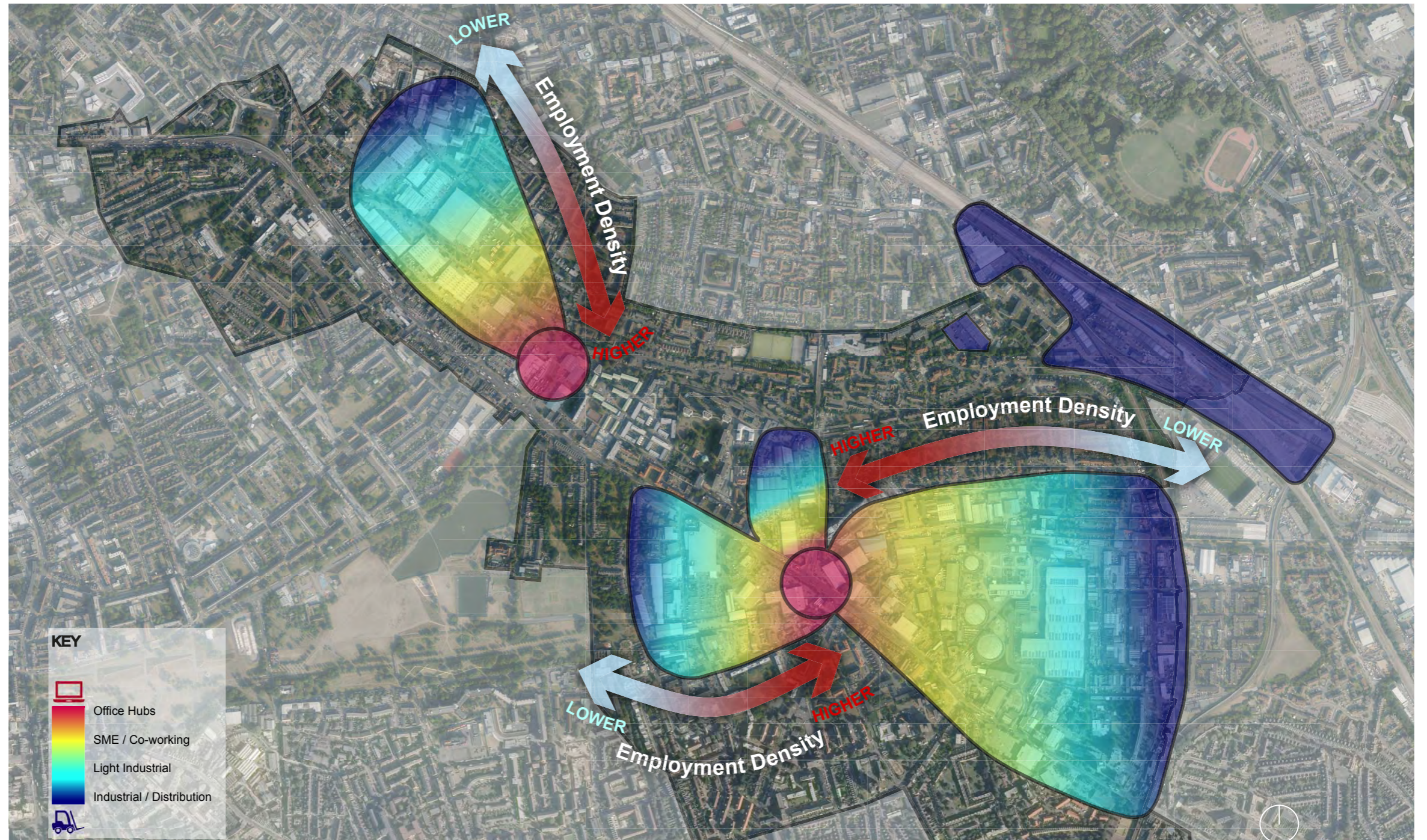
Diagram showing early thinking

Wider Context

Adjacent is the 'bow tie' diagram taken from the Area Action Plan and prepared for the Opportunity Area Planning Framework Consultation, issued in December 2017.

The diagram shows the intentions for density on the site, as it relates to the full context of Old Kent Road. The diagram shows a change in character across the site, from 'Office Hub' to the south up to more industrial and distribution works to the north.

The diagram also shows how the site meets the two main pieces of the bow tie at a central hub centred on the Old Kent Road and Rotherhithe Road junction



Area Action Plan December 2017 - source London Borough of Southwark

Existing Condition



Aerial View showing the limit of OKR I I

The diagram opposite shows the site in its existing condition, showing the relationship between the two pieces, separated by the junction of Catlin Street, St James' Road and Rolls Road.

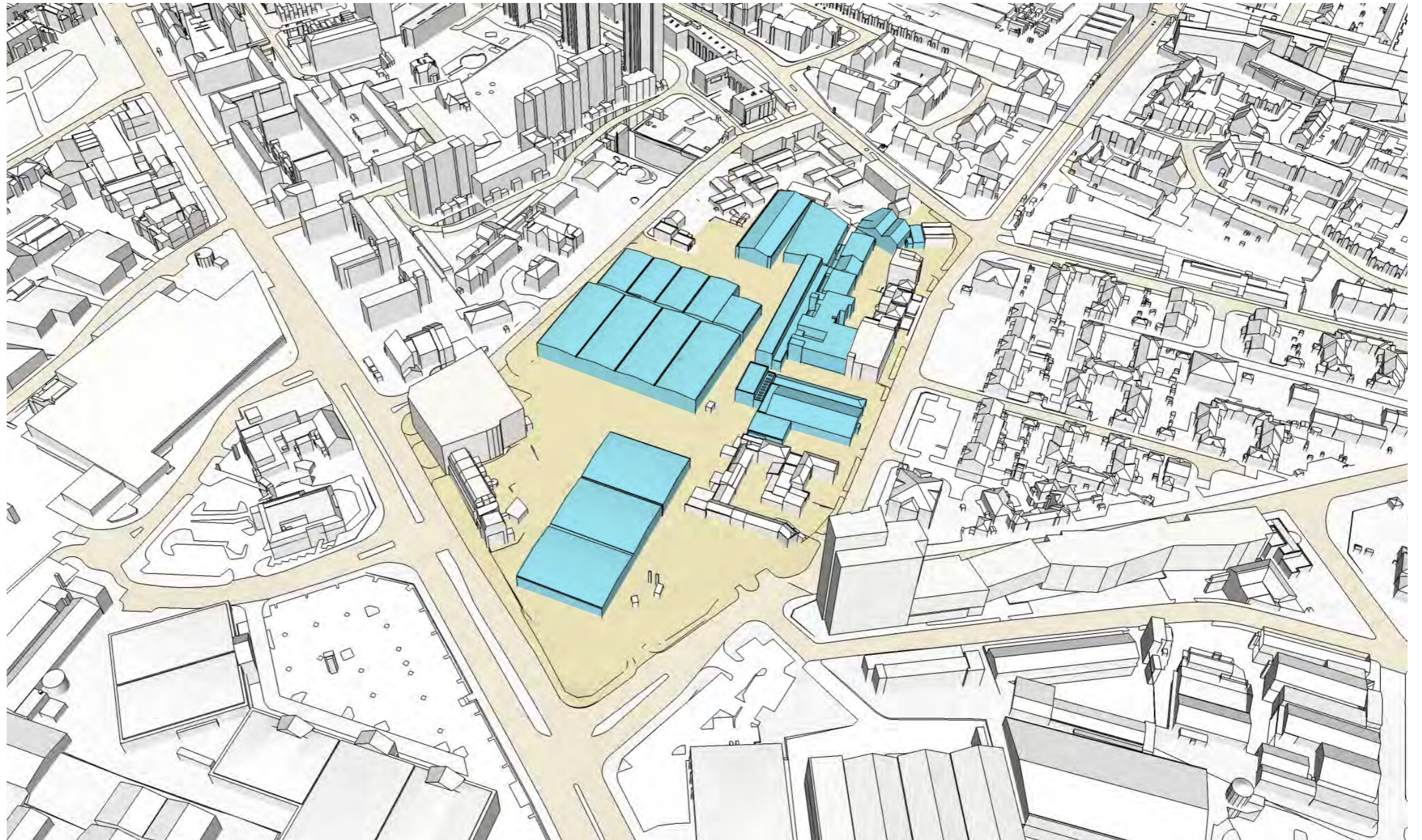
The aerial view shows the grain of the industrial nature of the site in stark contrast with the grain of the three residential neighbourhoods around the site.

Existing Site

The site is characterised by the existing amount of workspace that the new scheme would need to generate.

OKR II
Site Area within the Redline
Existing Workspace

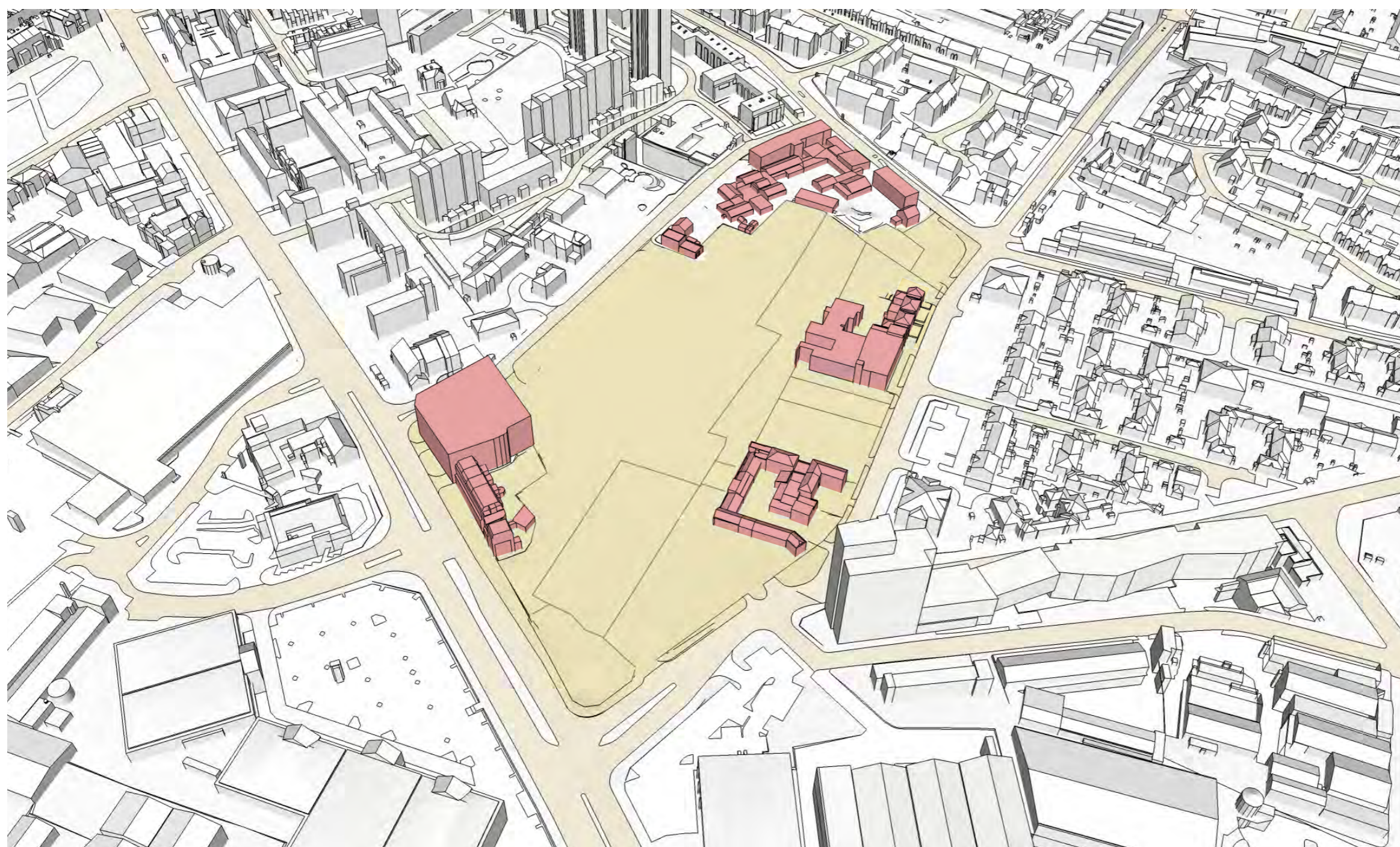
3.65 ha
approx 15,500 m²



Key
Existing Workspace

Aerial View showing the Existing Workspace at OKR II

Retained Fabric



It is important that a site does not lose its soul when a new development comes in, adding density to an area. To this end we have identified a series of buildings along the site's boundaries that should be retained if possible. They have been selected due to their use, predominantly residential, and whether the building is deemed to be of townscape, architectural historic merit.

Newer residential buildings such as Bath house and the newly converted Chevron apartments will be retained.

Older terraces of residential housing along Old Kent road and St James's Road will be retained as an imprint of the site's residential heritage.

The smaller scale industrial buildings on St James's Road have some townscape merit, although there may be an opportunity for selective redevelopment of infill.

