



**FORMER SOUTHERN RAILWAY STABLES**  
**OKR 12 Feasibility Study - Three Ownerships**  
Draft Report - 19<sup>th</sup> November 2018



## Foreward

This feasibility study for the Stables, Forge and Southwark Land has been developed by Makower Architects, upon request by Southwark Council, to estimate the number of possible flats and massing, as identified in the Draft Report for the Old Kent Road Opportunity Areas - Six Bridges and Stables Feasibility Study. These 3 sites are part of OKR12 which is located at the junction between St James's Road and Catlin Street. The total area of the 3 sites is estimated to be 6250 m<sup>2</sup> (0.625 Ha).

The following drawings shows that if the 3 sites are not combined into one ownership, we can allocate the below:

| <b>Residential - GIA</b> |      | <b>m<sup>2</sup></b> | <b>no.</b> | <b>m<sup>2</sup></b>      |
|--------------------------|------|----------------------|------------|---------------------------|
| Studio                   | 0B1P | 37 m <sup>2</sup>    | 25         | 925 m <sup>2</sup>        |
| Flat                     | 1B2P | 50 m <sup>2</sup>    | 24         | 1200 m <sup>2</sup>       |
| Flat                     | 2B3P | 61 m <sup>2</sup>    | 18         | 1098 m <sup>2</sup>       |
| Flat                     | 3B5P | 85 m <sup>2</sup>    | 23         | 1955 m <sup>2</sup>       |
| House                    | 2B3P | 102 m <sup>2</sup>   | 13         | 1326 m <sup>2</sup>       |
| <b>Total</b>             |      |                      | <b>103</b> | <b>6504 m<sup>2</sup></b> |

| <b>Workspace - GIA</b> |           | <b>m<sup>2</sup></b> |                          |
|------------------------|-----------|----------------------|--------------------------|
| J                      | Workspace | 365 m <sup>2</sup>   |                          |
| K                      | Workspace | 400 m <sup>2</sup>   |                          |
| <b>Total</b>           |           |                      | <b>765 m<sup>2</sup></b> |

If required, there is an opportunity to increase the number of residential units by exploring part of the existing and retained building to become Town Houses.

It is also to note that there will be a need to allow the Stables and the Forge to have windows at the boundary with the land owned by the Southwark Council.







Key Plan



V1 - Looking towards the newly finished Chevron Apartments



V2 - The Stable blocks at the intersection of St James's Rd and Catlin Rd



V3 - The Stable blocks are beautiful heritage objects



V4 - The heritage wall of the railway sidings, with the Stables behind



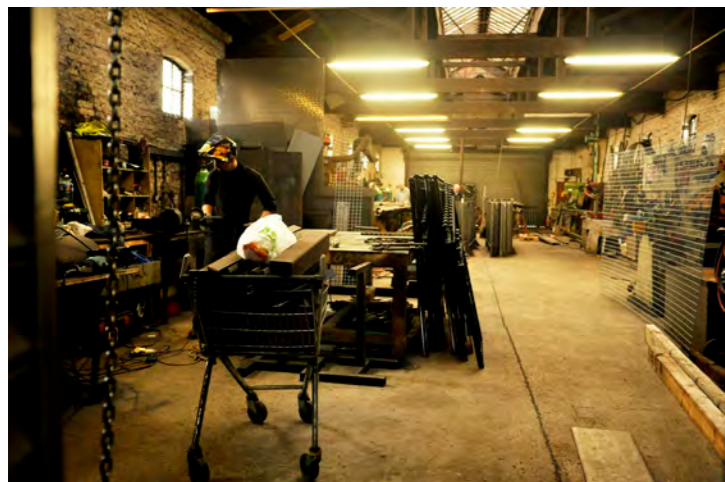
V5 - The Old Southwestern Forge - Sign identifying the site



V6 - Added shed at the backyard of the Forge



V7 - The council and architects met with landowners on site



V8 - Inside the Forge showing atmosphere and skylight



V9 - The heritage wall of the railway sidings, with the Forge behind



V10 - Catlin Street with the site on the right



V11 - The Council owned land behind the stables needs an access point





 ESTIMATED SITE AREA | 1165M<sup>2</sup>

NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE INCLUDING REDLINE AND SITE LEVELS



| DATE   | REV   | DESCRIPTION       | CHK     |
|--------|-------|-------------------|---------|
| 180129 | SK-01 | FEASIBILITY STUDY | JFAYCAL |
| 180219 | SK-02 | FEASIBILITY STUDY | JFAYCAL |
| 181119 | SK-03 | FEASIBILITY STUDY | JFAYCAL |

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**OKR 12 Feasibility Study - 3 Plots**  
**Site Location Plan**

SCALE 1:200 @ A3 

ISSUE **SK-03**





**Design Approach**  
 The Stables and Forge act as one entity similar to antique objects where a pair is far more valuable than a single found object. The Forge acts as an introverted space while the Stables act as an extroverted one. They rhyme well together and will define the workspace at the site. They also define a linearity aspect that generates the character of the site. It is important to consider this identity while developing a new scheme. The latter should emphasise their importance as they define the local architectural environment.

