

Local Development Study
October 2024



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Revision notes

P01	For information	PC	RM	21.10.2024
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1.0 Latona Road salt depot site

1.1 The site

The site is currently in use as a salt depot for the London Borough of Southwark’s highways team.

This site falls within the band of the masterplan designated as having a traditional grain of yards, alleyways and courtyards. The buildings adjacent to the site up to the junction with Glengall Road are creative industry space to be retained and enhanced

Within the urban block, but on an adjoining site, there is a factory chimney which is considered as an important historical asset of the site and should be retained and enhanced, with the removal of mobile telecoms antennae.

There are plans to redevelop the rest of the adjacent sites to deliver a mix of employment space and residential homes. The Glengall Road site is currently being developed to provide a new mixed use employment and residential scheme.

The brief for the Latona Road site is:

- Employment use space at ground floor (potentially light industrial, small workshops/artist studios)
- Residential use on the floors above



Figure 1: Latona Road salt depot aerial photograph

- Glengall road site: employment and residential
- Buildings to be retained
- Site 15 - Latona Road depot: employment and residential
- Site 14: potential for employment and residential

1.0 Latona Road salt depot site

1.1 Design principles

The vision for this site is to create a development with a mix of employment and residential use which helps to expand the creative industrial grain of yards, courtyards and alleyways from Latona Road to Old Kent Road.

An L-shaped block will sit on the corner defining the street frontage towards Latona Road and Haymerle Road.

This L-shape corner arrangement frees up the internal area of the site and creates a shared yard space which can be used by the adjacent sites. This space can be accessed from Latona Road on the western end of the site.

Ideally, the development of the site directly to the north will create another access from the future linear park (currently Bianca Road) to create filtered access between Latona Road and the Park. Agreement between the adjoining landowners should be sought by Southwark in order to enshrine this principle.

The building has a single storey plinth which allows for employment use in a deeper plan and that will open up to the yard. There will be a residents' garden on top of this podium on the first floor.