Key
 Retained Fabric

Aerial View showing the Retained Fabric at OKR11 and OKR12

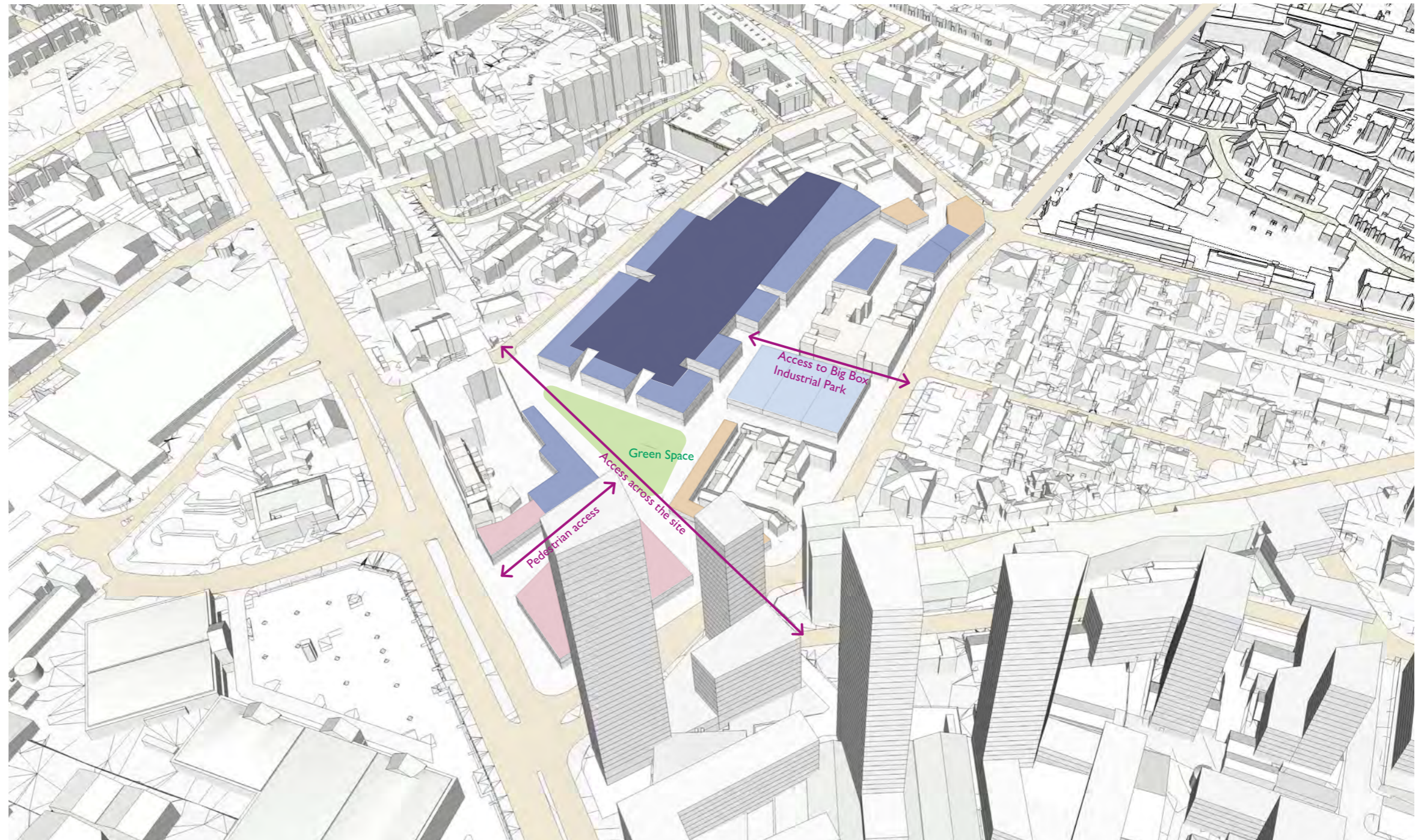
Ground and Podium

The Ground Floor and Podium layout can be seen on the adjacent page. The Six Bridges plot accommodates a large industrial or distribution space (which is capable of subdivision) which could be occupied by B8 uses, such as distribution or storage. It is flanked by two storeys of commercial space which could provide ancillary office, studio or showroom accommodation. Access will be from St James's Road, removing this congestion from the school side of the site.

There is access across the site on the Southern side of the site, aligning with future developments on OKR13. A pedestrian piazza aligns with the developments on OKR11, and the existing pedestrian crossings on Old Kent Road. The central green space is triangular, lined with town houses, ground floor employment and access to the large scale podium above.

Marlborough Grove is now free of industrial vehicular access to the Six Bridge Estate. In addition the scheme illustrates a 'Big Box' development that is recessed back from the site edge. The scheme utilises this generous width, in addition to the existing wide pavements on this road, to create a large shared surface area along this road that could enable the road to have more of a landscaped and green character to benefit local residents and the primary school.

Vehicular access to the main body of the site will be kept to a minimum, with access to parking and drop off being possible, but not a through route North to South. This will help maintain a high standard of living in the residences about the employment units. Pedestrian access is also achieved at the North East corner of the site, with an arched opening created at ground level.



Aerial View showing the Ground Floor and Podium of OKR11



Key :

- Large floorplate storage and distribution horizontal
- Office/studio – vertical
- Light industrial – horizontal/vertical
- Shops, retail
- Residential



5 mins walk to Tube Stop

Bath House

MARLBOROUGH GROVE

Phoenix Primary School

Chevron Apartments

C19 Terraces

ST JAMES'S ROAD

ST JAMES ROAD

OLD KENT ROAD

OLMAR STREET

OKR 10

ROLLS ROAD

ROTHERHITHE NEW ROAD

CULLODEN CLOSE

ARGYLE WAY

CATLIN STREET

OKR 3

Typical Floor Layout

Above Ground and Podium level the development mass is given over to residential.

The blocks with large external podium space have large communal gardens that would be semi private, for use for residents in the surrounding residential units only.

The Southern most block holds a residential tower, a compliment to the tall buildings seen across the junction in OKR10 and OKR13. This is the tallest point on the site. The block also hosts a 'residents only' garden at podium level.

The 'Big Box' is divided into three external spaces at podium level. The Lawn to the north keeps residential blocks further south, away from the edge shared with the school. The two southern Courtyards are enclosed with residential blocks between three and six storeys high. The South West corner is accented with a tower.

Through the centre of the plan and further North the scheme is less tall. This reflects the heights in the surrounding context, and the guidelines established in the AAP.

Adjacent to the industrial buildings to be retained is a block of medium height, separated into two halves at podium level by the Oval private garden.

A smaller tower on the North East corner acts as a gentle accent and marker, seen from Catlin Street and further up St James's Road.



Aerial View showing the Typical Floor of OKR11



OLMAR STREET

OLD KENT ROAD

MARLBOROUGH GROVE

Bath House

Phoenix Primary School

ROLLS ROAD

OKR 10

5 mins walk to Tube Stop

Chevron Apartments

C19 Terraces

ST JAMES ROAD

ST JAMES'S ROAD

CULLODEN CLOSE

ARGYLE WAY

CATLIN STREET

ROTHERHITHE NEW ROAD

Key:

Residential

OKR 3

0 20m 40m

Overview



Aerial view showing the scheme colour coded

Residential

OKR I I 818 units 224 units/ha

Workspace including retail

OKR I I 18,038 m²

Assumption - Residential

GIA 0.9 GEA
No. of Units GIA/94.8 m²

Code	ID	Residential		Retail	Workspace		
		GEA	GIA	GIA	HD	MD	LD
		m ²	m ²	m ²	m ²	m ²	m ²

OKR I I

	A	22,046	19,841	2,537	-	-	-
	B	5,813	5,232	320	738	-	-
	C	33,392	30,053	-	3,159	-	7,231
	D	1,820	1,638	-	-	-	-
	E	7,479	6,731	-	-	1,883	-
	F	6,667	6,000	-	1,471	-	-
	G	2,950	2,655	-	356	-	-
	H	4,109	3,968	-	343	-	-
	I	1,914	1,723	-	-	-	-
Total		86,190	77,571	2,857	6,067	1,883	7,231

Schedule of Uses and Area



OLMAR STREET

OLD KENT ROAD

MARLBOROUGH GROVE

Bath House

Phoenix Primary School

OKR 10

5 mins walk to Tube Stop

ROLLS ROAD

ST JAMES ROAD

ST JAMES'S ROAD

ROTHERHITHE NEW ROAD

CULLODEN CLOSE

ARGYLE WAY

CATLIN STREET

OKR 3

0 20m 40m

B4
G+P+5

B3
G+P+7

B2
G+P+5

B1
G+P+3

A3
G+P+4

A4
G+P+6

A2
G+P+8

A1
G+P+27

D1
3

D2
4

C3
G+P+22

C2
G+P+6

C1
G+P+6

C5
G+P+10

C6
G+P+4

C7
G+P+7

C8
G+P+4

C9
G+P+3

C4
G+P+4

C10
G+P+4

F3
G+P+7

F2
G+P+5

F1
G+P+4

E1
G+P+8

E2
G+P+4

E3
G+P+4

G1
G+3

I1
6

G2
G+5

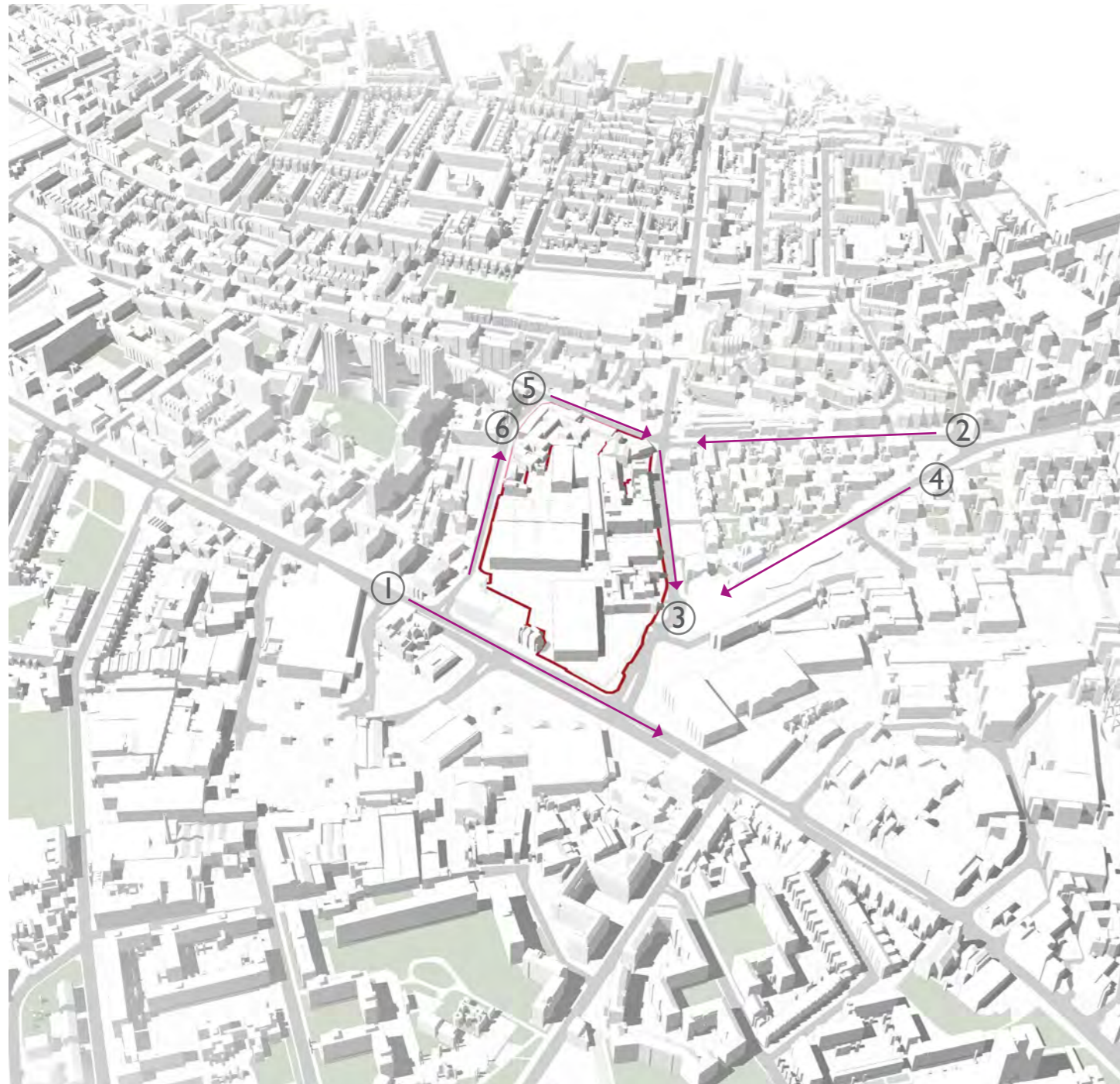
H2
G+4

H1
8

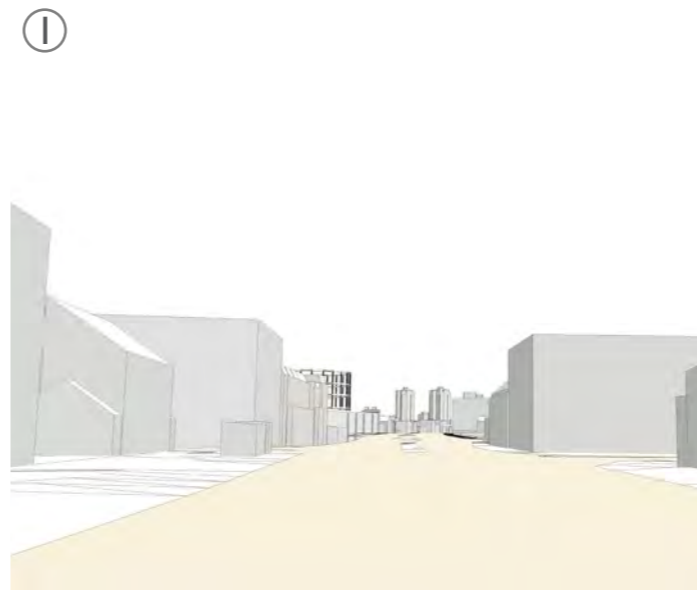
Chevron
Apartments

C19
Terraces

Wider Context



Wider context as existing



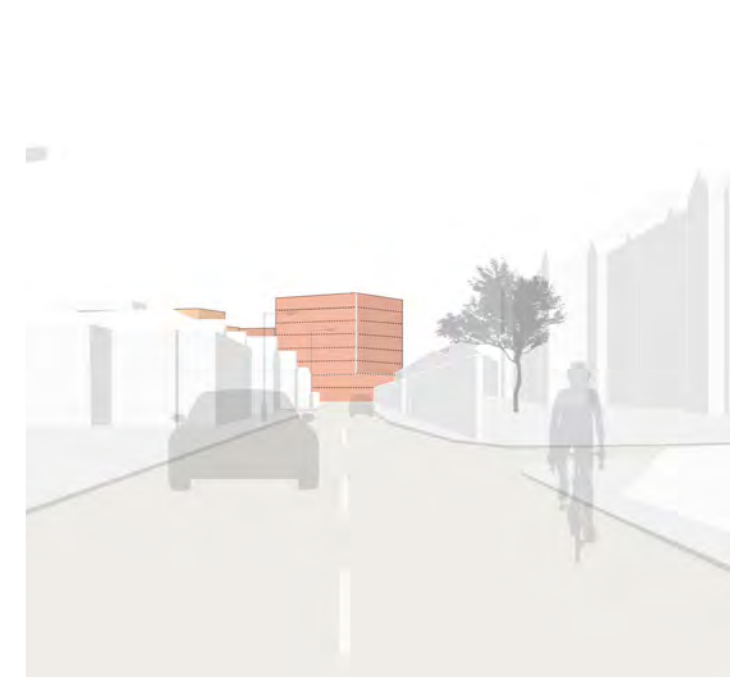
As existing - View looking down Old Kent Road



As existing - View looking down Catlin Street

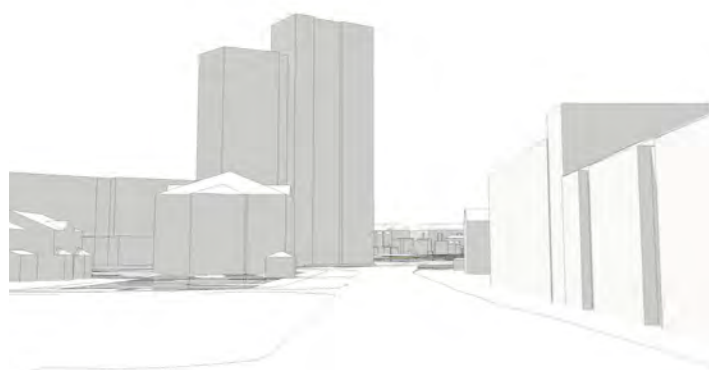


As proposed - View looking down Old Kent Road showing the scheme and the surrounding development context of OKR10 and OKR13



