



CATLIN STREET Feasibility Study

July 2024

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INTRODUCTION

About Us

Maccleanor Lavington are an Anglo Dutch Practice based in London and Rotterdam. For over 30 years we have been committed to delivering exemplar architectural and urban design services, from strategic masterplans to the crafted detail of completed buildings of all kinds.

We have a specialism in designing homes, across the full range of tenures and have been the recipients of the Stirling Prize for our seminal residential project Accordia, in Cambridge.

We have worked in Southwark at all scales directly for the Borough and for a range of housing associations and private sector clients. We have delivered policy and guidance and built successful schools, homes, commercial spaces alongside complex estate regeneration. With its central location we have navigated sensitive contexts, adjacencies to conservation areas, and historically important locations.

Notable projects include the sensitive adaptation and expansion of Grange and Charles Dickens Primary schools – both recipients of RIBA Awards; the delivery of South Gardens, bringing early phase homes into Elephant Park and including the delivery of the first Passivhaus in Zone 1; Blackfriars Circus, a cluster of five new buildings providing an exceptional mixed-use scheme and remaking the historic Circus on Blackfriars Road; the delivery of a new mixed use town centre at Canada Water, reimagining a modern day high street with the inclusion of innovative mixed use buildings. These selected projects reflect the breadth of our work and quality of completed schemes that we have delivered. We are proud to have won over 20 awards for schemes in the borough.

We sit on two lots of the Borough's Architecture Framework and our wider commitment to Southwark is reflected in members of our senior team sitting on the Southwark Design Review Panel.

Executive Summary

Following work undertaken in 2020 Maccleanor Lavington were approached by LB Southwark in spring 2024 to undertake further massing and capacity studies for the Catlin Street Former Southern Railway Stables site. The findings of this study will be used to review the capacity of the site and refresh the site allocation in the draft Old Kent Road AAP to be published Summer 2024. This document will form part of the evidence base which will support the AAP.

Throughout our review process we have explored several options with LB Southwark for the site in multiple configurations and ownerships, from developing the whole site to developing only LB Southwark land. Our final proposal considers the site under one ownership and provides 44 homes comprising a six storey residential building and a terrace of family homes.



Elephant Park, Southwark



Grange Primary School, Southwark

SITE CONTEXT

Site Location

The Catlin Street Former Southern Railway Stables site sits just to the north of the Old Kent Road core boundary and is located within the opportunity area boundary urban zone of the Old Kent Road.

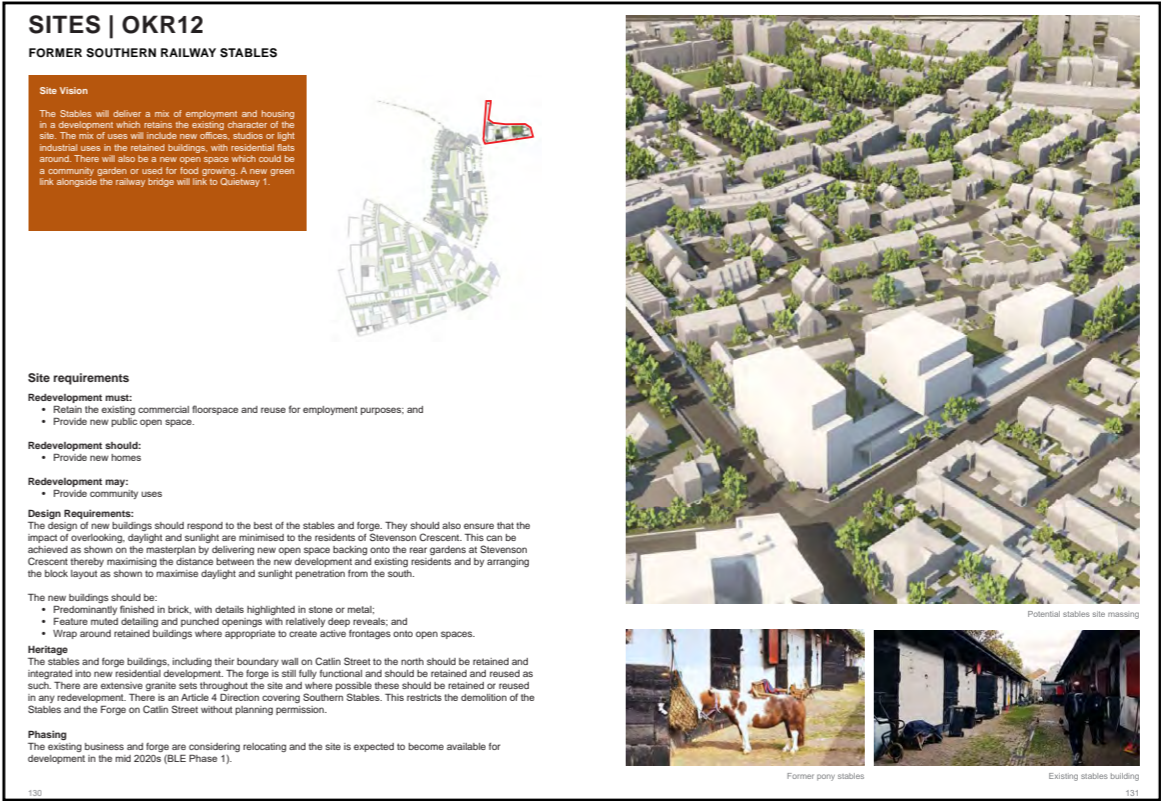
The area as a rich history connecting the heart of Central London to the south east of London and beyond.



