



Old Kent Road Community Review Panel

Report of Community Review: Ilderton Wharf

Monday 29 July 2024

Treasure House, 682 Old Kent Road, SE15 1JF

Panel

Tony Burton (chair)

Shelene Byer

Mike Levitt

Saidat Oketunde

David Stoker

Attendees

Patrick Cronin London Borough of Southwark

Tim Cutts London Borough of Southwark

Colin Wilson London Borough of Southwark

Deborah Denner Frame Projects

Yingli Tang Frame Projects

Observers

Grace Crannis Richmond and Wandsworth Councils

Apologies / copied to

Jessica Potter London Borough of Southwark

Lauretta Doku London Borough of Southwark

Confidentiality

This is a pre-application review, and therefore confidential. 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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1. Project name and site address

Ilderton Wharf, 1-7 Rollins Street, Southwark, London SE15 1EP.

2. Presenting team

Simon Toplis	HTA Design LLP
Nicholas Miller	HTA Design LLP
Ana Raducu	HTA Design LLP
Nathan Hall	DP9
James MacDonnell	Fifth State
Alex Springer	Fifth State

3. Planning authority briefing

The site is located within Old Kent Road site allocation OKR16. The Area Action Plan (AAP) expects any redevelopment to achieve the horizontal mix typology (where depots and medium-to-large storage and distribution uses are provided at ground floor level and have floor-to-ceiling heights of at least seven metres, with residential uses located above). The AAP also expects this redevelopment site to incorporate off-street servicing from Rollins Street and/or Surrey Canal Road.

The applicant benefits from a resolution-to-grant permission (ref: 21/AP/4757) for a redevelopment providing a mixed-use building of 25 storeys containing 170 conventional residential apartments, a replacement builders' merchants, and a commercial unit. 40 per cent of the housing (61 dwellings) are offered in affordable tenures.

The proposed development replaces the resolution-to-grant scheme, proposing a mix of Purpose-Built Student Accommodation (PBSA) and approximately 80 conventional residential apartments, all of which would be in affordable tenures, along with two commercial units. An industrial unit with an integral servicing yard is also proposed, which could be occupied by one or more business for a range of uses. This would all be supported by play and communal space for the future residents, provision for deliveries and servicing, cycle storage and on-site wheelchair parking.

The panel are invited to comment on whether the revised proposal better meets the needs of the local community when contrasted with the consented scheme.

Planning officers asked for the panel's comments on: the size and location of the industrial unit; the scheme's relationship with terraced homes on Ilderton Road; the quality of the dwelling layouts; internal and external shared amenity space; and the scheme's relationship with the surrounding area.

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4. Community Review Panel's views

Summary

The Community Review Panel welcomes the opportunity to comment on the emerging designs for Ilderton Wharf. It is broadly supportive of the development proposed, which is significantly different from the existing planning consent for the site. The new scheme includes more public realm, retention of existing trees, affordable housing, and a space that will double as both a café and community room. The panel likes the way the massing of the building has been broken down. The architectural expression is not yet fully resolved, and it encourages careful thought about how materials and colour are used. This should avoid creating a sense of hierarchy between the different occupants. The diversity of student rooms is welcomed, suiting different budgets and lifestyles. Several suggestions were made about how the development could best integrate into the Old Kent Road area. Maximising the generosity of the industrial space, and consulting local people on the non-residential uses would contribute to achieving this. The potential to create a community garden was suggested, as something that could benefit existing and new residents. The panel understands that there would be a management plan for the communal and community spaces, and this is important to maximise their value. The panel suggests family units should be located in the least noisy areas of the site. It asks for further thought about how the impact on neighbouring terraced homes can be minimised. The noise and odour impact of refuse collection on residents should be considered. The panel also questions whether the minimum blue badge parking is sufficient? These comments are expanded below.

Scale and massing

- The panel supports the way the massing has been broken up, moderating the visual impact of the tall building.
- The neighbouring terrace of houses is much smaller in scale than the development, and every effort should be made to minimise the impact of the scheme on them.

