

St Mary's Residential

Look and feel



View of St Mary's Residential from Walworth Road at the base of Strata



Building concept sketch



Close up views of the top of the tall building from south east (left), north east, north west, and south west (right)

St Mary's Residential has two key architectural elements:

- A pavilion that responds to the Metropolitan Tabernacle.
- A landmark tall building that dissolves at the top, accentuating its verticality and slenderness.

Balconies, terraces and gardens are used to create a clearly residential character, whilst the active ground floor enhances the town centre.

A narrow footprint for the tall building optimises energy performance, achieving a highly sustainable development.

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View of St Mary's Residential from outside the shopping centre on Elephant and Castle



Building concept sketch

The Pavilion has been designed to complement the rhythm, character and materials of the adjacent Tabernacle.

The tall building stands behind the Pavilion, separated by the first floor residents garden. It is clearly articulated as a separate building by its architectural treatment.



Pavilion elevation

St Mary's Residential

Ground floor

Lend Lease's vision for St. Mary's Residential is to set a new benchmark for quality in design and sustainable inner city living.

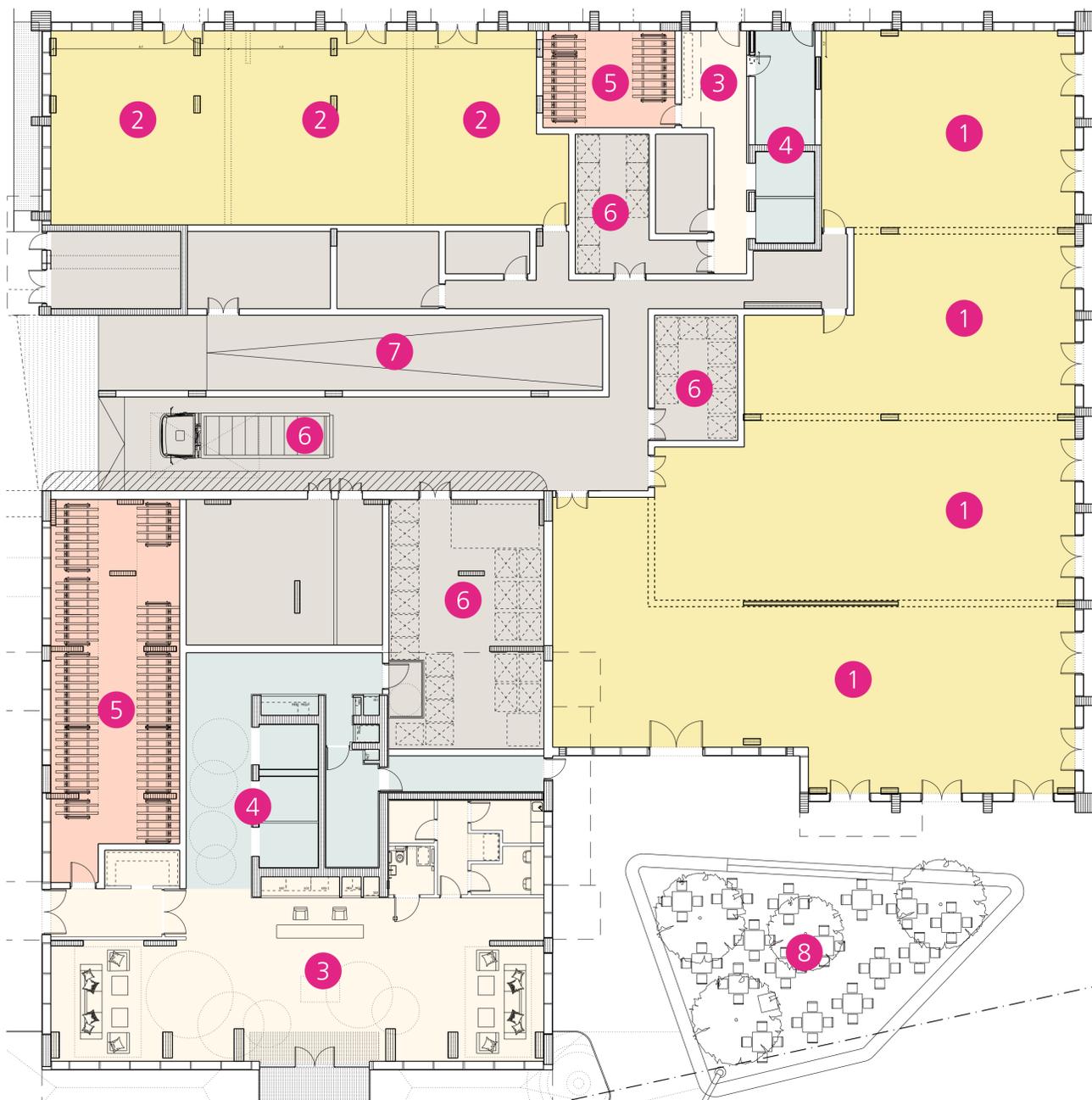
- It will bring life and activation to the street with high quality shops and restaurants, business uses, and residential entrances, and in doing so improve the safety and security for residents and neighbours alike.
- It will provide excellent homes in a clearly residential building, that will encourage long term occupation.
- It will provide public and private communal spaces and facilities that will engender interaction and encourage a community to develop.

