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1.0 Introduction

1.1 Purpose

The London Borough of Southwark (LBS) commissioned Patel Taylor to carry out a study to assess the redevelopment potential of an area within the Old Kent Road (OKR) opportunity area.

The study area know as OKR6 comprises a single storey Lidl store with a car park, a three storey building fronting Congreve Street, which is a Building of Architectural and Historic Merit and is currently in use as a church and a single storey children centre.

The emerging AAP establishes a number of requirements for OKR6 and an emerging vision. Key principles include:

- Redevelopment will reinforce the high street along Old Kent Road and provide a new part of the town centre.
- The site contains a building of architectural and historic merit which will be incorporated into the redevelopment. It is currently in use as a church.
- Redevelopment must provide new homes and replace the amount of retail currently on the site.
- Redevelopment may provide community and employment uses

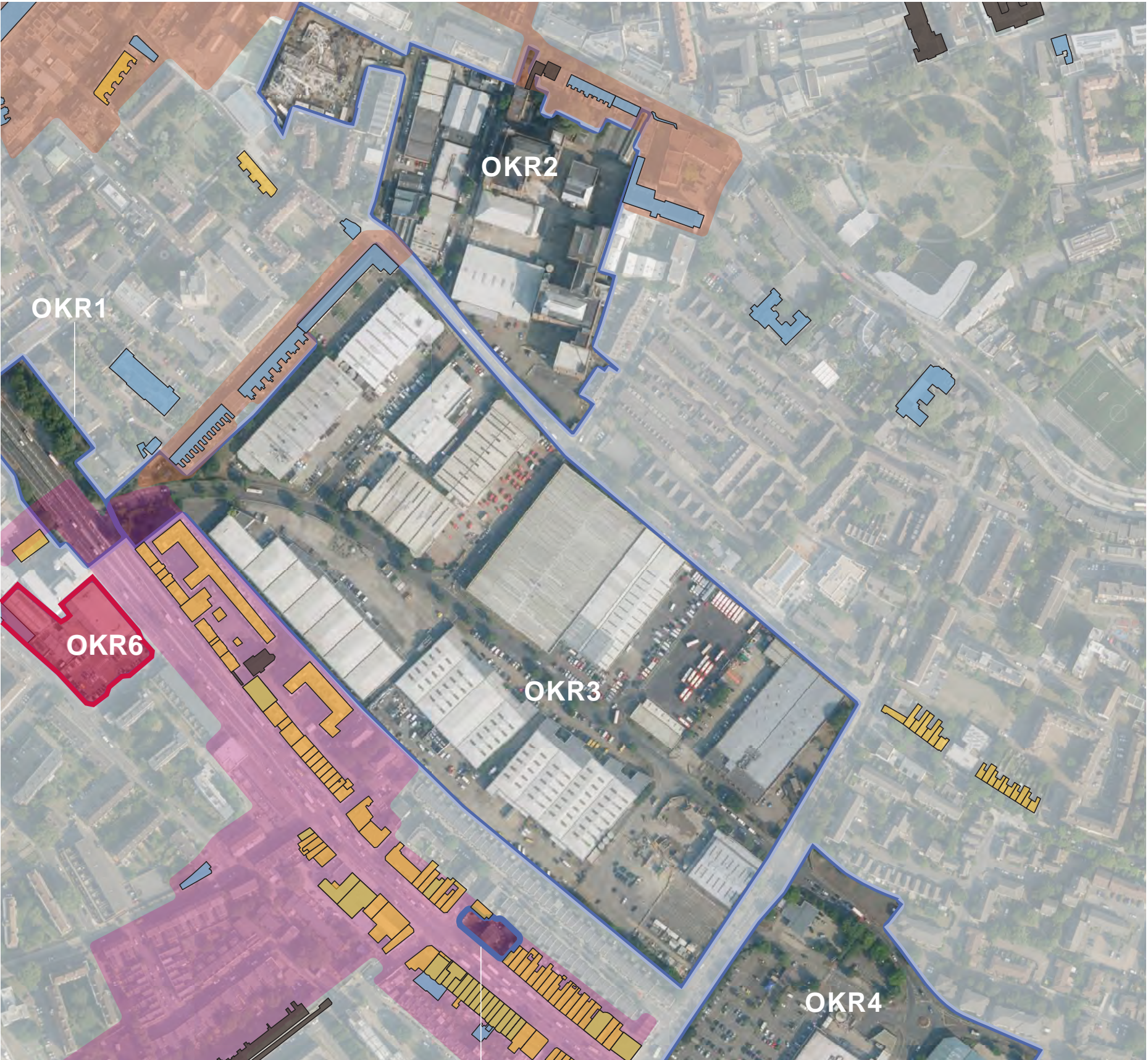


Figure 1: Site allocation in OKP AAP sub area 1

■ Site boundary

1.0 Introduction

1.1 Brief

Building on the emerging masterplan of the Draft AAP, the brief is to design an outline masterplan which will:

- Consider how the site might contribute to strengthening the Old Kent Road as a high street and as part of a town centre through provision of retail or other town centre uses, including re-provision of the Lidl store with at least the same amount of retail floorspace currently on the site (1,392 m2).
- Explore the re provision of the existing community uses (2,431 m2).
- Explore the potential to retain the existing building of Architectural and Historic Merit.
- Consider strategic options for height and massing of buildings and set out recommendations accordingly.
- Test the capacity of OKR6 in the range between 140 - 180 residential homes.
- This site has a PTAL rating of 5 so both the residential and retail components should be car free except disabled parking spaces.

The final study must provide a report which includes:

- An analysis of the physical context
- A succinct description of the proposals
- Appropriate drawings/ diagrams
- Sketches/ illustrations/ precedents which imaginatively communicate the place being created
- An assessment of capacity



Figure 2: Aerial view of the site

■ Site boundary

2.0 Site analysis

2.1 Site context

The site currently occupies 0.54 hectares of land on the western side of Old Kent Road. It is bounded:

- To the east by Old Kent Road
- To the south by Massinger Street
- To the west by Congreve Street
- To the north by Augustus Court and Laurel Apartment buildings

It is currently occupied by a single storey Lidl store along the eastern edge of the site. A zone of car parking is located to the south of site and provides c.53 parking spaces for the supermarket. Access to parking is provided from Massinger street, while pedestrian access to the Lidl store is made via an entrance located along Old Kent Road.

Planning permission was granted in 2022 for two storey side extension to the existing Lidi store which would increase the sales area from 1,007 sq.m. to 1,225 sqm (planning ref: 22/AP/2527). The planning consent has not been implemented.

Along the western and northern parts of the site a three storey building fronts onto Congreve Street. This building is of Architectural and Historic Merit. It was used by as a furniture warehouse by Searle HJ & Son during the late 1800's. It is currently used by the local community as a church and children centre. Access to this building is provided from Congreve Street.

Salisbury Row Park is located approximately 3-5min walk north of the site. It contains play spaces, open grassed areas and shaded seating zones.

Surrounding residential neighbourhoods are of a mixed character with late 20th century council housing as well as new council homes.

The site adjoins Thomas A'Becket and High Street Conservation Area. On the opposite (northern side) of Massinger Street is a Locally Listed Yaldam House.



Figure 3: Site context

Site boundary

Green surface

Building

Hard surface

2.0 Site analysis

2.2 Land uses

With regards to the local area the surrounding buildings are predominately residential in character and use

Old Kent Road is formed by a mix of ground floor retail with residential above.

Several community spaces exist in the local area, namely, Alive Church London (located on the site), Victory House Children Centre (located on the site), Pembroke House and Barlow and Congreve Tenants & Residents Hall

To the east of Old Kent Road there are several large industrial estates. These fall within OKR AAP - sites OKR2, OKR3 and OKR4.



Figure 4: Land uses

Site boundary	Retail / commercial use	Community use	Alive Church London	Barlow and Congreve Tenants & Residents Hall
Residential use	Industrial use		Victory House Children Centre	
			Pembroke House	

2.0 Site analysis

2.3 Heritage and conservation

Building of architectural and historical merit - Congreve Street furniture building (A on map)

The building is located within the site on the north-west corner. The building housed the furniture workshops for Searle HJ & Son.

Searle HJ & Son was established on 1857 and built up the business over 100 years. They eventually had shops at 70,72,74,76 Old Kent Road and factories at 48,49,50,51, 52,53,54 Comus Place (now hosing estate off Congreve Street). The HJ Searles & Son Furniture Factories on Old Kent Road were largely demolished in the late 1960s.

Local List listed buildings - Yaldham House (B on map)

Located directly to the south of the site at the corner of Old Kent Road and Massinger Street. It is a two storey block over partial basement level parking with gallery at raised ground floor level fronting onto the Old Kent Road. The building has a facade made of stark red brick with single pitched roof falling away from the street frontage. It is was possibly designed by Peter Morrow and Partners c. 1975 and has a similar treatment to their other work on the Old Kent Road.

Conservation area - Thomas A'Becket and High Street (C on map)

The Thomas A'Becket and High Street Conservation Area is situated at the northern end of the Old Kent Road and extends from the former Thomas A'Becket pub to the Peabody Estate at the junction with Mandela Way. A sub-area of the proposed conservation area extends to the west along East Street and includes a historic residential quarter around Surrey Square.

It's a good example of a traditional high street, with 18th and 19th century townhouses, extended at ground floor to the back of footpath with retail shop units. It retains architectural remnants of a busy town centre on a major thoroughfare with a number of public houses, cinemas, fire station and department stores remaining in architectural form, albeit with new uses. It includes traditional 19th century terraces and mansion blocks built by local developers and philanthropists.

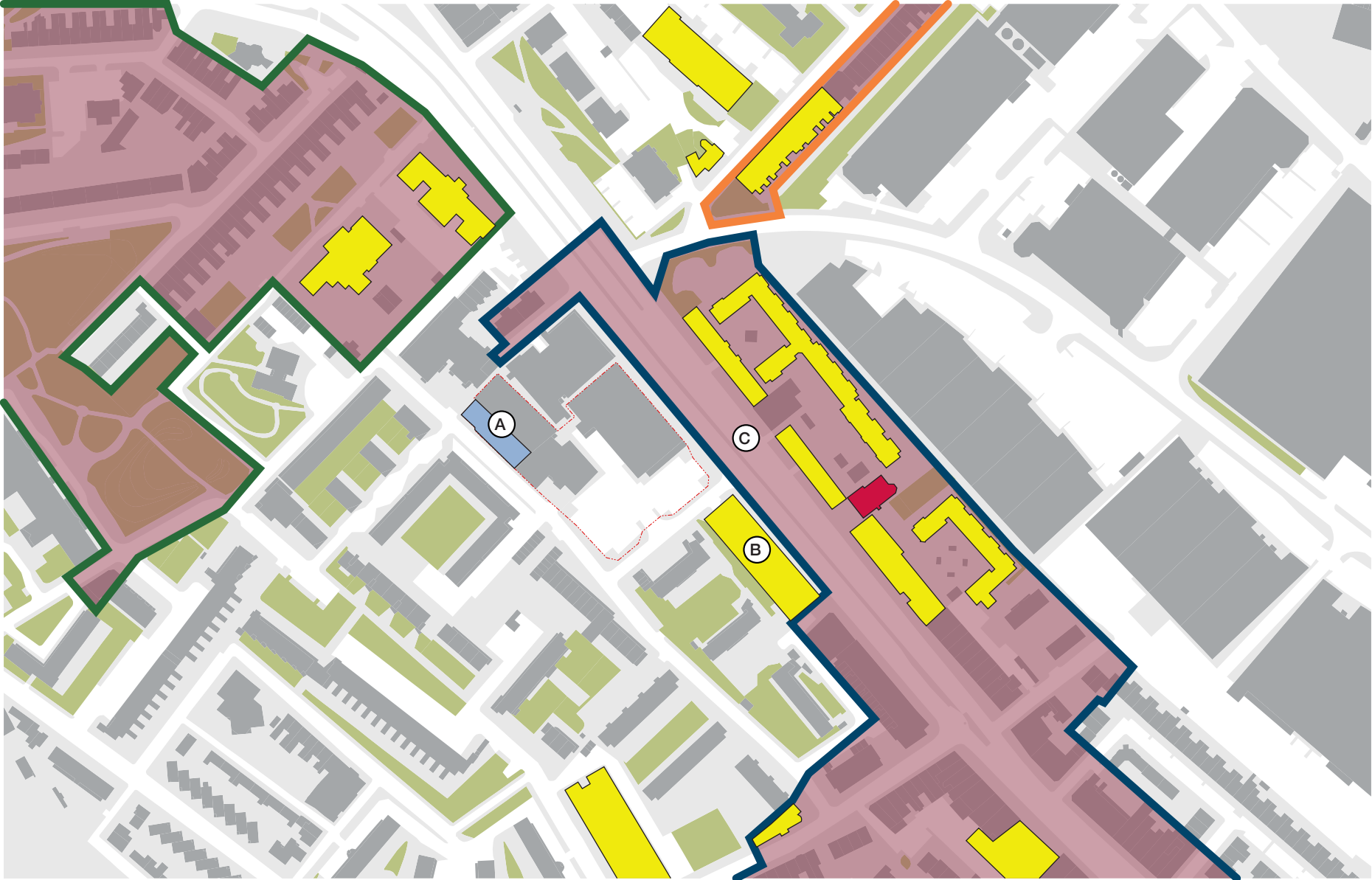


Figure 5: Heritage and conservation



Figure 6: Congreve Street furniture building (A on map)



Figure 7: Yaldham House (B on map)



Figure 8: Thomas A'Becket and High Street (C on map)

2.0 Site analysis

2.4 Access, servicing and frontages

Old Kent Road forms a major north-south road with the local area providing access Elephant & Castle to the north and Burgess Park to the south.

Both Massinger Street and Congreve Street provide secondary local access to the neighbourhood. Currently vehicle access is provided onto the site via Massinger Street.

2.5 London and Borough views

The site is within the following views corridors

- London Views Management Framework – Extended background vistas -23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster
- Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (the eastern part of the site)

2.6 Building heights

The adjacent image highlights the key building heights adjacent to the site. These range from:

- G+5 / G+8 to the east of the site (along Old Kent Road)
- G+2 / G+4 to the south of the site (along Massinger Street)
- G+3 / G+5 to the west of the site (along Congreve Street)
- G+4 / G+8 to the north of the site

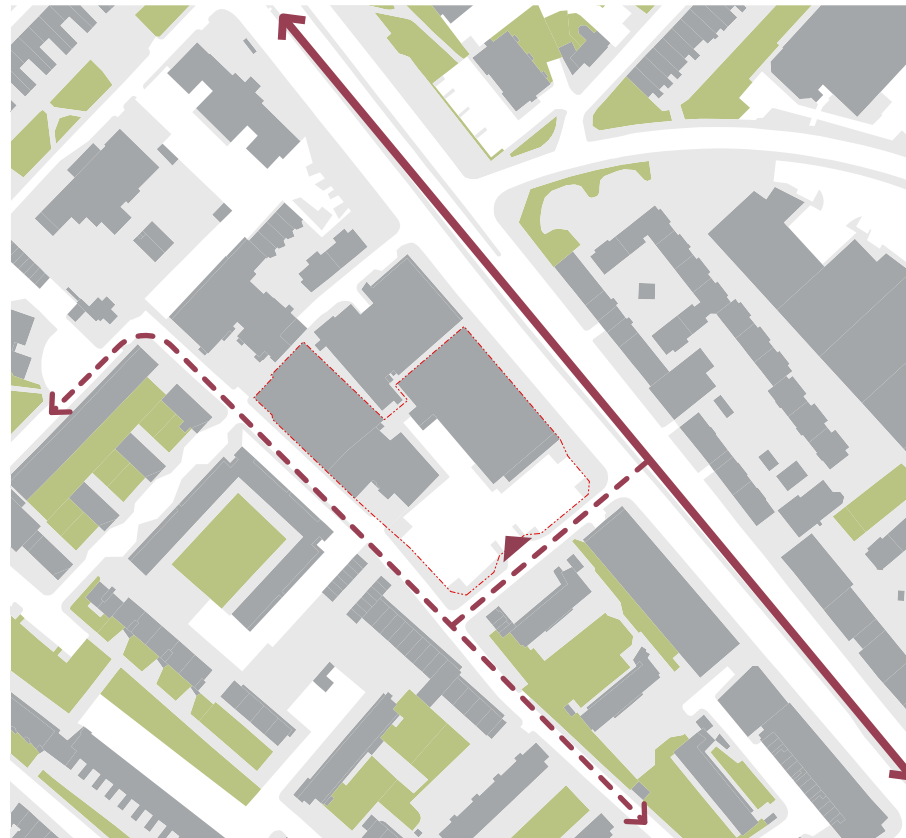


Figure 9: Access, servicing and frontages

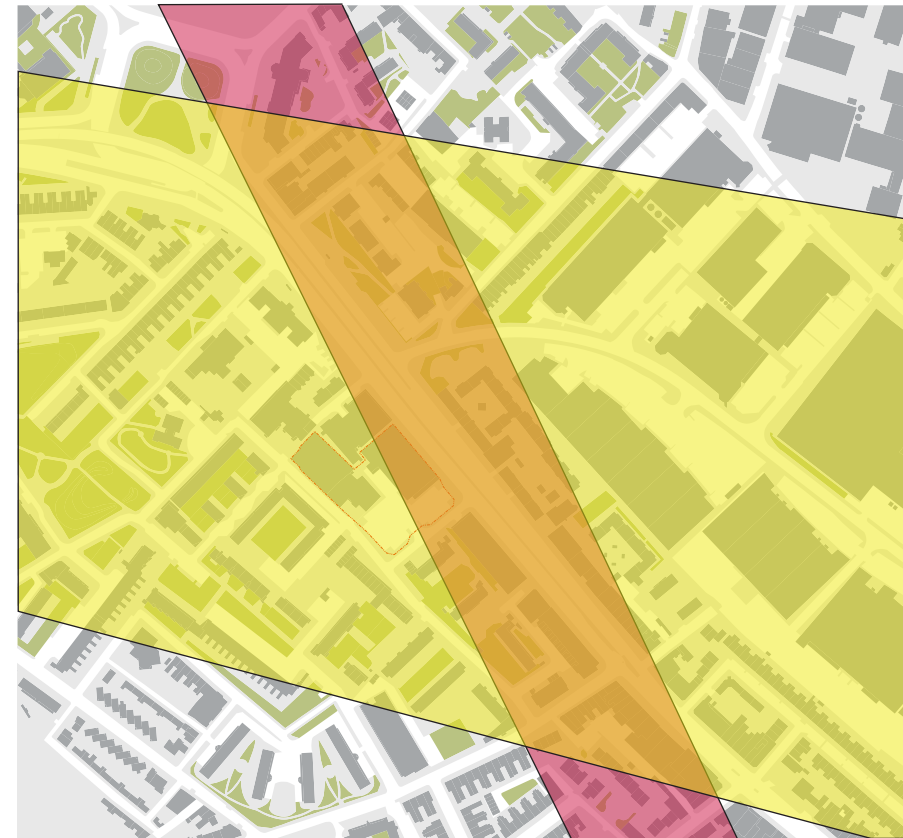


Figure 10: London and Borough views

- London Views Management Framework – Extended background vistas - 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster
- Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (the eastern part of the site)

