



**Avonmouth House, 6 Avonmouth Street,
London SE1 6RL**

Statement of Community Involvement

October 2021

Prepared by:

Carvil Ventures Limited

on behalf of Tribe Avonmouth House Limited.

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Executive Summary

This Statement of Community Involvement (“SCI”) details the pre-application consultation activities carried out with key stakeholders and the local community with regards to the proposed redevelopment of Avonmouth House, 6 Avonmouth Street (the “Avonmouth House site” or the “Site”) by Tribe Avonmouth House Limited (“Tribe” or the “Applicant”).

This pre-application consultation was carried out to comply with the formal recommendations within the Localism Act and with guidance within the National Planning Policy Framework (“NPPF”).

The approach to the pre-application consultation was to provide detailed information about the proposed redevelopment scheme to key stakeholders and the local community, in order to answer questions about the proposals and provide reassurance that key issues that may affect the local community have been addressed as part of the development of the proposals. A range of communication methods were utilised to provide information and to give people the opportunity to get in touch to provide feedback. These methods included:

- Holding six one-to-one meetings with key stakeholders to explain the proposals and to receive feedback
- Hosting a website to provide stakeholders with information on Tribe’s development plans. 102 users have visited the website since launch.
- Hosting a series of online Zoom meetings to provide stakeholders with information on Tribe’s development plans and answer questions. These Zoom calls were attended by two people.

Overall, feedback to the Applicant’s proposals was constructive with support for the development from the other landowners in NSP43 who recognised that the scheme could add to the regeneration of this part of Elephant & Castle. Nevertheless, queries were raised about the following:

- Public realm
- Land Use
- Form & massing of the development
- Overshadowing
- Servicing
- Affordable housing

All feedback received during the consultation, either in writing or in person, has been considered carefully by the project team during the finalisation of the proposals. This SCI explains where within the planning application documentation the issues raised by the consultation respondents have been comprehensively addressed.

1. Introduction

This SCI has been prepared by Carvil Ventures on behalf of Tribe in support of a Full Planning Application to bring forward a mixed-use development on the Avonmouth House site comprising student housing and employment space.

This SCI fulfils a formal recommendation of the London Borough of Southwark (“Southwark Council” or “Southwark”) to provide evidence that appropriate community engagement has been undertaken during the development of the proposals. Southwark Council’s Adopted Statement of Community Involvement (2008) states that:

“We need to carry out effective community involvement to find out the aspirations of people who live, learn, visit and work in the borough.”

And

“National planning laws set out the minimum standards for public consultation. We generally go beyond the minimum. This is important because our communities have extremely diverse needs and aspirations. When we hear and take into account views from Southwark’s diverse communities, we can make the process of planning for the future richer and more creative.”
(Southwark SCI, p.14)

The approach to community consultation as presented in this SCI reflects Southwark’s policy of involving communities. Throughout the pre-application consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process within the planning application being made for considering these ideas.
- Are able to provide feedback on the proposals; and
- Can obtain feedback, be kept informed of planning progress and be updated on the outcomes of the consultation.

This approach is also consistent with the guidance within the National Planning Policy Framework (revised in July 2021), which encourages applicants to engage with the local community before submitting an application.¹ In addition to adhering to the formal guidance, the Applicant recognises the value of maintaining strong relationships with members of the local community surrounding the Avonmouth House site by being proactive in sharing information about the proposals and responding to local peoples’ questions.

Managing the Process

As part of the process of developing the proposals for the Avonmouth House site, the Applicant retained Carvil Ventures to design and deliver a pre-application consultation strategy with the local community and key stakeholders. Carvil Ventures is a niche real estate consultancy specialising in public affairs and developing effective stakeholder consultation programmes in South London.

¹ Department for Communities and Local Government, National Planning Policy Framework, July 2021, page 13.