Community and non-residential uses

- The space doubling up as both café and community space is welcomed. The Avalon Café in Bermondsey operates successfully in a similar way.
- A pharmacy is also proposed, and the panel asks if this is what's most needed in the area. Further consultation could be carried out to check this.
- The panel suggests considering a food court as an alternative that could be useful for students, residents and create opportunities for small food businesses.

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- Providing a community garden would be encouraged, and could help bring together students and people living in the affordable housing.
- There is an existing Bridgehouse Community Garden at the top of Rollins Street. This group may welcome an opportunity to help initiate a new community garden at Ilderton Wharf.
- Management of the café / community space and other shared areas will be crucial to their success – rather than relying on volunteers to do this.
- Making people from the surrounding area aware of the community facilities could be achieved with signage or notice boards.
- Wider publicity about the community spaces could be shared via Southwark Charities, who maintain a database of local groups.
- Affordability will be key to enabling local charities and community interest companies to make use of the space.

Industrial space

- The panel is pleased that some industrial space is being provided as part of the development.
- Development pressure on industrial land around the Old Kent Road means that industrial space will be increasingly sought after, because of the proximity of central London.
- The panel asks if more industrial space could be provided to take advantage of this demand?
- However, the need to minimise the impact of the development on the neighbouring terraced homes may limit the amount of industrial space the site can accommodate.
- As detailed designs are progressed, it would be helpful to understand who will occupy the industrial space, to ensure the space provided meets their needs.
- Affordability of the industrial space, and flexibility for use by different types of local business would be encouraged.

Student accommodation

- The panel understands that Fifth State will own and manage the student accommodation, as they already do for other schemes in the area.
- The diversity of student rooms is welcomed, suiting different budgets and lifestyles.

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- The panel asks if balconies could be provided for student rooms?
- Maximising opportunities for students to socialise and meet each other, and residents of the affordable housing will be crucial to their quality of life.
- With this in mind, the panel asks whether the space currently envisaged as a pharmacy could become something like a food court?
- This would create opportunities for local people to run small food businesses, supporting the local economy, and social integration.
- Waste and recycling management can be problematic for student accommodation, and ensuring this is as clear and foolproof as possible will help avoid mess in common areas.
- At the end of each academic year, some students will leave behind equipment such as toasters and kettles – and a plan to allow for their cleaning and re-use by new students could be part of the sustainability strategy.
- Consulting students to inform the design of communal areas would be valuable to ensure they meet their needs, and contribute to a good quality of life.

Residential layout

- Balcony layouts with access from both living and bedrooms are positive.
- Where possible rooms should have a window in addition to balcony doors. This will allow residents to open a window for fresh air without needing to open balcony doors.
- Ilderton Road is heavily trafficked and there is a train line on the other side of the site. Sound proofing will be essential, and the panel suggests family units should be located in the least noisy areas of the site.
- Refuse collection will need careful thought, for example to minimise noise and odours reaching people living above bin stores.

Parking

- The panel understands that the scheme is car-free except for blue badge permit holders.
- Although it understands that the number of blue badge spaces meets policy requirements, it questions if this will be sufficient.

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- For example, the student accommodation will have a transient population, and this will create a need for parking when moving in or out.
- The safety and security of the undercroft parking also needs careful thought.

Landscape

- Retention of existing trees along Surrey Canal Road is welcomed.
- A podium garden, roof terraces, and a small ground level community garden are shown in the landscape plan.
- More information on these spaces would be valuable as design work progresses, for example to clarify planting, seating, and how much sunlight each will receive.
- The panel would also like more detail on public realm improvements that will be delivered as part of the scheme.

Architecture

- The architectural expression is not yet fully resolved, and the panel would welcome an opportunity to comment on this at the next stage of design development.
- It encourages careful thought about how materials and colour are used. This should avoid creating a sense of hierarchy between the different occupants.
- The panel would support the use of red bricks, especially if these can be used in a way that adds texture and pattern to the facades.

Next steps

The panel asks the applicant team to consider its comments in consultation with Southwark planning officers.

It would welcome an opportunity to comment on the scheme again when more detail is available on the architecture, landscape design, and building management