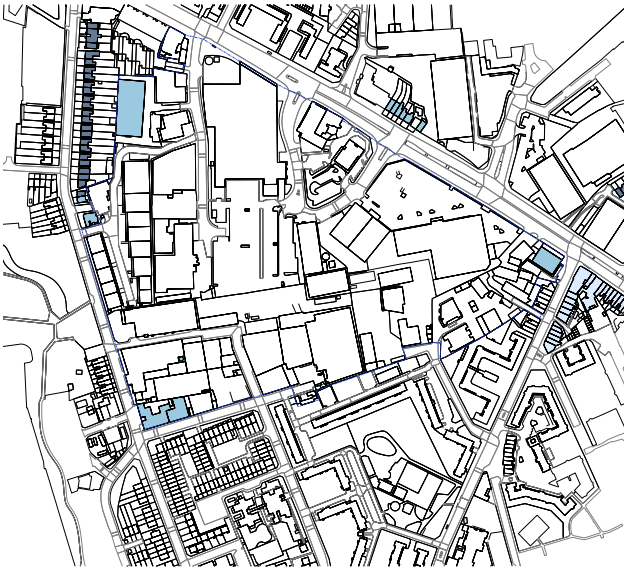


Figure 2: OKR10 buildings with local interest

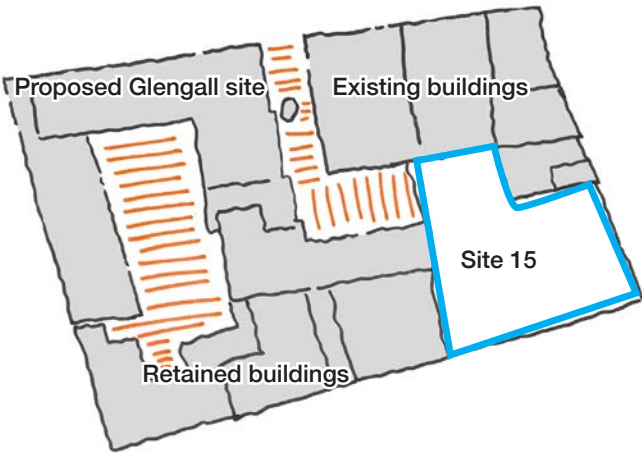


Figure 3: The site

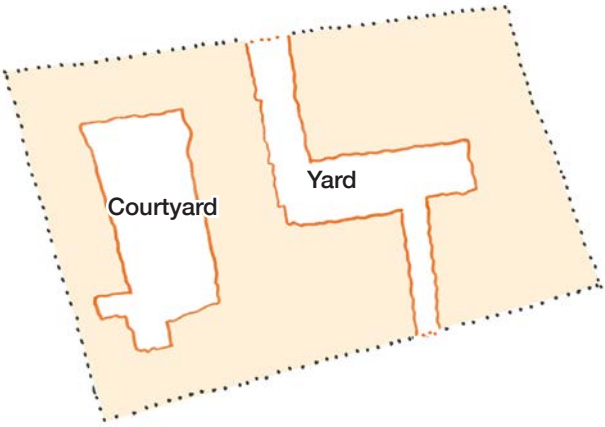


Figure 4: Shared yard space created between multiple sites

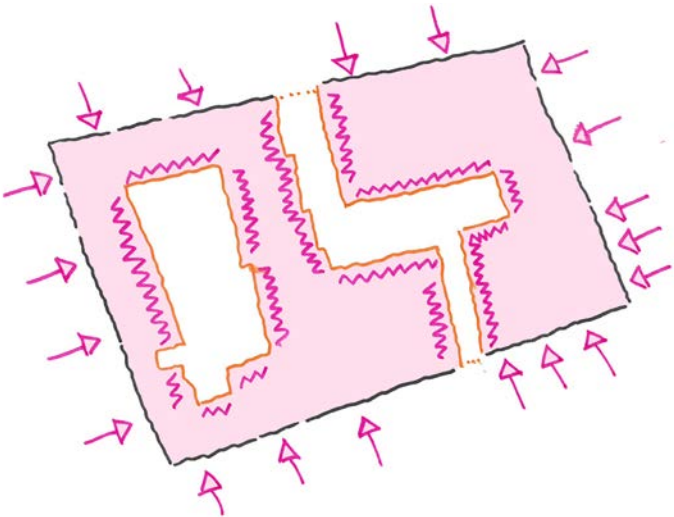


Figure 5: Creative workspaces delivering an active frontage



Figure 6: Indicative site layout



Figure 7: Indicative site layout including site 14

1.0 Latona Road salt depot site

1.2 Scale and massing

The building massing is comprised by three elements:

- One storey base at ground floor with a deeper footprint (employments pace)
- A 3 storey L-shaped footprint at the indeterminate floors along Haymerle Road and Latona Road (residential)
- A 3 storey linear footprint at the higher floors along Haymerle Road (residential)

The massing of the block will help create a transition between the Malt Street development and the retained buildings on the Latona Road - Glengall Street junction. There are plans to add two storeys to the adjacent retained Space Studios building, which will help to reinforce this height transition.



Figure 8: Massing



Figure 9: Massing

1.3 Layout

The indicative plans show how the employment and residential uses could be arranged within the proposed massing.

Residential homes facing the street feature inset balconies to reinforce the ‘warehouse’ commercial aesthetic and urban block form. It is recommended that this design code is carried through around the wider urban block.