2. Scheme Overview

2.1 Introduction

This section provides an overview of the scheme and provides details of the following:

- Site context and description
- Proposed development

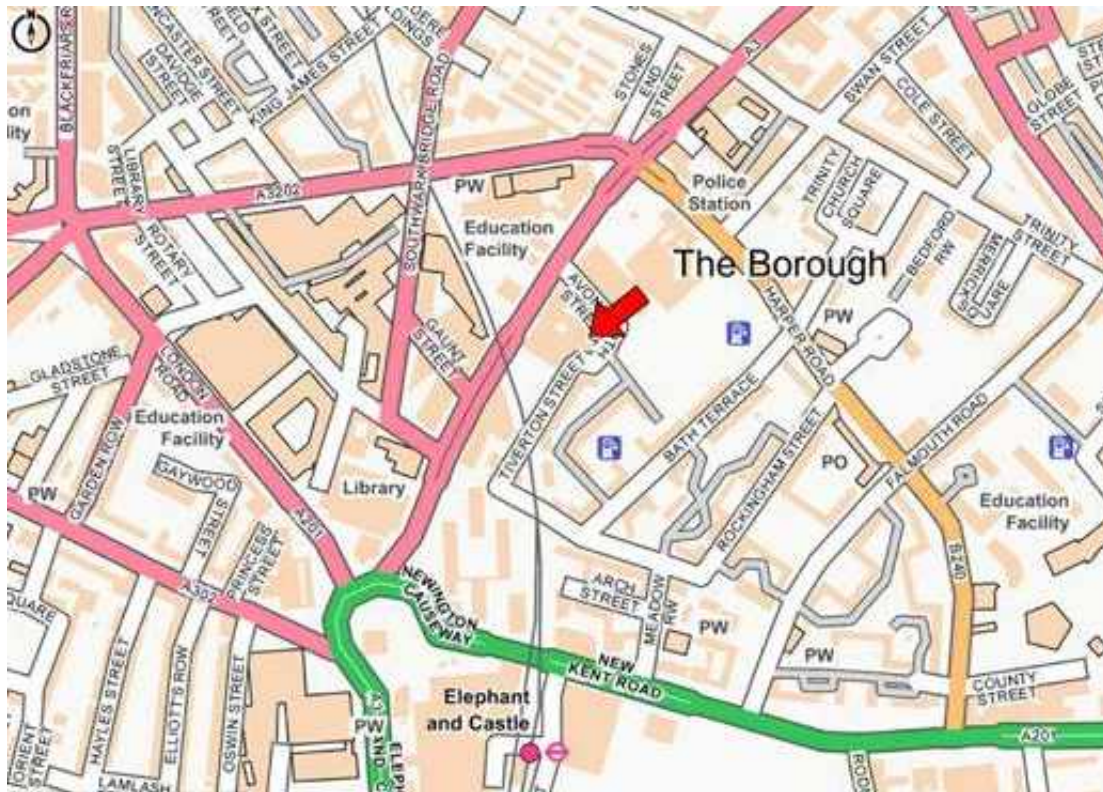
2.2 Site Context and description

Avonmouth House is located within a cluster of existing and planned tall buildings including Broadway Triangle and 87 Newington Causeway to the north of Elephant & Castle. Located at the corner of Avonmouth Street, the southern boundary of the site faces the entry to Newington Gardens which is lined by mature trees. Avonmouth House does not fall within a conservation area. The Grade 2 listed Inner Sessions Court building is nearby although screened from the site by a modern extension building. The site is located in Chaucer ward.

Avonmouth House falls within emerging Site Allocation 'NSP43, 63-85 Newington Causeway' as identified in the New Southwark Plan and is also located within the Elephant & Castle Major Town Centre and Opportunity Area. The proposed development has been designed to optimise the potential of the site whilst ensuring that the future redevelopment of the neighbouring sites as envisaged within NSP43 is not compromised. The massing of the proposed scheme responds to the existing as well as future townscape context, and notably respects the proximity of Telford House by stepping down in scale at the southern end of the site.