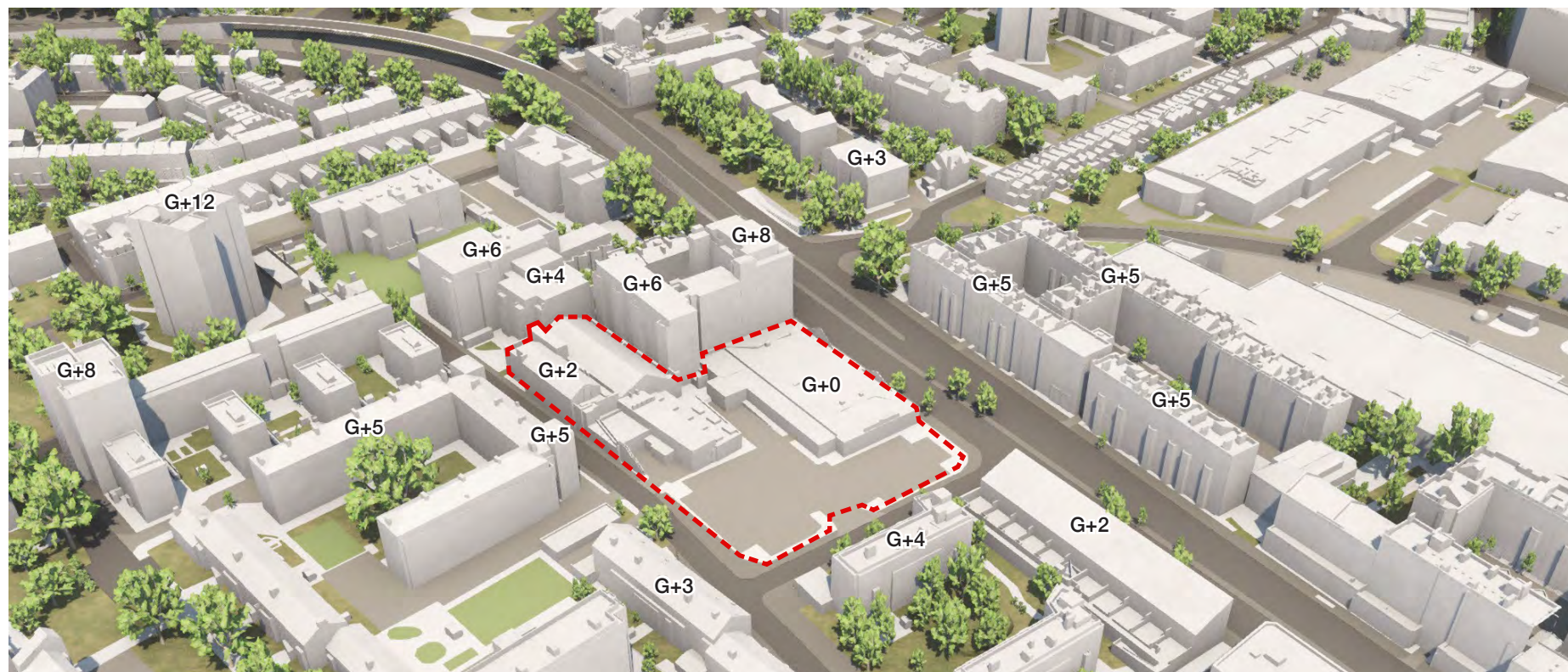


Figure 11: Building heights

2.0 Site analysis

2.7 Site constraints

- Land titles boundaries**
- Within the site there are five land registry titles. One plot centred around the Lidl store, and a second smaller centred around the historical building. The proposed masterplan must create a unified vision for OKR6 site as a whole, but must also for a phased development across the two plots.
- Building of architectural and historical merit**
- All new buildings must create a setting for the existing building and not threaten its visibility or prominence in the space. The facade treatment must be protected and re-enforced were possible.
- Existing balconies and windows**
- All new buildings must be set back from existing balconies and windows and must not significantly obstruct existing daylight levels and outlook
- Existing blank gable end along site boundary**
- The new massing should seek to help resolve the existing blank gable
- Existing trees**
- Tress located along the edges of site should preserved and considered when developing the massing
- Pedestrian footpaths**
- Draft Policy AAP 8 (movement) requires proposals to maximise footway widths to provide an unobstructed minimum of 2.4 metres on the local road network, at least 4.0 metres on the Old Kent Road, and at least 3.0 metres on other classified roads.
- Proximity of local list listed buildings and conservation area**
- The proposed massing and architectural facade treatment should take into account the local character of the adjacent areas.

- Sunpath and overshadowing**
- The location of built structures will need to be carefully considered to ensure that the public realm enjoys acceptable levels of sunlight.

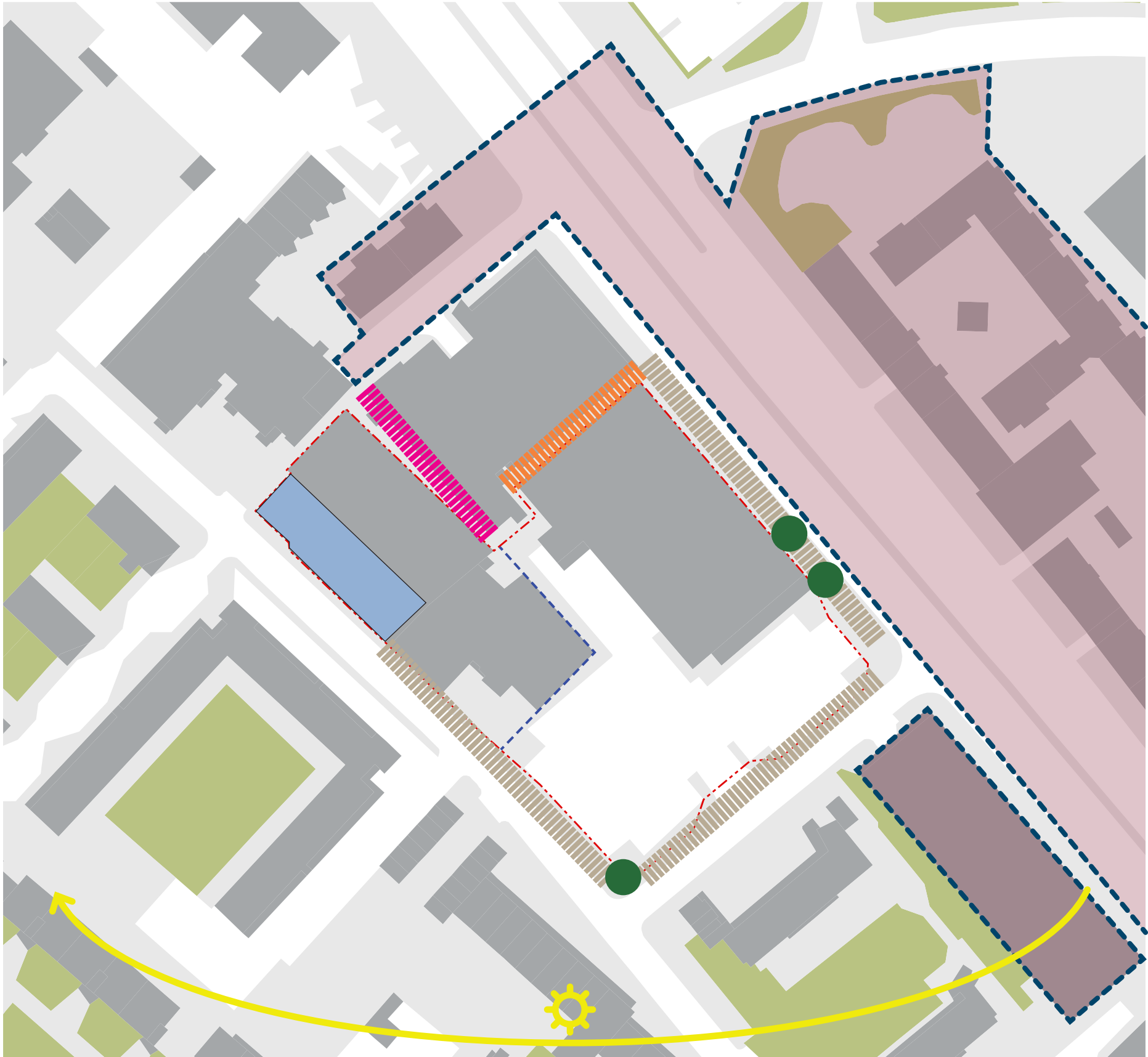


Figure 12: Site constraints



2.8 Site opportunities

Building and structures of architectural and historical merit

- The potential re-use of the structures within the site to create community led space

Active frontages

- The potential to create active frontages onto Old Kent Road which will provide new jobs.

Commercial space relocation

- The potential to relocate the existing commercial building which will help create a new spaces within the site for other uses.

Potential areas for new homes

- The potential to deliver much needed affordable homes.

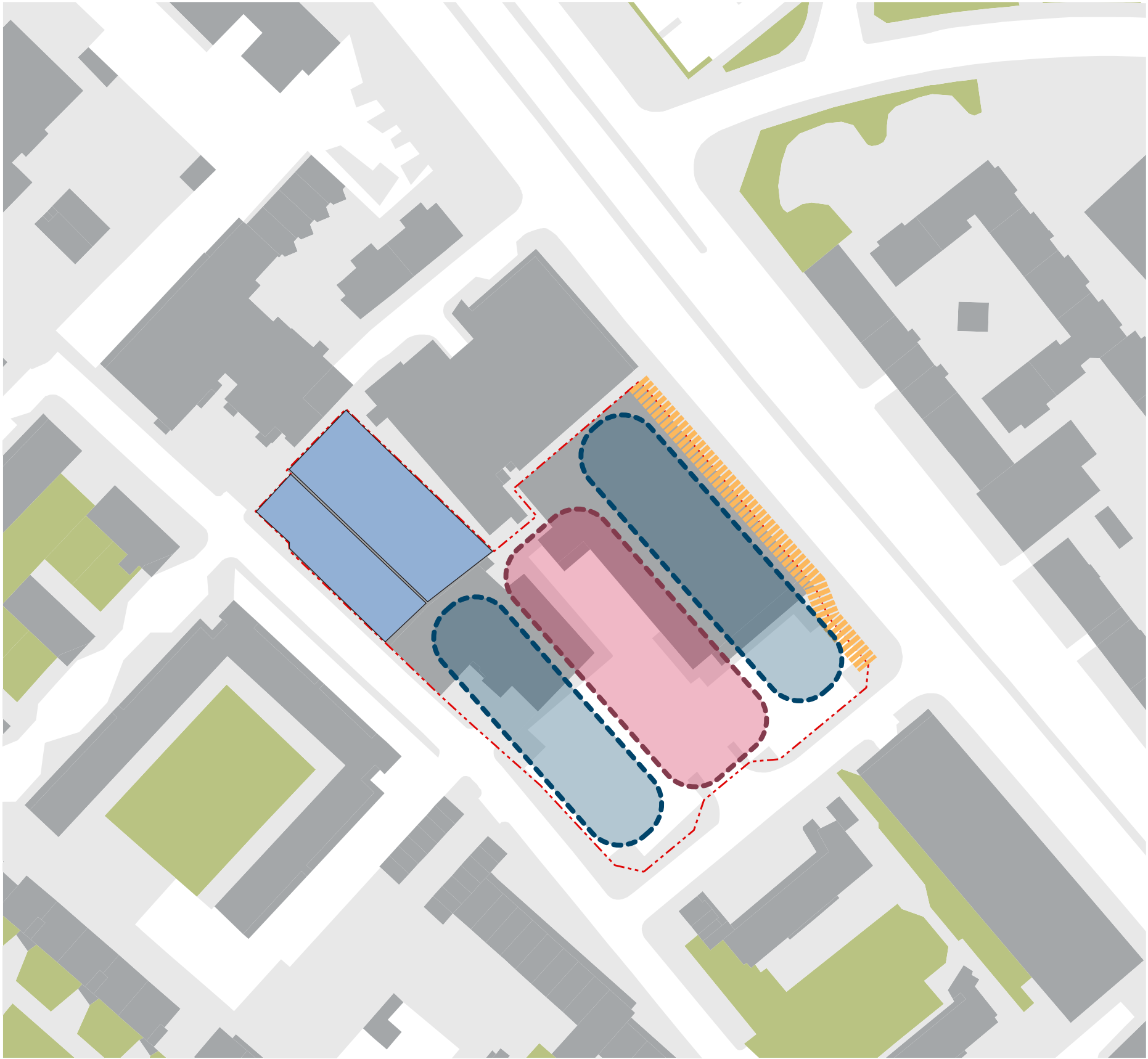
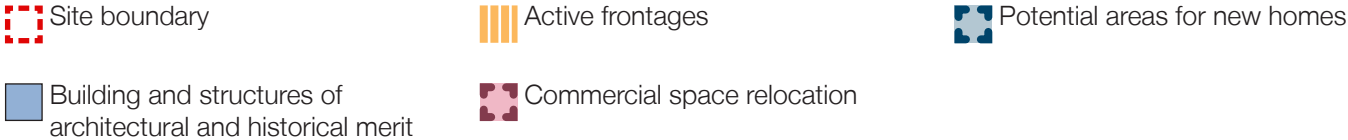


Figure 13: Site opportunities



3.0 Urban response

3.1 Urban response principles

The design concept for the masterplan of OKR6 is based on the following principles:

- Retain the historical buildings and provide community space within
- Relocate Lidl store to the centre of the site. Activate Massinger Street frontage
- Place residential and flexible retail uses of the western and eastern edges of the site. Active the Old Kent Road and Congreve Street
- Provide a podium garden above Lidl store and two linear buildings

