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FRAME PROJECTS

Old Kent Road Community Review Panel

Report of Community Review: 23-25 Page's Walk, London, SE1 4SB

Monday 20 October 2025
231 Old Kent Road, London, SE1 5LU

Panel

Gurmeet Sian (chair)
Shelene Byer
Simon Donovan
Aaron Mo
Saidat Oketunde
Sarah Osei
Daniel Quinn
Sydney Simms
Shahid Ahmadi

Attendees

| | |
|----------------|-----------------------------|
| Tim Cutts | London Borough of Southwark |
| Colin Wilson | London Borough of Southwark |
| Lucy Block | Frame Projects |
| Wendy Charlton | Frame Projects |
| Yingli Tang | Frame Projects |

Apologies / copied to

| | |
|--------------|-----------------------------|
| Alex Cameron | London Borough of Southwark |
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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

23-25 Page's Walk, London, SE1 4SB

2. Presenting team

| | |
|-----------------|---------|
| Manoher Matharu | GSA |
| Matt Richards | Savills |
| Lauren Costello | Savills |

3. Planning authority briefing

The site is located within Sub Area 1, and more specifically, OKR 2, as per the draft Old Kent Road Area Action Plan 2024 (AAP). The existing building is a two-storey light commercial building used primarily for storage with some office administrative functions. A mezzanine level is included and is used solely for storage. Access to the building is from Page's Walk.

The proposal is for the redevelopment of the site to provide a mixed-use commercial and residential scheme. Pre-application discussions to date have focused on the height (where the council favoured a reduction to a maximum of six storeys to comply with Area Action Plan aspirations), the relationship of the development with Page's Walk and the buildings to the rear on Crimscott Street, and the quantum of residential units proposed. Given the constrained nature of the site, public realm improvements are primarily focused on the Page's Walk elevation, with communal amenity and play space provided at roof level alongside associated plant. Both affordable housing and affordable workspace requirements will be secured as part of the proposal.

Officer asked for the panel's views on:

- the proposed height in relation to townscape, the nearby conservation area and the public realm.
- the relationship with the neighbouring buildings on Crimscott Street.
- the quality of the proposed light industrial space.

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4. Community Review Panel's views

Summary

The Old Kent Road Community Review Panel is generally supportive of the proposed scheme. However, there are some concerns given the challenging and constrained site and overlooking issues due to the proximity of adjacent buildings. An image that accurately shows the relationship with 29-31 Page's Walk and Crimscott Street would be welcomed, to provide reassurance that the building will sit comfortably within its surroundings. Drawing on the historical context of surrounding buildings is positive, and the panel encourages further exploration of how the use of materials and the colour palette can pick up local references.

Given the limited pavement width, the design should improve how this works for pedestrians and cyclists, with consideration on how the building is accessed to avoid conflicts. The placement of planters and trees should be considered carefully to ensure these do not obstruct the pavement. The panel has significant concerns about access and security, particularly in relation to the refuse and cycle stores where arrangements need to be better resolved to discourage misuse. The internal circulation and design of lifts and corridors needs more thought.

There are a high number of single-aspect homes, which should be reviewed, to ensure the scheme delivers a high quality of life for residents and avoids creating a transient population. The rooftop provides valuable community amenity space and the panel advises that it should provide biodiversity to encourage bees and bats but needs to be well maintained to deter vermin and pigeons. The space should be adaptable and cater for different age groups. An internal space or covered area would be additive, providing shelter to encourage use at all times of the year.

Height, massing and townscape

- While the visualisations of the building are useful, the panel cautions that it will never be seen in this way due to the proximity of the adjacent buildings. Street views at eye level, with the emerging context included, would be more helpful.
- An image showing in more detail the relationship with 29-31 Page's Walk (which has planning consent for a six-storey building) would be welcomed to provide reassurance that the building will sit comfortably in its surroundings.

Architecture

- The panel recommends using the analysis of the historical context and the surrounding buildings to inform the architectural design.
- The use of colour is positive, but a lighter green could be more in keeping with the surrounding buildings such as the Victoria pub. A smooth white façade similar to the Alaska building could also be considered.