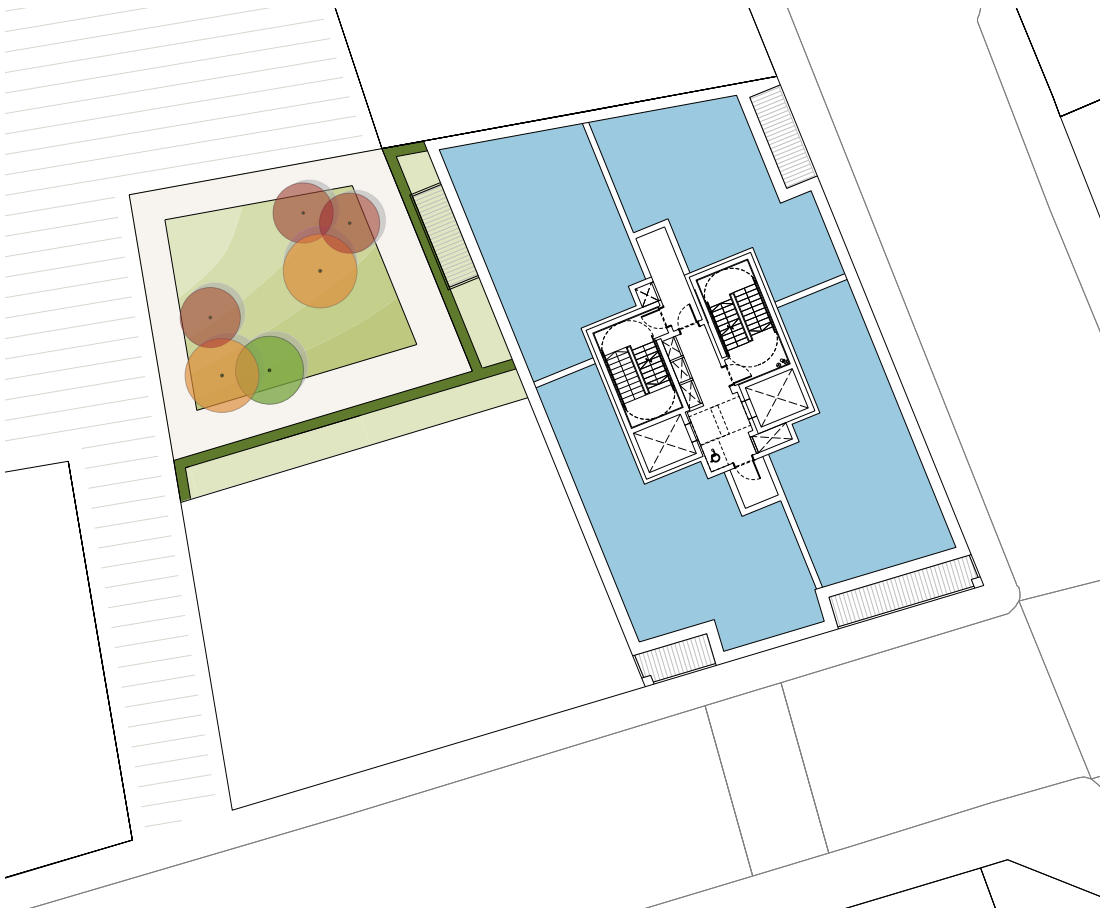


Figure 10: Levels 04 and 05

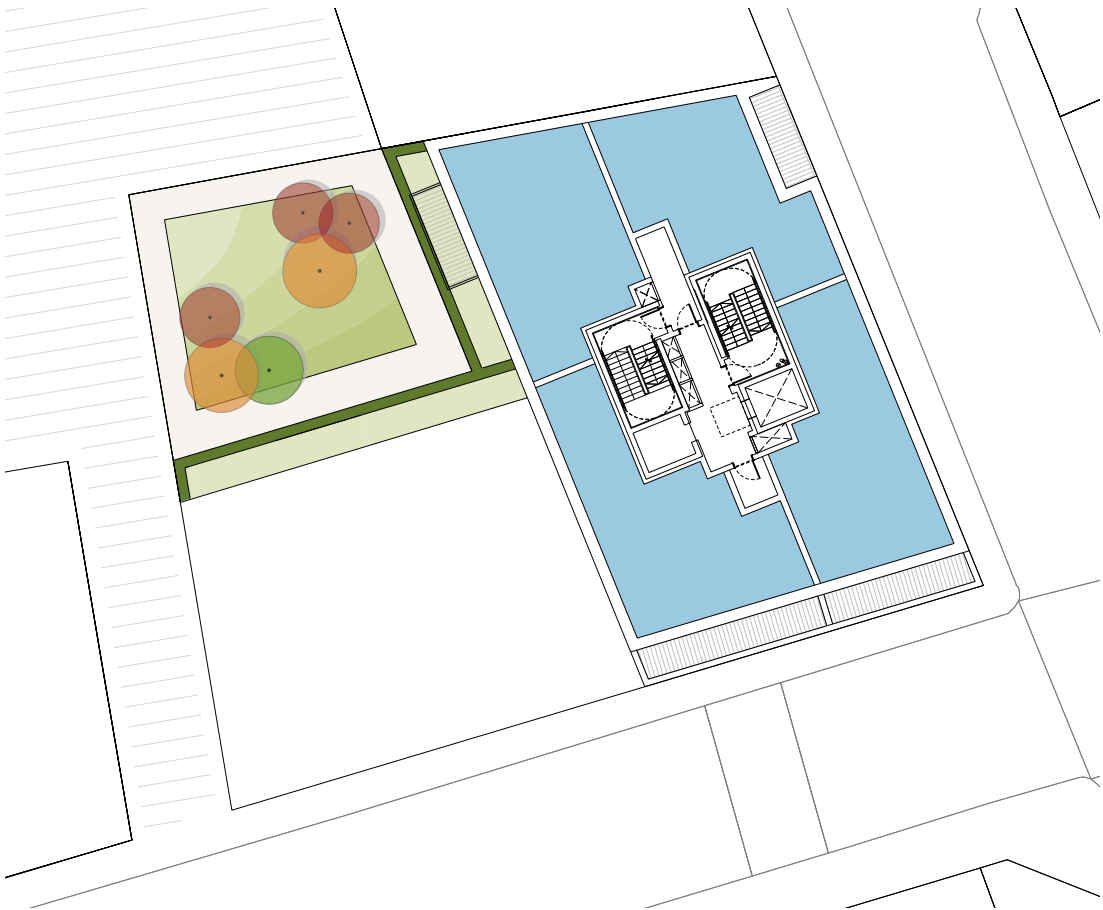


Figure 11: Level 06

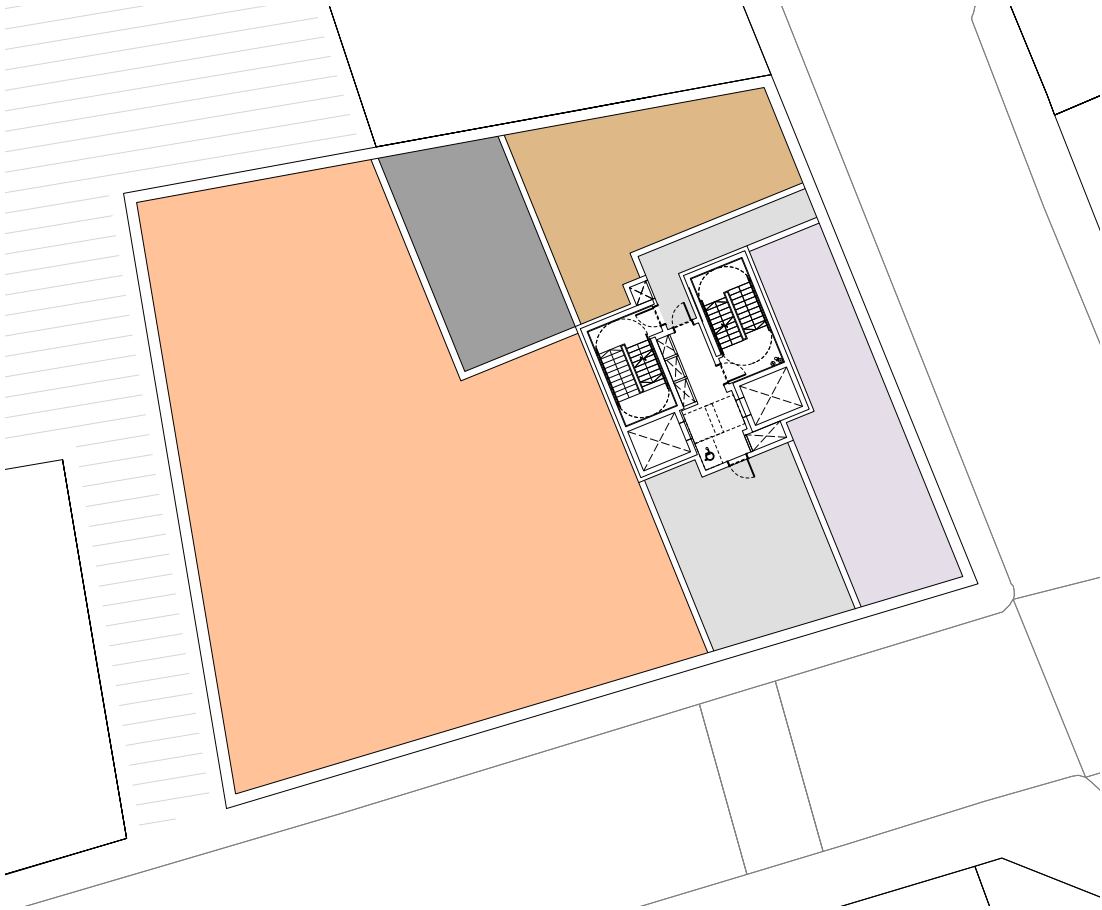


Figure 12: Ground floor



Figure 13: Levels 01, 02 and 03

- Employment space
- Refuse
- Bike store
- Plant
- Residential

1.4 Amount



Figure 14: Site plan - Roof level

Level	EMPLOYMENT		RESIDENTIAL		
	GEA	GIA	GEA	GIA	NIA
	sq.m	sq.m	sq.m	sq.m	sq.m
00	546	510	435	402	0
01	0	0	716	643	500
02	0	0	716	643	500
03	0	0	716	643	500
04	0	0	443	393	295
05	0	0	443	393	295
06	0	0	429	382	283

TOTAL	546	510	3,898	3,499	2,373
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36 homes

1.0 Latona Road salt depot site

1.5 Character

The indicative character for Latona Road is based on a modern interpretation of a mid-rise warehouse building, with a large gridded frame and regular composition.