Old Kent Road Area Action Plan

The site is allocated as OKR12 in the Old Kent Road AAP. The vision for the site is to deliver a mix of employment and housing whilst retaining the existing character of the site.

The AAP advises the site has the potential for 103 homes, 59 jobs and 1 park. Maccreanor Lavington have been exploring options to reduce the number of homes on the site to provide a suitable backdrop to the historic assets.



OKR AAP Extract

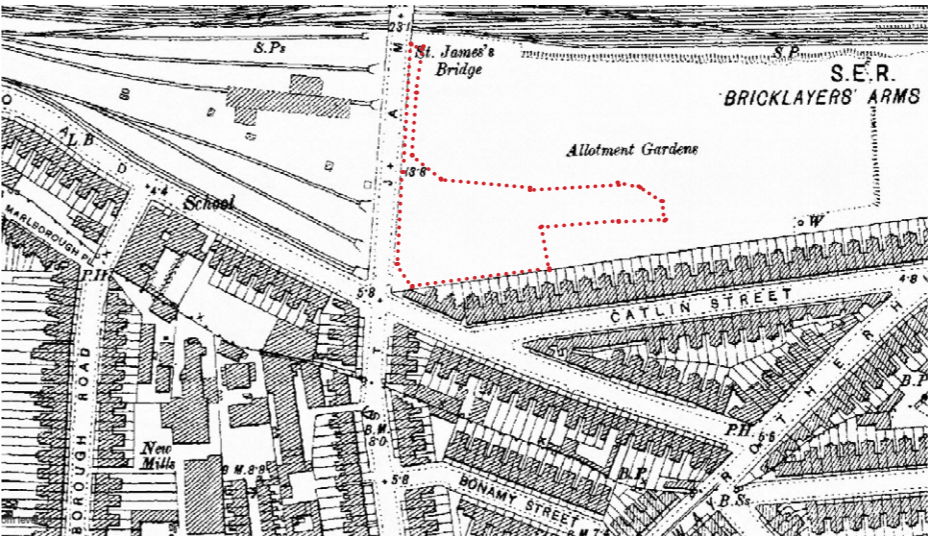
SITE CONTEXT

Site History and Locally Listed Buildings

The site has a rich history associated with the South Easter & Chatham Railway and the associates Bricklayers Arms Good Station.

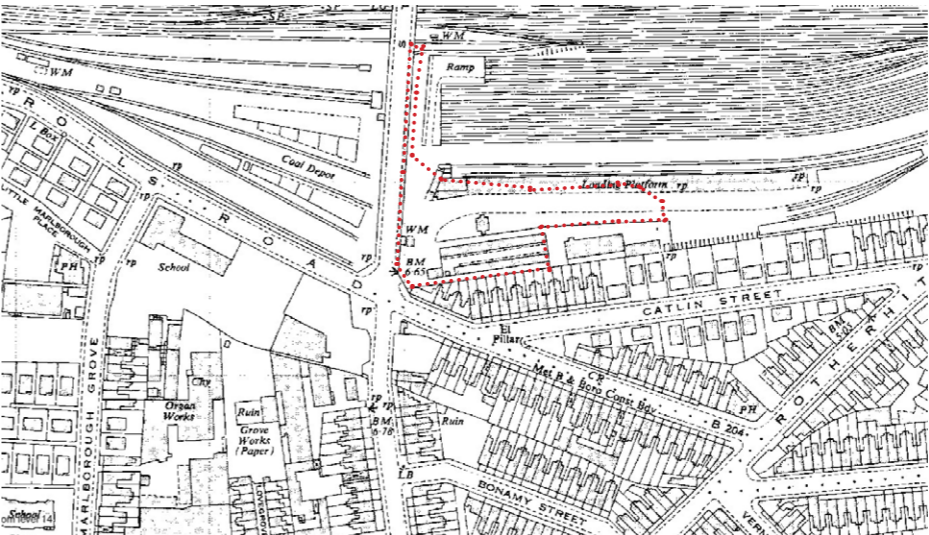
The stables buildings and forge building are locally listed buildings. The stables are described as: *Erected in the years before the First World War by the South Eastern & Chatham Railway as stabling for sick horses at the Bricklayers Arms Goods Station. 2 single storey ranges of 10 stables facing each other across a granite setted yard. Mono pitch roofs sloping inwards with extended eaves sheltering the horses heads. Plain stock brick outer elevations with high level segmental arched windows with buff brick quoins and arch rings and metal casements.*

The forge building is described in the local listing as: *Late 19th early 20th century building by the South Eastern & Chatham Railway Co. as part of the Bricklayers Arms Goods Station. Two single storey, stock brick, slate roofed ranges, the western range with a continuous lantern to the ridge.*