Close to the Avonmouth House site are a number of significant planning applications that either have planning approval or are in the pipeline:

- **87 Newington Causeway:** Planning approval was granted in 2017 for a 25-storey tower, the Kite, that houses a 14-room hotel, retail space and 48 new flats, including 16 affordable homes. The development also creates new walking links along the Low Line linking Newington Causeway to Tiverton Street and the Rockingham Estate.
- **Borough Triangle:** Proposals to redevelop a 2.5-acre brownfield site providing new homes, commercial space and a new public square were initially presented by Peabody in 2018 in seven buildings ranging in heights from 7 to 39 storeys. The site was subsequently sold to Berkeley Homes who will shortly be presenting revised plans.
- **5-9 Rockingham Street:** A commercial development comprising a 21-storey tower with more than 6,000 sqm of office space was granted planning approval in 2019. The scheme will also convert three railway arches for commercial use opening another section of the Low Line.
- **Harper Road** - Planning approval was obtained in October 2019 for the development of a 13-storey mixed use development comprising 328 hotel rooms, 20 homes, offices, workspace, workshops, and community space



Map 1: The Site – Avonmouth House, 6 Avonmouth Street

2.3 – Proposed Development

This application for the redevelopment of the Avonmouth House site seeks Full Planning Permission for the demolition of the existing building and the construction of a part 2, 7, 14 and 16 storey building with re-provision of employment floorspace at basement, ground and first floors, 233 student rooms above, including 35% as affordable student bedrooms, and landscape improvements and enhancements to Avonmouth Street (hereinafter ‘the proposed development’).

The description of development for which Full Planning Permission is sought is as follows:

“Demolition of existing building and structures and erection of a part 2, part 7, part 14, part 16 storey plus basement mixed-use development comprising 1733sqm (GIA) of space for Class E employment use and/or community health hub and/or Class F1(a) education use and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure.”

The design has evolved to generate a form that respects the neighbouring scale and character of the Rockingham Estate as well as create a slender taller form that transitions between the very tall buildings (i.e., in the order of 25 storeys and above) on Newington Causeway and the lower scale hinterland of Newington Gardens and the Grade II listed Court. The scheme plays an important role at street level with proposals to improve the public realm and create a series of spaces that complement the gardens, prioritise pedestrian amenity and create seamless links between the street and gardens.

The tallest element of the proposed building is 16 storeys in height with the massing to the south stepping down to seven storeys at the end facing Tiverton Street. The massing has been tested in key views to inform the heritage, townscape, and visual impact assessment. These views establish that at 16 storeys, the building doesn't overwhelm Newington Gardens and is no more visible across the north elevation of the listed court building than the 25 storey 'Kite' building. The proposed design is of a form, scale and architectural expression which is more sympathetic to the court building through its stepped planes, architectural treatment, and detailed top. The two-storey commercial space at the lower levels ties the ground plane together providing active frontage to enliven the street scene.

3. Community and Stakeholder Mapping

3.1 Introduction

This section details the key local audiences who Tribe engaged with during the pre-application consultation. The different groups were:

- Locally elected political representatives
- Local community groups
- Local residents & businesses around the Avonmouth House; and
- Statutory bodies.

Six meetings were arranged with locally elected politicians and the local community (including Zoom webinars) as detailed in Table 1 below.

Date	Name of Organisation
2/9/21	LB Southwark – Cllr Helen Dennis, Chaucer ward councillor and Cabinet Member for Climate Emergency & Sustainable Development
9/9/21	Blyford Investment Co – Michael Ford - Director
15/9/21	Berkeley Homes (Capital) – Peter Davidson, Divisional Land Director & Oliver Yates, Development Manager
17/9/20	RDI/Blyford Investment Co – Adrian Horsburgh, Property Director & Michael Ford, Director plus Andrea Cesati & Ignacio Tirado (Taylor Patel Architects) and Tom Hawkley (DP9 Planning Consultants)
5/10/21	Rockingham Residents Association – Andrew Dowsett, Chair
14/10/21	Neobrand – Charles Kamenou, Director, John Kamenou, Alex Kamenou, Mark Adams

Table 1 – Schedule of consultation meetings

A summary of the discussions and feedback is provided in Appendix 1.

3.2 Political Representation

Tribe have engaged with local political representatives to present their development proposals for the Avonmouth House site through one-to-one meetings and invitations to view the development website. It has been important to ensure that political representatives are aware that their constituents are being actively engaged with and involved in the development of the proposals. The political representatives with whom the Applicant has engaged with, either through one-to-one meetings or invitations to view the development website, are as follows:

Southwark Council – Chaucer ward councillors

- Cllr. Helen Dennis (Labour)
- Cllr. Karl Eastham (Labour)
- Cllr. Sirajul Islam (Labour)

Southwark Council – Cabinet Members

- Cllr. Helen Dennis (Cabinet Member Climate Emergency & Sustainable Development)

3.3 Local Residents & Businesses

The Applicant recognises the need to engage with those who live, work, and visit the area around the proposed development. There was a clear requirement and desire to engage actively with those residents and businesses in the immediate environs of the proposed site but also due to the scale of the proposed development, a requirement to raise awareness among the wider local audience who may have an interest in the proposals.