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- There are concerns that there are a high number of single-aspect homes which will result in a poor quality of life for residents, potentially leading to a transient population.
- The panel queries whether lightwells or atria could be incorporated to improve the proportion of dual aspect homes.
- Full height windows should be avoided to provide privacy for residents, avoid visual clutter, and create more usable room layouts.
- Windows should be soundproofed to prevent disturbance from traffic and other external sources.
- Balcony doors should be fit for purpose and be robust. Sliding doors could be considered to withstand potential wind damage and increase the usable area of the living and external space.
- While the lower levels of the building are protected by the balconies above, the top floor is exposed. The panel suggests including some form of cover or protection at this level to provide shelter and shade.

Rooftop amenity space

- The panel welcomes the proposed rooftop garden as a space to meet and mix with neighbours, which will encourage residents to form a community.
- To enhance the use of this space, a covered area or an internal community room would be beneficial.
- The rooftop amenity space should provide biodiversity to encourage bees and bats, while deterring vermin and pigeons.
- There are concerns that the solar panels on the roof could look ugly. The placement of these should not impinge upon the residents' enjoyment of the roof garden.
- The garden should be useable all year round and must be adaptable, to suit all age groups.
- Providing space at the roof for young children to play will be important, to avoid them playing in the corridors.
- It is important that residents are informed that the garden is for their use and how and when they can use it to ensure that it is successful.

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Public realm

- The pavement must work for all and the panel recommends that the applicant should explore in more detail how the building is accessed by cyclists and other residents to avoid conflicts.
- More information on the type of plants and trees to be provided in the street planters would be welcome. The panel would also like further detail on who will be responsible for maintaining them.
- The panel is concerned that the planters will obstruct the pavement and cause a hazard for cyclists and residents. It queries whether the planters could be omitted to improve the usable area at street level.
- External lighting should be directional and should not cause disturbance to residents in their homes.
- Pavement plaques could be incorporated to record the history of the area and what previously stood on the site.

Internal layout and circulation

- The panel recommends providing two sets of secure doors within the entrance lobby.
- Service risers and meter cupboards should be accessible from the lobby area. This would enable maintenance to be carried out in the lobby while maintaining security to the residential area.
- Post boxes in the entrance lobby should be large enough to take small packages, as well as letters.
- Alternatively storage areas could be provided for deliveries. These areas would require careful design and consideration to avoid cause security problems.
- Individual letter boxes could be provided on individual front doors to cater for those who cannot regularly access the ground floor post boxes. There should be some means of notifying the delivery service of this requirement.
- The lift, landings and lift lobby area should be large enough to allow passengers to move in and out of the lift to allow access to others.
- The lifts should be large enough to accommodate wheelchair users.
- The internal finishes of the corridors and circulation areas should be designed to be durable and robust. White walls and carpeted floors should be avoided as these can quickly become dirty.

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- Good lighting to the common areas is important.
- Visualisations of the internal areas would be welcomed.

Refuse and servicing

- The panel is concerned that there is no internal access to the bin store which means that residents will have to access it via the street.
- The bin store needs to be secure and easy to access preferably via a key fob rather than a PIN. If the store is not easy to access, there is a risk that residents will leave rubbish outside the door, which will encourage vermin and foxes.
- It is not clear where the bin stores to the commercial units are or whether they will share the residential bin store. More detail would be welcomed.
- The panel would like to see further consideration on how the single delivery bay shown works to accommodate multiple deliveries.

Cycle storage

- The cycle storage area should be secure and easy to access. Cycles should not block the wheelchair accessible spaces.
- More thought is needed on the transition between the cycle storage area and individual homes. The route should be mapped to ensure that it is practical for cyclists to encourage use of this space.
- Rented cycles are becoming more common and the panel suggests providing a dedicated area for these to be left in a neat and safe way.

Community

- The surrounding community must be kept informed about the construction programme, in terms of the length of the construction period and the hours during which construction will be permitted.
- The impact of construction lighting on existing residents should be considered, for example the bright white crane lights which can cause light pollution.
- As the outlook and views from the new homes could be limited, given the proximity of the adjacent buildings, installing some form of public art on the facing walls could be considered.
- Local users should be encouraged to take up space in the commercial units.

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Next steps

- The Old Kent Road Community Review Panel is available to review the proposal again if helpful to officers.