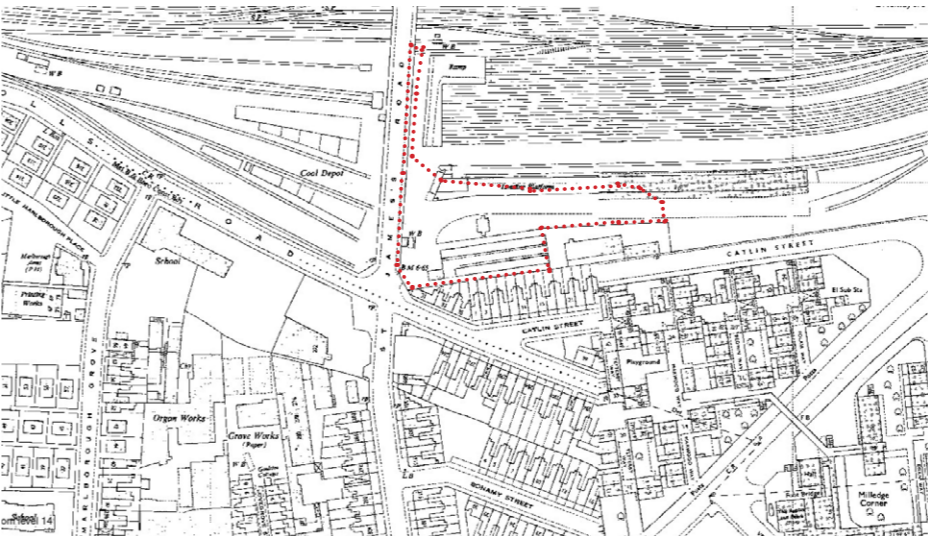
1896 Historic Map

The site is used as allotment gardens and is located to the south of the railway lines and the southern frontage sits behind the terraced houses on Catlin Street. The stables and forge have not yet been built.



1952 Historic Map

The railways have expanded to the south and a loading platform sits on the northern boundary of today's site. We assume the sweep of cobbles up the south provided access to the platform. Catlin Street has suffered significant damage in WWII and the central part of the street has been demolished.



1964 Historic Map

By 1964 the surrounding context is starting to change, bomb damages building have been replaces with new estates and Catlin Street is relocated north onto the boundary of today's site.



Stable interior



Locally listed forge building



Industrial traces on site



Back of stables



Historic cobbled surfaces



Locally listed stables buildings



Stand alone locally listed building on site



Locally listed forge building

DESIGN DEVELOPMENT

Combined LB Southwark + Forge sites

Site opportunities

- Historic assets to the south of the site
- Opportunity for height to the south west corner of the site
- Potential to open up access on a north - south route through the site
- Existing context of higher buildings to the south
- Existing vehicular entrance to the south west corner of the site
- Opportunity to open up area of open space previously not accessible
- Opportunity to open site to the south to create vibrant public space
-

Site constraints

- Two storey buildings to the north of the site
- Level changes across site
- Potential limitations to accessing the site if the forge and northern access are not opened up
- Existing site wall in poor condition

- Open space
- Development areas
- Set back from neighbours



Site Constraints Plan

Design Principles

Sense of place, Robustness and Elegance

Simple forms, elegant proportions and considered detailing, ensuring minimum maintenance. Buildings designed to weather and age gracefully through the use of good quality materials.

Contemporary buildings that complement the existing fabric creating a strong sense of place, and a safe and welcoming environment.

Contextual buildings that respond to the neighbourhood and establish a distinctive identity through a careful materiality.



Seavington House, Southwark. Maccleanor Lavington

Variety of Homes

Long-lasting homes with flexible layouts, that suit different lifestyles and can adapt to changes throughout the residents' lives.

Maximized usable areas, to allow for versatility of furnishing and sufficient storage space.

Homes with good exposure to daylight, allowing sunlight into all living rooms and amenity space.
Homes with more than one aspect, ensuring good views out, sunlight to all main spaces and good natural ventilation.



Accordia, Cambridge. Maccleanor Lavington



Hackney mews housing, Al-Jawad Pike

Celebrating the Site's Industrial Heritage

Respecting and celebrating the site's industrial heritage by retaining the large extent of cobbled surfaces and hard landscape.

Creating large areas of hard surface with trees and public realm furniture which will be long lasting and reduce maintenance requirements.

Providing clearly defined zones for servicing and maintenance of the houses and commercial spaces.



St Andrews, London. Maccleanor Lavington

Front Doors

Clearly identifiable, sheltered and welcoming entrances visible from and defining the public realm.

Bright and airy communal entrance spaces that promote social interaction.

Refuse and cycle storage suitably located and easily accessible.

Landscape defensible space providing privacy to ground floor homes and visual amenity from within the home.

Creating Dynamic Workspaces

A light touch approach to the stable blocks to preserve their special historic charm and ensuring rents are affordable to attract a diverse group of tenants.

Making use of the central stable yard to provide a vibrant communal space.



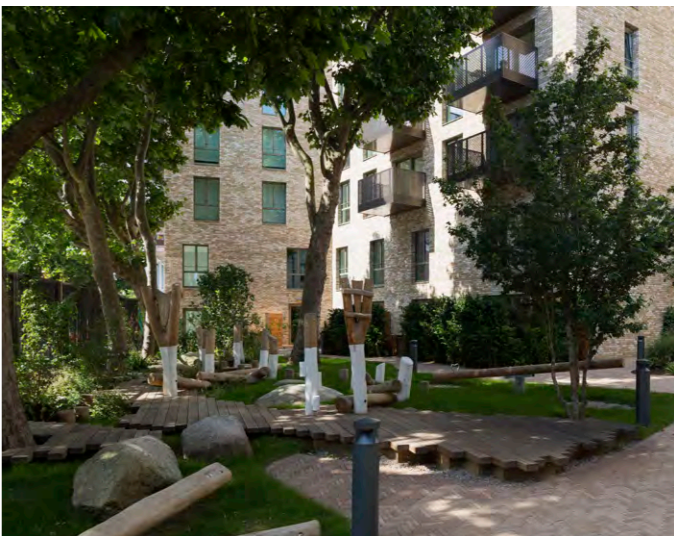
Iliffe Yard workspaces, Southwark

Creating a High Quality Landscape Spaces

Carefully positioning the houses to create a pleasant and usable space for residents and provide multiple aspect homes.