The material palette is suggested as brickwork with bronze or dark coloured metalwork in keeping with an industrial pedigree and the local context.

It is intended that the ground floor frontages will open up to the streets and to the courtyard, allowing the creative maker uses to spill out and occupy the public realm, creating a rich contribution to the townscape.



Figure 15: Precedent contemporary developments illustrating the character of the architecture

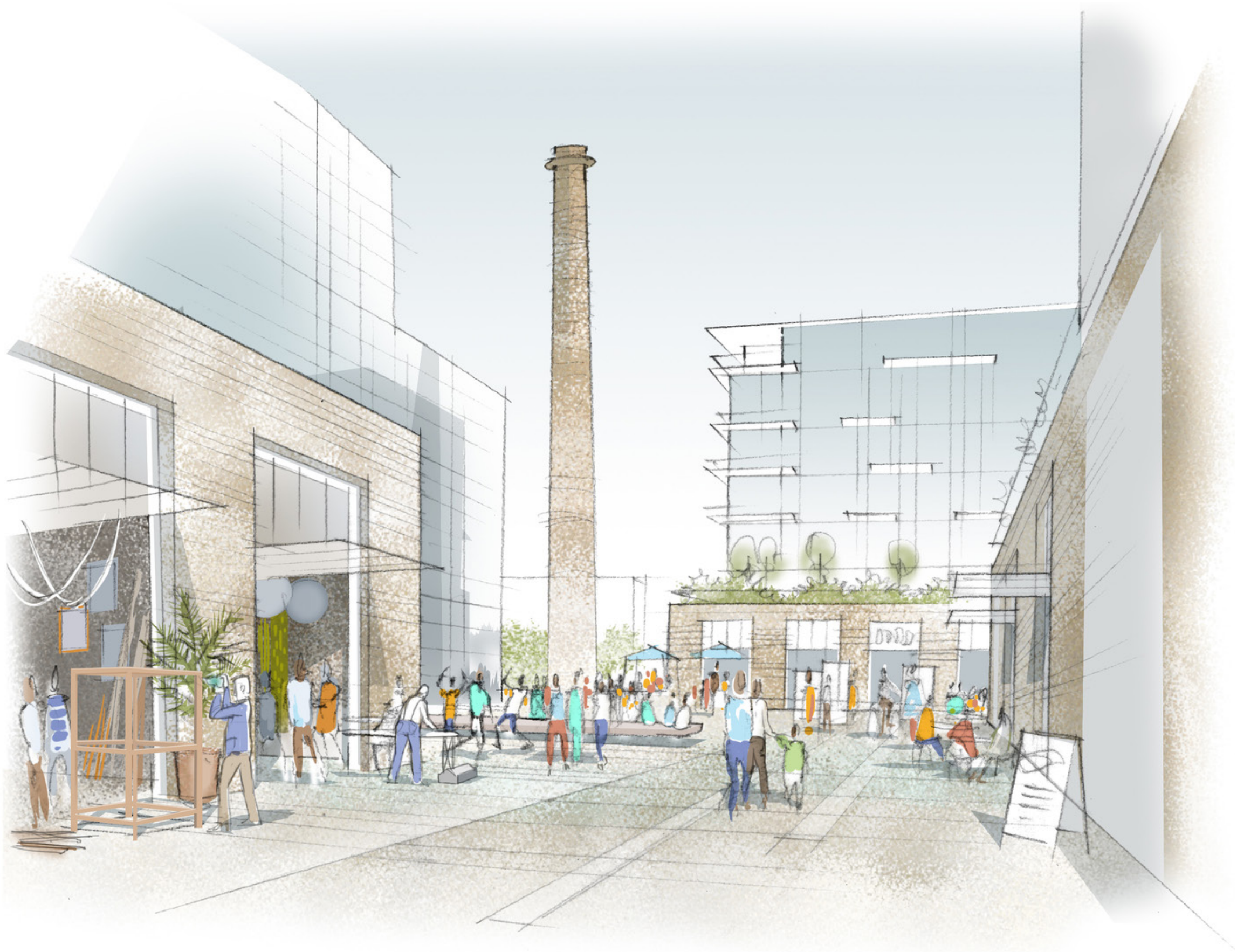


Figure 16: Sketch illustrating the character of the development