As proposed - View looking down Catlin Street showing the scheme and the surrounding context

③



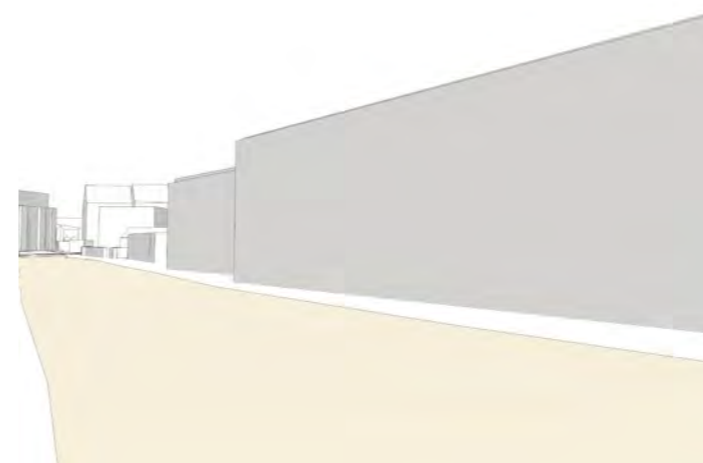
As existing - View looking down St James's Road

④



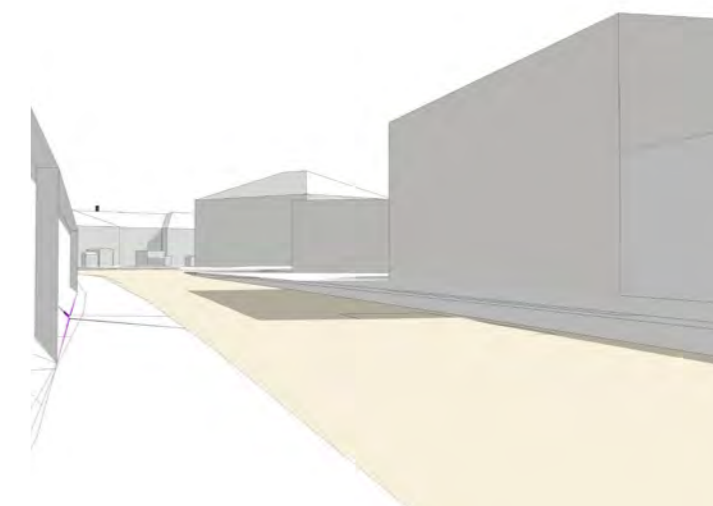
As existing - View looking down Rotherhithe Road

⑤

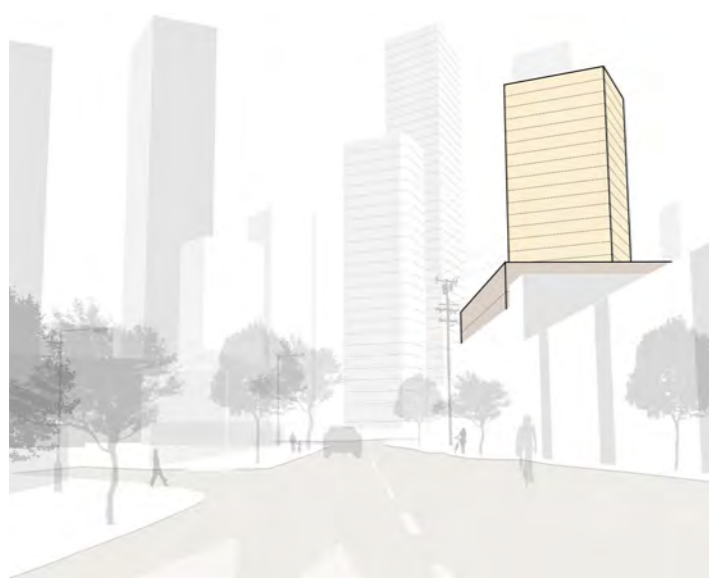


As existing - View looking down Rolls Road

⑥



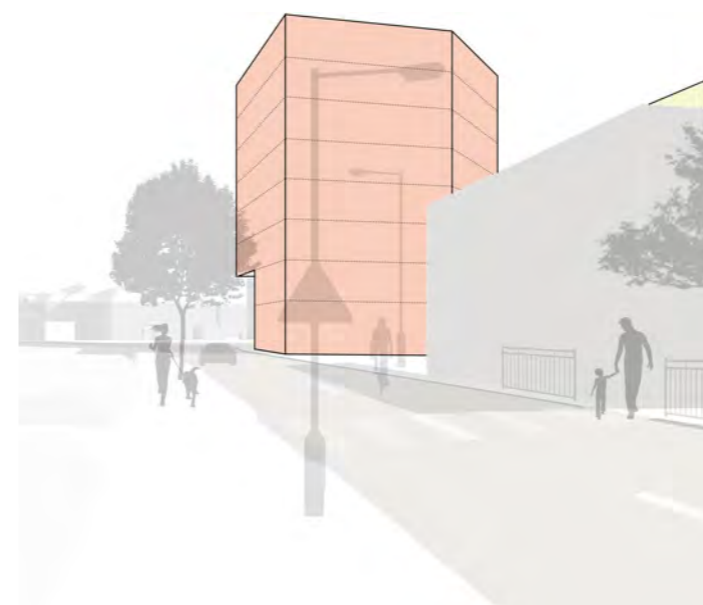
As existing - View looking down Marlborough Grove



As proposed - View looking down St James's Road showing the scheme and the surrounding development context of OKR10 and OKR13



As proposed - View looking down Rotherhithe Road showing the scheme and the surrounding development context of OKR10 and OKR13



As proposed - View looking down Rolls Road showing the scheme and the surrounding context



As proposed - View looking down Marlborough Grove showing the scheme and the surrounding context

Places and Spaces Triangle Park

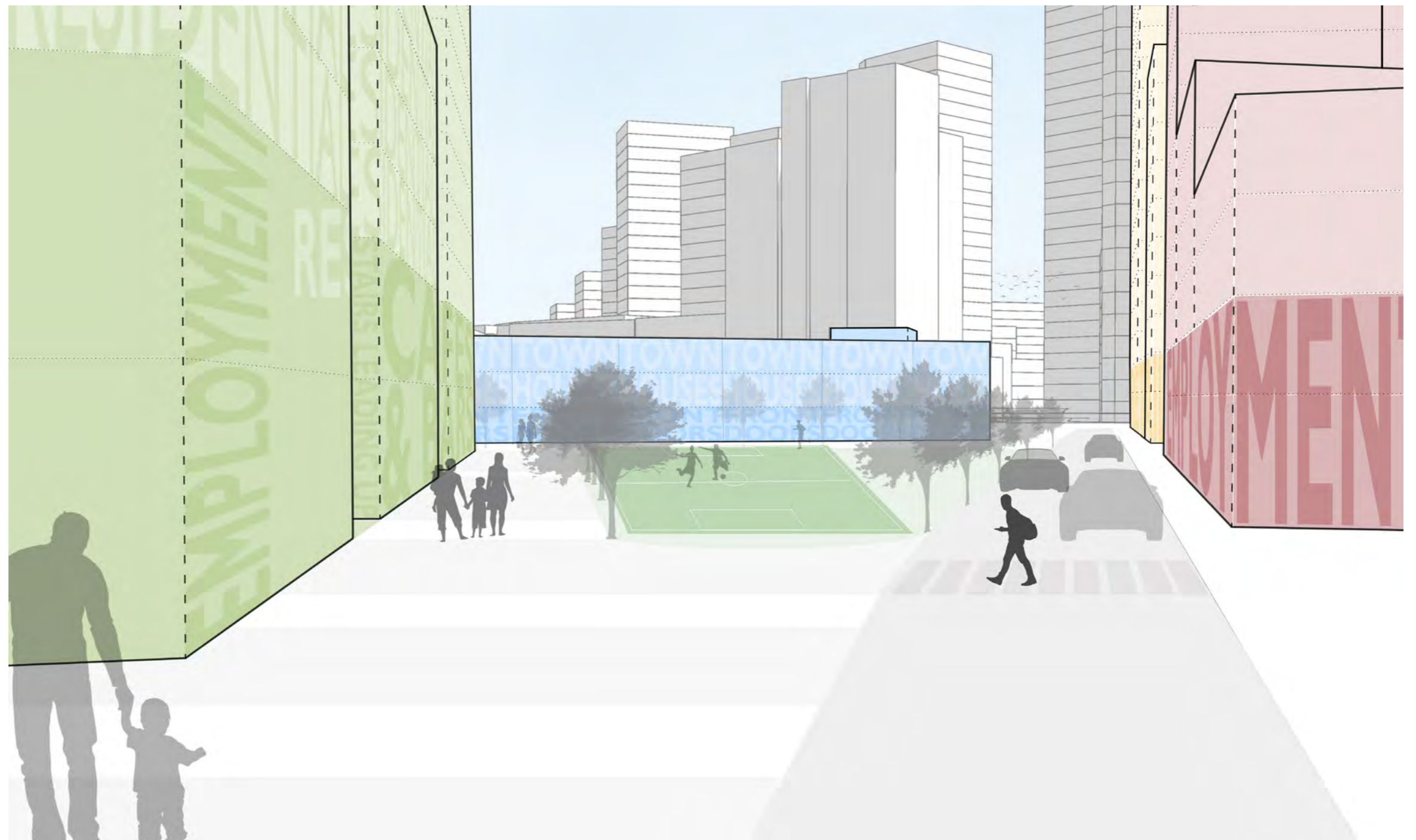
Triangle Park is the central space in the development. At its heart is a Multi Use Games Area, that has space for a 5-a-side football game, or tennis courts, or basketball hoops.

The Park is edged with the main access road across the side, running East-West. This road is traffic calmed with roadside parking along its right side, encouraging a safer environment.

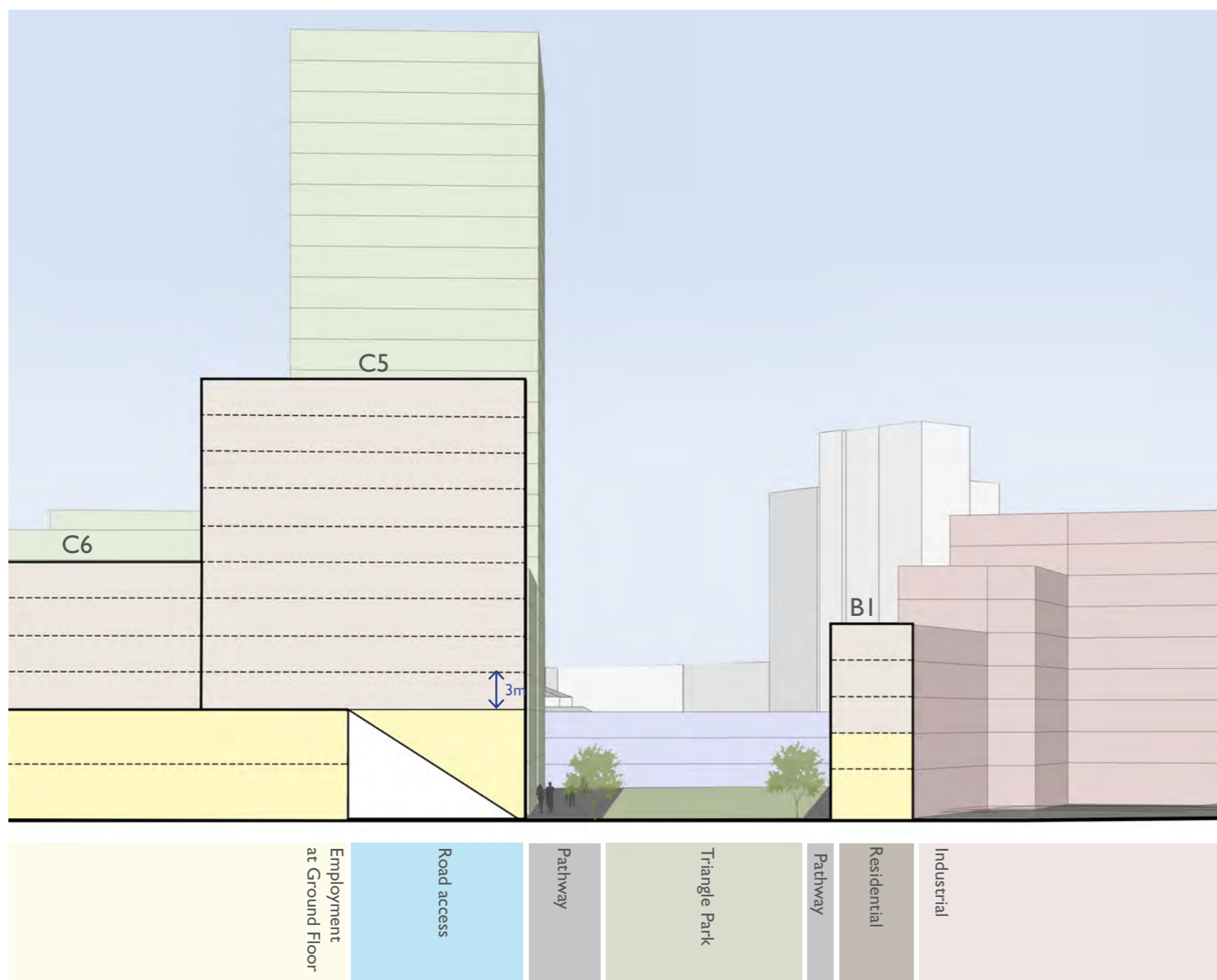
The East edge of the park is edged with a terrace of private town houses that overlook the Park. A row of front doors will bring an intimate scale to the area.



Key



View looking at Block D1



Section at Triangle Square



Park spaces can be dynamic, with interactive structures.



Outdoor rooms can be communal spaces for events.



Green edges can be defined to create places to sit.



The park can be a place to gather the family together to enjoy being outside.

Places and Spaces Long Boulevard

The Long Boulevard is predominantly for pedestrian movement across the site. It links Triangle Park to Top Court. As a secondary function the boulevard has vehicular access to any parking allocated to the residential blocks. There is no through route and the surface is a shared surface to encourage calm and minimal traffic.

The Boulevard is lined in trees and will have street furniture, bicycle racks and benches to encourage dwell time. Ground floor on each side will hold SME scale employment, enlivening the building façades at ground level.