Utilising the change in levels to create an interesting environment with private terraces, communal areas and areas for incidental play.

Considered communal areas accessible to all residents, creating attractive and healthy places to live and play. Shared amenity between all tenures, fostering a sense of community.



South Gardens, Elephant Park, London

DESIGN DEVELOPMENT

Design Review 01

Maccreeanor lavington presented two options for 76 and 56 unit layouts comprising taller apartment blocks to the west and terraced houses to the east.

From initial feedback the apartment block restricted access to the open space too much and a more slender footprint was preferred and to be pushed back to the site boundary.

A lighter touch approach to the stables was preferred with a single stable being used for WCs.



76 unit layout

- Nine story apartment building containing 65 homes
- 11 three storey mews houses
- Apartment building and mews houses all mixed tenures



56 unit layout

- Nine story apartment building with cut back elements containing 45 homes
- 11 three storey mews houses
- Apartment building and mews houses all mixed tenures

Design Review 02

Maccreeanor lavington presented two options for 54 and 79 unit layouts comprising taller apartment blocks to the west and terraced houses to the east.

From the feedback it was agreed to provide one option with circa 50 units only using the LB Southwark site and a scheme using the forge site with circa 80 units.

It was agreed the massing should not go above nine storeys and a smaller four storey apartment building should be provided at the far east of the site.



54 unit layout

- 10 story apartment building containing 43 homes
- 11 three storey mews houses
- Apartment building SO and PS tenures



79 unit layout

- 14 story apartment building containing 66 homes
- 13 three storey mews houses (to provide 20% 3bed+ homes)
- Apartment building SO and PS tenures

Design Review 03

Maccreeanor Lavington presented two options for 75 and 51 unit layouts.

It was felt the nine storey apartment buildings were too tall and should be reduced to six storeys.

The four storey apartment building on forge site was considered too large and encroached too much on the neighbouring houses.

It was agreed Maccreeanor Lavington should proceed with six storeys to the building to the west and three storeys to the east. The updated options should contain 52 units to the consolidated site and 40 units to the LB Southwark site.



75 unit layout

- Nine story apartment building with cut back element containing 41 homes
- 10 three storey social rent mews houses
- Four storey apartment building containing 24 homes
- Apartment buildings shared ownership and private sale tenures



51 unit layout

- Nine story apartment building with cut back elements containing 39 homes
- 12 three storey social rent mews houses
- Apartment buildings shared ownership and private sale tenures

Design Review 04

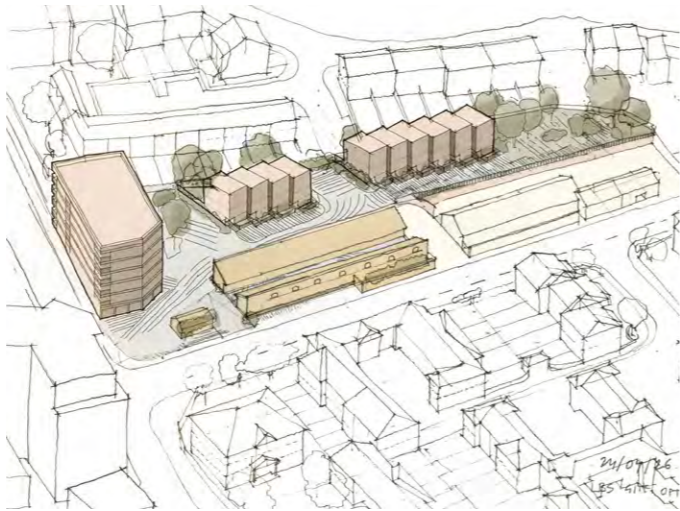
Maccreeanor lavington presented two options for 52 and 40 unit layouts.

While the proposals were welcomed, it was decided to go in the direction of one site wide option without any building on the forge site.



52 unit layout

- Six story apartment building with cut back element containing 30 homes
- 10 three storey social rent mews houses
- Three storey apartment building containing 12 homes
- Apartment buildings shared ownership and private sale tenures



40 unit layout

- Nine story apartment building with cut back elements containing 30 homes
- 10 three storey social rent mews houses
- Apartment buildings shared ownership and private sale tenures



The stable yard as a vibrant work space

Ground Floor Plan

In this proposal, the forge site and LB Southwark's sites are brought together into a single site for development. The south western corner of the site is opened up to provide a generous entrance forecourt offering views into the stable yard and deeper into the site, past the apartment building to the area of open space and mews houses beyond.

A carpet of cobbles reminiscent of the historic industrial character of the site links the spaces and provides access across the site creating a route around the forge and back out to Catlin Street.

