



Old Kent Road Community Review Panel

Report of Community Review Group meeting: 257-283 Ilderton Road

Monday 7 November 2022
231 Old Kent Road, London SE1 5LU

Group

Gurmeet Sian (chair)
Julia Feeney
Hazel Flynn
Mike Levitt
Saidat Oketunde
Sydney Simms
Peter Warren

Attendees

Alicia Chaumard	London Borough of Southwark
Wing Lau	London Borough of Southwark
Colin Wilson	London Borough of Southwark
Tom Bolton	Frame Projects
Abigail Joseph	Frame Projects

Apologies / copied to

Tyreece Asamoah	Old Kent Road Community Review Panel
Hugh Balfour	Old Kent Road Community Review Panel
Shelene Byer	Old Kent Road Community Review Panel
James Glancy	Old Kent Road Community Review Panel
Aaron Mo	Old Kent Road Community Review Panel
Victoria Oluwables	Old Kent Road Community Review Panel
Madison Westwood	Old Kent Road Community Review Panel
Tim Cutts	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.

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Declaration of interest

Office Sian, a practice owned by Gurmeet Sian, Chair of the Old Kent Road Community Development Panel, is part of a development team employed by Southwark Council on a site within the Old Kent Road Opportunity Area, at the Ledbury Estate. Gurmeet works alongside the practice leading the team, Karakusevic Carson Architects, not directly for Southwark and does not take part in any design review of schemes on the Ledbury Estate or adjoining sites.

1. Site address

257-283 Ilderton Road, London SE15 1NS

2. Presenting team

Robert Grant	EQT Exeter
Alex Wythe	Alan Camp Architects
Michael Hoggart	Modus Construction Consultants
Alun Evans	ROK Planning
Katy Greenwood	ROK Planning
Catherine Bowman	Carvil Ventures

3. Planning authority's briefing

The proposal is for the redevelopment of the site to provide a mixture of commercial and residential – delivering 196 homes, with a self-storage unit and workspace. The tallest element would be 29 storeys in height, with a shoulder building of 9 storeys on Ilderton Road. Sharratt Street will host the self-storage building which would be a maximum of nine storeys in height.

The scheme has been designed to respond to the context of the area and provide a distinctive design to complement the evolving streetscape. A number of tall buildings are currently being delivered along Ilderton Road, and the proposed development aims to complement this emerging context, mirroring the height and massing of the adjacent scheme at 227-255 Ilderton Road.

Southwark Council is currently preparing an Old Kent Road Area Action Plan (AAP) to guide development in the wider area and identify opportunities for growth and benefits for local communities. The site is part of the Old Kent Road 16 allocation, which the Council hopes to see transformed into a mixed new neighbourhood with a diverse range of uses. Development should retain or increase business floorspace and provide a minimum of 35 per cent affordable housing.

The council seeks the panel's comments in particular on the quality of the proposed architecture and public realm; whether the relationship between the scheme's three elements is successful; whether amenity space is suitable, and play and communal space high quality; on the quality of residential accommodation; and how well the designs respond to the character of Sharratt Street.



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4. Community Review Panel's views

Summary

The panel considers that the proposals have the potential to create local benefit, but suggests areas where it considers the scheme requires refinement. The panel thinks that the height of the 29-storey tower should be lowered to reduce the cumulative impact of tall buildings on the Ilderton Road neighbourhood. It suggests that removing six storeys from the tower would also resolve the massing more effectively. The panel asks for testing to show that amenity spaces will not be overshadowed, either by the taller elements of the scheme or by neighbouring tall buildings – and also that the development will not reduce the quality of neighbouring amenity. The panel suggests reducing the impression of bulk by using a more vertical expression for the tower, and developing the architecture in a bolder direction, for example by reducing use of dark brick, developing the material texture of the buildings and exploring alternative window designs. Some panel members question the choice of the colour black for the self-storage unit, and also note that it is likely to attract graffiti. The panel asks for more family-sized units to be included in the social rented offer, with fewer one-bed flats. It emphasises the importance of noise mitigation in creating a pleasant place to live. The panel also emphasises the importance of providing affordable commercial space to help local people. It asks whether the potential future use of commercial spaces to host restaurant and hospitality uses can be designed in now. Increased pavement widths on Sharratt Street are welcomed, but the panel asks for further development of designs for the square on Ilderton Road, to show how it can act both as a public space and as the main route for residents. The panel is pleased to see provision of cycle storage on each floor. It asks for assurances that the parking provision is sufficient to meet visitor demand. It encourages the inclusion of more solar panels on rooftops. These comments are expanded below.