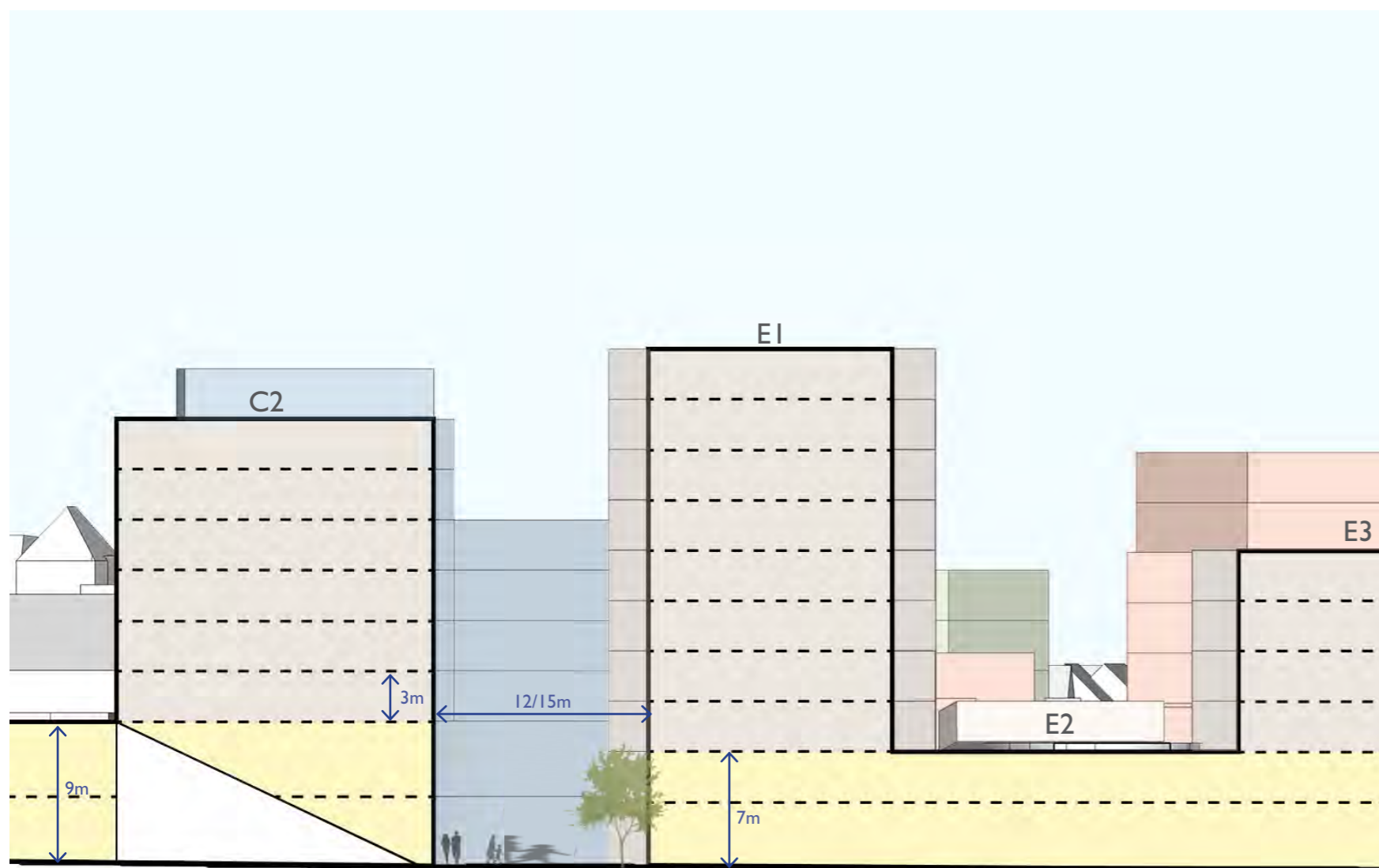
The Boulevard services multiple plots, and as a result they will likely be developed at different times and designed different architects. This variety will ensure an organic character to the resultant street scape.



Key



View looking south between Blocks F & G



Transversal Section at Long Boulevard



A unique street with workshops of different characters.



Shared surface treatments can favour the pedestrian.



Bike storage and street furniture characterise the street.



A tree lined avenue can create shaded places to pause.



Different surfaces can define where to walk and ride.

Places and Spaces Top Court

Top Court hosts more shared surface and trees. The small court is bordered with employment uses that bring the street scape to life. The upper levels consist of residential units. These blocks should have balcony amenity space that will overlook the Court below.

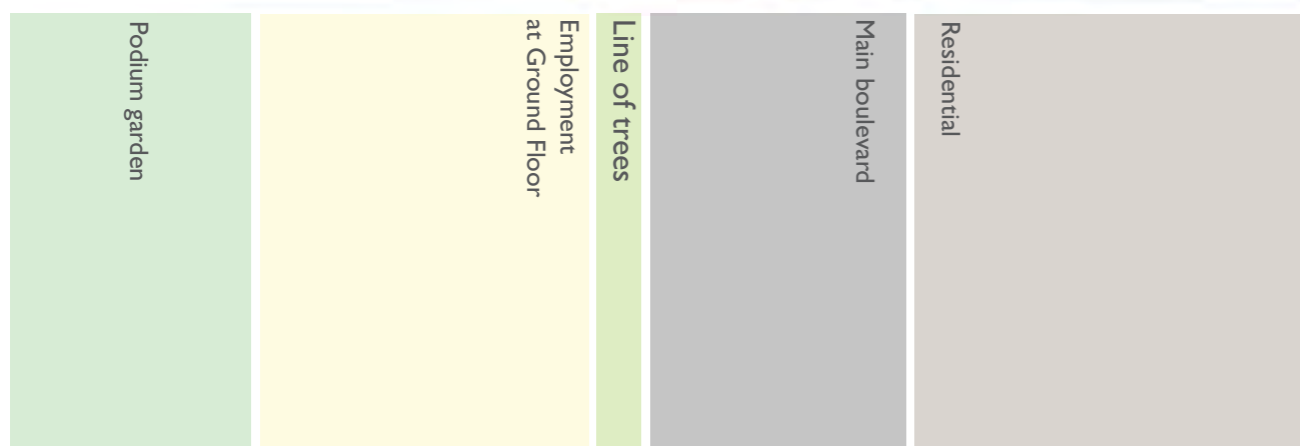
There is access from the North through a small lane, and from the North East under an archway. Limited vehicular access to the Court, may be required to serve buildings which front it.



Key



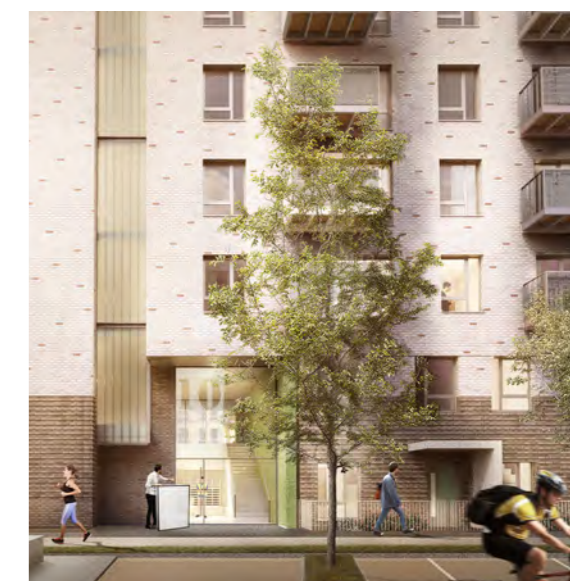
View looking at Block G1, G2 and H2



'There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street. The buildings on a street equipped to handle strangers and to insure the safety of both residents and strangers, must be oriented to the street. They cannot turn their backs or blank sides on it and leave it blind.' Jane Jacobs



Family friendly flats with balconies and amenity space.



Front doors on to the street add character.



Balconies overlooking the court will enhance the area.



Frontages with flair create a unique visual environment.



Seating conditions of different formalities are encouraged.

Places and Spaces Marlborough Grove

Marlborough Grove is a shared surface area dedicated to play. The shared surface will utilise the existing wider pavements on this street, and make use of the stepped back line of mixed use buildings.

There is no access to the large industrial units from this side. There is a limited amount of vehicular access, to be used predominantly for drop off by parents, and access to the Avondale Estate.

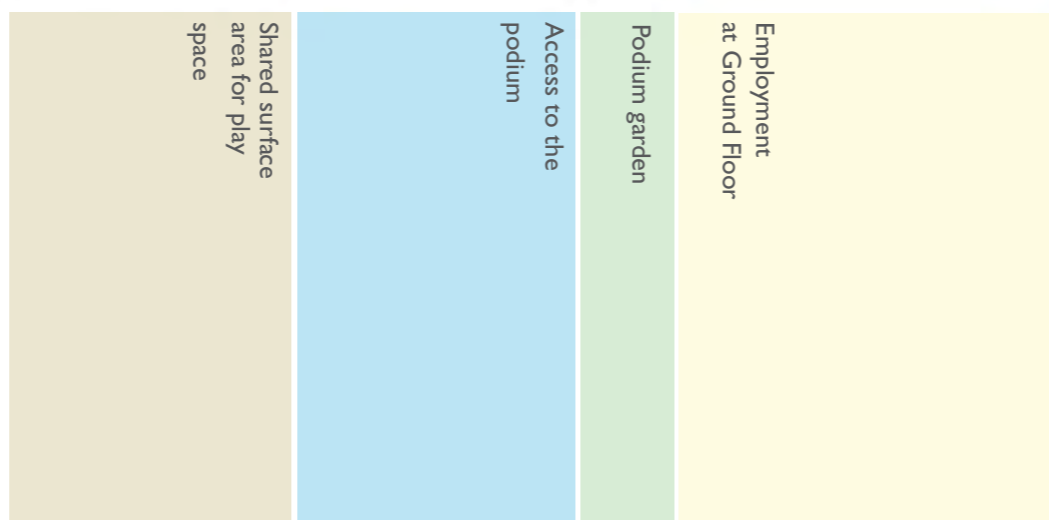
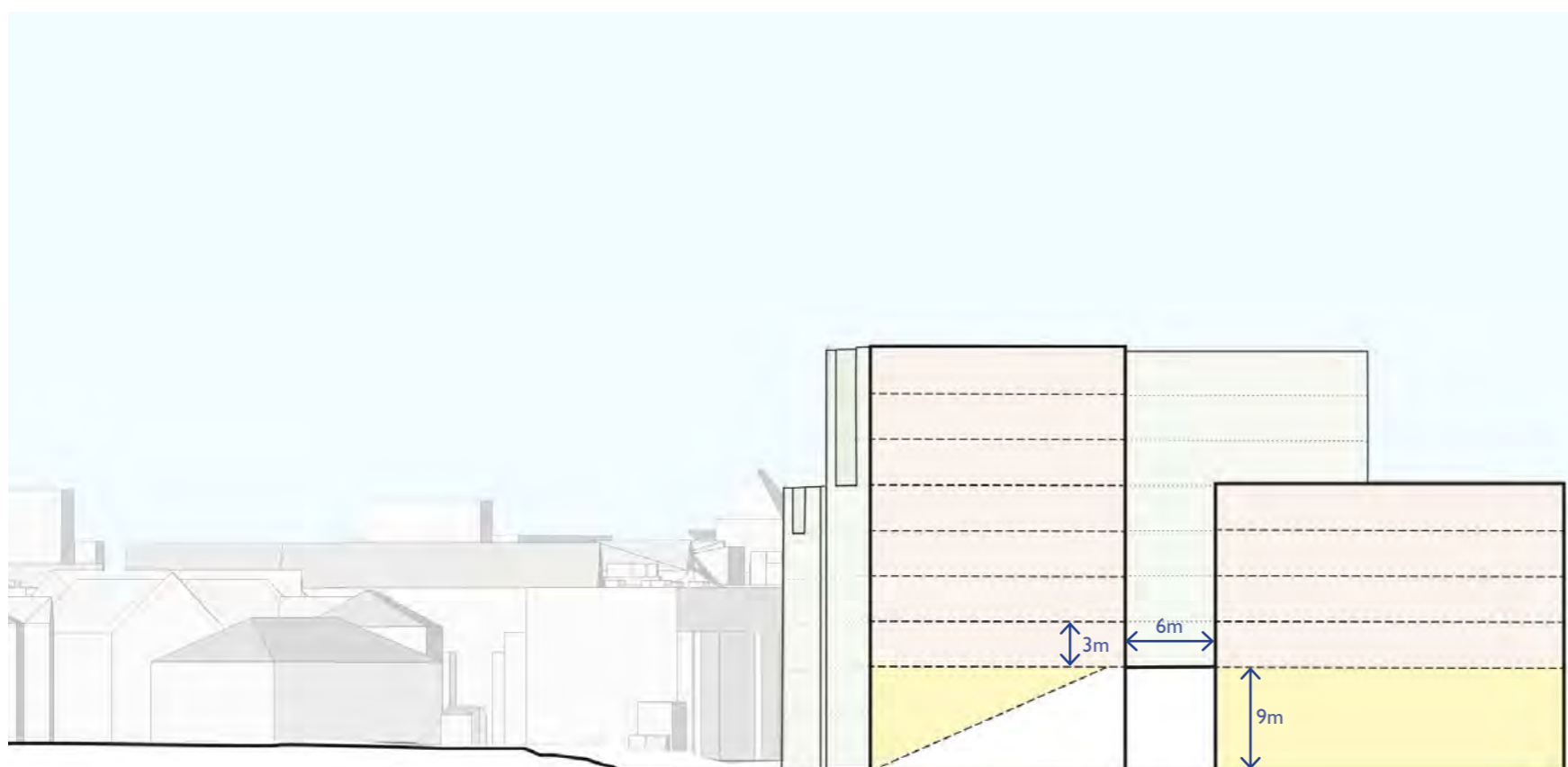
The shared surface joins the two sites of the Primary School and could incorporate a running track, public realm and nature pond.



Key



View looking at Block C



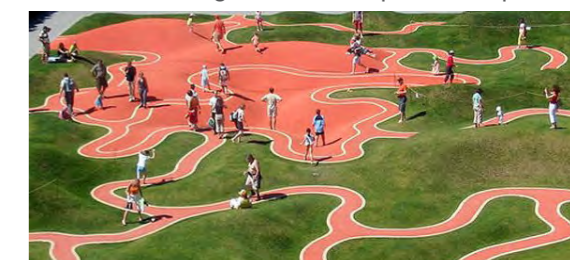
Transversal Section at Marlborough Grove



Children encouraged to interact with the environment.



A dedicated running track will form part of the space.



Dynamic playground space can encourage exercise.



Surface details in material detail can define the space.



Sports day can take over the street.



Healthy living can be encouraged across all age groups.



Adventure playgrounds encourage exploration in children.

Places and Spaces Podium Garden

All development blocks that have the capacity will host a garden at podium level. These will be private gardens for use by residents only. The 'Big Box' development hosts a southern and central Courtyard, and a northern Lawn.

These podium gardens are flanked by residential units, but also give an opportunity for residents to see the city from a different vantage point.



Key



View at Block C Podium looking South



Shared rooftops are places to gather with your neighbours.



Young children should feel safe in this enclosed garden.



Large green spaces can facilitate group sport.