The six story apartment building providing 30 homes (shared ownership and private sale) is arranged with residential entrance from the area of open space. Active frontage is achieved through the commercial unit and lobby opening onto the open area. To the west St James Road rises up to create a raised ground floor condition with the residential units above.

To the centre of the site, 14 social rent homes are provided. These three storey homes look out onto a cobbled landscape overlooking the stables and forge. The houses to the east step down with the sloping topography as the access route continues back to Catlin Street.

A vehicular route is provided around the back of the stables and forge to aid servicing of the site, Stepped access in the middle of the site provides access to upper levels. The access road to the west follows the existing site levels and to the east slopes down with 1:21 slopes.

The stables and arches have a light touch restoration to function as maker spaces, cafés and workshops with shared facilities in one stable. The forge is also retained for maker spaces etc and could be subdivided internally. Part of the historic wall is removed to open up the site to the west of the site, however the majority is kept around the stables and forge to form yard spaces.

The amount of Other Open Land (OOL) provided is 850sqm.

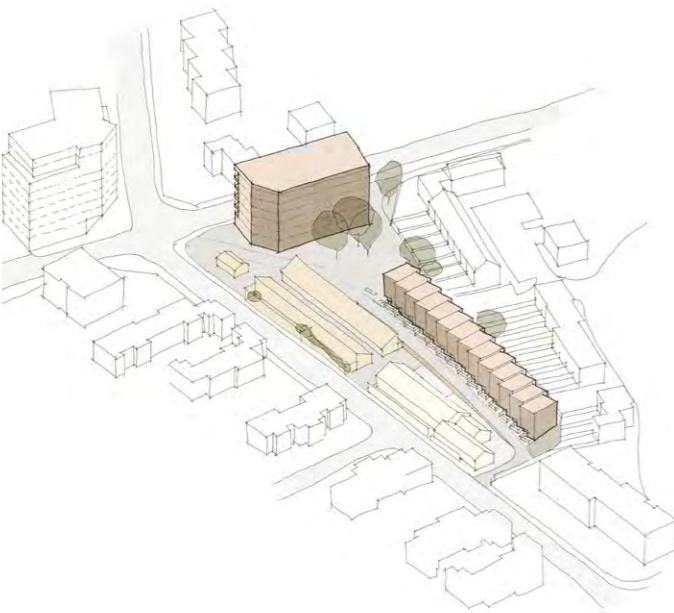


Site Layout

Typical Floor Plan

The typical floor plan for the apartment building comprises six units per floor. The homes looking towards the area of open space have projecting balconies and the homes overlooking St James Road have inset balconies to allow the building to sit against the boundary.

The apartment building is predominantly private sale homes with two shared ownership homes on the first floor.