- Key**
- 1 Potential Access - To check if road is adopted -->
  - 2 Potential New Access from Catlin Street ->
  - 3 Boundary removed - - -
  - 4 Construction to demolish
  - 5 Trees to preserve
  - 6 Potential link —
  - 7 Paddock to relocate and provide similar area
  - 8 Site below St James's Road levels









RESIDENTIAL  
EMPLOYMENT

NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE INCLUDING REDLINE AND SITE LEVELS



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**OKR 12 Feasibility Study - 3 Plots  
First Floor Plan**

SCALE 1:200 @ A3 0 1 2 4 10m

ISSUE **SK-03**





RESIDENTIAL  
EMPLOYMENT



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**OKR I2 Feasibility Study - 3 Plots  
Typical Floor Plan**

SCALE 1:200 @ A3 0 1 2 4 10m

ISSUE **SK-03**

NOTE: ALL DIMENSIONS AND AREAS ARE APPROXIMATE INCLUDING REDLINE AND SITE LEVELS





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**STABLES** - Plot Area 1570 m<sup>2</sup>

**Residential - GIA**

|              |      |                   |           |                           |
|--------------|------|-------------------|-----------|---------------------------|
| Studio       | OBIP | 37 m <sup>2</sup> | 22        | 814 m <sup>2</sup>        |
| Flat         | 1B2P | 50 m <sup>2</sup> | 14        | 700 m <sup>2</sup>        |
| Flat         | 2B3P | 61 m <sup>2</sup> | 8         | 488 m <sup>2</sup>        |
| <b>Total</b> |      |                   | <b>44</b> | <b>2002 m<sup>2</sup></b> |

**Workspace - GIA**

|              |                          |
|--------------|--------------------------|
| J2           | 260 m <sup>2</sup>       |
| J3           | 105 m <sup>2</sup>       |
| <b>Total</b> | <b>365 m<sup>2</sup></b> |

| Level        | J1              |           |           | J2                       | J3              |           |                          |
|--------------|-----------------|-----------|-----------|--------------------------|-----------------|-----------|--------------------------|
|              | Studio OBIP     | Flat 1B2P | Flat 2B3P | Work. m <sup>2</sup>     | Studio OBIP     | Flat 1B2P | Work. m <sup>2</sup>     |
| FL0          | 2               | -         | 1         | 260                      | 4               | 1         | 105                      |
| FL1          | 1               | 1         | 1         | -                        | 3               | 2         | -                        |
| FL2          | 1               | 1         | 1         | -                        | 3               | 2         | -                        |
| FL3          | 1               | 1         | 1         | -                        | 3               | 2         | -                        |
| FL4          | 1               | 1         | 1         | -                        | -               | -         | -                        |
| FL5          | 1               | 1         | 1         | -                        | -               | -         | -                        |
| FL6          | 1               | 1         | 1         | -                        | -               | -         | -                        |
| FL7          | 1               | 1         | 1         | -                        | -               | -         | -                        |
| <b>Total</b> | <b>9</b>        | <b>7</b>  | <b>8</b>  | <b>260 m<sup>2</sup></b> | <b>13</b>       | <b>7</b>  | <b>105 m<sup>2</sup></b> |
| <b>Total</b> | <b>24 Flats</b> |           |           | <b>260 m<sup>2</sup></b> | <b>20 Flats</b> |           | <b>105 m<sup>2</sup></b> |

**FORGE** - Plot Area 1165 m<sup>2</sup>

**Residential - GIA**

|              |      |                   |           |                           |
|--------------|------|-------------------|-----------|---------------------------|
| Studio       | OBIP | 37 m <sup>2</sup> | 3         | 111 m <sup>2</sup>        |
| Flat         | 1B2P | 50 m <sup>2</sup> | 10        | 500 m <sup>2</sup>        |
| Flat         | 2B3P | 61 m <sup>2</sup> | 9         | 549 m <sup>2</sup>        |
| <b>Total</b> |      |                   | <b>22</b> | <b>1160 m<sup>2</sup></b> |

**Workspace - GIA**

|              |                          |
|--------------|--------------------------|
| K2           | 95 m <sup>2</sup>        |
| K1           | 305 m <sup>2</sup>       |
| <b>Total</b> | <b>400 m<sup>2</sup></b> |