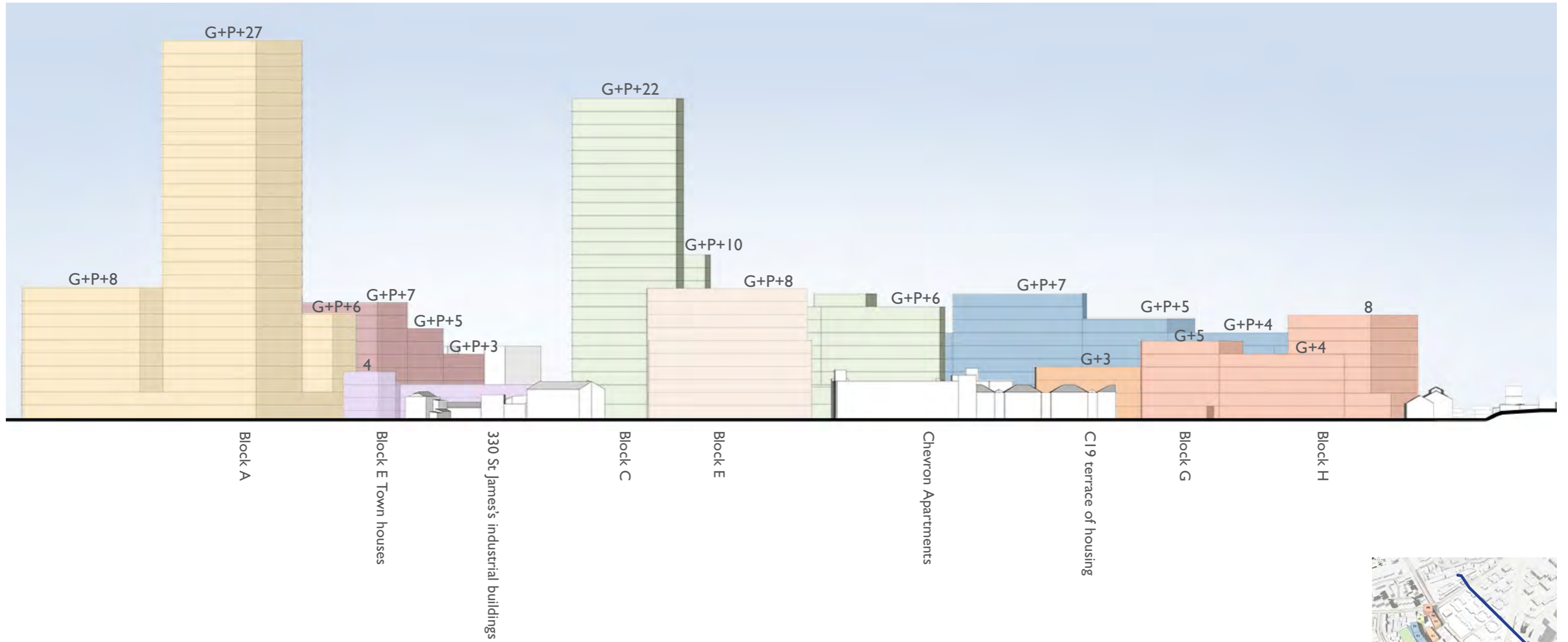


Covered entrances with seating define thresholds.



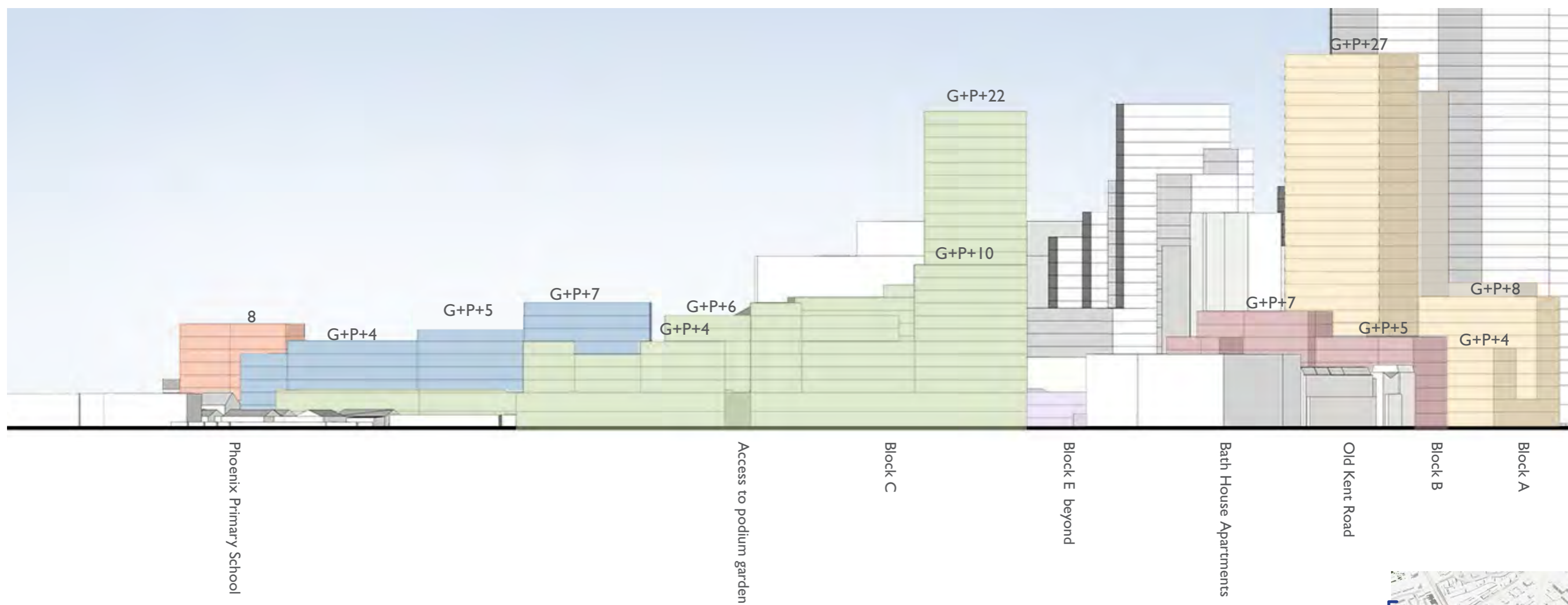
A podium garden giving a unique aspect of the surrounding city.

Places and Spaces Long Elevation

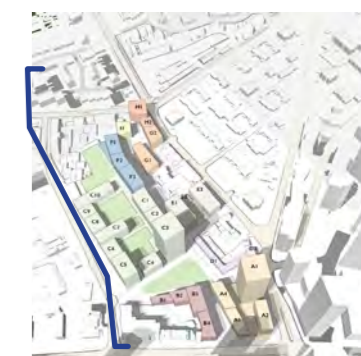


The design retains the low industrial buildings at 330 St James's, the Chevron apartments, and the C19 terrace of houses. This retains a character on the street that can be seen today.





The new elevation will be characterised by the set back 'Big Box' development, creating a unified facade on Marlborough Grove. There will be employment at lower ground level with residential above.



Phasing and Capacity Phase I

This diagram shows the development opportunity for blocks E and F, independent of the rest of the site being developed. This shows Block E being developed off St James' road, and Block F being accessed by public access through the existing access road currently existing adjacent to Chevron Apartments. Positioning Block F in its suggested location allows for a sizable development on a complicated T shaped plot.



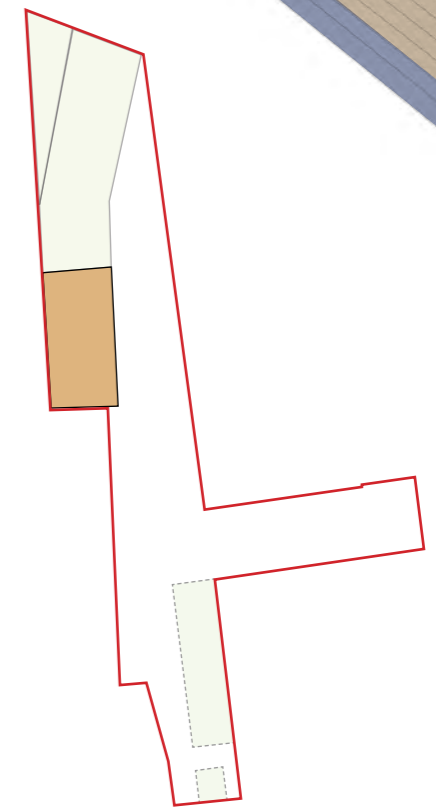
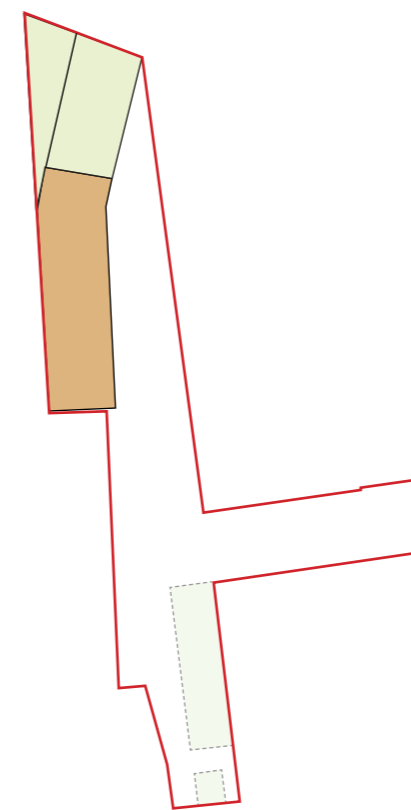
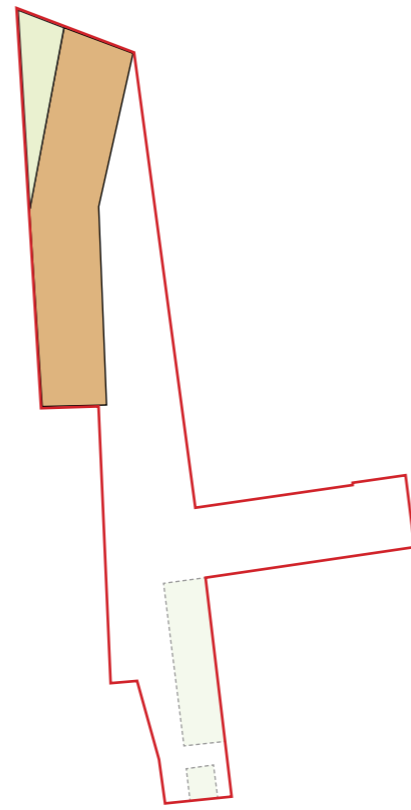
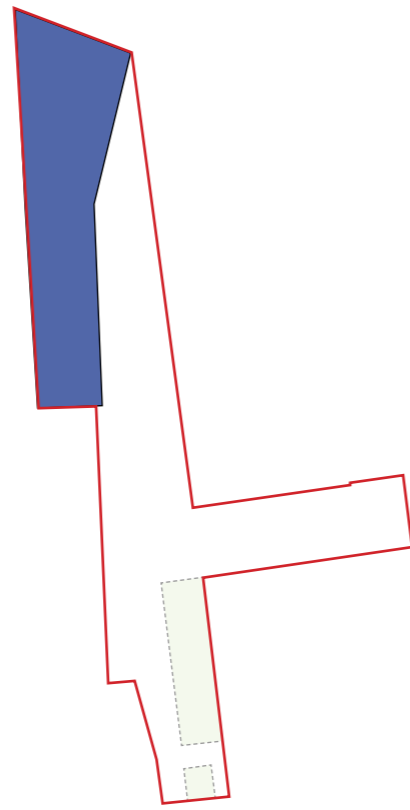
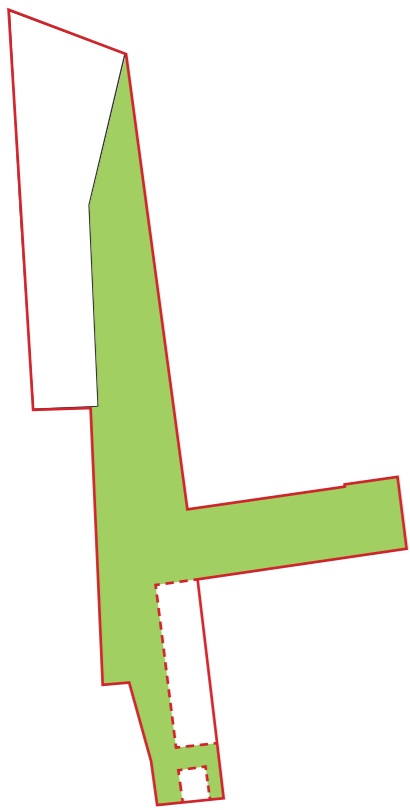
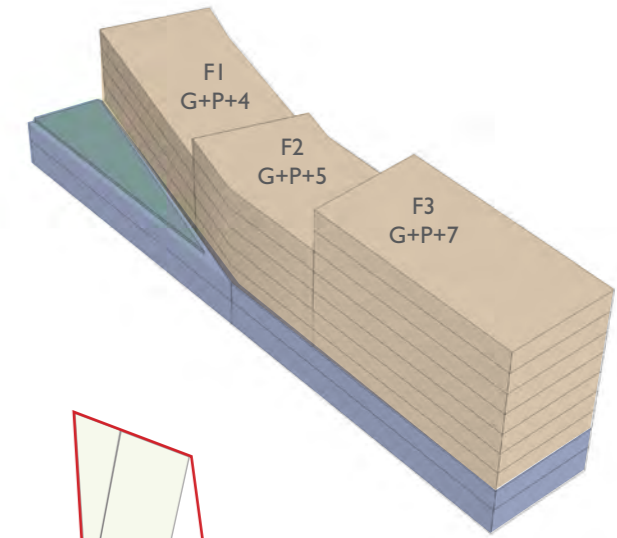


Phasing and Capacity Phase 2

This diagram shows the development options for Blocks G and H, at the north east corner of the site.

These plots can be grouped together and accessed from St James' Road and Rolls Road, development is possible without disturbing the rest of the site.