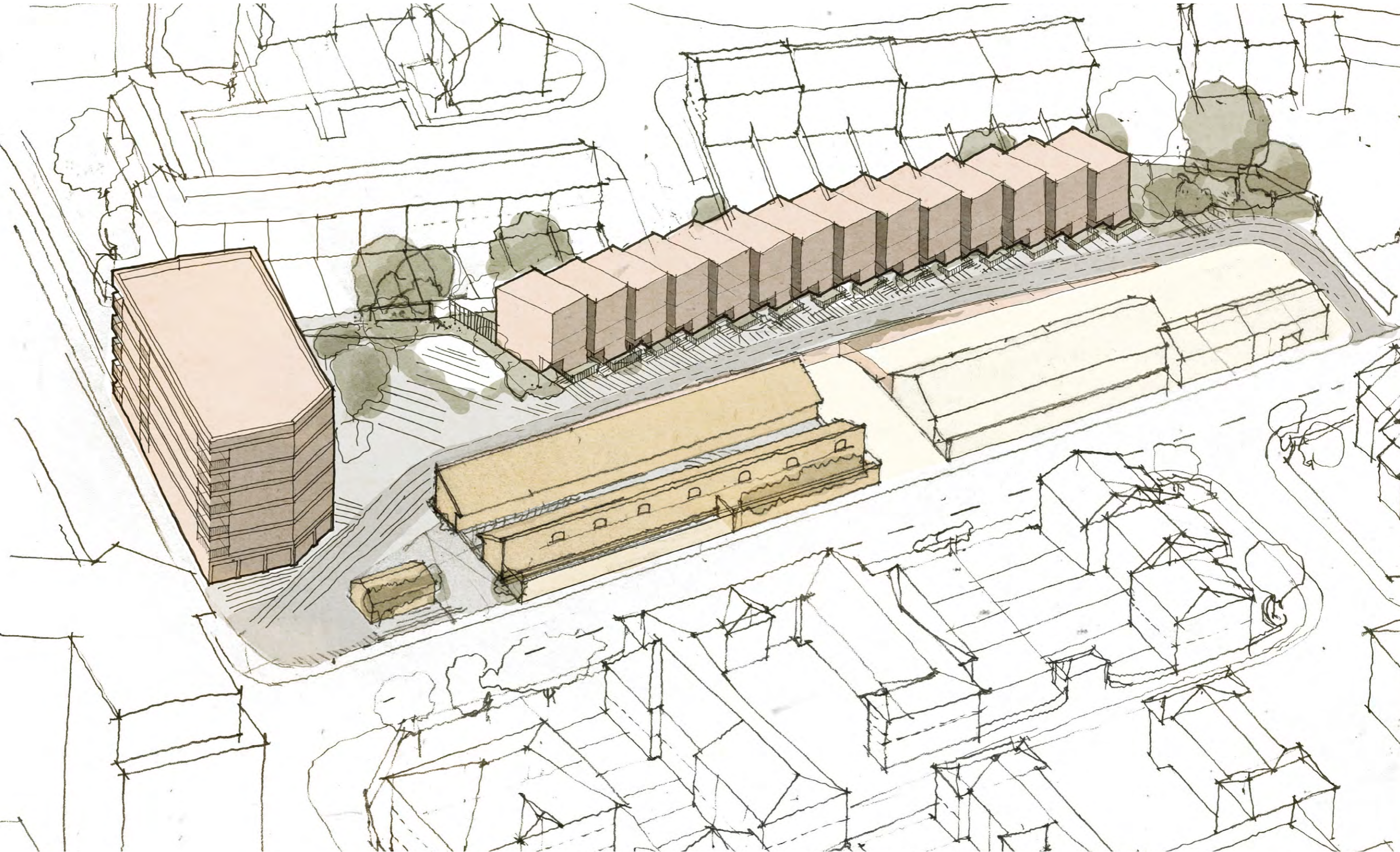


Axo View



Typical Floor Plan

DESIGN PROPOSALS - CONSOLIDATED SITE



Site Ariel View



View into the stable yard along Catlin Street



View along the mews from the open space



View west along Catlin Street



View along the mews to the apartment building

DESIGN PROPOSALS – CONSOLIDATED SITE

Amount

Tenure	1B-1P	1B-2P	2B-3P	2B-4P	3B-4P	3B-5P	3B-6P	Totals
PS (Market)	-	12 units	6 units	10 units	-	-	-	28 units
hab rooms	-	24	18	30	-	0	-	72
SO (Intermediate)	-	2 units	-	-	-	-	-	2 units
hab rooms	-	4	0	0	-	0	-	4
SR (Social Rent)	-	-	-	-	-	-	14 units	14 units
hab rooms	-	-	-	-	-	-	70	70
Totals	-	14 units	6 units	10 units	-	-	14 units	44 units
	-	32%	14%	23%	-	-	32%	
Total Hab Rooms	-	28	18	30	-	-	70	146

TENURE SPLIT BY HAB ROOM	
PRIVATE	49%
AFFORDABLE	51%

AFFORDABLE TENURE SPLIT BY HAB ROOM	
INTERMEDIATE	5%
SOCIAL RENT	95%

OVERALL UNIT MIX	
Studio	-
1 Bed	32%
2 Bed	36%
3 Bed+	32%

- Notes:
- Bb6P houses all provided as social rent tenure following LB Southwark feedback. To achieve 50% affordable tenure by hab room, this reduces the amount of shared ownership.



Open corner to the site

STRATEGIES

Site Access



Site Layout

Vehicular access

- Pedestrian priority surfaces
- Vehicular entrance maintained from junction with route through site behind stable block and forge back out onto onto Catlin Street
- Potential potential location for accessible parking spaces along route and adjacent to forge
- Further input required from transport consultant on vehicular tracking and fire tender access

.....>
Vehicular route

Site Phasing



Site Layout

Site Phasing

- Stable blocks, Forge and Catlin street public realm works able to take place first
- Construction access from junction and Catlin Street allowing housing to be built behind stables and forge
- Potential access to railway arches from the north to allow this work to take place as a stand alone project if required

.....>
Construction access
.....>
Workspace access

Wall retention



Tenure Plans

Site Layout

Wall Retention

- Historic site boundary wall maintained around stables and forge building to form yards
- The opening in the wall is enlarged around the site opening to provide a clear opening into the site
- The building is built up to the site boundary and replaces the wall in this location

Wall demolished

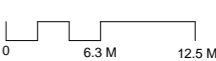
Wall retained



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Client
London Borough of Southwark
Project
Catlin Street

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Level 00 Plan

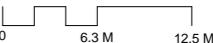
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ST JAMES'S ROAD

STEVENS CRESCENT

CATLIN STREET

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Project
Catlin Street

Title:
Level 01 Plan

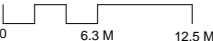
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ST JAMES'S ROAD