A distribution area for personalised invitations to the public exhibition was therefore defined covering a broad area around the Avonmouth House (see map 2 below) from Chaucer ward containing 557 residential and business addresses.

In terms of local businesses, the Applicant engaged with the following businesses/services to explain its proposals:

- Southwark Playhouse
- Berkeley Homes (Capital) – Newington Triangle
- Blyford Investment Co – 75-85 Newington Causeway
- RDI – Coburg House
- Neobrand – Balppa House



Map 2 – public exhibition consultation map

In addition to engaging directly with local residents and businesses, local community groups can play an important role in representing community views. The following groups were consulted with during the pre-application consultation either through one-to-one meetings, invitations to the public exhibition or by sending through details of the public exhibition boards:

- Rockingham Residents Association

3.4 Statutory Bodies

Two pre-application meetings were held with the following statutory bodies as detailed in Table 2 below:

- Local Planning and Highway Authority
- Great London Authority (GLA)

Date	Name of Organisation
17/08/21	LB Southwark – planning officers
06/07/21	GLA – planning officers

Table 2 – Schedule of meetings with Statutory Bodies

4. Pre-Application Consultation Activities

4.1 Pre-Application Consultation Overview

Pre-application consultation was undertaken from August-October 2021 with locally elected political representatives, local residents and businesses located around the Avonmouth House Site.

4.2 Distribution of Materials

4.2.1 Briefing materials for Stakeholder Meetings

For the consultation, the website proposal boards (provided as Appendix 2) were used to present the development plans to local politicians and key stakeholders. These boards contained information about the site, the proposed layouts and elevations, massing diagrams and a range of views of the development from key locations.

4.3 Finding Out More and Providing Feedback

4.3.1 Website

Given the impact of the COVID-19 pandemic, it was determined that it would not be appropriate to hold a physical public exhibition and instead to provide an online platform via a website to publicise the proposals and to receive feedback.

In order to publicise the website individual letters were sent to 557 local residents and businesses. A copy of the letter which was sent out on 20th August 2021 is provided as Appendix 3.

The website was launched by the Applicant on 6th September 2021 to provide stakeholders with information on its redevelopment plans. The URL is as follows:

<http://www.avonmouthhouse.co.uk>

A website is an important resource for the consultation as it provides ongoing information about the development to all those with an interest in the proposals. The URL was contained in the letters and information on the webpage has been updated throughout the consultation with the display panels and questionnaires used being uploaded to the website as well as information to contact the project team.

102 users have visited the website since launch.

Last 12 months ▼



Graph 1 – Analysis of website users/sessions

On the website 18 proposal panels were displayed providing details about the Applicant, the Avonmouth House site the proposed plans, the landscape strategy, elevations, scale and massing diagrams and street scenes of how the scheme might look. Details of the boards are provided as Appendix 2.

A feedback form, containing a questionnaire and comment space was provided to attendees. The feedback form is provided as Appendix 4 and the feedback received is described as part of Section 5.

4.3.2 Webinars

In order to provide an opportunity for local stakeholders to be able to ask questions of the project team, including the Applicant, the architect and planning consultant, two webinars were arranged via Zoom. These webinars were held on Thursday 9th and Thursday 16th September, both at 5pm.

In order to publicise the webinars, individual letters were sent to 557 local residents and businesses. A copy of the letter which was distributed on 20th August 2021 is provided as Appendix 3. A booking form to join the webinars was included on the website.

The format of the webinars consisted of a formal presentation of the scheme from the scheme architect followed by a question-and-answer sessions. Members of the project team, including the architect and planning consultants were on hand to discuss the proposals with members of the public. This attendance ensured that there were individuals with the expert knowledge to be able to discuss all of the design and operational aspects of the proposed development.

Two people attended the webinars (both on 10th September) and feedback received from them is described as part of Section 5.