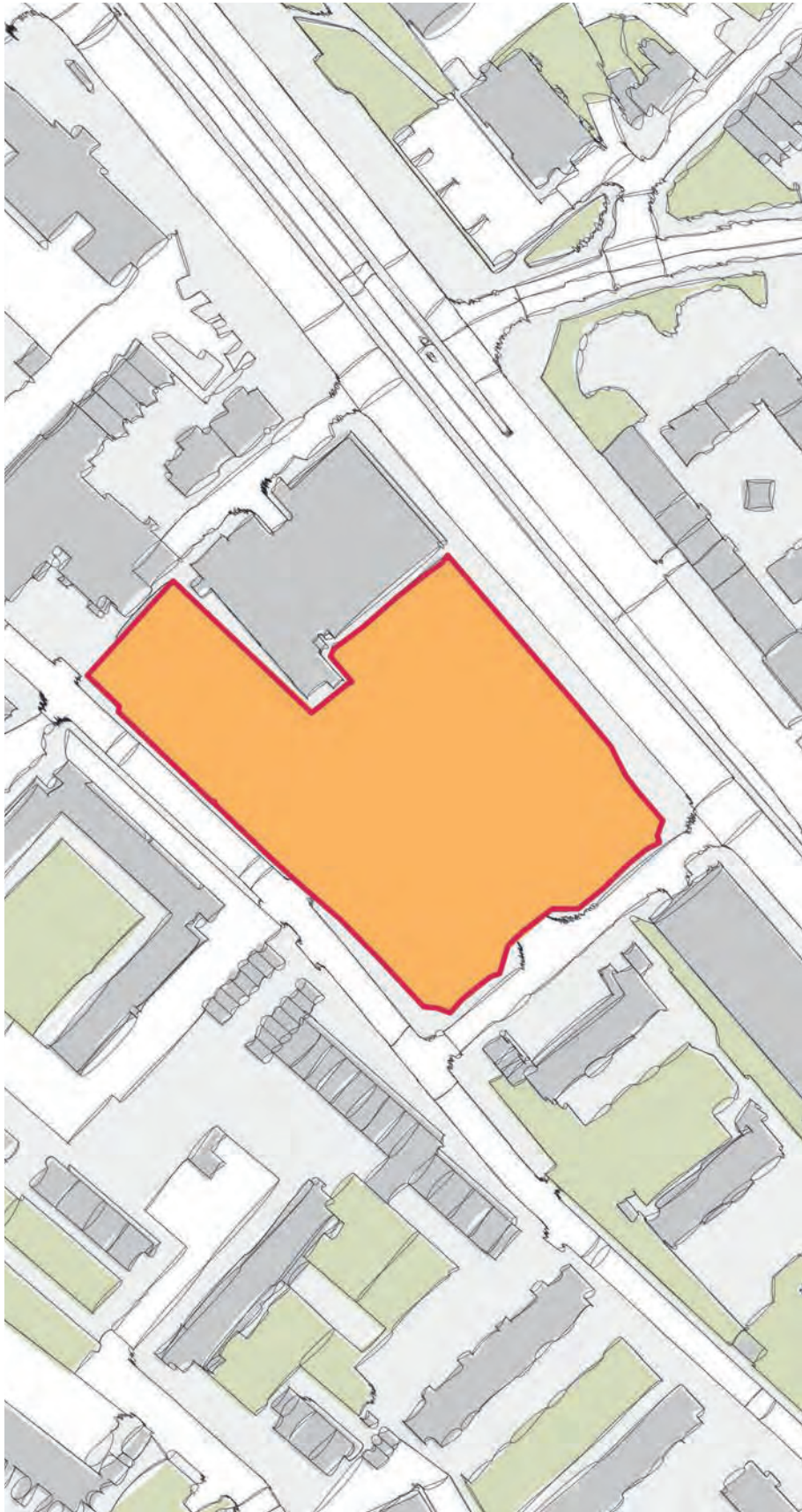


Figure 14: The site

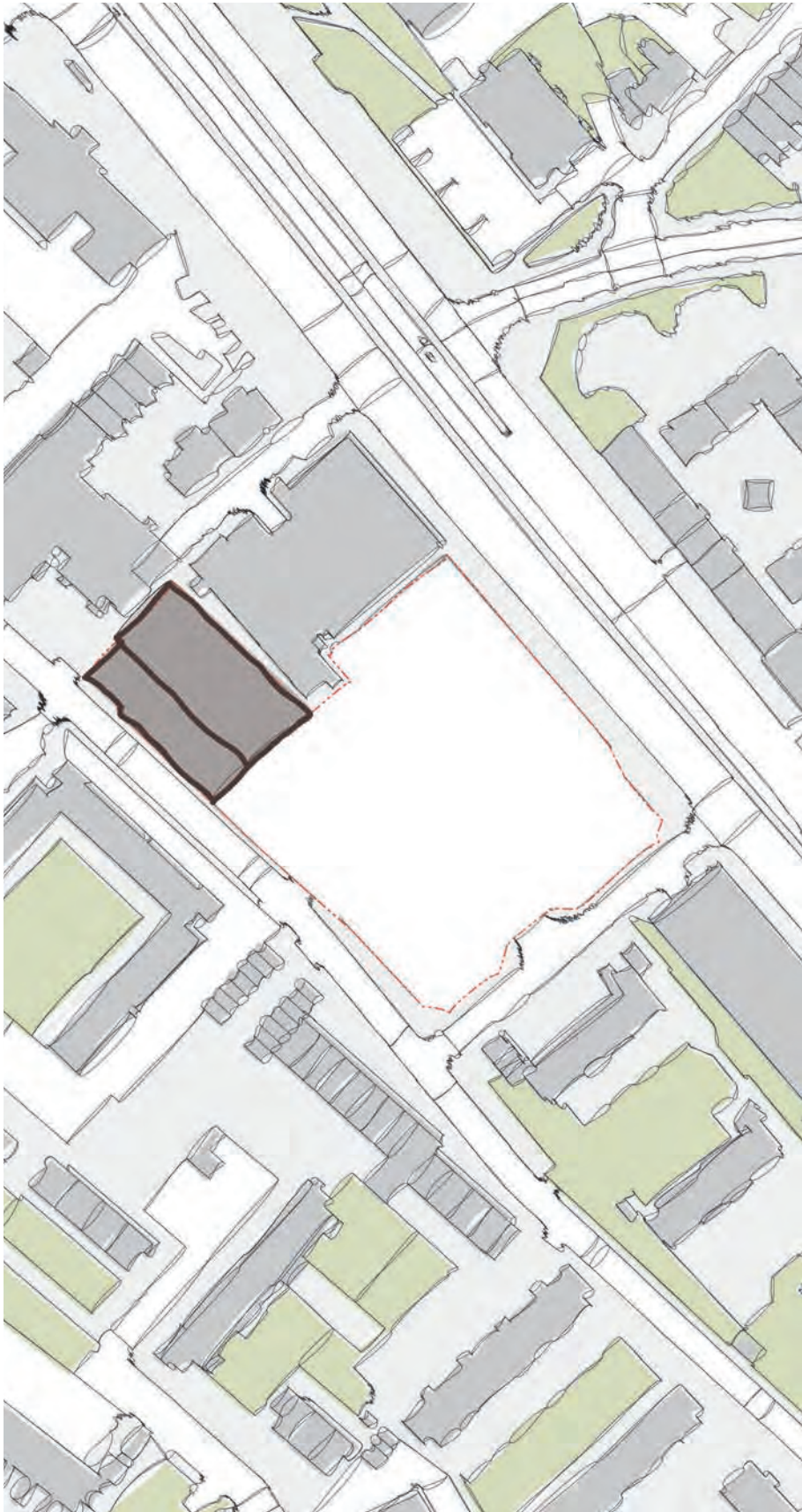


Figure 15: Retain the historical buildings and provide community space within

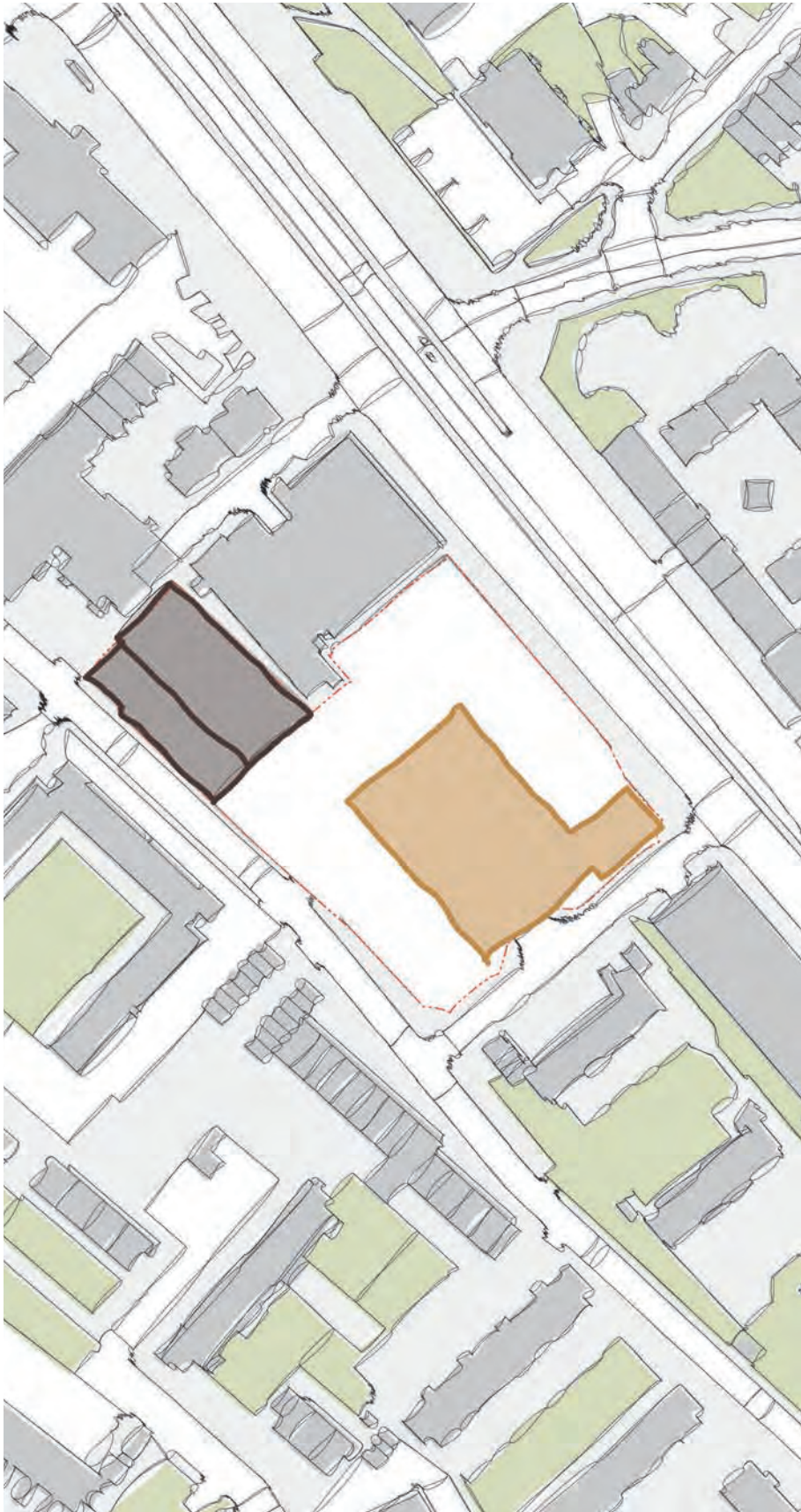


Figure 16: Relocate Lidl store to the centre of the site. Activate Massinger Street frontage

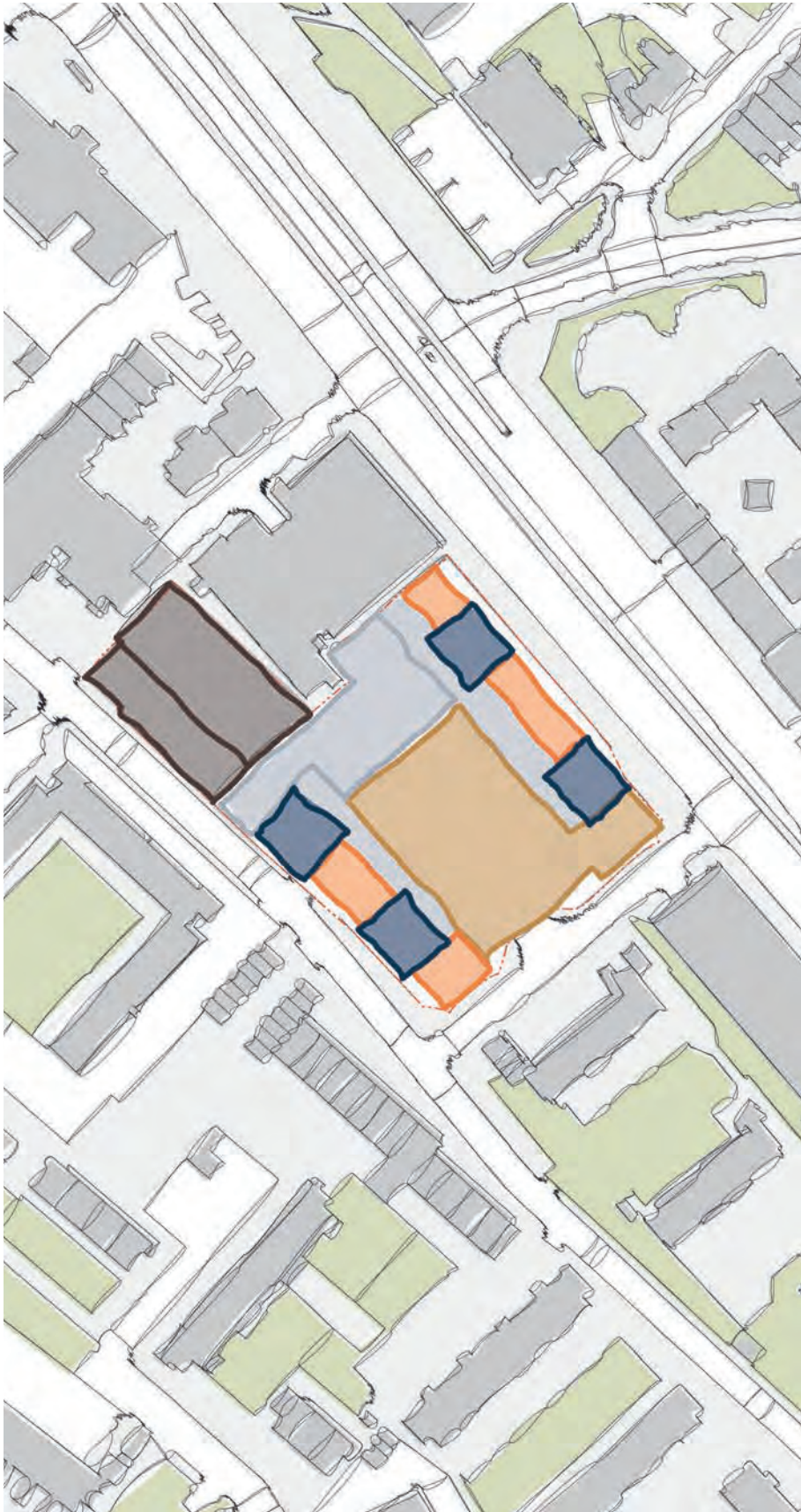


Figure 17: Place residential and flexible retail uses of the western and eastern edges of the site. Active the Old Kent Road and Congreve Street

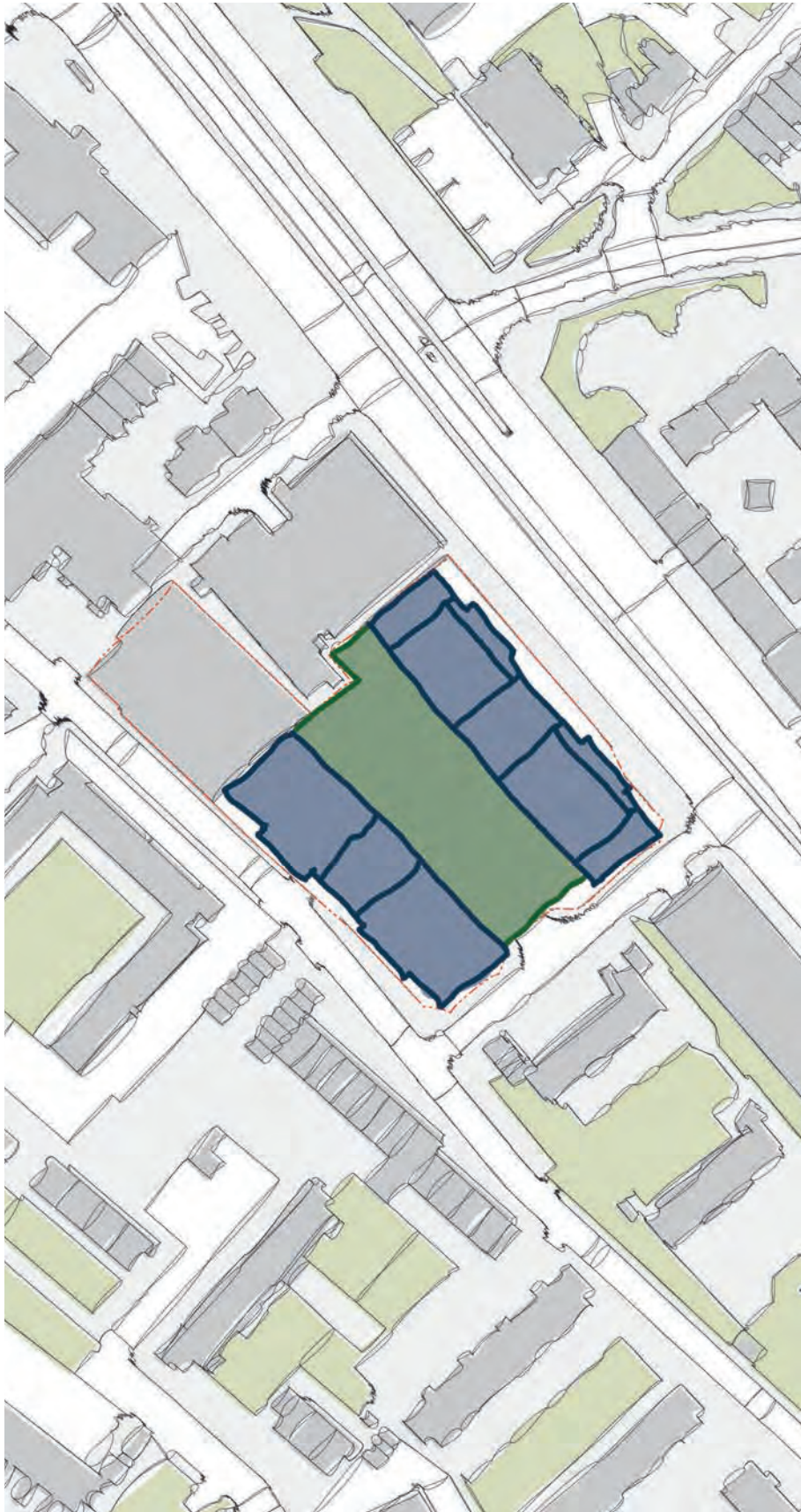


Figure 18: Provide a podium garden above Lidl store and two linear buildings

4.0 The masterplan proposals

4.1 Proposed masterplan

The adjacent plans show the proposed masterplan placed with the wider context of the AAP:

Sub area 1 - Mandela Way, Crimscott Street and Old Kent Road (north)

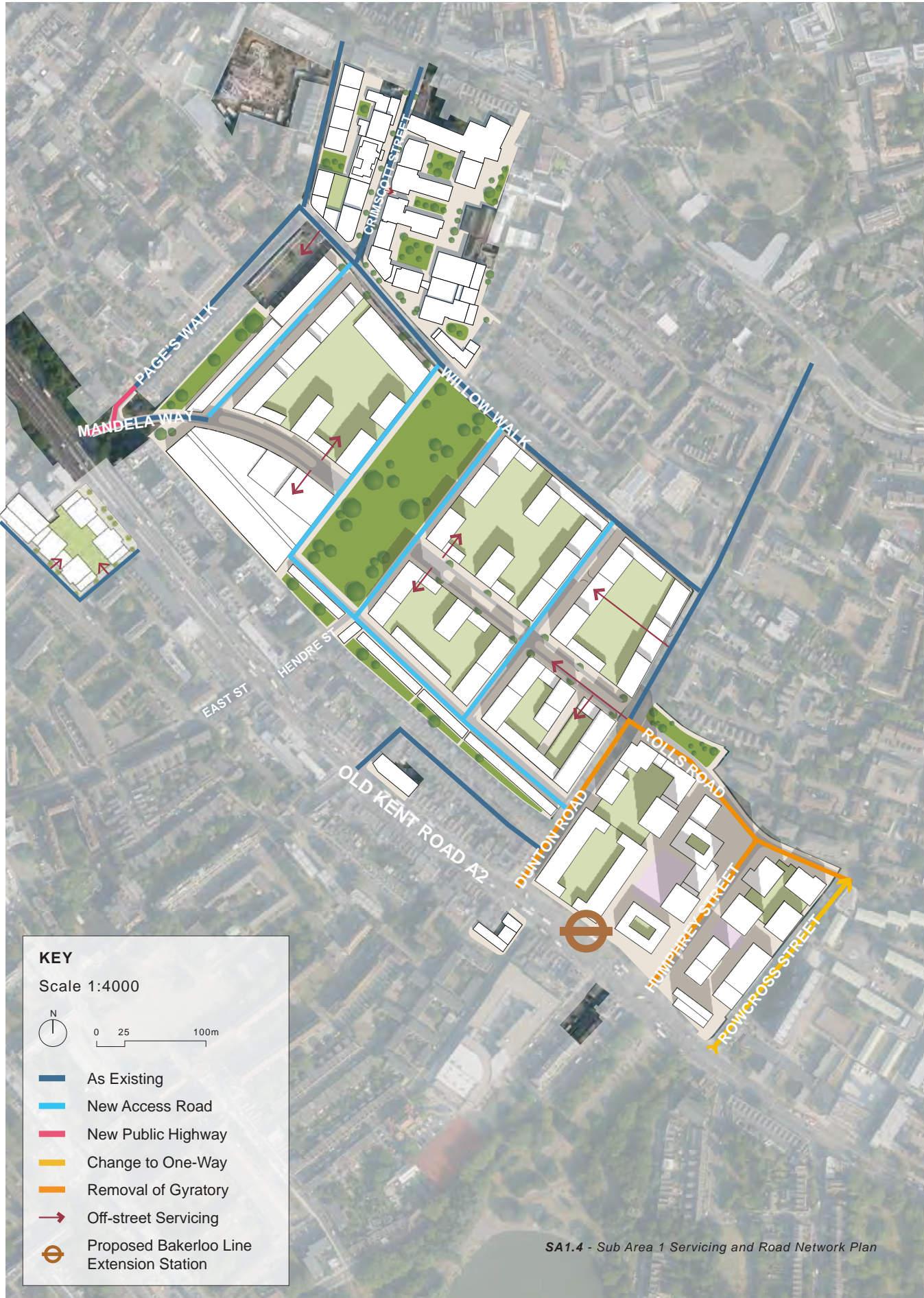
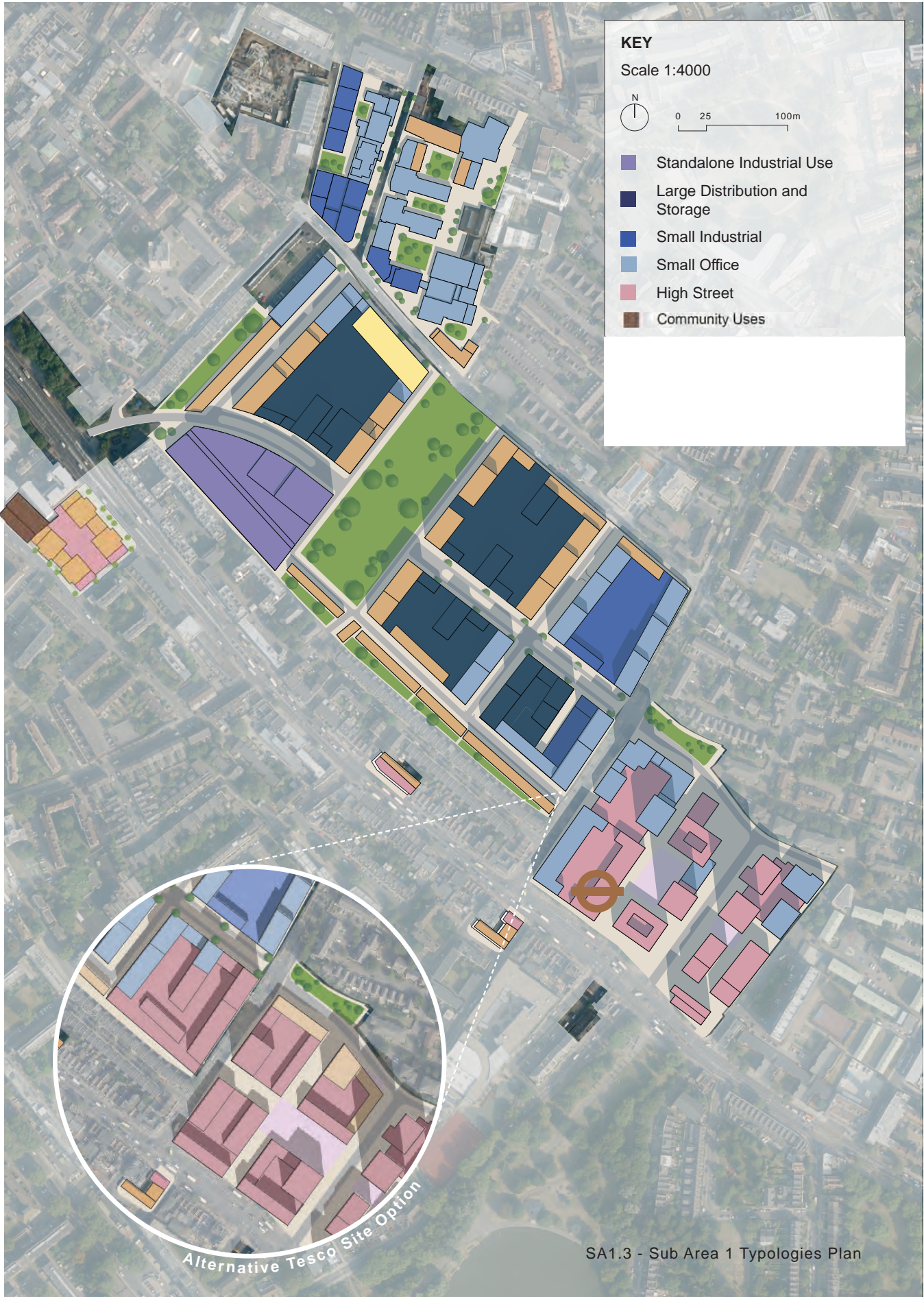
Building typologies and land uses

- High street, residential and community uses are proposed with the site

Servicing and road network

- Principle servicing is provided from the existing road network





4.0 The masterplan proposals

4.2 Building arrangement

The site is arranged into two linear buildings lining the eastern and western edges. Within each liner building tow residential cores are provided (building A1, A2, A3 and A4).