STEVENSON CRESCENT

CATLIN STREET

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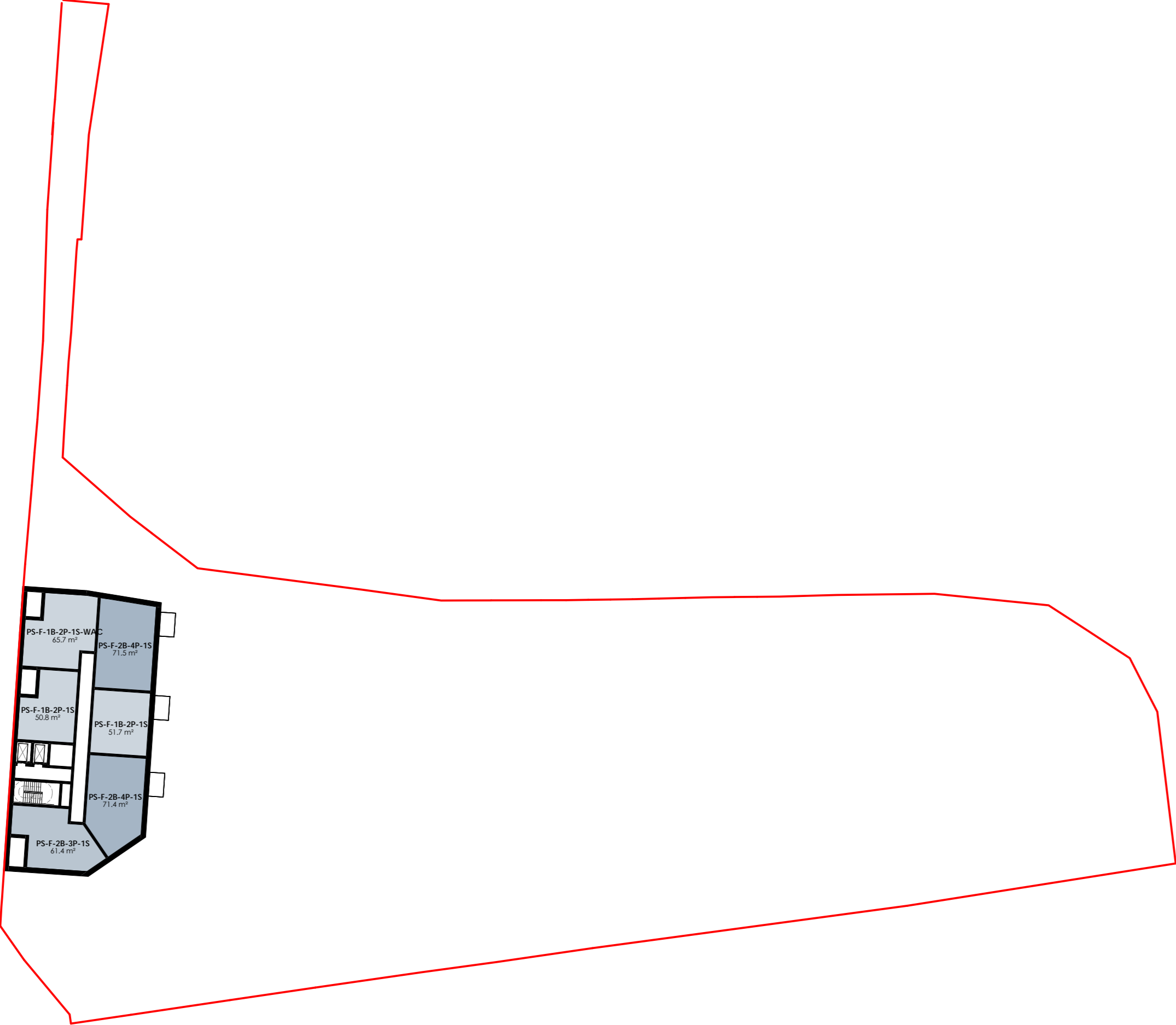
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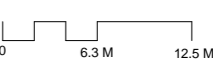
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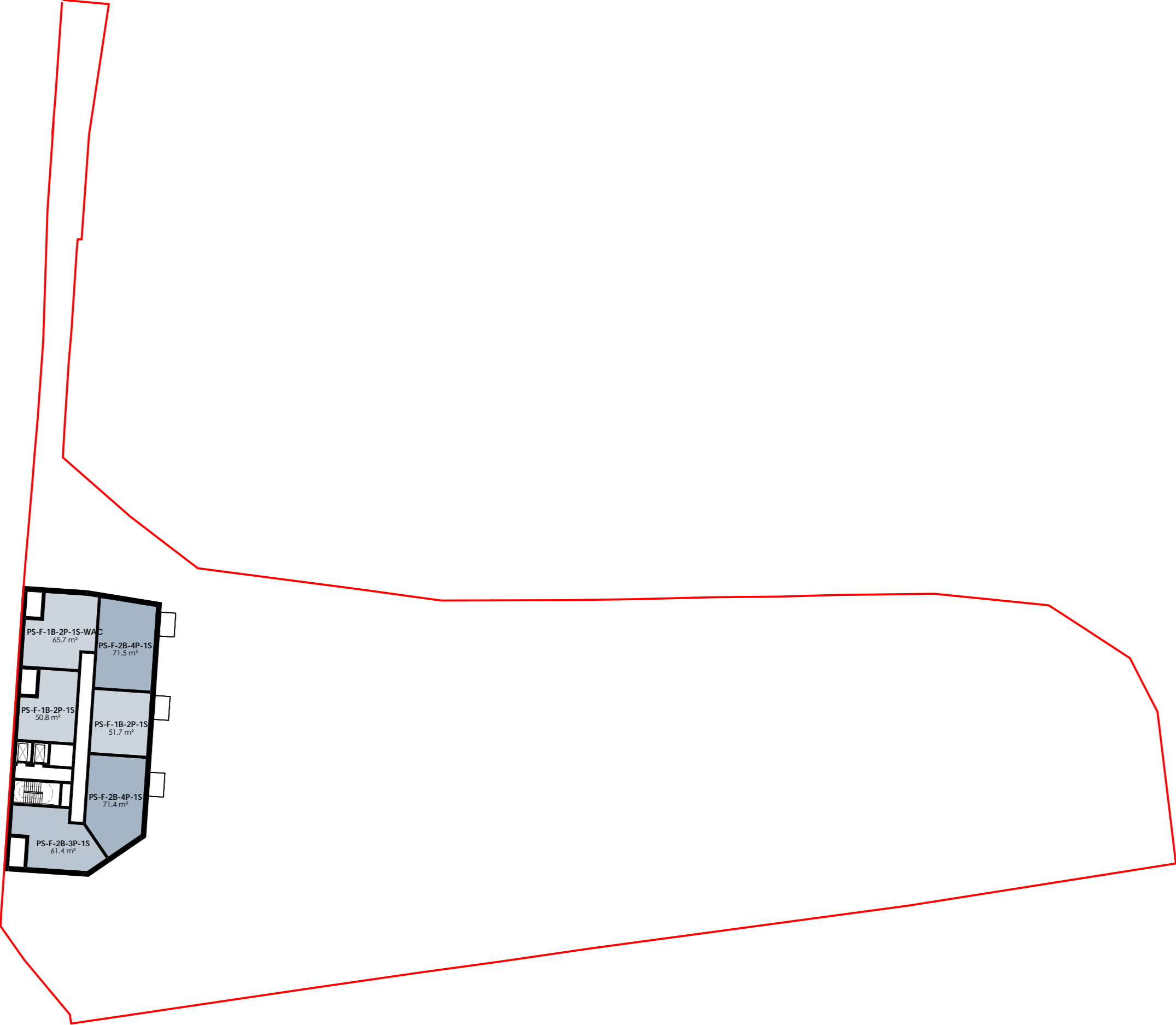