Capacity and Schedule of Accomodation



Block F1, F2 & F3

Plot area : 5606sqm
 Building footprint : 1941sqm
 Public realm : 3195 sqm

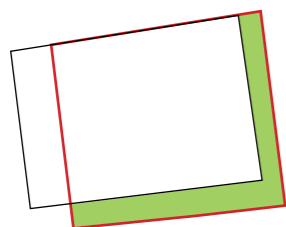
Employment floor area : 735sqm
 Total employment floor area : 735 x 2
 : 1470 sqm

Residential floor area : 1240 sqm
 Total residential floor area : 1240 x 4
 : 4960 sqm

Residential floor area : 841 sqm
 Total residential floor area : 841 x 1
 : 841 sqm

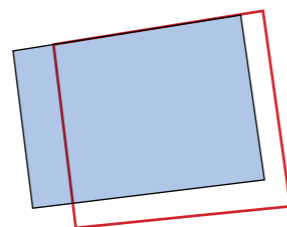
Residential floor area : 433 sqm
 Total residential floor area : 433 x 2
 : 866 sqm

Capacity and Schedule of Accomodation

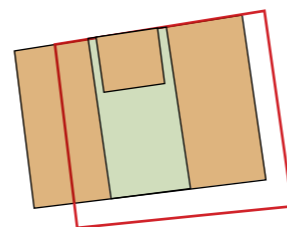


Block E1, E2 & E3

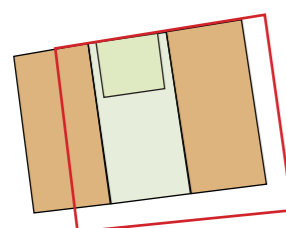
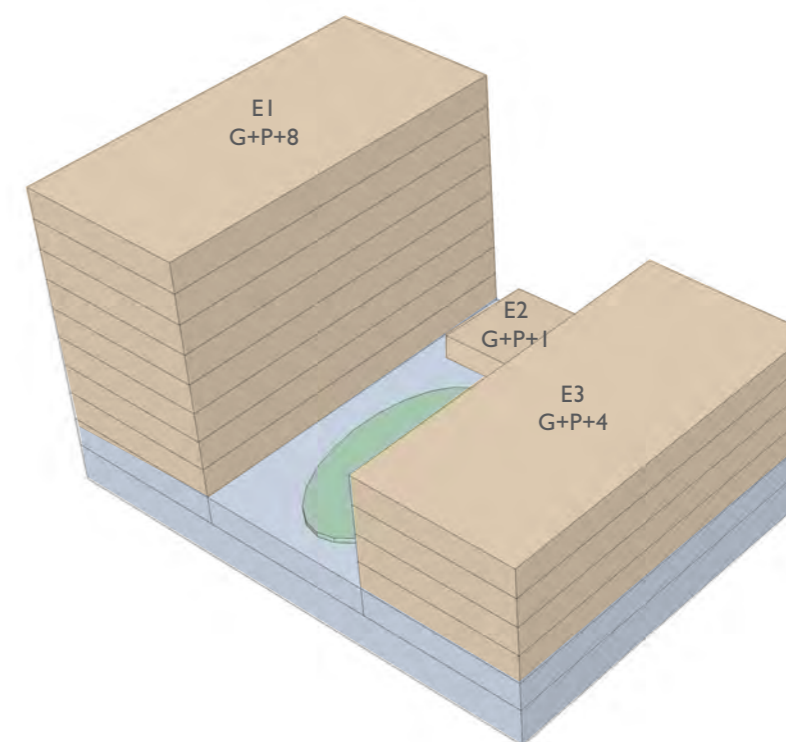
Plot area : 1955 sqm
 Building footprint : 2213 sqm
 Public realm : 420 sqm



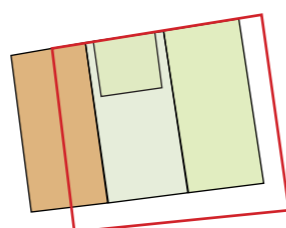
Employment floor area : 942 sqm
 Total employment floor area : 942 x 2
 : 1884 sqm



Residential floor area : 1348 sqm
 Total residential floor area : 1348 x 1
 : 1348 sqm

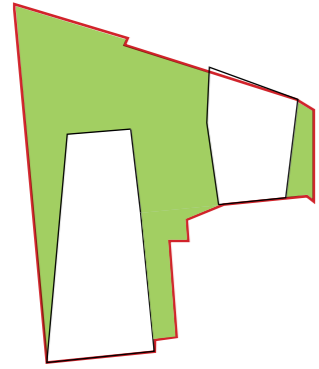


Residential floor area : 1237 sqm
 Total residential floor area : 1237 x 3
 : 3711 sqm



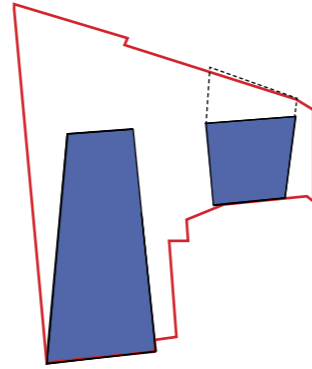
Residential floor area : 605 sqm
 Total residential floor area : 605 x 4
 : 2420 sqm

Capacity and Schedule of Accomodation

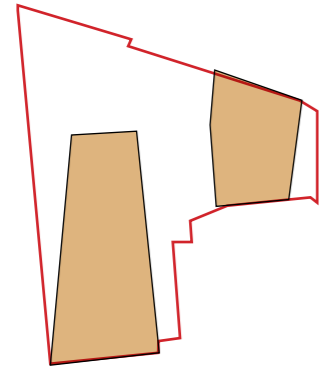


Block G1 & G2

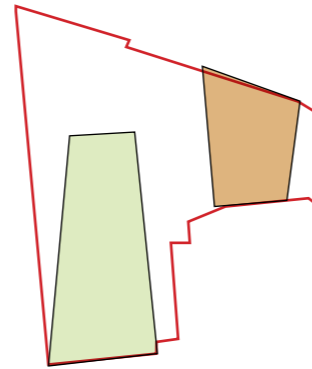
Plot area : 1735 sqm
 Building footprint : 877 sqm
 Public realm : 858 sqm



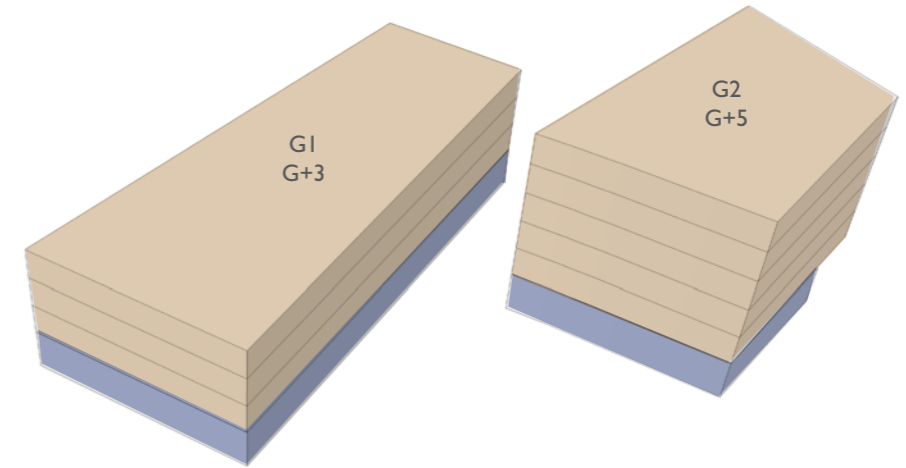
Employment floor area : 356 sqm
 Total employment floor area : 356 x 1
 : 356 sqm



Residential floor area : 804 sqm
 Total Residential floor area : 804 x 3
 : 2412 sqm

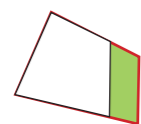


Residential floor area : 269 sqm
 Total Residential floor area : 269 x 2
 : 538 sqm

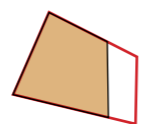


Capacity and Schedule of Accomodation

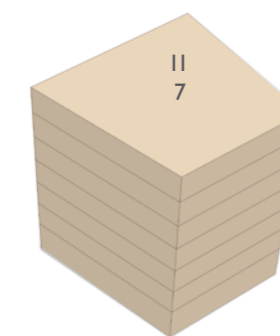
Block II



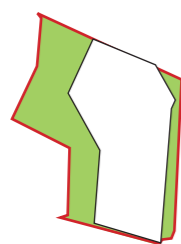
Plot area : 418 sqm
 Building footprint : 319 sqm
 Public realm : 116 sqm



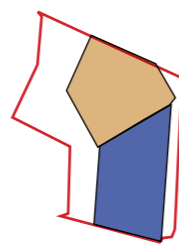
Residential floor area : 319 sqm
 Total Residential area : 319 x 7
 : 2233 sqm



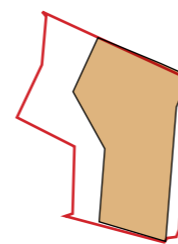
Block H1 & H2



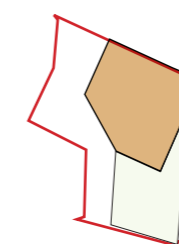
Plot area : 1170 sqm
 Building footprint : 685 sqm
 Public realm : 485



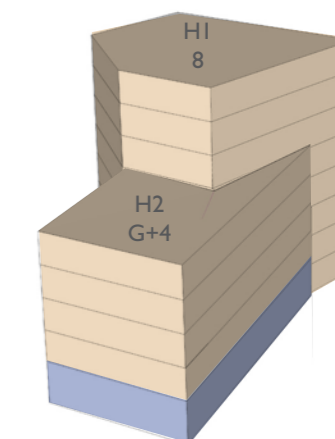
Employment floor area : 200 sqm
 Residential lower floor area : 350 sqm
 : 550 sqm



Residential lower floor area : 701 sqm
 Total Residential floor area : 701 x 4
 : 2804 sqm



Residential upper floor area : 435 sqm
 Total residential floor area : 435 x 3
 : 1305 sqm

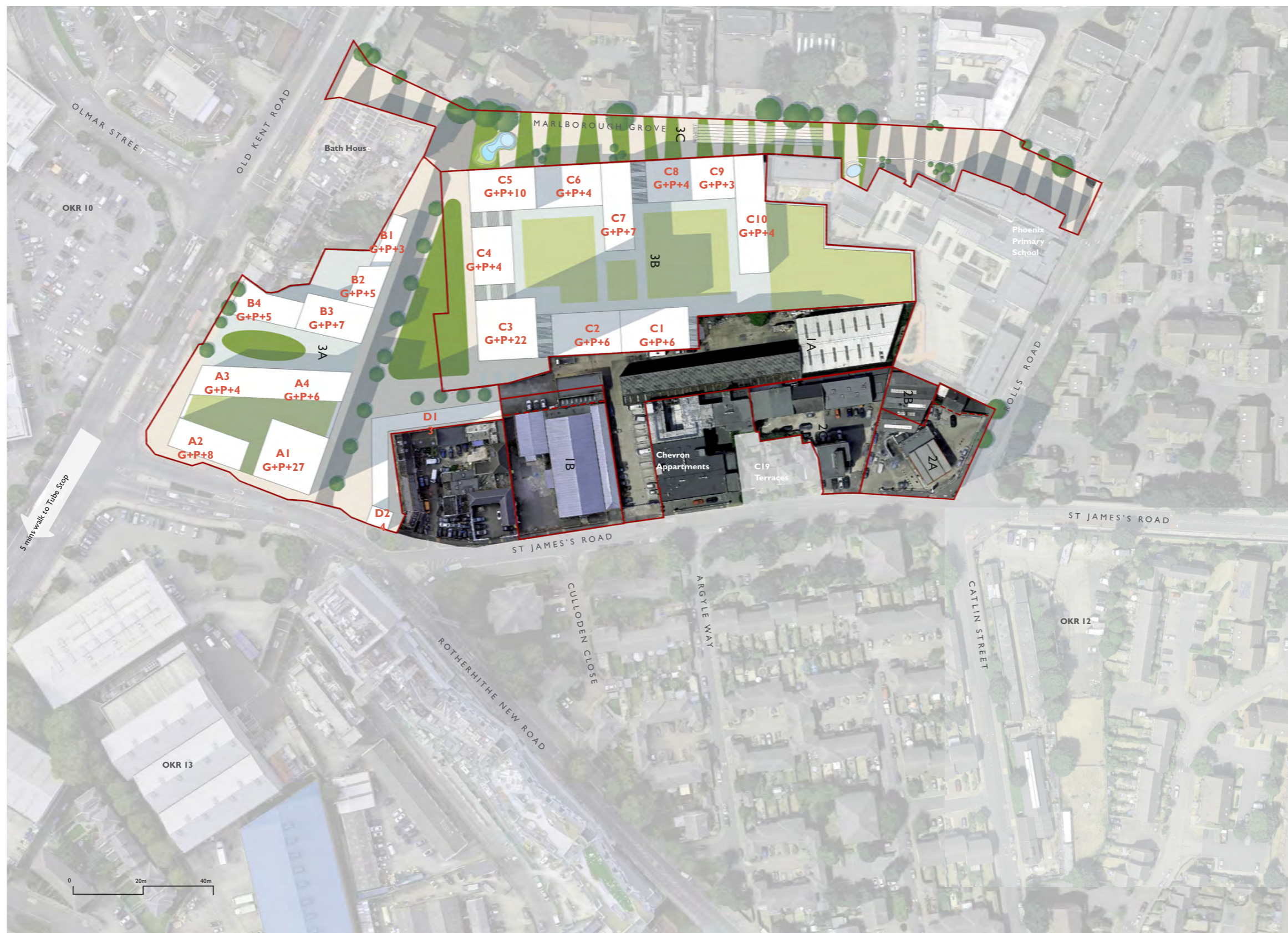


Phasing and Capacity Phase I and 2

This diagram shows the development opportunity for Phase One and Two combined.

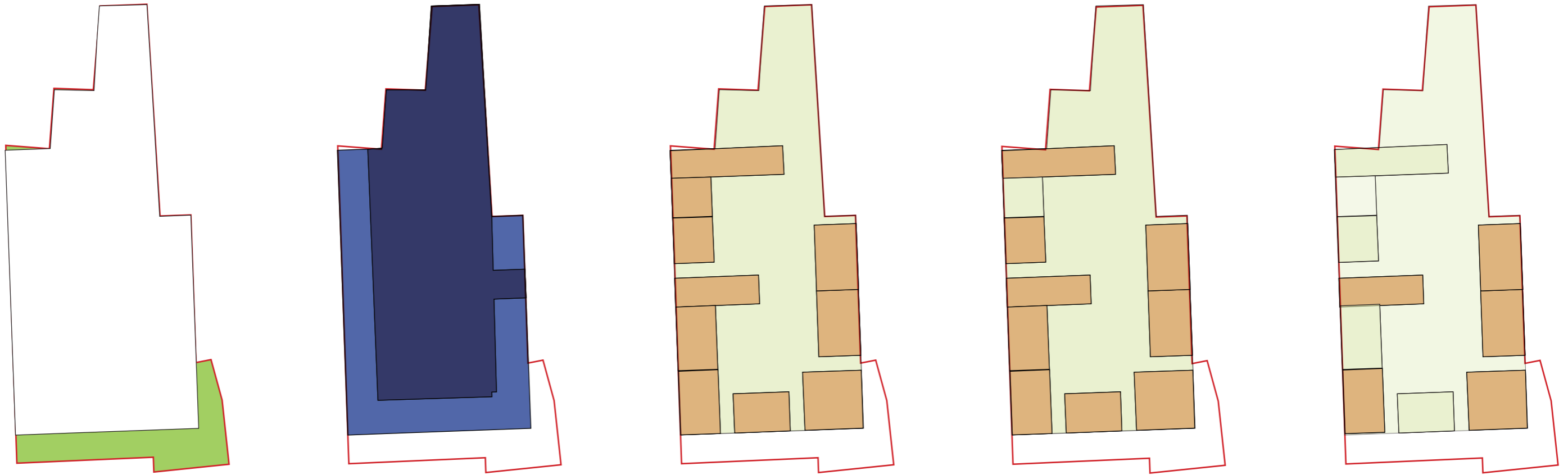


Phasing and Capacity Phase 3



This diagram shows the potential to develop the west side of the site, independent of the rest. This would include Blocks A and B facing Old Kent Road, Block D facing St James' Road and the internal triangular public space. This phased option also includes the ability to develop Block C, with its large industrial space underneath and residential overhead.