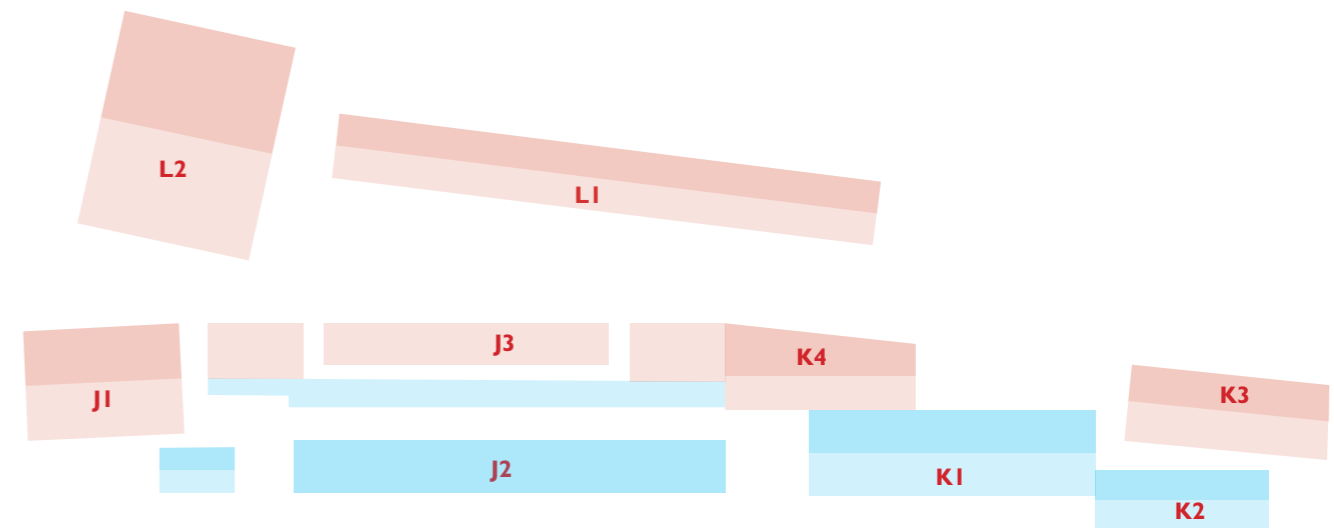
| Level        | K4              |           |           | K3              |           |           | K2                       | K1                   |
|--------------|-----------------|-----------|-----------|-----------------|-----------|-----------|--------------------------|----------------------|
|              | Studio OBIP     | Flat 1B2P | Flat 2B3P | Studio OBIP     | Flat 1B2P | Flat 2B3P | Work. m <sup>2</sup>     | Work. m <sup>2</sup> |
| FL0          | 2               | -         | -         | 1               | 1         | -         | 95                       | 235                  |
| FL1          | -               | 1         | 1         | -               | 1         | 1         | -                        | 70                   |
| FL2          | -               | 1         | 1         | -               | 1         | 1         | -                        | -                    |
| FL3          | -               | 1         | 1         | -               | 1         | 1         | -                        | -                    |
| FL4          | -               | 1         | 1         | -               | 1         | 1         | -                        | -                    |
| FL5          | -               | -         | -         | -               | 1         | 1         | -                        | -                    |
| <b>Total</b> | <b>2</b>        | <b>4</b>  | <b>4</b>  | <b>1</b>        | <b>6</b>  | <b>5</b>  | <b>95</b>                | <b>305</b>           |
| <b>Total</b> | <b>10 Flats</b> |           |           | <b>12 Flats</b> |           |           | <b>400 m<sup>2</sup></b> |                      |

**SOUTHWARK** - Plot Area 3515 m<sup>2</sup>

**Residential - GIA**

|              |      |                    |           |                           |
|--------------|------|--------------------|-----------|---------------------------|
| Flat         | 2B3P | 61 m <sup>2</sup>  | 1         | 61 m <sup>2</sup>         |
| Flat         | 3B5P | 85 m <sup>2</sup>  | 23        | 1955 m <sup>2</sup>       |
| House        | 3B5P | 102 m <sup>2</sup> | 13        | 1326 m <sup>2</sup>       |
| <b>Total</b> |      |                    | <b>37</b> | <b>3342 m<sup>2</sup></b> |

| Level        | L1              | L2        |           |
|--------------|-----------------|-----------|-----------|
|              | House 3B5P      | Flat 2B3P | Flat 3B3P |
| FL0          | 13              | 1         | 3         |
| FL1          | -               | -         | 4         |
| FL2          | -               | -         | 4         |
| FL3          | -               | -         | 4         |
| FL4          | -               | -         | 4         |
| FL5          | -               | -         | 4         |
| <b>Total</b> | <b>13</b>       | <b>1</b>  | <b>23</b> |
| <b>Total</b> | <b>37 Flats</b> |           |           |



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Street from Catlin Street looking west showing the Forge and the Stables within the new construction context.



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| 180219 | SK-02 | FEASIBILITY STUDY | JFAYCAL |
| 180219 | SK-03 | FEASIBILITY STUDY | JFAYCAL |
| 180314 | SK-04 | FEASIBILITY STUDY | JFAYCAL |







