



FRAME PROJECTS

## **Old Kent Road Community Review Panel**

### **Report of Review Meeting: Jewson Facility**

Monday 22 February 2021  
Video conference via Zoom

#### **Group**

Gurmeet Sian (chair)  
Lucy Atkinson  
Hugh Balfour  
Shelene Byer  
Hazel Flynn  
James Glancy  
Muyi Kazim  
Aaron Mo  
Victoria Oluwables  
Peter Warren  
Madison Westwood

#### **Attendees**

Tim Cutts	London Borough of Southwark
Colin Wilson	London Borough of Southwark
Tom Bolton	Frame Projects
Kate Trant	Frame Projects
Penny Nakan	Frame Projects

#### **Apologies / copied to**

Tyreece Asamoah	Old Kent Road Community Review Panel
Saidat Oketunde	Old Kent Road Community Review Panel
Alicia Chaumard	London Borough of Southwark
Troy Davies	London Borough of Southwark

#### **Confidentiality**

As a public organisation the London Borough of Southwark is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

## 1. Site address

Jewson, Ilderton Road, London SE15 1EP

## 2. Presenting team

Sally Lewis	Stitch
Tom Draper	Stitch
Lucy Jenkins	Fabrik
Roger Hepher	hgh Consulting
Matthew Robinson	hgh Consulting
Rudra Rhodes	hgh Consulting
Bhavesh Amin	2020 Capital
David Hill	2020 Capital

## 3. Planning authority's briefing

The Jewson Facility site, also known as the Jewson's Merchant Builders' Yard, is located on the southern side of Ilderton Road, between the junctions with Surrey Canal Road to the north and Rollins Street to the south. Some parts of the site front onto Ilderton Road, mainly the northwest section, with the remainder of the site tucked in behind one of the last remaining terraced rows along Ilderton Road.

The proposal seeks to achieve the demolition of the existing buildings and erection of a mixed-use development comprising a building ranging in height from nine to 27 storeys, to provide a replacement builders' merchants for Jewson's; 202 residential apartments; and other associated infrastructure.

The planning application for the proposal is to be submitted in March 2021. Southwark officers asked the panel to focus, in particular on the following questions:

- On a busy road and with the railway behind, the environment is challenging for residential use. The applicant has addressed this through noise mitigation techniques. Does the panel agree that the inclusion of winter balconies and denser balustrades on the lower residential floors assists in mitigating the noise from the surrounding environment?
- Does the panel consider that the proposed massing, use of materials, and south-facing podium amenity space help integrate the proposal into the surrounding context?
- Do panel members feel that any more can be done to help improve the relationship between the development and the existing terrace?
- The Area Action Plan challenges developers to retain depot-type uses on Ilderton Road and also generate more activity on the street frontage. Does the panel consider that the proposal would integrate well with Ilderton Road at street level?

## 4. Community Review Panel's views

### *Summary*

The panel believes the scheme to be well considered overall, particularly in relation to the gardens and amenity spaces, but is uneasy about the height of the two blocks, especially the tallest element – Block B. It recommends reconsideration of the development's height, particularly in the context of current policy discussions about tall buildings in proximity to existing communities. The panel asks that information on the bed sizes of flats across the scheme and a breakdown of unit tenure types is provided, to allow it to fully understand the proposal. It suggests that further thought should be given to ensuring amenity spaces are designed for multiple age groups. The panel feels more could be done to improve pedestrian routes around the site, for example the addition of safer crossings. The panel welcomes widening of the pavement along Ilderton Road, as the traffic-dominated road is currently unpleasant for pedestrians. It also feels that the corner of the building at Ilderton Road could be reconsidered, bringing the building line back, which it suggests would impact positively on the design of the block as well as creating sightlines around the corner. The provision of more trees along this road should be considered. The panel welcomes the quantity and quality of the bicycle parking, but some panel members question the limited provision for residents' parking in the scheme, particularly the capacity for pick-up and drop-off. The panel also feels that greater reflection of the historical context would be add value to the proposal, for example through interpretation. These comments are expanded upon below.