Capacity and Schedule of Accommodation



Block CI - C10

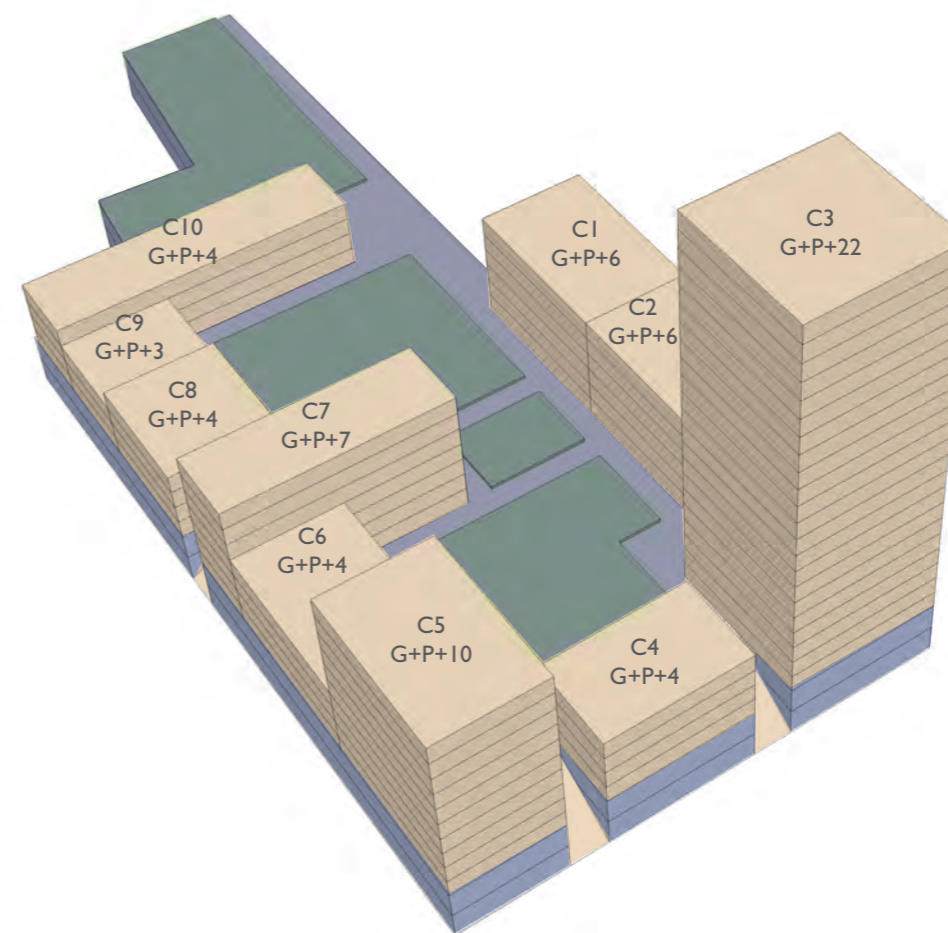
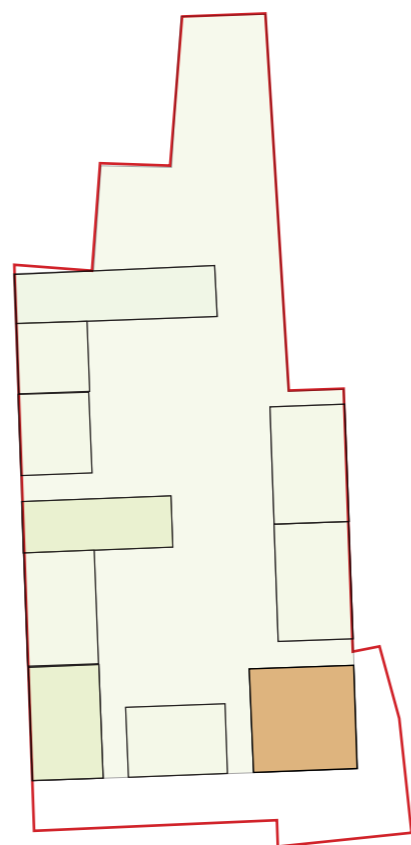
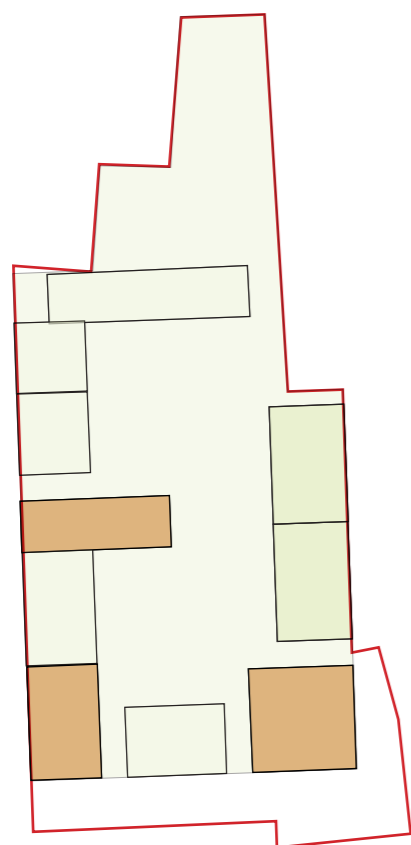
Plot area : 11,782 sqm
 Building footprint : 10,418 sqm
 Public realm : 1364 sqm

Employment floor area : 5195 sqm
 Total employment floor area : 5195 x 2 : 10,390 sqm
 Total industrial area : 14,648 sqm

Residential floor area : 4127 sqm
 Total residential floor area : 4127 x 3 : 12381 sqm

Residential floor area : 3848 sqm
 Total residential floor area : 3848 x 1 : 3848 sqm

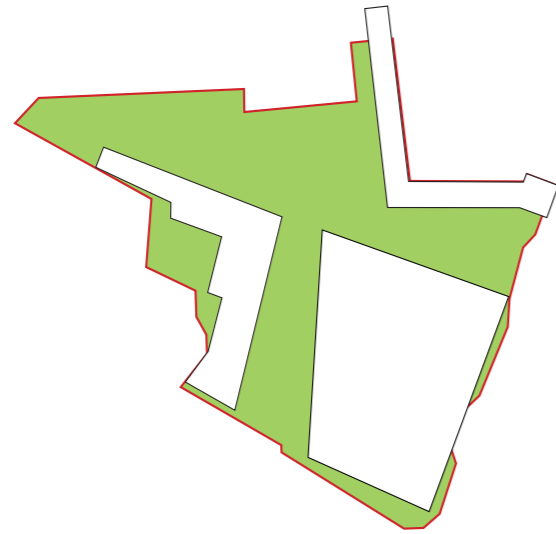
Residential floor area : 2383 sqm
 Total residential floor area : 2383 x 2 : 4766 sqm



Residential floor area : 1449 sqm
 Total residential floor area : 1449 x 1
 : 1449 sqm

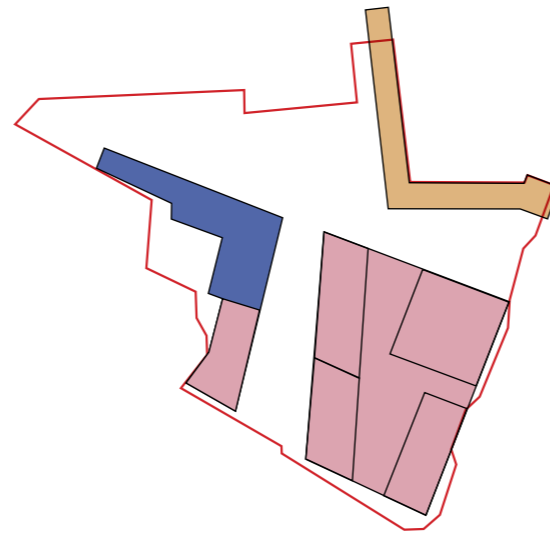
Residential floor area : 576 sqm
 Total residential floor area : 576 x 15
 : 8640 sqm

Capacity and Schedule of Accomodation

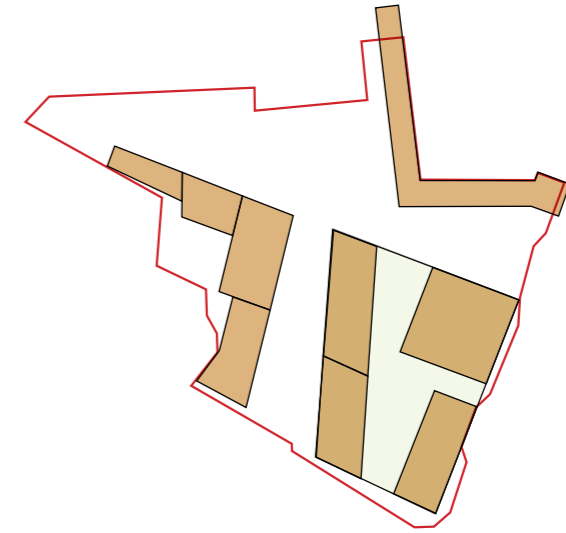


Block A1, A2, A3, A4, B1, B2, B3, B4 & D1, D2

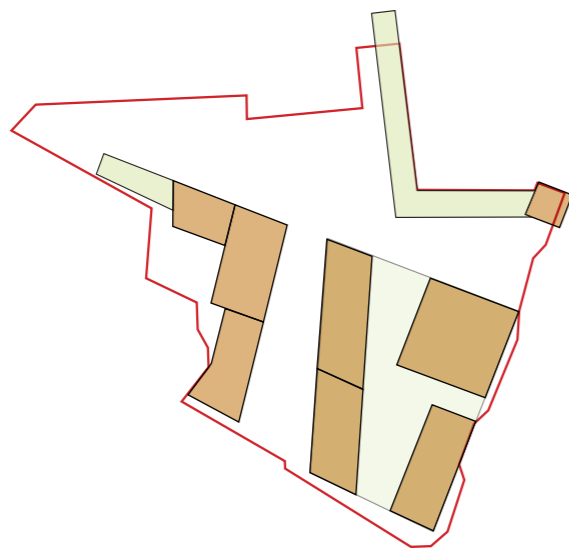
Plot area : 9015 sqm
 Building footprint : 4175 sqm
 Public realm : 4840 sqm



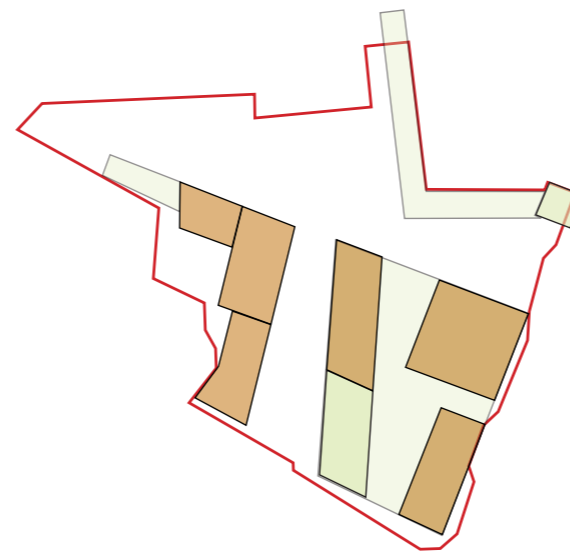
Employment floor area : 3595 sqm
 Total employment floor area : 3595 x 2
 : 7190 sqm



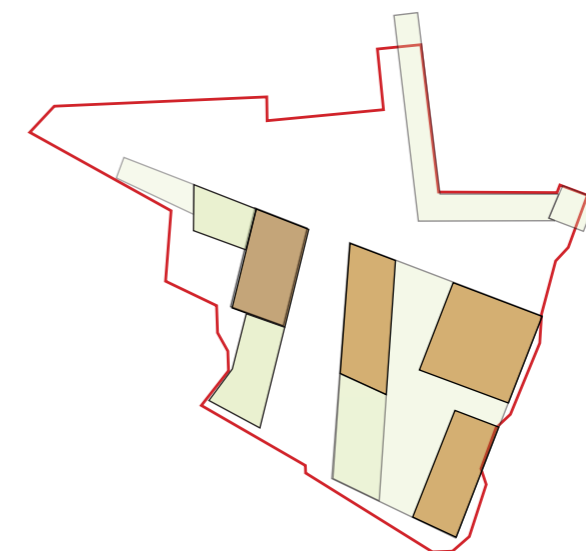
Residential floor area : 3294 sqm
 Total residential floor area : 3294 x 3
 : 9882 sqm



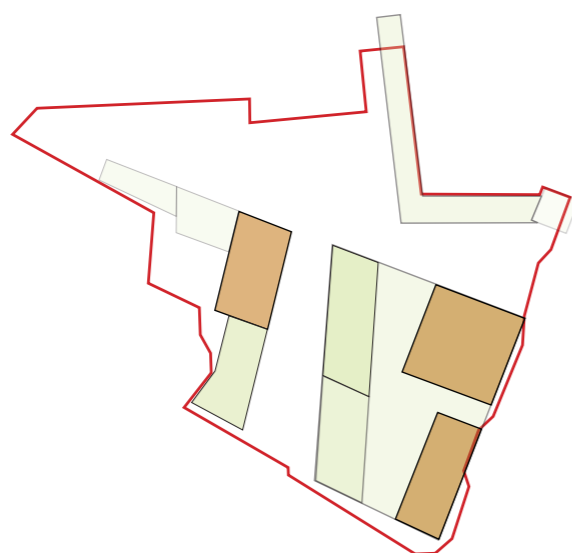
Residential floor area : 2650 sqm
 Total residential floor area : 2650 x 1
 : 2650 sqm