The residential buildings are located above a common podium which provides amenity space for residents.

The area below the podium is used to re-house the Lidl store and additional flexible retail uses (building C).

The existing building to the north of the site are retained and are envisioned as community space (building E).

OLK6 contains two plots within the site. Whilst this study aims to provide a masterplan framework for the site as whole which is brought forward as a whole, consideration has been taken into account should the two plots be brought forward at separate times.

- Buildings A1, A2, B2 and C are contained within the south-eastern plot
- Buildings B1 and E and fully contained within the north-western plot

Should the two plots be brought forward at separate times, the buildings contained within them can be brought forward separately as well.



Figure 19: Limits of plots



Figure 20: Proposed roof plan

Site boundary

Plot boundaries

4.3 Ground floor arrangement

The ground floor uses of include:

- Community (Use class F) within the historical buildings along Congreve Street
- Retail (Use class E) along Massinger Street and on the corner with Old Kent Road
- Residential uses along both Old Kent Road and Congreve Street
- Additional flexible retail spaces are located on Old Kent Road and Congreve Street to help activate the ground floors
- The main Lidl store entrance will be located at the corner of Old Kent Road and Massinger Street. This will provide maximum visibility to the store entrance

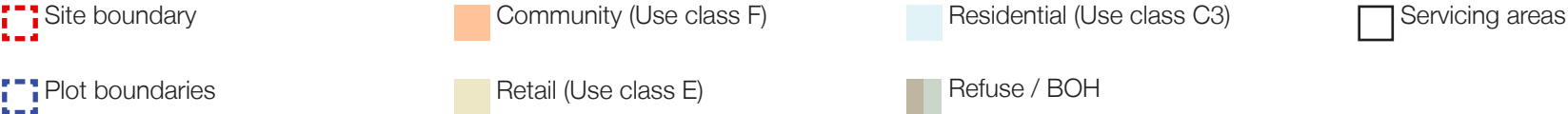
In the ground floor arrangement shown on this page it is envisioned that both plots within OKR6 are brought forward at the same time. Thus only a singular residential serving entrance/zone has been proposed between buildings B1 and B2. This entrance/zone would serve the whole site and all buildings.

All ground floors have been designed assuming that there will no basements to accommodate ancillary uses such as plant rooms, refuse stores, cycle stores, etc.

24 car parking spaces can be accommodated within Building C for the retail uses if required to enable the redevelopment first. This would represent a substantial reduction from the existing 53 spaces for the Lidi store. These car parking spaces can be phased out and be used as retail uses in the future.



Figure 21: Proposed ground floor



4.0 The masterplan proposals

4.4 Ground floor arrangement option

An alternative solution for the ground floor arrangement has been designed for the situation in which the two plot within OKR6 are brought forward at different times.

The plan on this page places a separate vehicle entrance and serving zone placed to the north to serve building B1 and E.

The other residential vehicle entrance and serving zone would serve the other buildings.

In the south-eastern plot, four disabled car parking spaces for residential use can be accommodated from the outset, meeting the minimum provision required by the Southwark Plan (2022), which mandates that at least 3% of dwellings must have a designated disabled persons' parking bay per dwelling.

In the north-eastern plot, three disabled car parking spaces can be provided for both community and residential use, satisfying the requirement of 3% of dwellings and a minimum of two spaces for religious buildings, as stipulated by the Southwark Plan (2022).

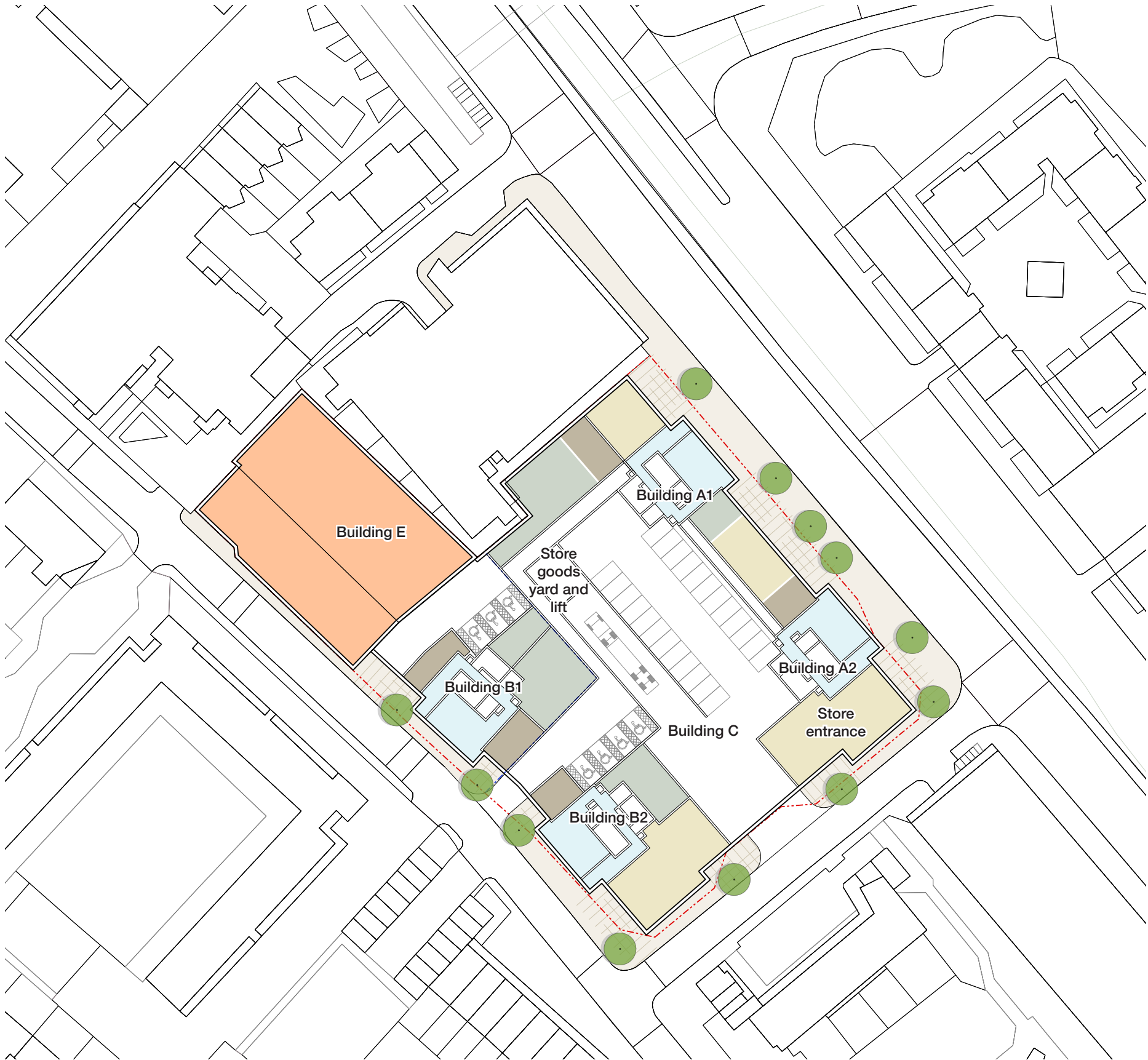


Figure 22: Proposed ground floor

Site boundary

Plot boundaries

Community (Use class F)

Retail (Use class E)

Residential (Use class C3)

Refuse / BOH

Servicing areas

4.0 The masterplan proposals

4.5 First floor arrangement

The first floor will contain the main body of the Lidl store retail area. Access to the first floor will be provided in the form of escalators and lifts.

To help activate the western and eastern edges of the site, residential homes are wrapped around the retail along the edges.

Additional residential BOH areas are also achievable of the first floor - for example, bike stores.

The store sale area at first floor will increase by at least 338 sqm from the existing 1,007 sqm to 1,345 sqm.

Within the phased option, access to the community element on the first floor of building B1 can be made via the first floor of the existing building Building E.

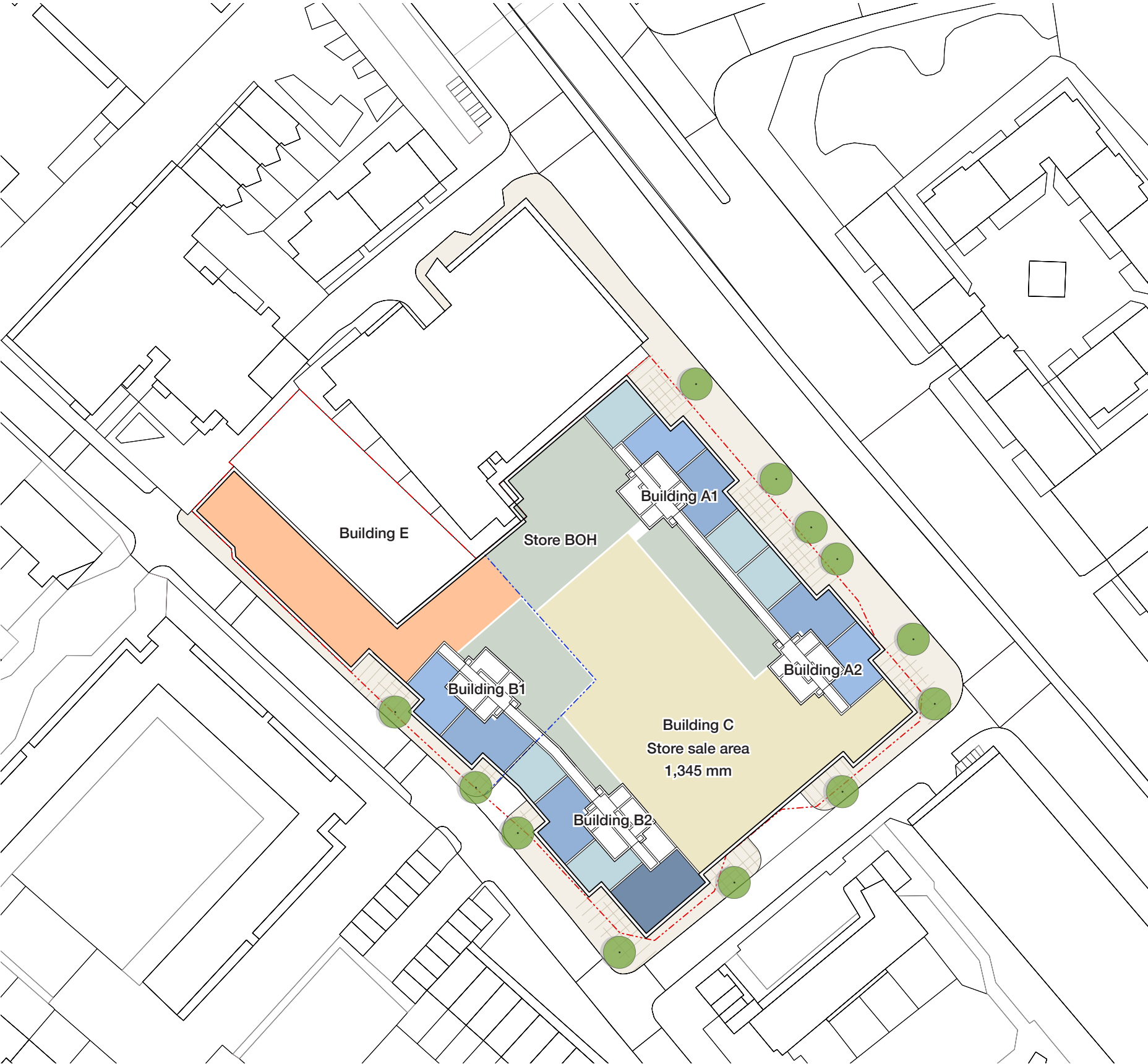
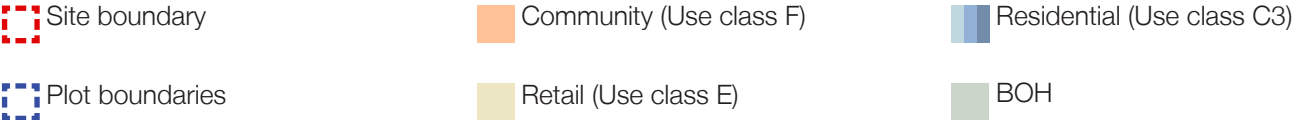


Figure 23: Proposed first floor



4.0 The masterplan proposals

4.6 Residential component

The adjacent drawings illustrate the typical lower and upper residential floorplates.

Residential accommodation has been distributed aiming to maximise daylight sunlight, views onto open space and maximise dual aspect.

Across the scheme 10% of homes will be wheelchair accessible.

All the units will meet the minimum dwelling sizes (GIA) which meet the national prescribed standard. See table below.

The buildings will include secondary staircase to satisfy fire safety requirements.

Each building will have their separate core which could be taken up by a registered provider for affordable housing.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 24: National prescribed standard - minimum dwelling sizes



Figure 25: Proposed typical lower floor



Figure 26: Proposed typical upper floor



4.7 Building section

The adjacent drawings illustrate the typical section through the building. Key consideration include:

- The different floor-to-floor levels between the residential and retail components
- Residential homes wrapped around the edges of the retail
- Flush levels between courtyard podium and residential access

The proposal allows for a floor-to-floor hight of 11.25m for the podium component of the scheme.

- This equates to three level for the residential
- The operational needs of Lidl have been considered based on the 2016 pre-application proposal
- Subject to the Lidl requirements this height will allow for ground floor parking plus retail and storage areas above

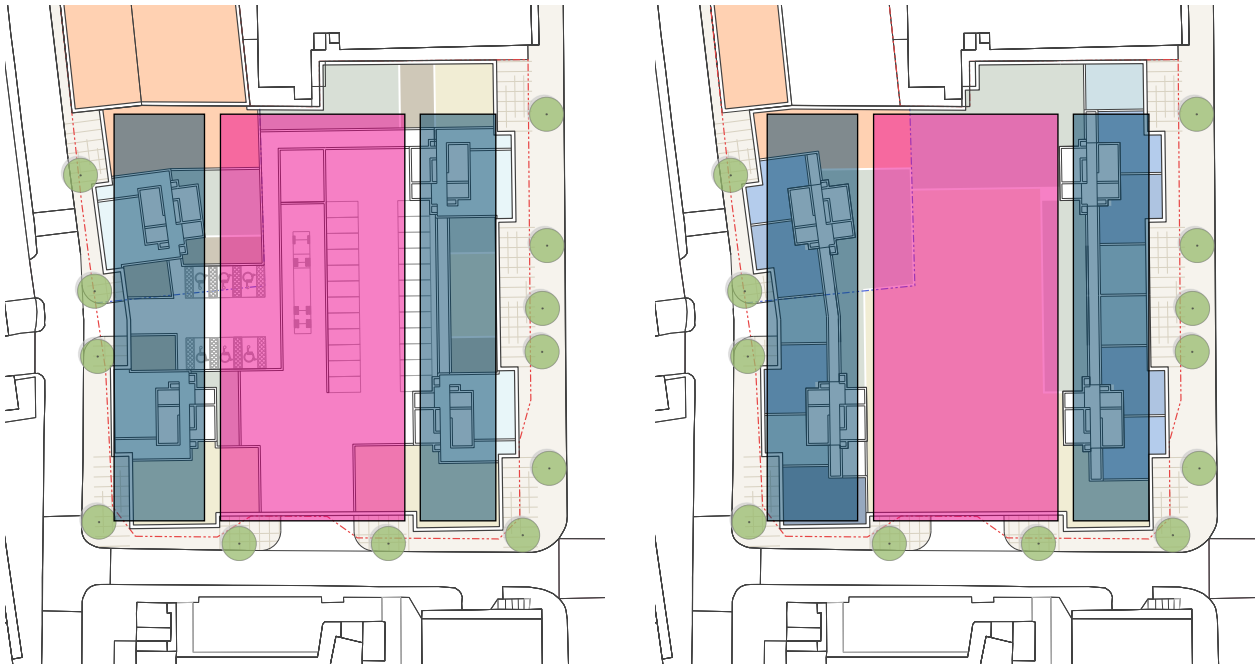


Figure 28: Diagrammatic podium level arrangement

- Part of building with 2 storey podium
- Part of building with 3 storey podium

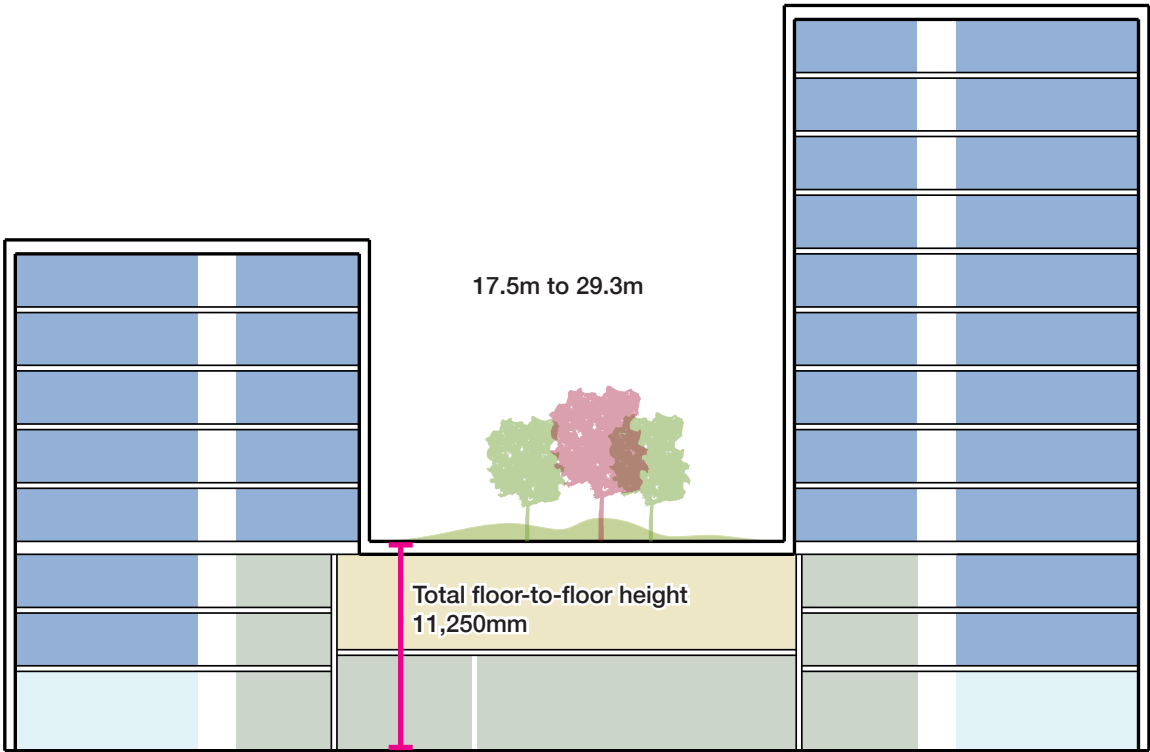


Figure 27: Diagrammatic section

- Residential lobby
- Residential homes
- BOH

4.0 The masterplan proposals

4.8 Access and servicing

The access and servicing design for the site has taken into account the need for septate routes for:

- Residential access and serving**
- Each core will be access from the street
 - Parking access is made from Congreve Street
 - Main serving access is made from Congreve Street
 - An internal serving route within the site links all four residential cores allowing for management access to all areas

- Retail access**
- Parking access is made from Massinger Street

- Retail serving**
- Servicing access is made from Massinger Street into a separate service yard and store loading area. This area can be closed off when required to limit access
 - A goods lift is provided with this area to provide access to the first floor

New vehicle access off the Old Kent Road or off-street loading bays have been discounted given Old Kent Road is a busy road and objection from the Transport Policy officers.

