

OKR FORUM

DATE: SATURDAY 8TH OF SEPTEMBER 2018

TIME: 11AM - 1PM

ADDRESS: CHRIST CHURCH PECKHAM, 676-680 Old Kent Rd, London SE15 1JF

Drop-in session where developers will run through their schemes 11AM - 12PM

Question and Answer session with ward councillors 12PM - 1PM

You are invited to the Old Kent Road Forum with Ward Councillors - Johnson Situ (Cabinet Member for Growth, Development and Planning), Evelyn Akoto, Michael Situ, Richard Livingstone and Developers of the schemes overleaf. *Please come along to find out more about the schemes in Old Kent Road.*





1. RUBY TRIANGLE

Size: 1.38ha / 1,165 units
 Target date: 2025
 Developer: Avanton
 Architect: Farrells
 Website: <http://avanton.co.uk/>

A full planning application has been submitted for the redevelopment of the site known as Ruby Triangle in the Old Kent Road Opportunity Area. The scheme sits within the heart of Southwark's masterplan for the regeneration of the area and within walking distance to the proposed Bakerloo line extension.

The residential-led mixed use scheme aims to regenerate a vital part of London by creating 1,165 quality new residential units spread over 3 blocks with buildings of up to 17 storeys, 48 Storeys and 40 storeys. 35% of the units will be affordable, of which 70% are social rent and 30% intermediate. The residential buildings are set on top of a two-storey podium with flexible retail/business space, together with a public sports hall and gym.

The development will improve the public realm along Old Kent Road by introducing a 3,792 m² new public park at ground level, open for the local community to use. The improvements to the public realm will place a shift to health and well-being of local residents. A cycle hub will be opened for the community to access cycles, get repair and maintenance, and create a focal point for cycling activities and groups in the neighbourhood.



2. CANTIUM RETAIL PARK

Size: 1,200 new homes plus c. 8,750 sqm of employment space
 Target date: 2021/22
 Developer: Galliard Homes & Aviva Investors
 Architect: Alan Camp Architects and Brisac Gonzalez

Galliard Homes and Aviva Investors are bringing forward plans for the Cantium Retail Park, a key part of Southwark Council's vision for the Old Kent Road. The site has operated as a retail park since 1992, and has been identified in Southwark's Old Kent Road Area Action Plan as suitable for delivering new homes, jobs and community facilities. It is supported by the extension of the Bakerloo Line from Elephant & Castle to Lewisham.

The project will deliver a comprehensive mixed-use development at the heart of the Old Kent Road. This will provide 1,200 new homes and over 8,750 sqm of commercial space, including a destination space suitable for a cultural occupier. It would be complemented by new public spaces, cafes and restaurants, as well as a new linear park along the route of the Old Grand Surrey Canal.



3. NYES WHARF

Size: 0.3 Ha
 Target date: TBC
 Developer: Hinkcroft & Peabody Housing
 Architect: HKR Architects
 Website: <http://nyeswharf-consultation.co.uk/>

The proposal is for the redevelopment of a 0.3ha site currently used for the storage and maintenance of vehicles. It includes almost 1200sqm of new employment floorspace at ground and mezzanine floors, and 153 residential units in a part 9, part 18 storey building.

The proposed development will provide a mix of market and affordable housing, with 37% of habitable rooms as affordable housing. A key aspect of the scheme is the new area of open space to the north of the site which will form part of the linear park. The height and massing is in accordance with the draft AAP's building height strategy.

The scheme was approved by Southwark's Planning Committee in September 2018.



4. MALT STREET REGENERATION

Size: 2.31 Ha
 Target date: TBC
 Developer: Berkeley Homes (SE London) Ltd
 Architect: Rolfe Judd Architecture
 Website: <http://www.berkeley-oldkentroad.co.uk/>

Malt Street Regeneration will deliver c.1,050 new homes and c.5,500 sq.m of employment space transforming what is currently a mix of trade depots, derelict former industrial buildings and open storage areas into a thriving, cohesive and family orientated neighbourhood. Integral to the proposal is the new public realm with Berkeley giving back over 50% of the site to public open space. This will take the form of a new linear park and public square, and will be home to London's first sculpture park. The proposals will deliver a significant number of much needed new homes and jobs for Londoners.



5. LATONA WORKS

Size: 3,855 sq m (GIA) commercial + 16,274 sq m (GIA) residential
 Target date: December 2020
 Developer: 2020 Capital Limited
 Architect: HKR Architects

The directors of 2020 Capital Ltd have been delivering mixed-use schemes in Southwark since 2003.

Latona Works, one of their two current schemes within the OKR Action Area Plan, will create 3,855sqm of flexible workspace designed to suit the local artists and makers community, together with 181 homes meeting the London Plan design criteria; a fully compliant tenure split and generous on site amenity.

The scheme was conceived as an urban block and 2020 Capital with HKR, their architects, have worked collaboratively with neighbouring owners and architects to free up land and create Latona Yard, a centrally located, shared working yard.

Mindful of Southwark's request for an element of 'grit', the original red brick chimney and gables were retained. A pared back palette of materials, robust industrial detailing and a plan that maximises natural light and delivers flexible interesting space has brought forth a building that blends beautifully with, and reinforces, the character of the area.

Southwark's proposed Linear Park borders the site and Burgess Park is nearby and space is provided within the scheme for local community groups such as the Glengall Wharf Garden, supporting the Southwark Wellbeing Hub.