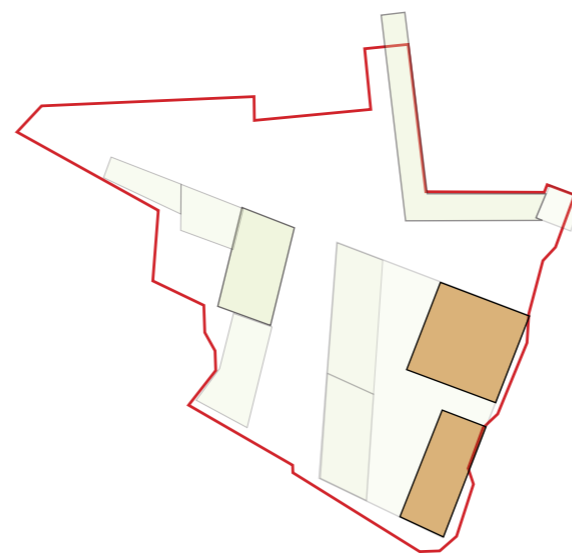
Residential floor area : 2232 sqm
 Total residential floor area : 2232 x 1
 : 2232 sqm



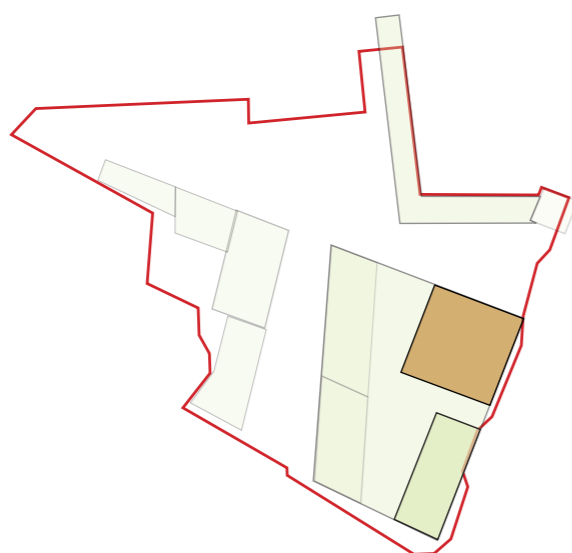
Residential floor area : 1726 sqm
 Total residential floor area : 1726 x 1
 : 1726 sqm



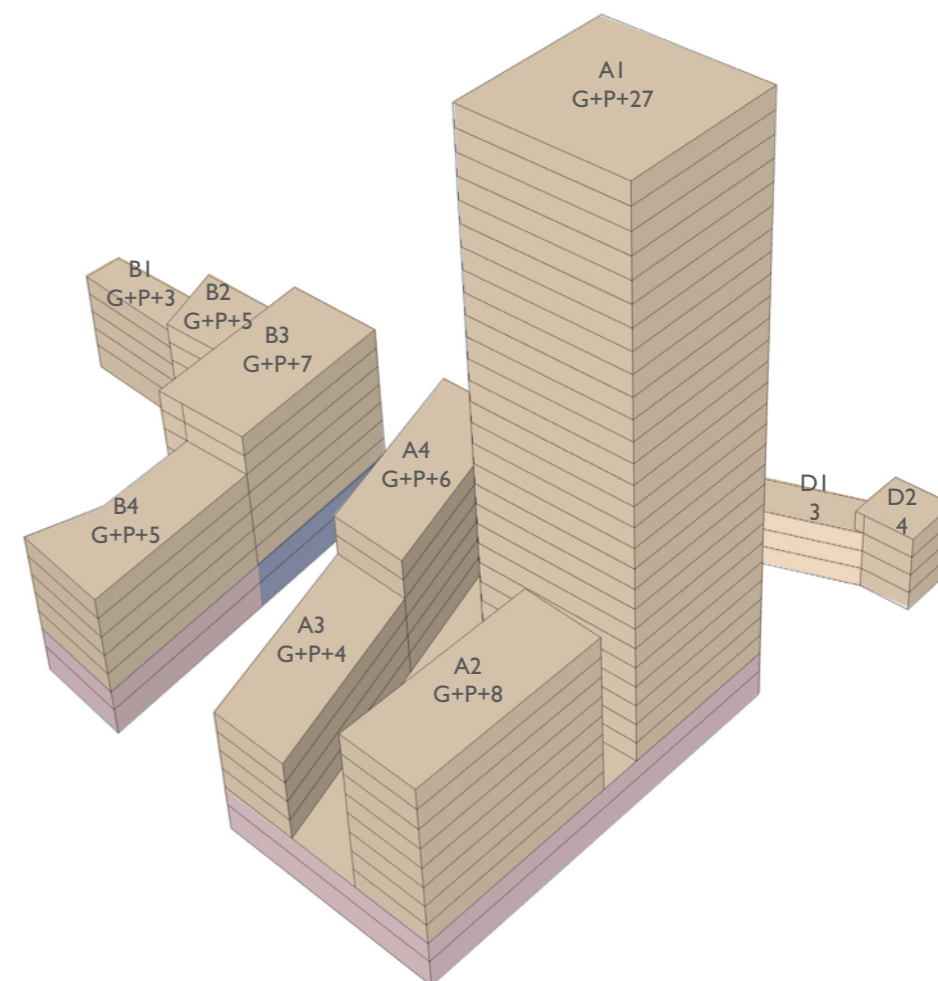
Residential floor area : 1338 sqm
 Total residential floor area : 1338 x 1
 : 1338 sqm



Residential floor area : 931 sqm
 Total residential floor area : 931 x 1
 : 931 sqm



Residential floor area : 576 sqm
 Total residential floor area : 576 x 19
 : 10,944 sqm



Access and Servicing

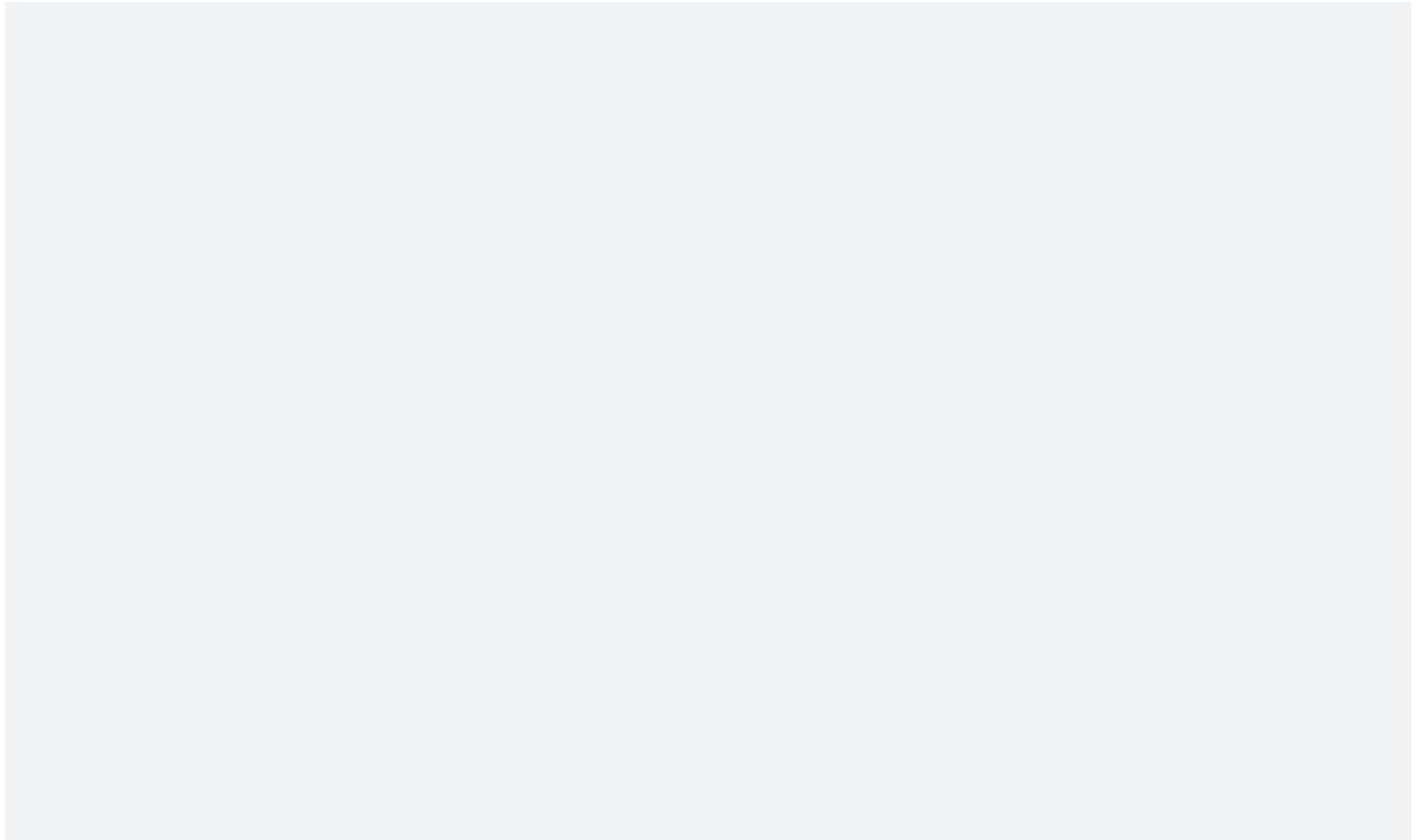
The site is bordered by Old Kent Road, which is a main thoroughfare for cyclists. Rolls Road to the north is designated a cycle quiet way. It is hoped that cyclists will feel comfortable cycling through the site. There is potential for a cycle route through the Stables site, running along the railway line and connecting to the existing quietway.

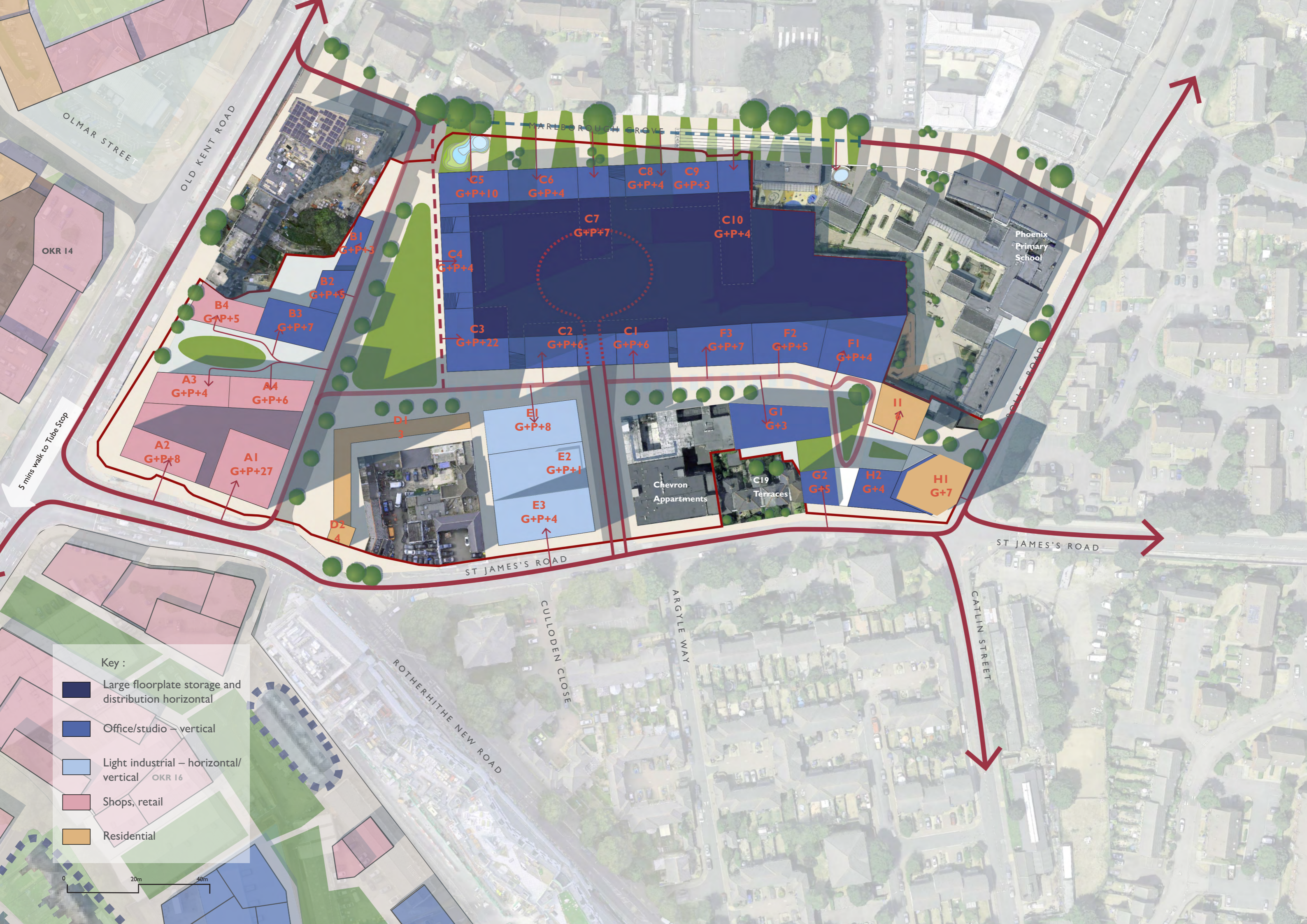
There should be provision for cycle storage provided on site. They should be provided in sheltered and secure locations. These spaces should be available for residents and visitors to the site.

It will be important to traffic calm the new east-west connection across the site to ensure a calm environment that is safe for pedestrians. The route running through the site north west will be regularly used by pedestrians, this will be the main Pedestrian Access Route. It will be designed to be inclusive, with gentle gradients, suitable surfaces, rest points and good lighting.

Some residents and users will rely on community transport, the development has convenient access to accessible public bus services.

Inside the site, some parking will be provided, primarily for disabled car users. It is also important to maintain a high standard of open space, and to encourage a high usage of the amenity spaces available. To this end the design will encourage parking to be located in the basements and ground floors of each block, to reduce the amount of on-street parking. Parking spaces should be within easy access of the entrances to blocks. Informal drop-off points should also be at a manageable distance from the block entrances.





OLMAR STREET

OLD KENT ROAD

MARLBOROUGH GROVE

Phoenix Primary School

OKR 14

5 mins walk to Tube Stop

A3
G+P+4

A4
G+P+6

A2
G+P+8

A1
G+P+27

D2
4

D1
3

C3
G+P+22

C2
G+P+6

C1
G+P+6

F3
G+P+7

F2
G+P+5

F1
G+P+4

C5
G+P+10

C6
G+P+4

C8
G+P+4

C9
G+P+3

C7
G+P+7

C10
G+P+4

C4
G+P+4

B1
G+P+3

B2
G+P+5

B3
G+P+7

B4
G+P+5

Chevron Apartments

C19 Terraces

G2
G+5

H2
G+4

H1
G+7

G1
G+3

E1
G+P+8

E2
G+P+1

E3
G+P+4

ST JAMES'S ROAD

ST JAMES'S ROAD

Key :

- Large floorplate storage and distribution horizontal
- Office/studio – vertical
- Light industrial – horizontal/vertical
- Shops, retail
- Residential

0 20m 40m

ROTHERHITHE NEW ROAD

CULLODEN CLOSE

ARGYLE WAY

CATLIN STREET

OKR 16