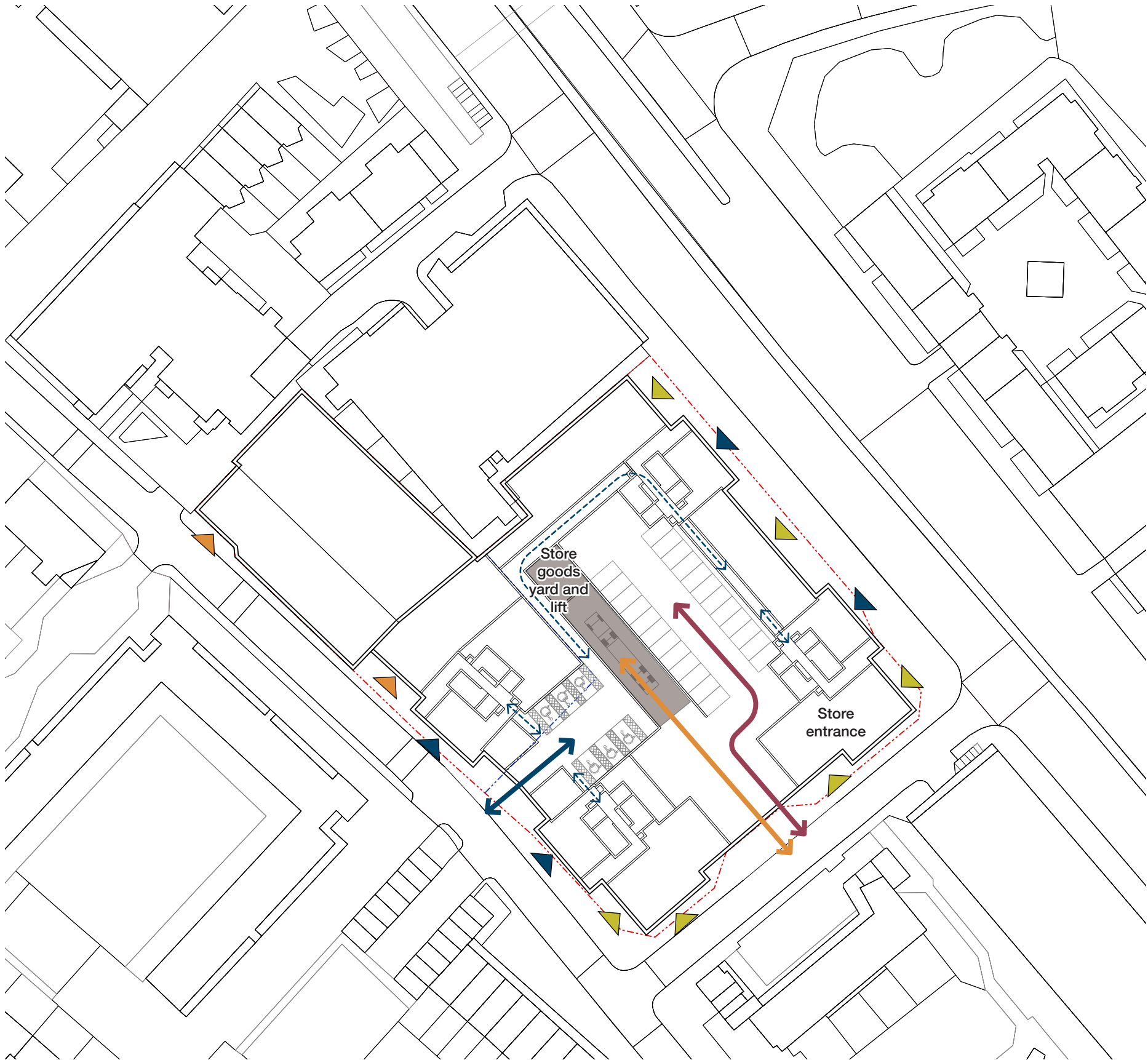


Figure 29: Proposed ground floor

 Site boundary

 Store loading area

 Community entrances

 Retail entrances

 Residential entrances

 Residential access and internal serving routes

 Retail / customer access

 Retail / servicing access

4.9 Open space

Open space at ground

- 494 sqm

Open space at podium

- 1,512 sqm

The footpath widths around the site are:

- Old Kent Road has a minimum of 7.0m
- Massinger Street has a minimum of 3.0m
- Congreve Street has a minimum of 3.0m

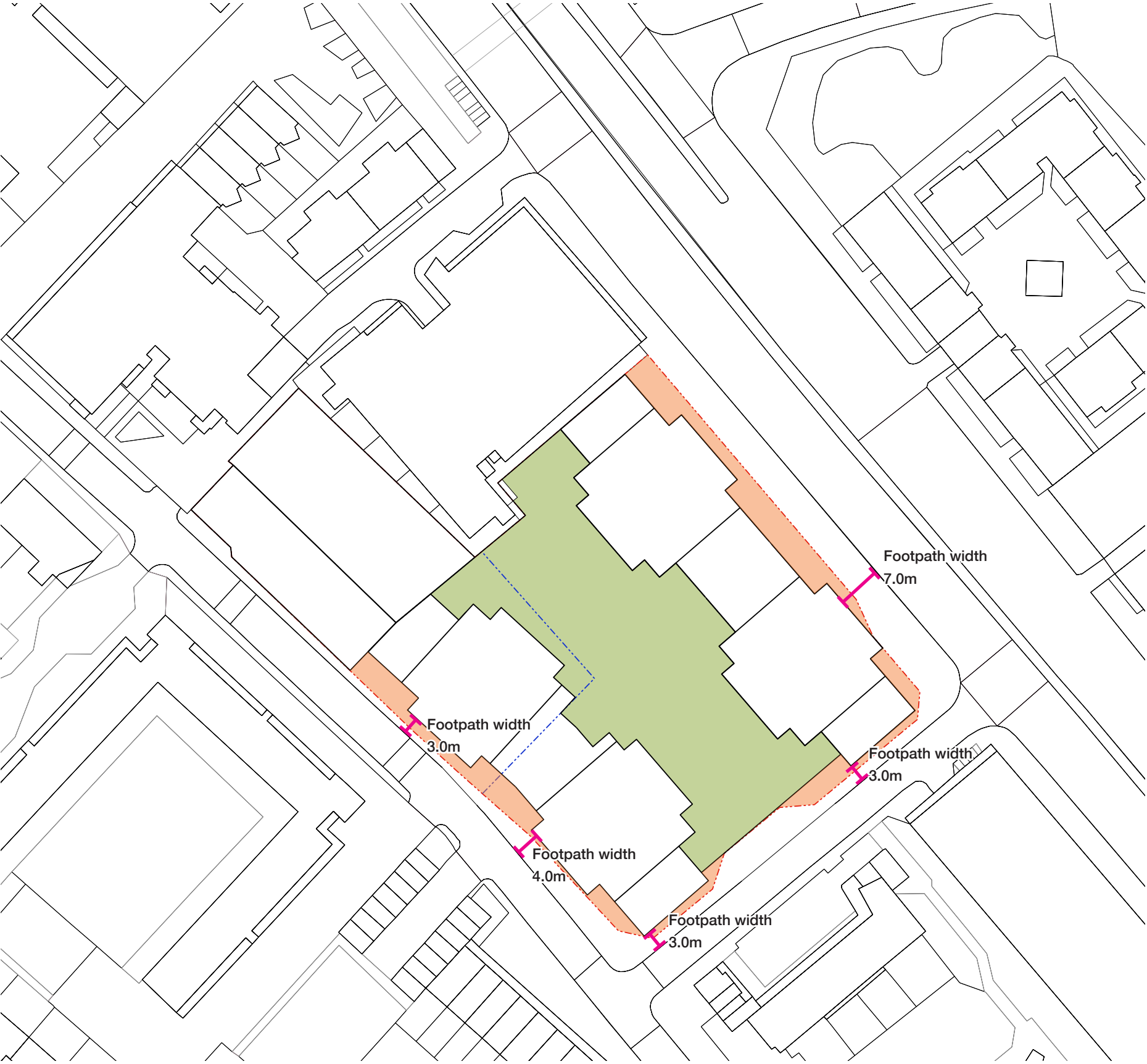


Figure 30: Proposed open space plan

Site boundary

Open space at ground

Open space at podium

4.0 The masterplan proposals

4.10 Scale and massing strategy

The massing strategy for the scheme has been developed and informed by the local character

- 1. Create a transition between the existing buildings heights (along Old Kent Road and Congreve Street)
- 2. Define a taller element on the corner of Old Kent Road and Massinger Street and mark the entrance to the retail space
- 3. Stepped skyline to help break down the massing (along Old Kent Road and Congreve Street)
- 4. An articulated building heights to maximise daylight sunlight into the centre of the site and onto the residential podium

Additionally, the massing strategy for the scheme has been designed in line with Southwark's 'Stations and Crossings' strategy. The bottom illustrates the AAP massing and includes the location of the protected views that run through the opportunity area.

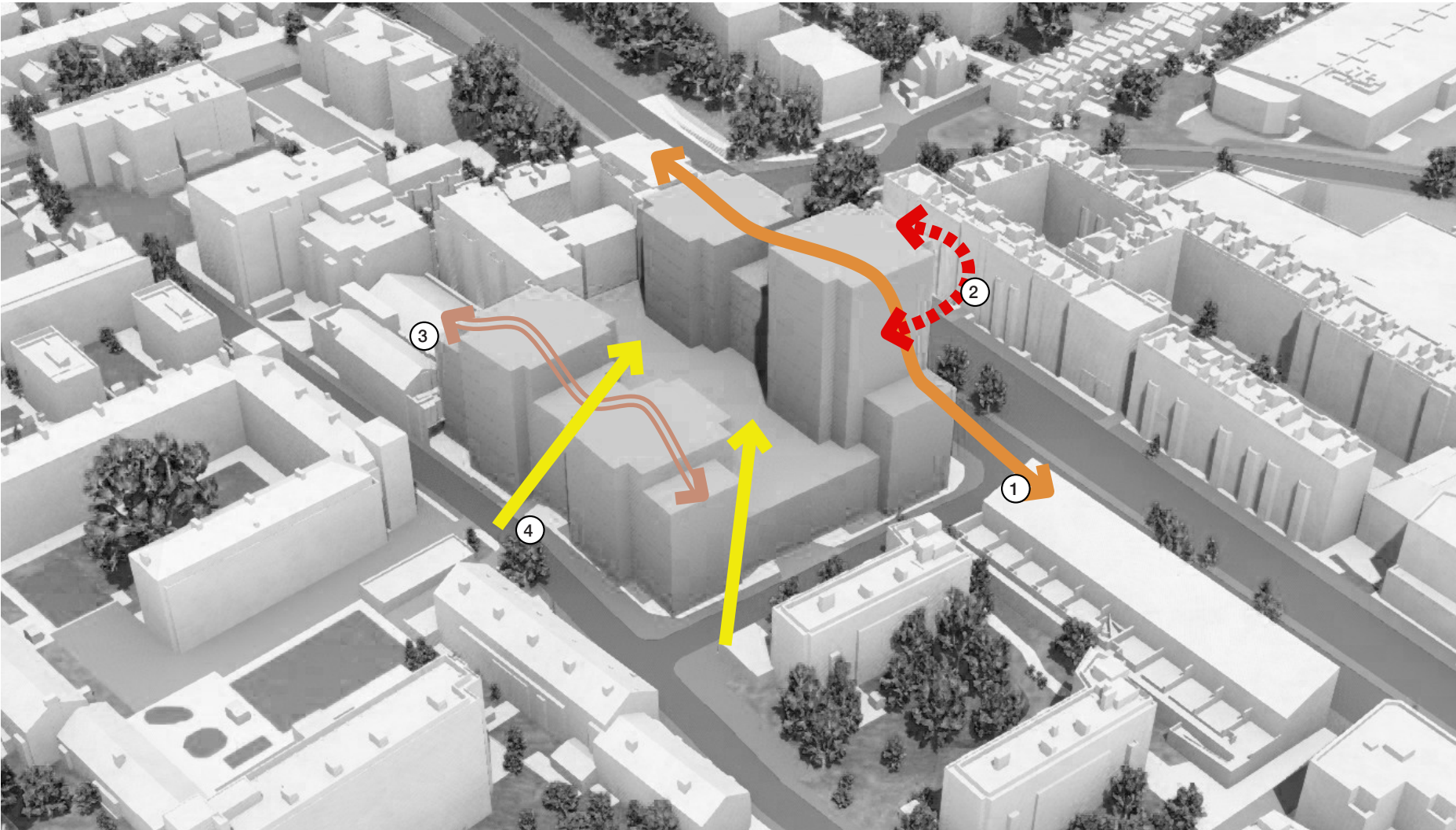


Figure 31: Proposed diagram

- Transition between buildings heights
- ⇒ Stepped skyline
- Taller element on the corner
- ⇒ Articulated building heights to maximise daylight sunlight

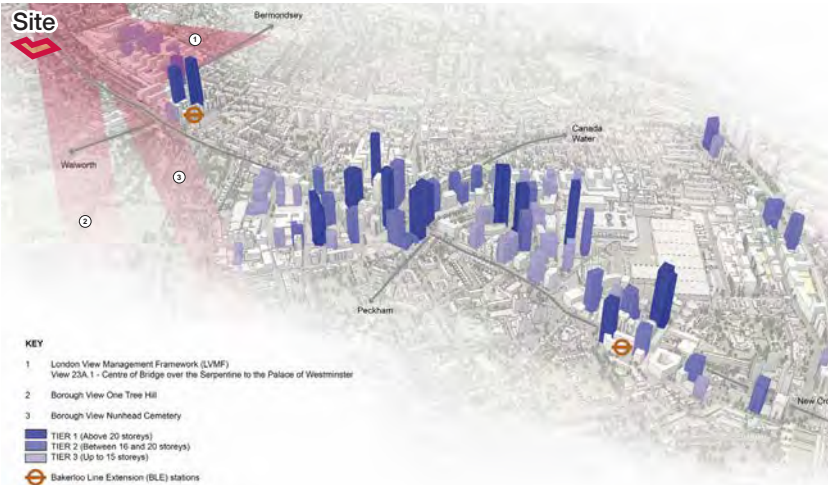


Figure 32: The station and the crossings diagram from the AAP

- Site
- Tier 2 (between 16 and 20 storeys)
- Tier 1 (above 20 storeys)
- Tier 3 (up to 15 storeys)
- Viewing corridor

4.11 Massing model

The adjacent aerial view taken from VuCity illustrates the proposed massing in its immediate context.



th -37° Focal Length 37mm 21/06/2024 11:36

Figure 33: Proposed massing

4.0 The masterplan proposals

4.12 Schedule of areas

The adjacent tables summarize the area and accommodation per level and per plot. These areas are indicative and subject to design development and planning consent. Any decisions to be made on the basis of these area predictions should make due allowance for the following:

- Design development
- Accurate site survey, site levels and dimensions
- Construction methods and tolerances
- Third party consents
- Coordination of the design with the design team consultants

Areas are measured in accordance with the RICS Code of Measuring Practice (6th Edition)

All areas are shown in sqm unless otherwise stated

No tolerance has been allowed in any calculation

Back of House (BOH) areas include refuse stores, cycle stores and plant rooms.

Residential GEA and GIA include areas for residential lobbies, cores and corridors.

Option plan

In the option in which the two plots within the site are delivered separately there is a loss of 236 sqm GEA / 229 sqm GIA of community area within block B1. This area changes to car parking and servicing area in this option.