### *Height*

- The panel is concerned about the height of both blocks in the scheme, particularly that of the tallest, Block B. It feels that the design is not exceptional or inspiring enough to justify the proposed heights.
- It feels it is particularly important to justify tall development given that revisions to the Area Action Plan, currently under consultation, make explicit reference to the objective of reducing the height of development that is close to existing communities.
- The panel also comments that the scheme's prominent location at the top of a rise means that the height and eventual design of the tall elements will have a particularly significant impact.
- The panel also expresses reservations about the environmental impact of tall buildings, and questions whether a 27-storey building can be truly carbon neutral.

### *Architecture*

- The panel suggests that the external design of the scheme, in particular of Blocks A and B, is dominated by the façade grid and that, combined with its height, will result in an unsympathetic building. It asks that consideration is given to whether the design can bring more beauty and aesthetic delight to the area.

- The panel suggests that the design of the terraced houses could be reflected in the adjacent section of the development, using features such as window design and the decoration above the first-floor windows.
- The panel also suggests that the scheme would benefit from further consideration of the history of the site, potentially including historical information and interpretation as part of the development.
- The panel is pleased to see the attention paid to the design and provision of winter gardens, balconies and garden spaces, and is pleased by generous window sizes.

#### *Public realm*

- The proposal to widen the pavements at the stretch of the Jewson's frontage and alongside the houses to be retained on Ilderton Road is welcomed. The panel considers this essential to accommodate population growth on a busy road which has particularly narrow pavements.
- The panel suggests the applicants should consider pulling the massing of the building back from the corner of Ilderton Road and Surrey Canal Road to improve pedestrian sightlines in both directions and generate a greater sense of space.
- It also suggests that the planting of trees on Ilderton Road would provide separation and protection from traffic and pollution.

#### *Internal layout*

- The panel asks that information relating to the provision of different unit sizes and tenure types included the proposal is made available for this and future schemes, to provide a fuller picture of what is proposed.
- The panel considers it important that the proposals should be aspirational in relation to minimum standards for space, sunlight and daylight, and aim to exceed – rather than just meet – them.

#### *Access and transport strategy*

- The panel welcomes the extent of the proposed bicycle storage, including provision for different types of bicycle.
- The panel is concerned that the volume of traffic, particularly lorries, using Ilderton Road, and the speed of bicycles using the shared pedestrian and cycle lane on Surrey Canal Road, mean the setting is dangerous for pedestrians, particularly children crossing to reach Pat Hickson Garden. The panel suggests consideration of measures including traffic calming and additional street crossings in order to address pedestrian safety.

- The panel is concerned that on-site provision for parking is insufficient to cater for scenarios including tradespeople who need to park for unpredictable lengths of time, disabled provision, residents' deliveries and collections hire cars and car club spaces. It asks that further thought is given to how the spaces provided will be used, and whether they will meet the various needs of residents.
- The panel welcomes the addition of a transport consultant to the team, and the planned parking survey, which is needed to ensure increased pressure on surrounding streets is anticipated and managed.

#### *Noise and pollution mitigation*

- The panel requests further detail on the proposals to mitigate noise across the scheme, in particular, the extent to which the balustrades and winter gardens will contribute to protection from both noise, as well as pollution.
- The panel notes the importance of ensuring noise levels do not increase when tall buildings are completed opposite, on the other side of the railway line with the London Borough of Lewisham.

#### *Amenity space*

- The panel comments positively on the quality of the garden spaces, and appreciates the thought and effort given to this element of the scheme.
- It also asks whether more can be done to consider the needs of different age groups, in the design of each space, particularly the elderly, as there is a perception amongst the panel that the gardens are targeted towards young people. The panel feels it is important to also provide sufficient space appropriate to adult use, particularly as the increase in home working post-COVID-19 appears likely to remain a part of working practices.

#### *Management*

- The panel emphasises the importance of effective security measures to prevent non-residents from accessing the three gardens on levels 2, 10 and 14.
- It also notes the need for a long-term maintenance plan to ensure gardens are cared for, and not allowed to deteriorate.
- The panel asks for reassurance that the cost of garden maintenance, site management, and a 24/7 concierge will not result in excessively high service charges.

#### *Next steps*

The Community Review Panel is available, if required, to provide further input once designs have reached the next stage of development.