Height

- The panel suggests that the 29-storey tower should be lowered, to reduce the impact of the building on the Ilderton Road neighbourhood as part of an emerging cluster of tall buildings. It does not consider that the development should mirror the height of the neighbouring plot, at 227-255 Ilderton Road.
- The panel suggests the height could be reduced by removing the top six storeys from the tower, shown in a lighter colour on illustrations, which it considers would resolve the overall massing more effectively.
- The panel is concerned that the tower, or other neighbouring tall buildings, could overshadow the rooftop amenity space. There is also a risk that the scheme could overshadow amenity space in neighbouring developments. As more tall developments are built along Ilderton Road, it will be important to carry out testing to show that the quality of amenity space will not be impaired.



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Architecture

- The panel suggests that the expression of horizontal elements in the design of the tower increases the impression of bulk. It feels that a more vertical expression will help to break down the massing more effectively.
- The panel thinks that the architecture is developing in the right direction but suggests it could be bolder, with less use of dark brick. Varying window designs could also provide a way to introduce more excitement.
- The material texture of the building should also be developed further during detailed design, to generate a clearer sense of how the building will appear.
- The panel is pleased to see the generosity of the proposed balconies, which it feels will be very beneficial.
- The panel has mixed views on the choice of the colour black for the self-storage unit. Some members think black is too harsh, and that another colour that complements the rest of the scheme better could be used instead. Other members like the colour, but point out that black walls will attract graffiti, especially as the development is close to the New Den football ground.

Social housing

- The panel notes that 42.9 per cent of the socially rented accommodation is in the form of one-bed units. It asks that more three and four-bed units are provided for families, as this is the predominant local demand. Developments dominated by one-bed flats can also cause management problems.

Uses

- The panel asks whether the designs can incorporate the potential future use of commercial units for restaurants and hospitality – facilities that are lacking in the local area, and would create wider local benefit. If these uses could be designed in now, it is more likely that it will be feasible to provide them in future, when other developments are completed nearby.
- The panel supports the concept of the 'fab labs' workspace, and notes the importance of ensuring these spaces are affordable to local people.
- The panel also notes the importance of managing self-storage units to ensure they does not create negative impacts on local people though traffic congestion, or the use of units for informal deliveries.

Noise mitigation

- The site is in a very noisy location, sandwiched between the Ilderton Road where existing development already amplifies traffic noise, and the railway line to South Bermondsey Station.



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- Other sources of noise close to the scheme include the Sankofa Nursery, Christ the King Chapel, and the Karina worship space as well as businesses and several community and event spaces.
- The panel emphasises the need to take appropriate acoustic mitigation measures to ensure the development is a pleasant place to live.

Public realm

- The panel supports proposals to increase the width of the pavement on Sharratt Street, improving the public realm.
- The panel also supports the inclusion of a square on Ilderton Road, which breaks up what could otherwise be an overbearing elevation. However, it feels that further work is needed to develop a detailed design for this space. At the moment, it seems neither public nor private.
- If it is intended to be both a public square and the main access route for residents, it should be designed to fulfil both these functions. Users should be clearly identified, and provision made for their needs – for example, somewhere for people to put their shopping down while finding their keys.

Parking

- The panel is pleased to see the provision of cycle storage on each floor, which is much more convenient for residents than basement parking.
- The panel notes the need for parking spaces to cater for visitors to the residential units, including trades and deliveries. It asks for assurances that the proposed parking provision will be sufficient.

Fire safety

- The panel is pleased to see the presence of two residential staircases in the building for emergencies, in anticipation of changes to Building Regulations.

Sustainability

- The panel suggests that a greater area of solar panels could be incorporated on the roof spaces, including on the tower roof.

Next steps

The Community Review Panel is available to review the proposals again, if required, once the applicant has had the opportunity to respond to its comments.