Scehdule of areas and accomodation per level													
	Retail Area sqm		Community Area sqm			Residential Area sqm			Accomodation				
Level	GEA	GIA	GEA	GIA		GEA	GIA	NIA	Studio	1B	2B	3B	4B
00	651	598	1223	1159		1543	1472	0	0	0	0	0	0
01	1861	1816	582	515		1854	1762	856	0	5	7	0	1
02	0	0	376	326		1859	1754	935	1	5	7	0	1
03	0	0	0	0		2401	2188	1712	2	8	8	5	1
04	0	0	0	0		2401	2191	1712	2	8	8	5	1
05	0	0	0	0		2401	2188	1712	2	8	8	5	1
06	0	0	0	0		1943	1753	1310	0	8	8	3	0
07	0	0	0	0		1546	1400	1063	0	6	6	3	0
08	0	0	0	0		856	763	546	0	0	8	0	0
09	0	0	0	0		856	763	546	0	0	8	0	0
10	0	0	0	0		428	382	273	0	0	4	0	0
11	0	0	0	0		428	382	273	0	0	4	0	0
12	0	0	0	0		428	382	273	0	0	4	0	0
Sub-total									7	48	80	21	5
Total	2513	2414	2182	2000		18945	17380	11209	161				
									4%	30%	50%	13%	3%

Table 1: Schedule of areas and accommodation per level

Scehdule of areas and accomodation per plot														
Plot	Retail Area sqm		Community Area sqm			Residential								
						Area sqm			Accomodation					
	GEA	GIA	GEA	GIA		GEA	GIA	NIA	Studio	1B	2B	3B	4B	
	A1	96	86	0		0	5464	5010	3308	0	14	22	10	0
	A2	96	89	0		0	6091	5549	3839	0	12	34	8	0
	B1	0	0	442		418	4337	4019	2286	7	12	14	3	0
	B2	215	198	0		0	3052	2802	1776	0	10	10	0	5
	C1	2106	2042	0		0	0	0	0	0	0	0	0	0
E1	0	0	1740	1582	0	0	0	0	0	0	0	0		
Sub-total									7	48	80	21	5	
Total	2513	2414	2182	2000		18945	17380	11209	161					
4%30%50%13%3%														

Table 2: Schedule of areas and accommodation per plot

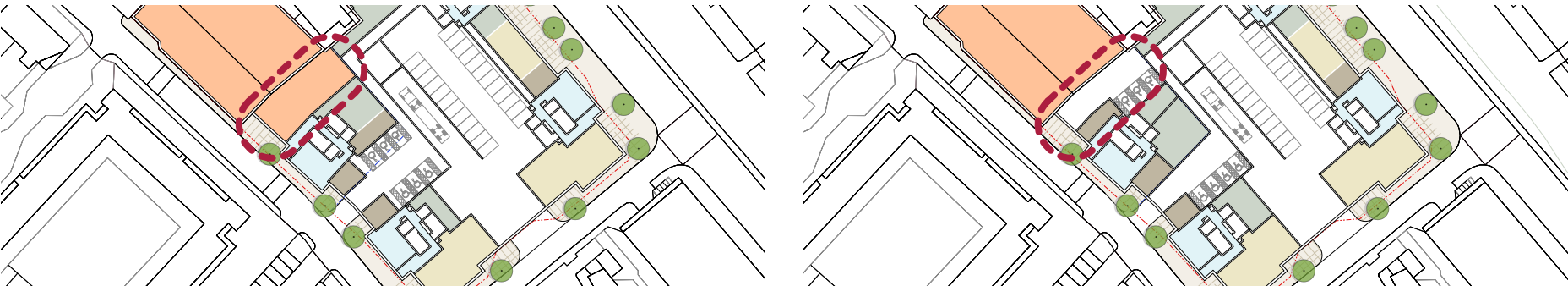


Figure 34: Change in area / Loss of community space in option plan

4.13 Walkthrough

The following images show views around OKR6 based on the illustrative massing.

View 01
Old Kent Road looking north



Figure 35: View 01 - Old Kent Road looking north

Proposed massing



4.0 The masterplan proposals

View 02
Old Kent Road / Massinger Street junction looking north

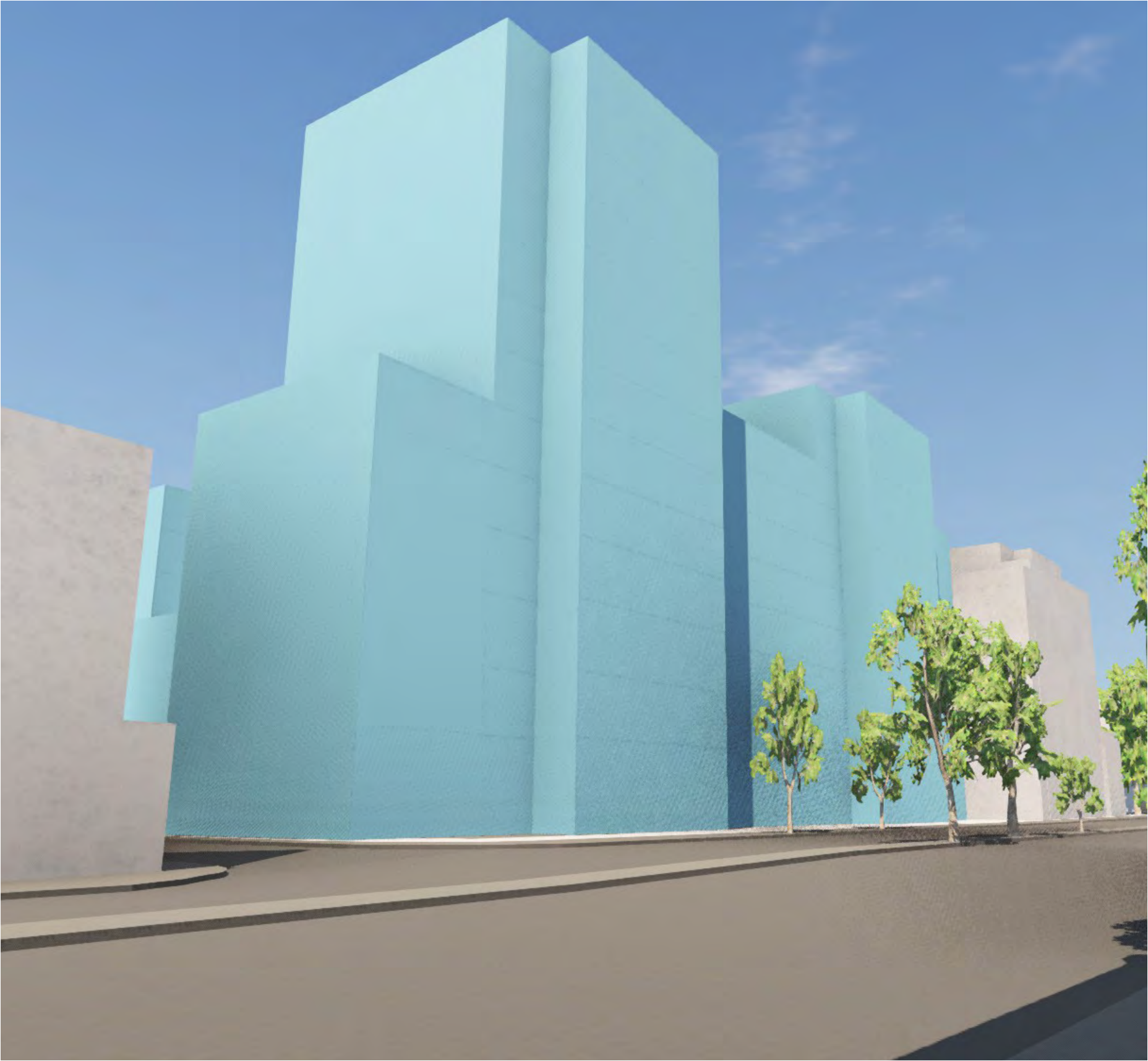


Figure 36: Old Kent Road / Massinger Street junction looking north

Proposed massing

View 03
Old Kent Road / Mandela Way junction looking south

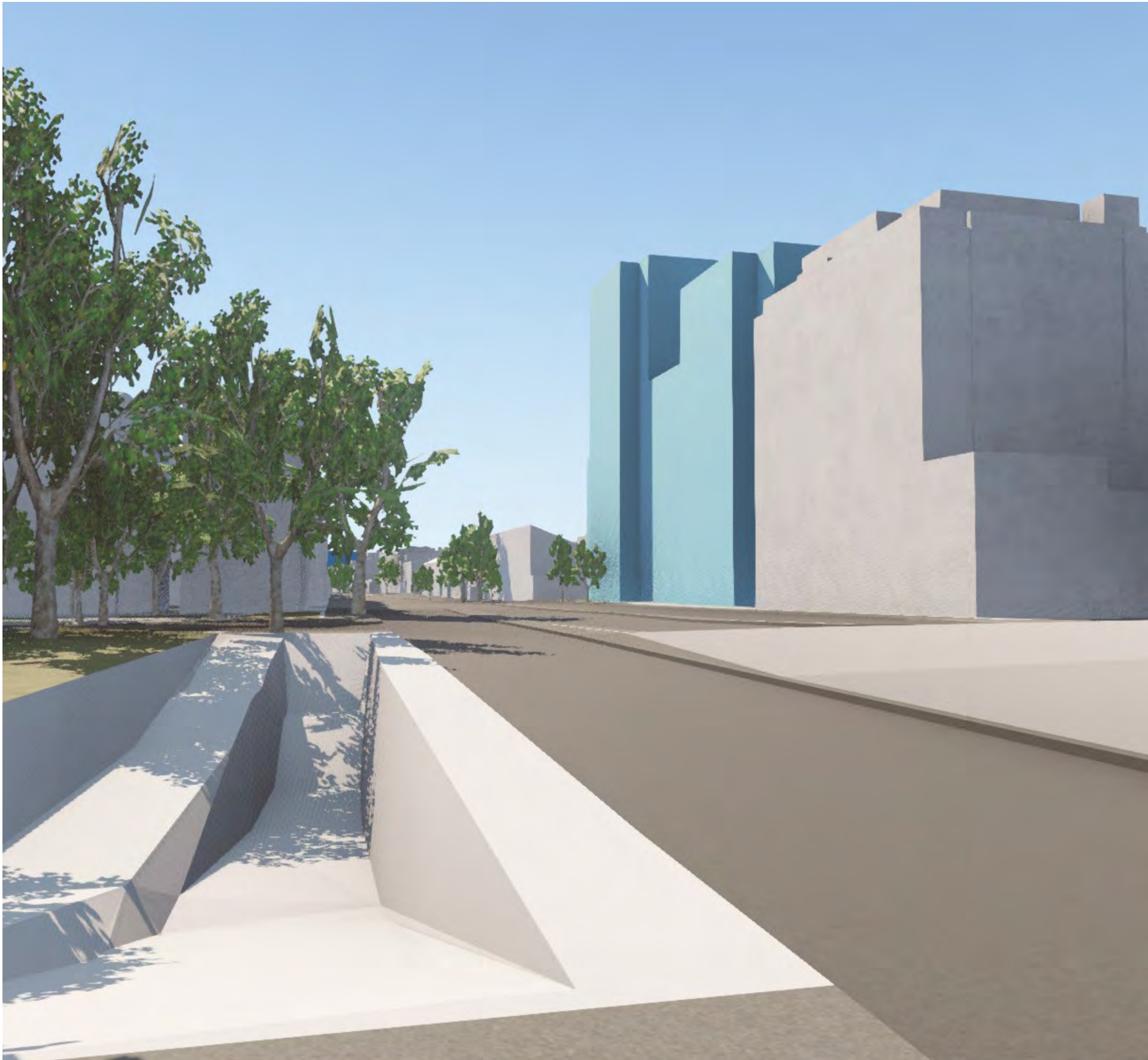
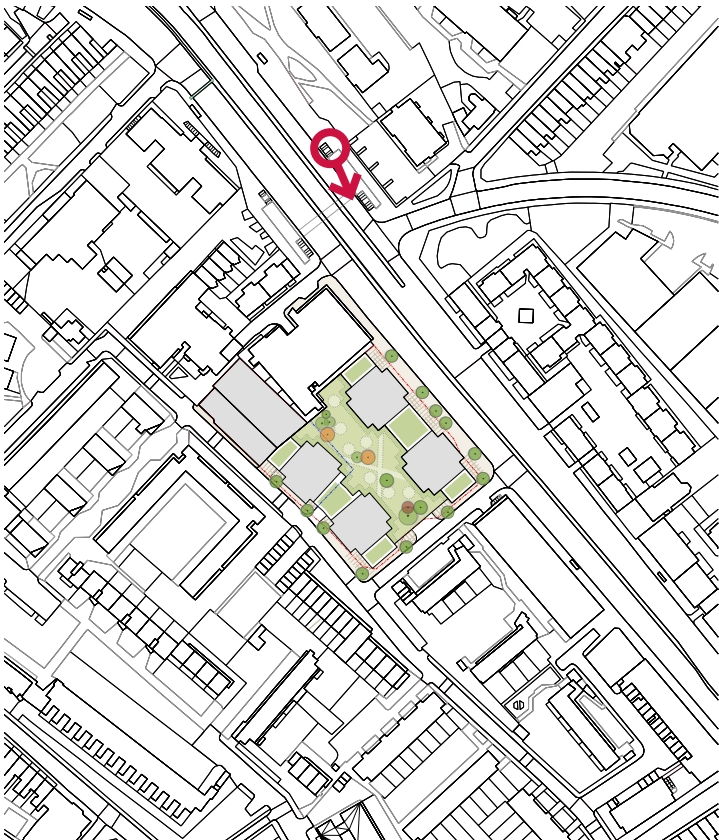


Figure 37: View 03 - Old Kent Road / Mandela Way junction looking south

Proposed massing



4.0 The masterplan proposals

View 04
Congreve Street / Townsend Street junction
looking south



Figure 38: View 04 - Congreve Street / Townsend Street junction looking south

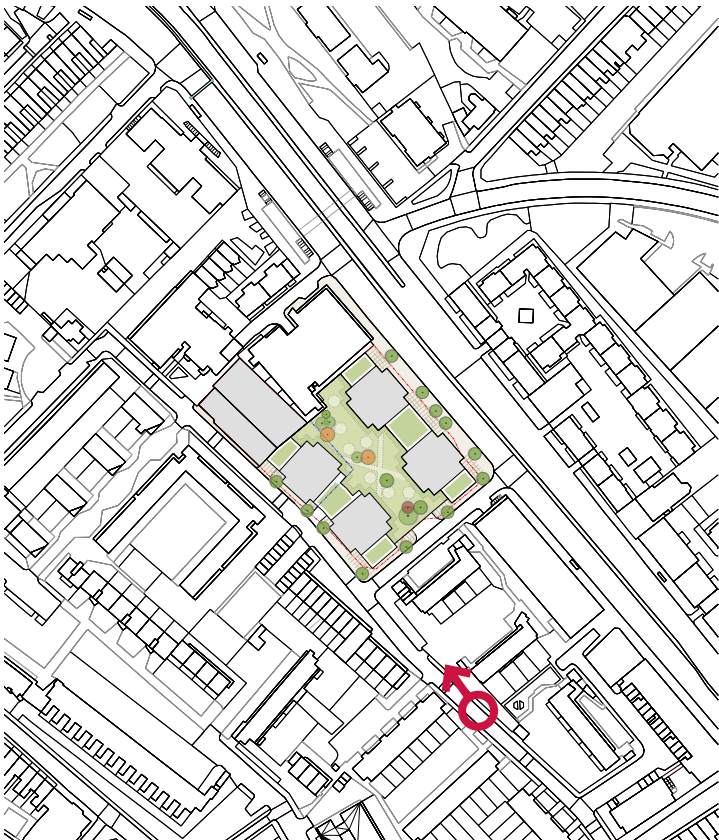
Proposed massing

View 05
Congreve Street looking north



Figure 39: View 05 - Congreve Street looking north

Proposed massing



4.0 The masterplan proposals

View 06
Borough View Landmark Viewing Corridor - LVS
One Tree Hill Landmark Viewing Corridor
(Image without trees)

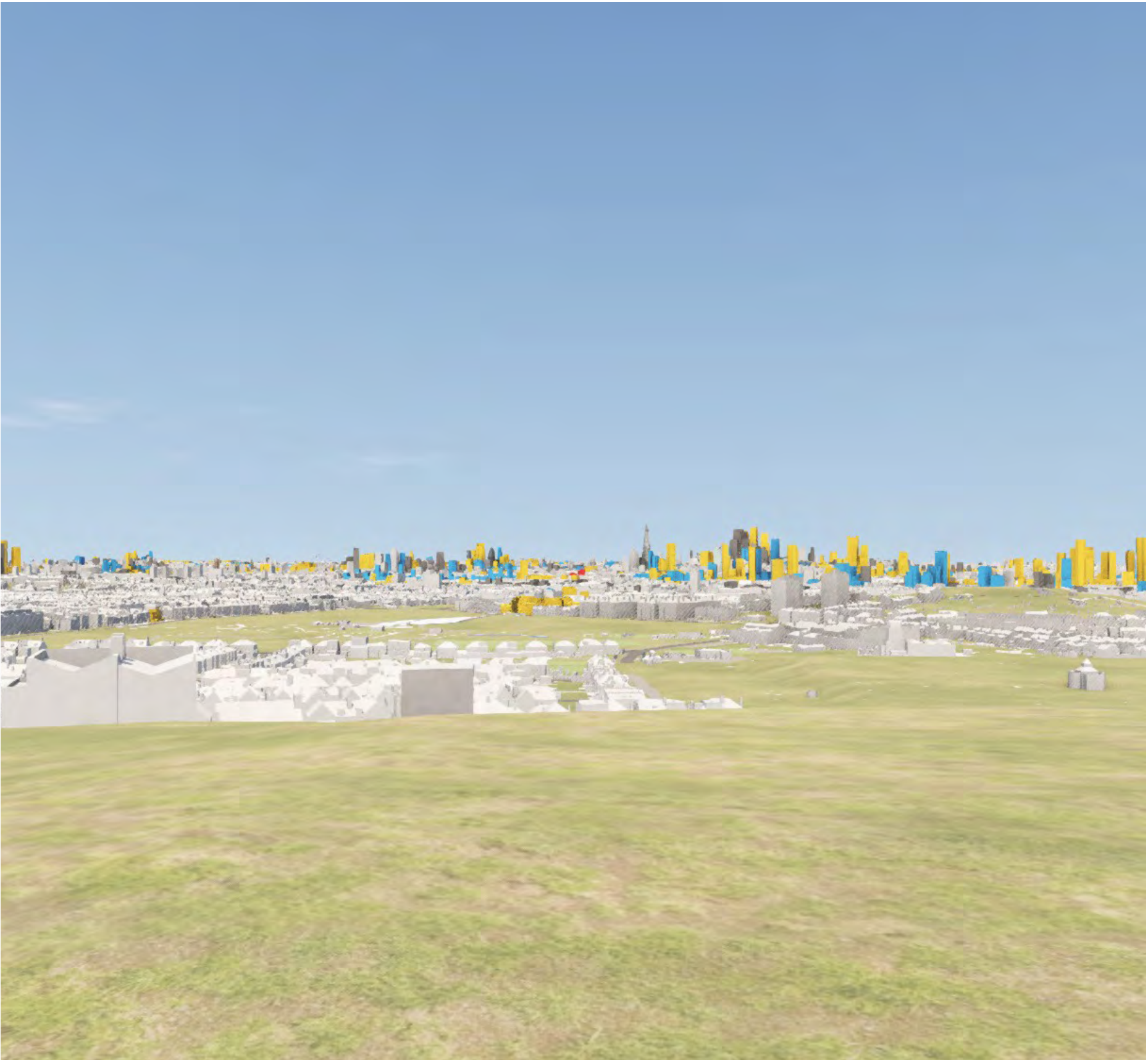



Figure 40: View 06 - Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (without trees)

 Proposed massing

View 07
Borough View Landmark Viewing Corridor - LVS
One Tree Hill Landmark Viewing Corridor
(Image with trees, but no leaves)



Figure 41: View 07 - Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (with trees, but no leaves)

 Proposed massing

View 08
London Views Management Framework –
Extended background vistas - 23A.1 Centre
of Bridge over the Serpentine to the Palace of
Westminster
(Image without trees)