The development comprises 284 new homes and 627m² of retail / café / restaurant use and 400m² of office use arranged as:

- Shops, restaurants or cafes, business units, and residential entrances on the ground floor
- A 36 storey tall building with 254 homes
- A 4 storey pavilion building with 30 homes

Key to plan:

- ① Possible shops / restaurants / cafés
- ② Office units
- ③ Residential reception
- ④ Circulation core (lifts, escape stairs and services)
- ⑤ Secure cycle store
- ⑥ Servicing
- ⑦ Ramp down to car park
- ⑧ Restaurant seating



Ground floor plan



Precedents for business and retail uses at ground floor in St Mary's Residential



View along Brook Drive extension looking towards the shopping centre with the proposed office units on the right, with overlooking apartments above

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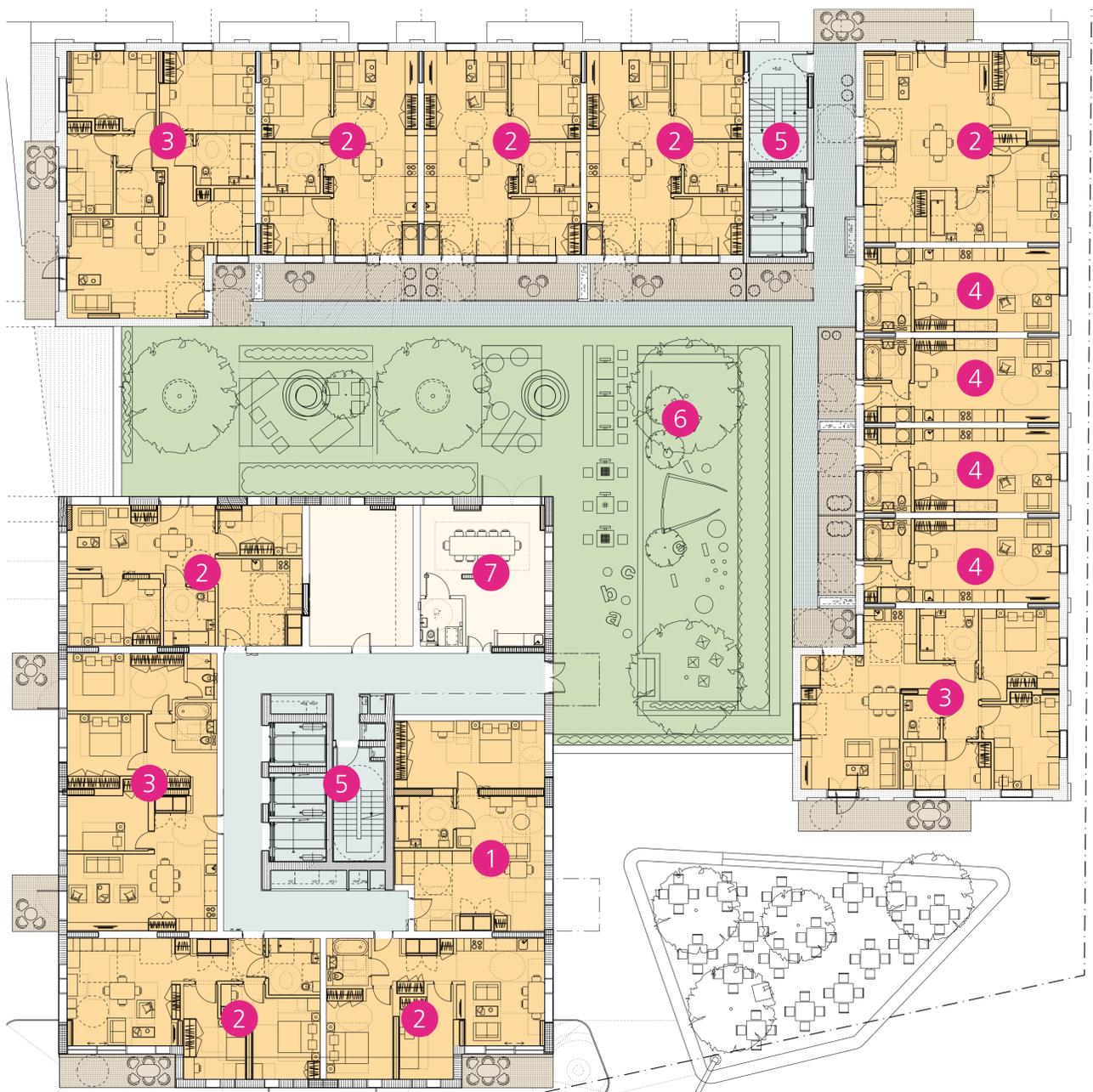
First floor

Key design consideration for all apartments:

- All residents have access to the first floor communal garden and adjacent flexible communal room.
- The development will be Secure by Design compliant.
- Sustainability has been approached in a holistic manner with all apartments achieving Code for Sustainable Homes level 4.
- Wheelchair housing is located at lower levels in the building adjacent to the residents garden.

Key to plans:

- 1 1 bedroom apartment
- 2 2 bedroom apartment
- 3 3 bedroom apartment
- 4 Studio apartment
- 5 Circulation core (lifts, escape stairs and services)
- 6 Shared garden for residents
- 7 Communal room



Precedent of private amenity space to pavilion building



View of the shared roof garden, access to the pavilion apartments and private amenity spaces.

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Upper floor plans

Key design consideration for all apartments:

- All apartments have access to a private balcony or terrace
- The majority of apartments are dual aspect and benefit from good sun and day lighting
- The orientation of apartments is designed to improve energy efficiency, deter solar overheating, and provide shelter from the prevailing wind
- The majority of apartments exceed London Plan and Southwark Council space standards (all comply)
- All apartments have excellent internal accessibility and comply with Lifetime Homes
- The mix of apartments will encourage a mixed community

Key to plans:

- ① 1 bedroom apartment
- ② 2 bedroom apartment
- ③ 3 bedroom apartment
- ④ Studio apartment
- ⑤ Circulation core (lifts, escape stairs and services)