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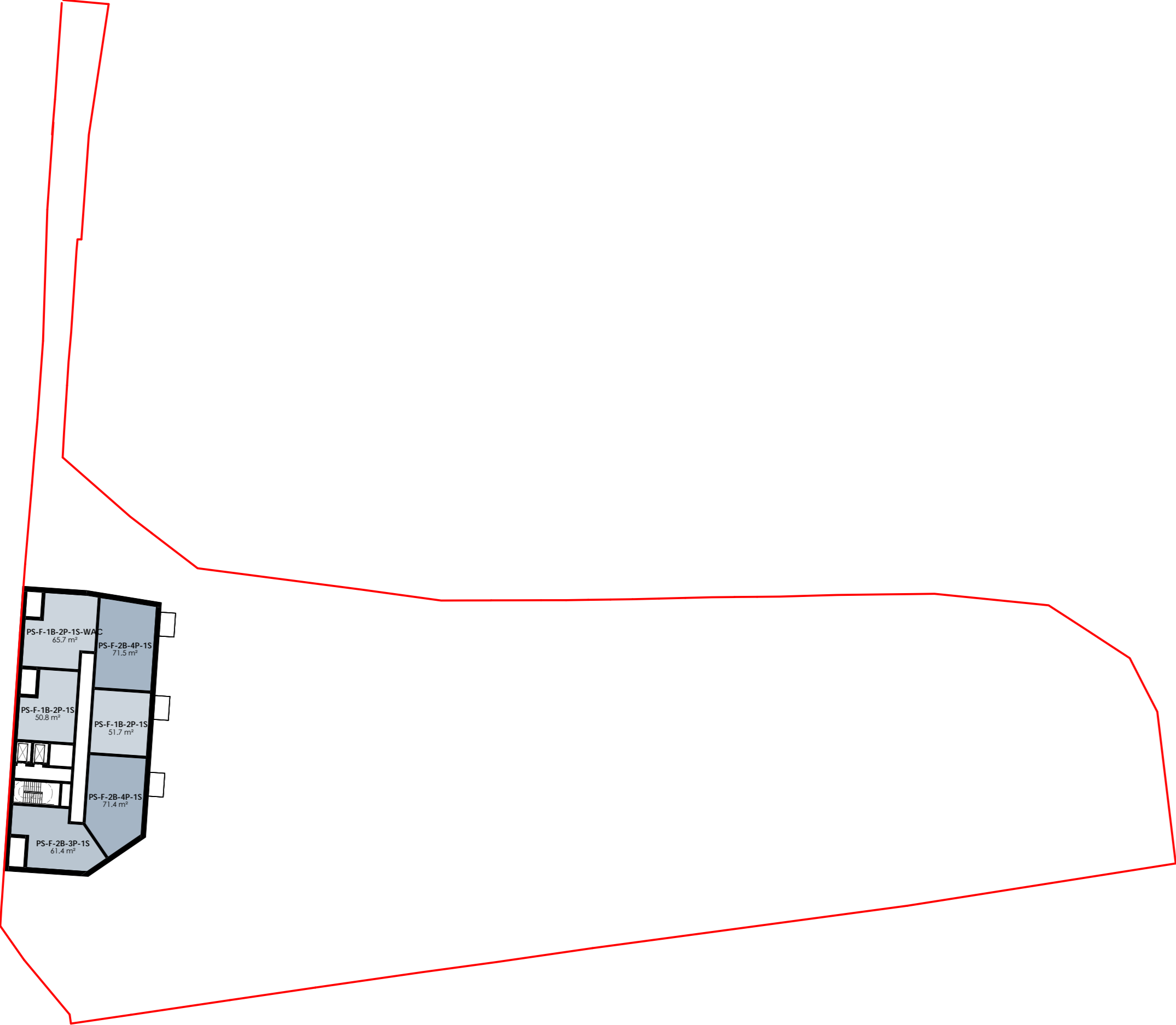
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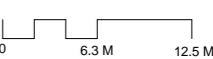
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