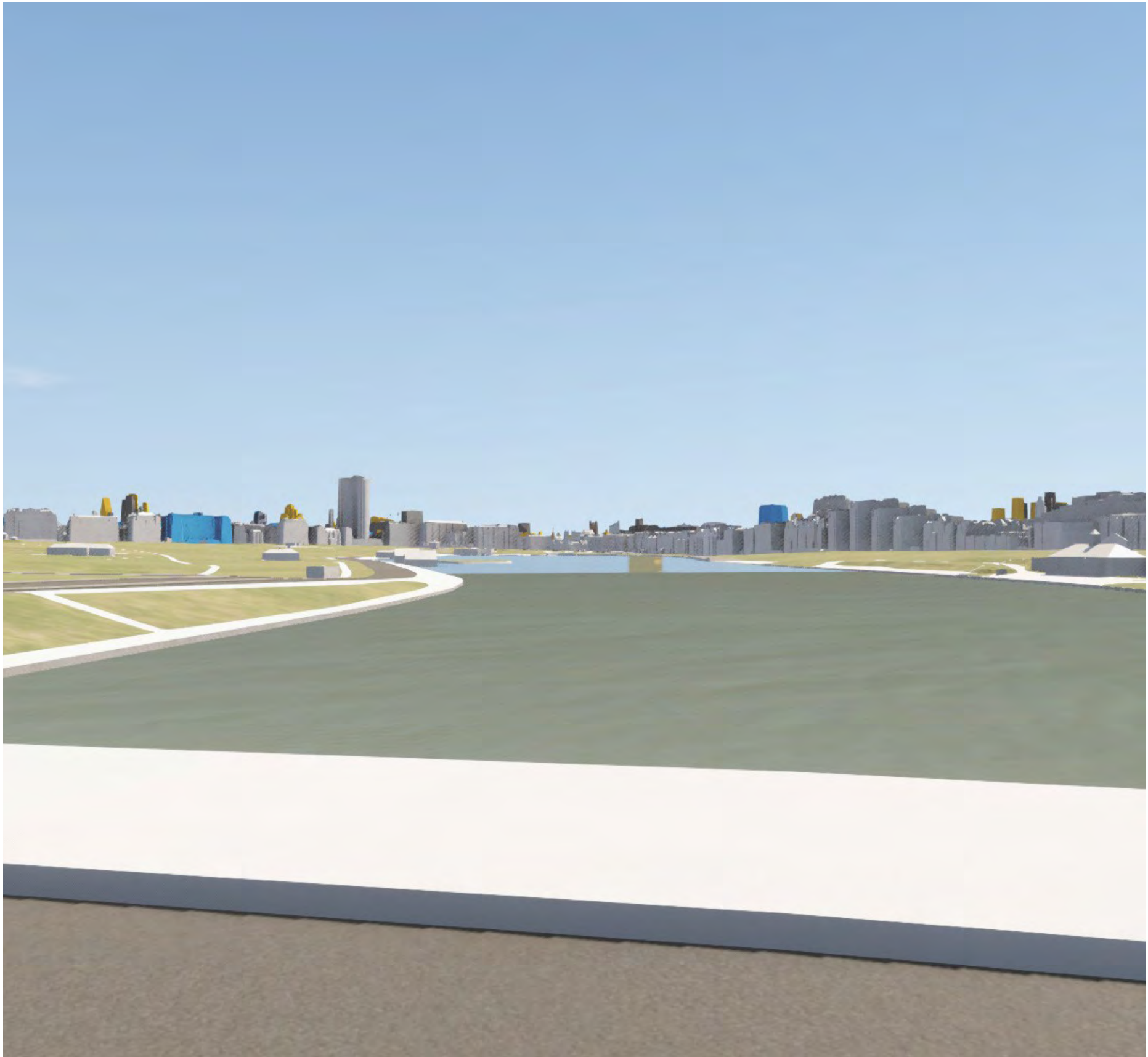
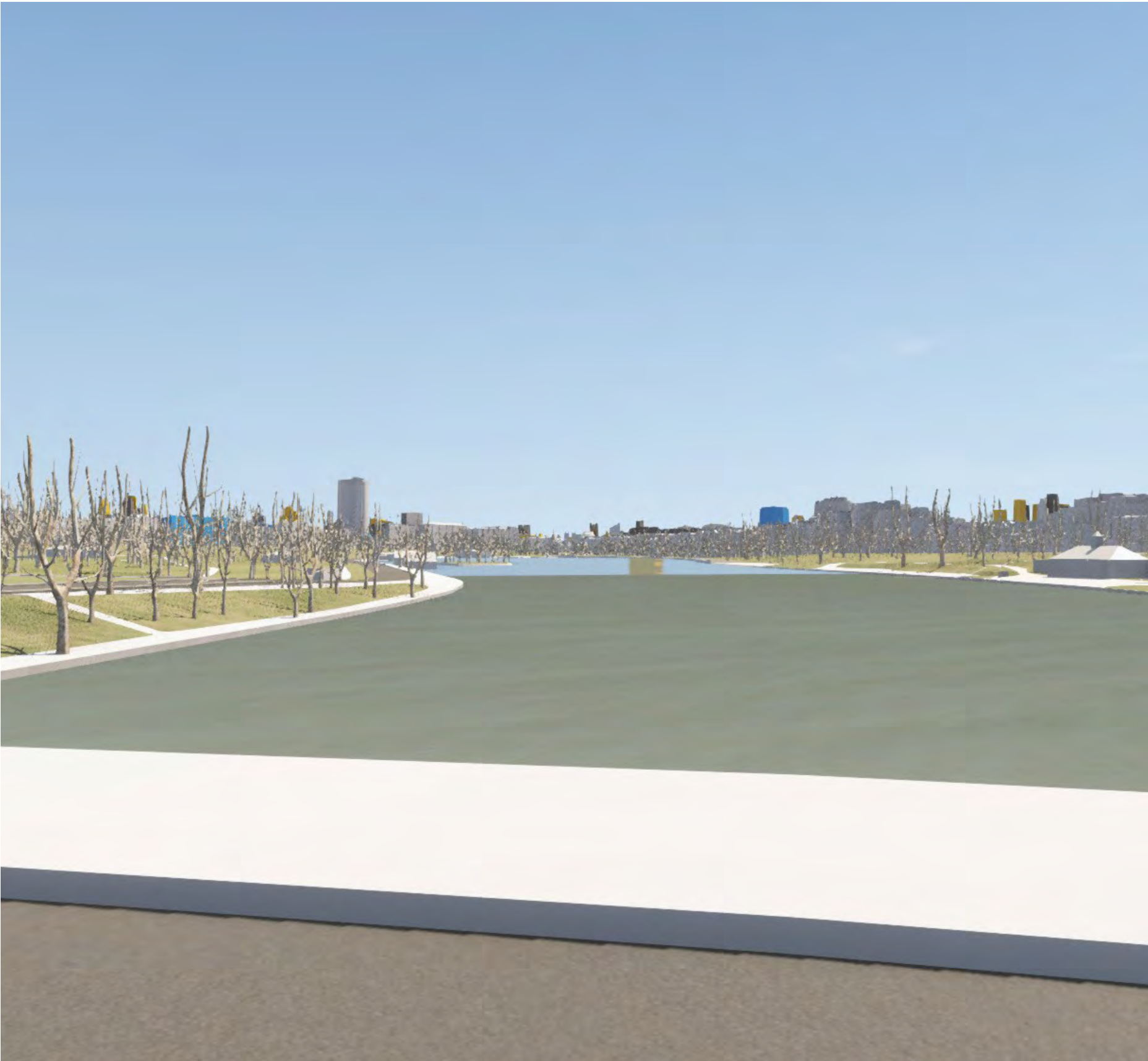



Figure 42: View 08 - London Views Management Framework – Extended background vistas - 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster (without trees)

Proposed massing



View 09
London Views Management Framework –
Extended background vistas - 23A.1 Centre
of Bridge over the Serpentine to the Palace of
Westminster
(Image with trees, but no leaves)

Figure 43: View 09 - London Views Management Framework – Extended background vistas - 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster (with trees, but no leaves)

 Proposed massing

4.0 The masterplan proposals

4.14 Massing option

A second massing solution has been explored. Here building A2 is increased by 3 floors from G+12 to G+15 storeys.

This options adds an additional 12 homes, bringing the total to 173 homes.

Scehdule of areas and accomodation per level													
	Retail		Community			Residential			Accomodation				
	Area sqm		Area sqm			Area sqm							
Level	GEA	GIA	GEA	GIA		GEA	GIA	NIA	Studio	1B	2B	3B	4B
00	651	598	1223	1159		1543	1472	0	0	0	0	0	0
01	1861	1816	582	515		1854	1762	856	0	5	7	0	1
02	0	0	376	326		1859	1754	935	1	5	7	0	1
03	0	0	0	0		2401	2188	1712	2	8	8	5	1
04	0	0	0	0		2401	2191	1712	2	8	8	5	1
05	0	0	0	0		2401	2188	1712	2	8	8	5	1
06	0	0	0	0		1943	1753	1310	0	8	8	3	0
07	0	0	0	0		1546	1400	1063	0	6	6	3	0
08	0	0	0	0		856	763	546	0	0	8	0	0
09	0	0	0	0		856	763	546	0	0	8	0	0
10	0	0	0	0		428	382	273	0	0	4	0	0
11	0	0	0	0		428	382	273	0	0	4	0	0
12	0	0	0	0		428	382	273	0	0	4	0	0
13	0	0	0	0		428	382	273	0	0	4	0	0
14	0	0	0	0		428	382	273	0	0	4	0	0
15	0	0	0	0		428	382	273	0	0	4	0	0
Sub-total									7	48	92	21	5
Total	2513	2414	2182	2000		20228	18525	12028	173				
									4%	28%	53%	12%	3%

Table 3: Schedule of areas and accommodation per level

Scehdule of areas and accomodation per plot													
	Retail		Community			Residential							
	Area sqm		Area sqm			Area sqm			Accomodation				
Plot	GEA	GIA	GEA	GIA		GEA	GIA	NIA	Studio	1B	2B	3B	4B
A1	96	86	0	0		5464	5010	3308	0	14	22	10	0
A2	96	89	0	0		7375	6694	4657	0	12	46	8	0
B1	0	0	442	418		4337	4019	2286	7	12	14	3	0
B2	215	198	0	0		3052	2802	1776	0	10	10	0	5
C1	2106	2042	0	0		0	0	0	0	0	0	0	0
E1	0	0	1740	1582		0	0	0	0	0	0	0	0
Sub-total									7	48	92	21	5
Total	2513	2414	2182	2000		20228	18525	12028	173				
									4%	28%	53%	12%	3%

Table 4: Schedule of areas and accommodation per plot



Figure 44: Proposed massing option

4.15 Walkthrough - massing option

The following images show views around OKR6 based on the illustrative massing.

View 01
Old Kent Road looking north

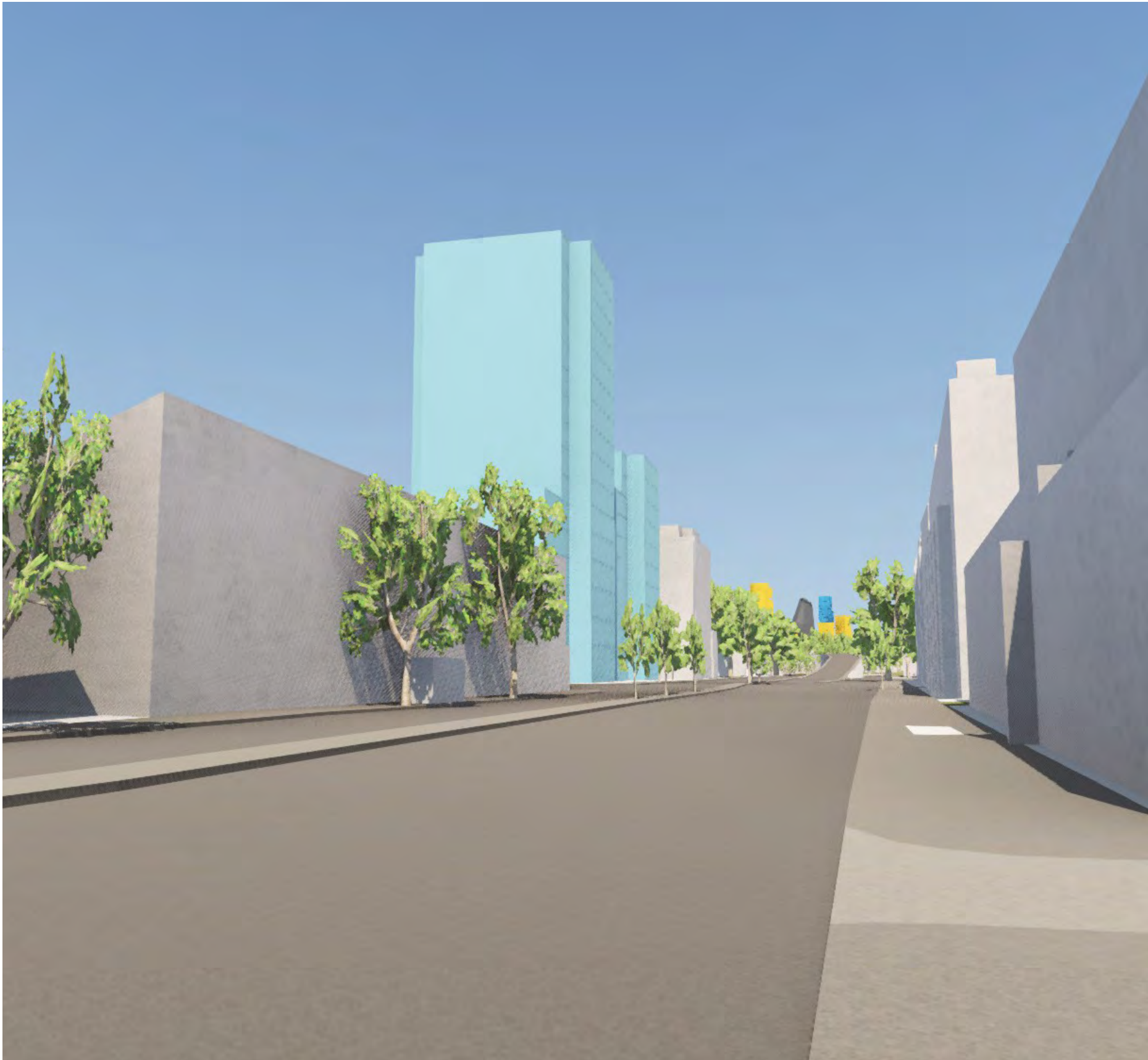


Figure 45: View 01 - Old Kent Road looking north

Proposed massing



4.0 The masterplan proposals

View 02
Old Kent Road / Massinger Street junction looking north

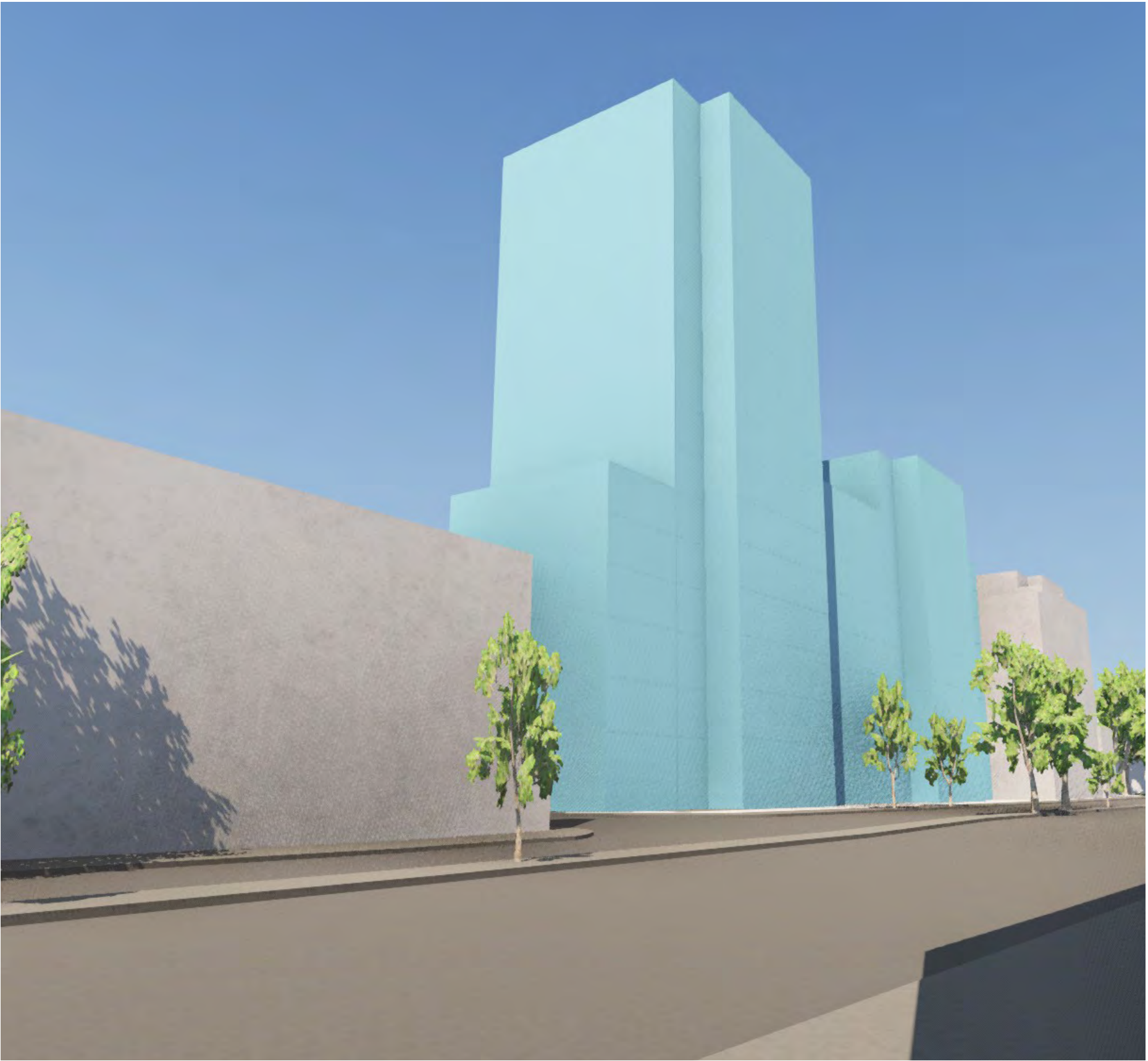


Figure 46: Old Kent Road / Massinger Street junction looking north

Proposed massing

View 03
Old Kent Road / Mandela Way junction looking south

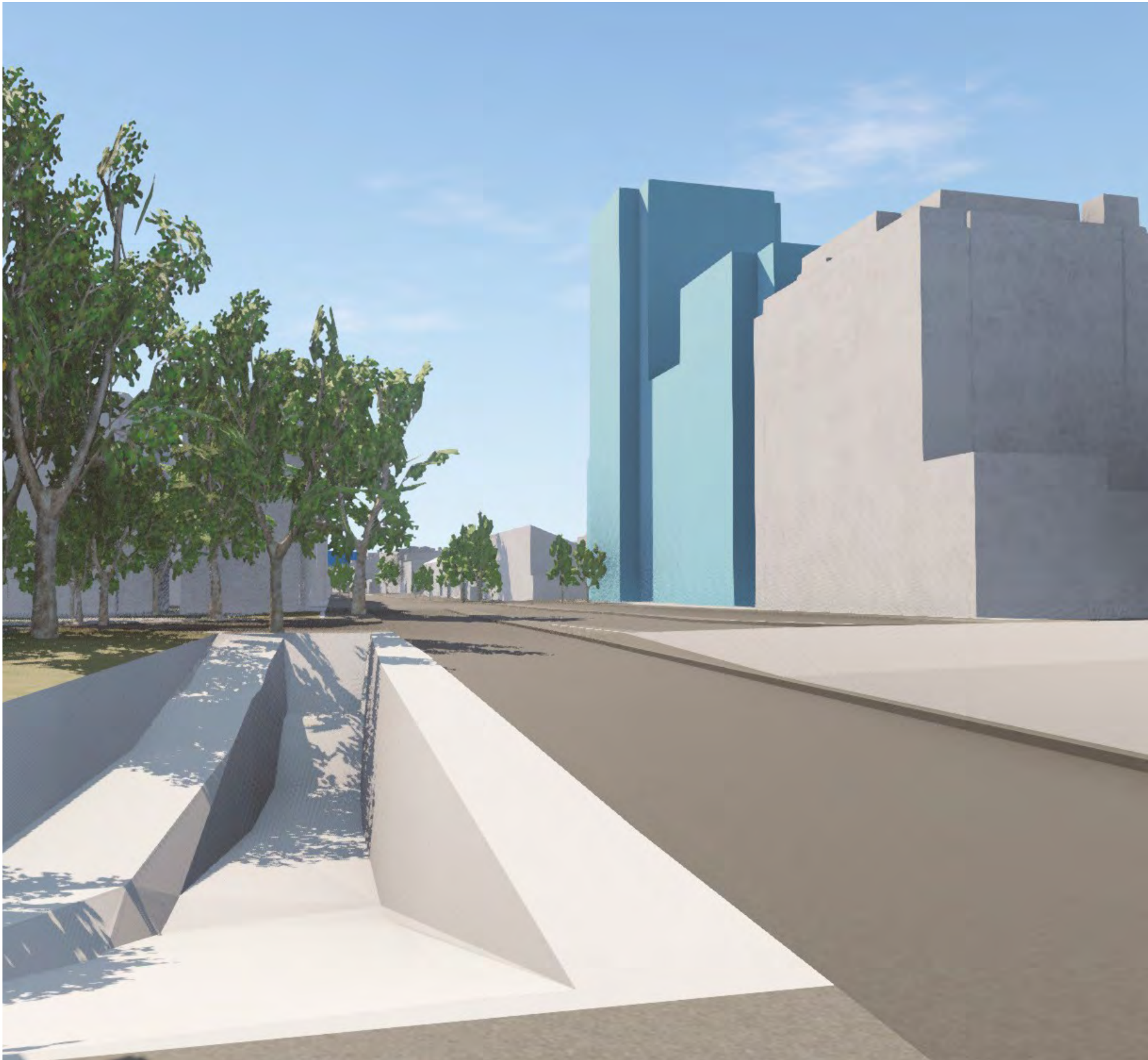
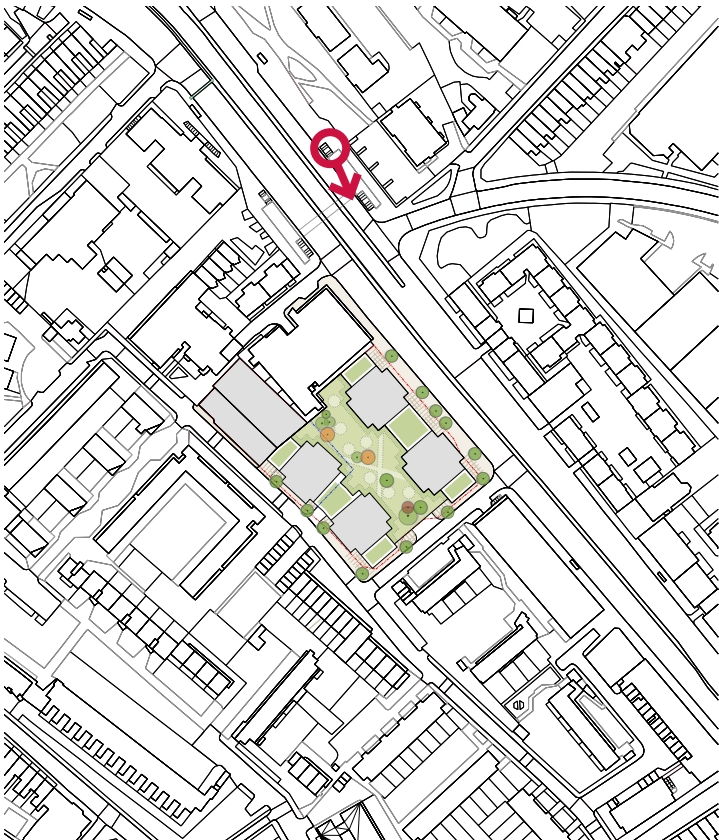


Figure 47: View 03 - Old Kent Road / Mandela Way junction looking south

Proposed massing



4.0 The masterplan proposals

View 04
Congreve Street / Townsend Street junction
looking south



Figure 48: View 04 - Congreve Street / Townsend Street junction looking south

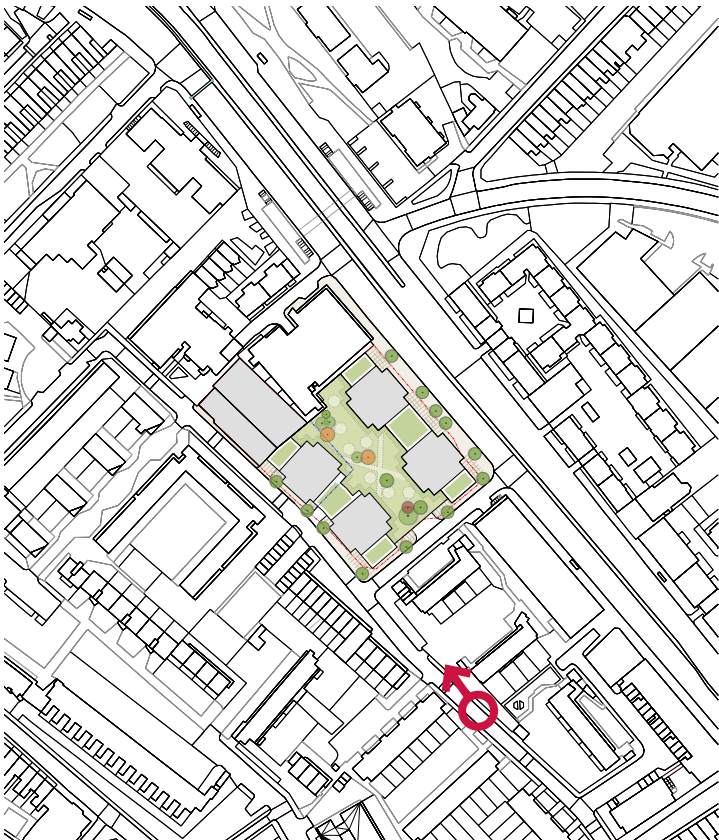
Proposed massing

View 05
Congreve Street looking north



Figure 49: View 05 - Congreve Street looking north

Proposed massing



View 06
Borough View Landmark Viewing Corridor - LVS
One Tree Hill Landmark Viewing Corridor
(Image without trees)

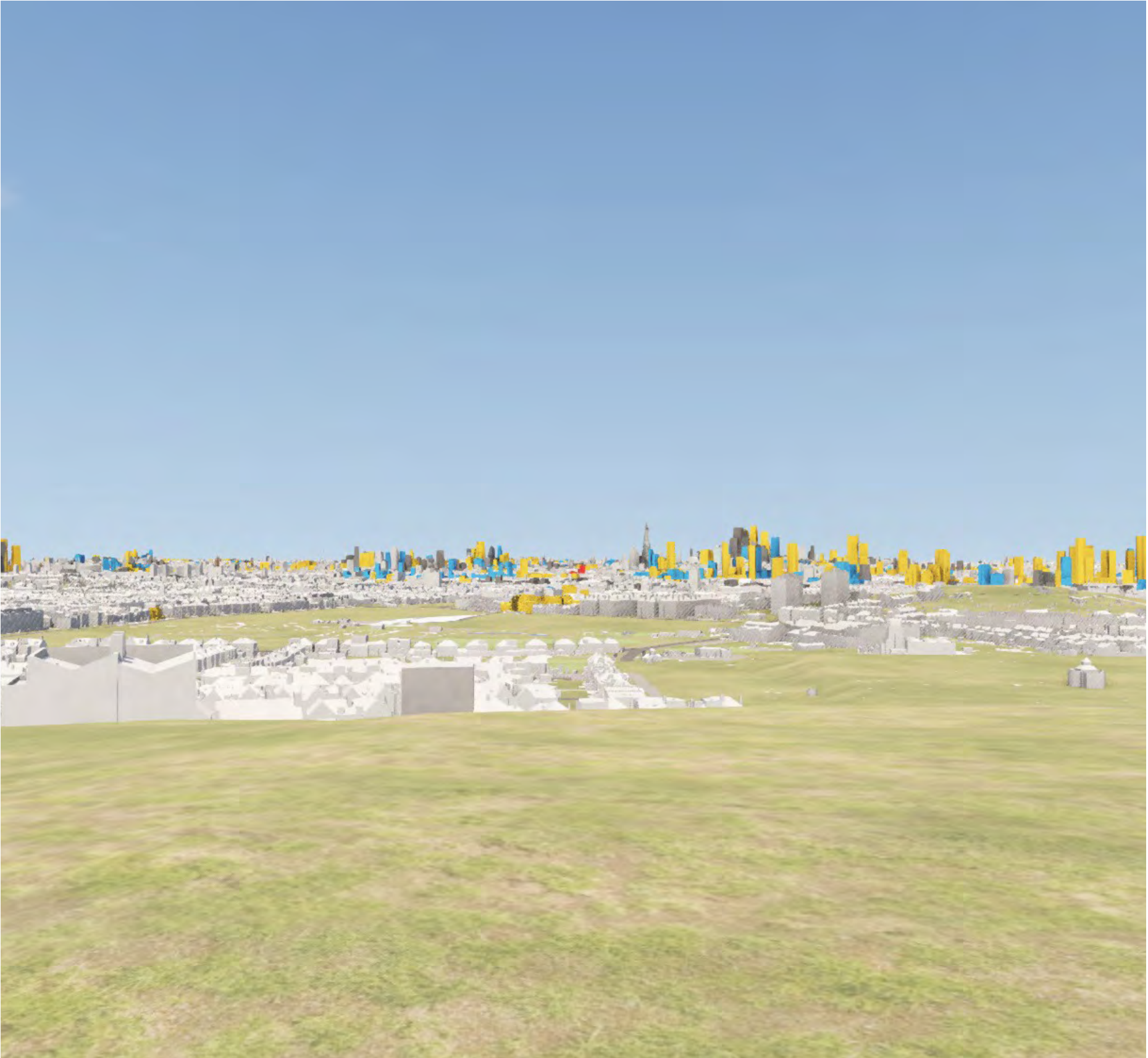



Figure 50: View 06 - Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (without trees)

 Proposed massing

View 07
Borough View Landmark Viewing Corridor - LVS
One Tree Hill Landmark Viewing Corridor
(Image with trees, but no leaves)



Figure 51: View 07 - Borough View Landmark Viewing Corridor - LVS One Tree Hill Landmark Viewing Corridor (with trees, but no leaves)

 Proposed massing

View 08
London Views Management Framework –
Extended background vistas - 23A.1 Centre
of Bridge over the Serpentine to the Palace of
Westminster
(Image without trees)

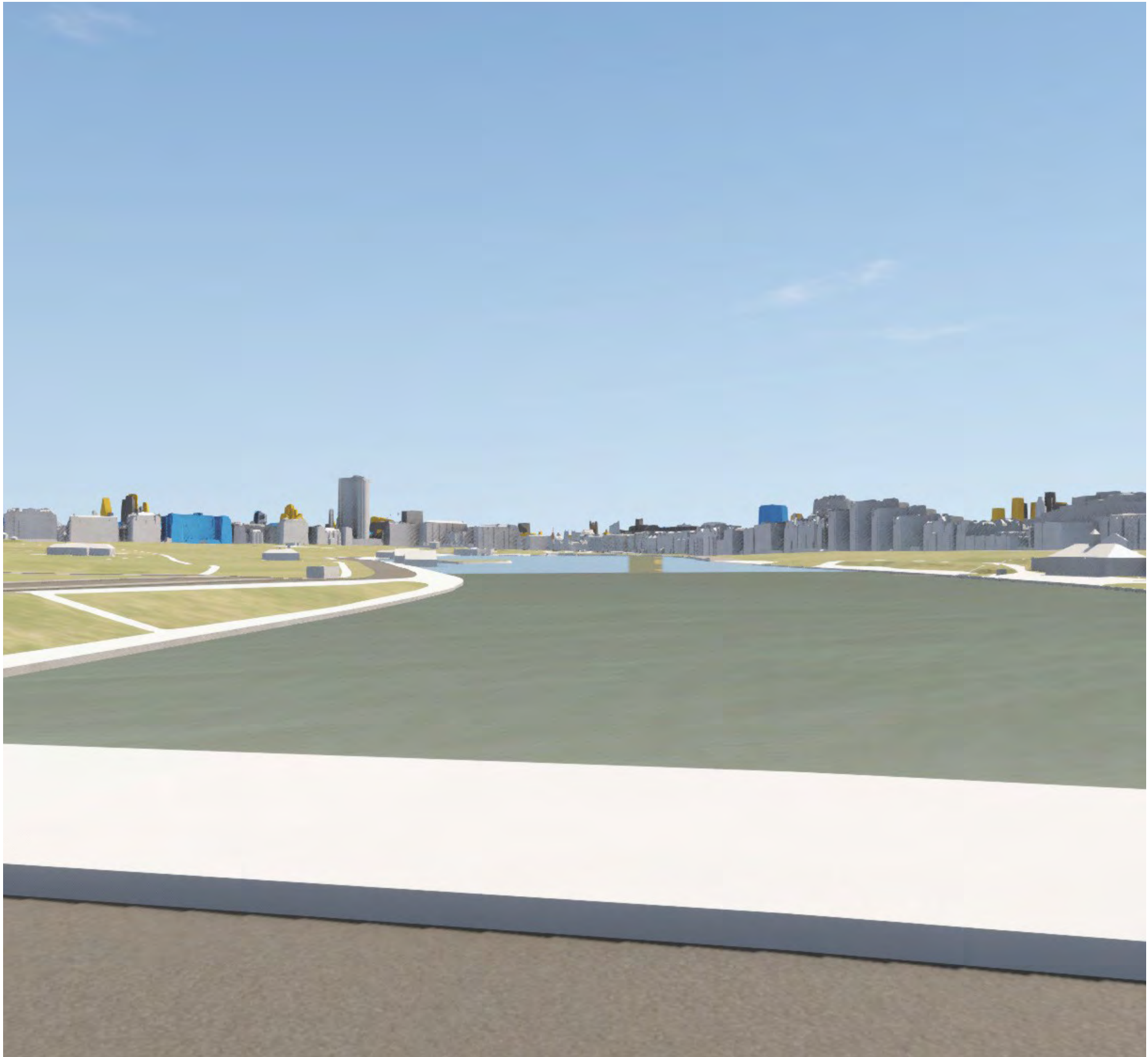


Figure 52: View 08 - London Views Management Framework – Extended background vistas - 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster (without trees)

Proposed massing

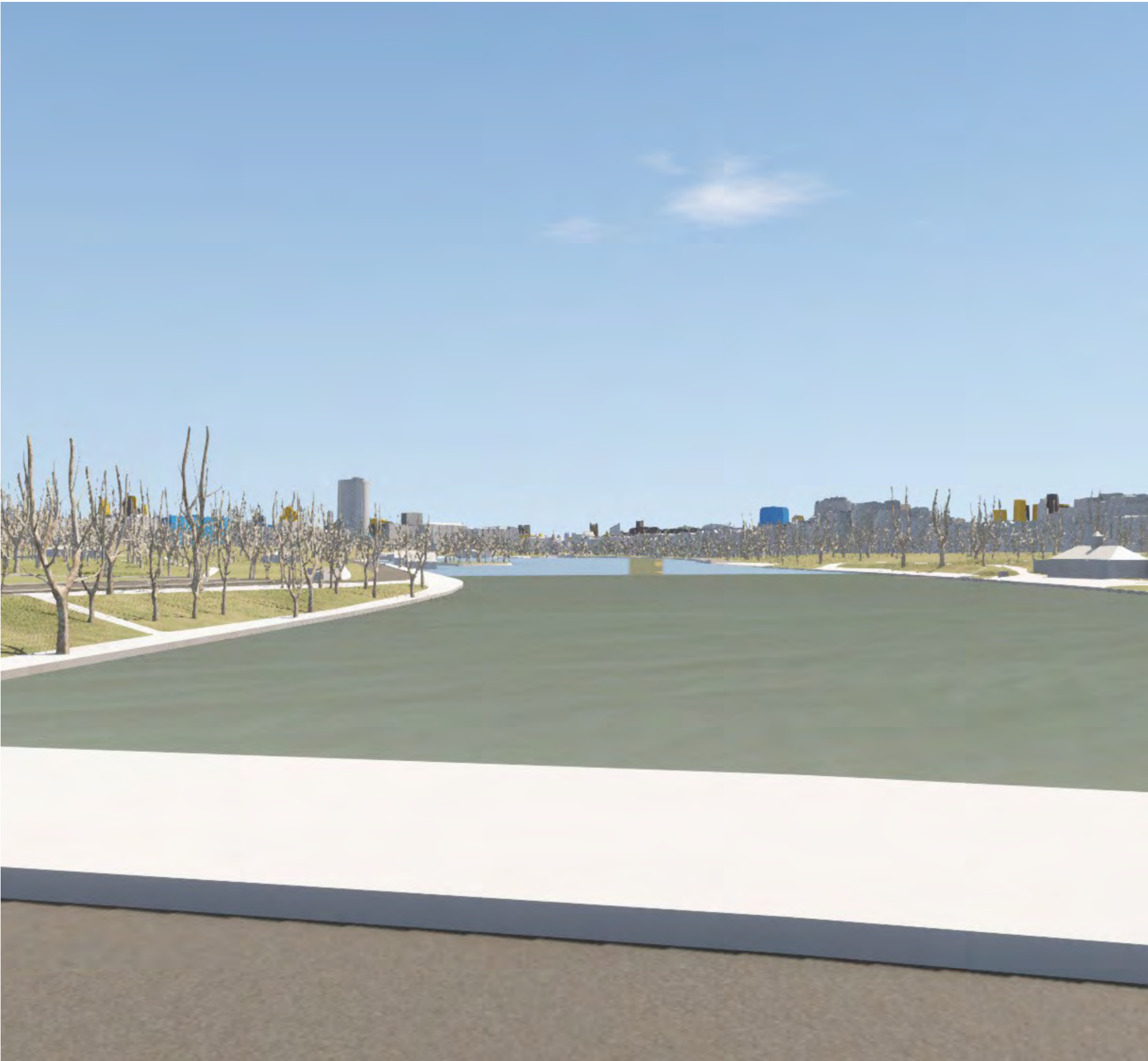


Figure 53: View 09 - London Views Management Framework – Extended background vistas - 23A.1 Centre of Bridge over the Serpentine to the Palace of Westminster (with trees, but no leaves)

 Proposed massing

View 09
London Views Management Framework –
Extended background vistas - 23A.1 Centre
of Bridge over the Serpentine to the Palace of
Westminster
(Image with trees, but no leaves)