5. Pre-Application Consultation Feedback

5.1 Summary of Feedback

Throughout the pre-application consultation, several channels were made available for people to ask questions and provide feedback. These included:

- Direct feedback to the Applicants from the one-to-one meetings, online feedback and attendance at the online Zoom meetings as detailed in Appendix 1; and
- The website feedback forms.

5.2 Website feedback forms

One response to the questionnaire at the public exhibition were received. Responses to the questions were broadly positive with the following response hit rate to each of the questions.

1. Do you support Tribe Student Housing's redevelopment proposals for Avonmouth House to bring forward 233 student homes, including 35% affordable student rooms in a part 2, 7, 14 and 16-storey building with re-provision of employment floorspace at basement, ground and first floors and landscape improvements and enhancements to Avonmouth Street?

Yes	1	Yes, with reservations	0	No	0
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2. Do you think the form and arrangement of the buildings is appropriate for this part of Elephant & Castle?

Yes	1	Yes, with reservations	0	No	0
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3. Do you think the range of proposed land uses is appropriate for this part of Elephant & Castle?

Yes	1	Yes, with reservations	0	No	0
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4. Do you support Tribe's plans to improve the public realm, pedestrian and cycling experience around Avonmouth House?

Yes	1	Yes, with reservations	0	No	0
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Residents were also asked if there were any additional comments they wanted to make. A summary of that feedback is as follows:

- Elegant high-quality scheme. The tower element is attractively designed.
- Improvements to Tiverton Street welcomed and pocket would be welcomed if it can be delivered

5.3 Webinars

Overall, the response to the proposals during the Webinars was positive with participants stating that the scheme would contribute to the regeneration of this part of Elephant & Castle. Questions were asked about the cumulative impact of the scheme and the impact it may have on other development sites and the needs of the Southwark Playhouse to be able to service from Tiverton Street.

5.4 Key issues raised and response

Overall feedback to the Applicant's proposals was constructive with support for the development from the other landowners within NSP43. Nevertheless, the following comments were received:

Public Realm proposals: There was general support for proposals to "green" Tiverton Street that would build upon LB Southwark's plans to turn the derelict land on Tarn Street into allotments as well as the public realm created to the rear of 87 Newington Causeway.

Overshadowing: Questions were asked about the impacts of overshadowing on both Newington Gardens and the Rockingham Estate as well as daylight/sunlight impacts.

In developing its proposals for Avonmouth House, the Applicant developed a masterplan for the adjacent sites that illustrates that development at Avonmouth House would not compromise development on the adjacent sites. The proposals at Avonmouth House present a taller element (14-16 storeys) as an elegant façade onto Newington Gardens that will act as a marker for Newington gardens from Newington Causeway. Binding the taller elements is a zone of lower rise-built form, providing a human scale pedestrian experience and a suitable relationship with Telford House. This area is suggested to be two-seven storeys and has the potential to be shaped to create new pedestrian links connecting the street and park.

Affordable housing: Queries were raised about the feasibility of delivering on-site affordable housing within the development. Tribe is pursuing a student housing-led scheme in conjunction with the University of London due to the shortfall in student housing in the area and increasing demand for good quality purpose-built student housing. A substantial financial payment towards the provision of off-site affordable housing will be made as is not practicable to provide conventional affordable housing on site alongside.

Servicing: It was pointed out that Southwark Playhouse would need to be able to service its site from Tiverton Street as it brings sets through the rear of its building.

Land Use: Questions were asked about the feasibility of providing 50% commercial space on the Avonmouth House.

Height and massing: Queries were raised about the proposed height and massing for the scheme. In terms of the Applicant's masterplan for NSP43, it should be noted that even though 87 Newington Causeway is outside NSP43, it sets the scene for taller buildings, particularly facing Newington Causeway. The proposals for the Newington Triangle also suggest a range of building heights including a 35-storey tower opposite. As such, development on NSP43 could comprise two slim towers, forming a cluster with 87 Newington Causeway. Binding the taller elements is a zone of lower rise-built form, providing a human

scale pedestrian experience and a suitable relationship with Telford House. This area is suggested to be two-seven storeys and has the potential to be shaped to create new pedestrian links connecting the street and Newington Gardens.

6. Conclusions

This SCI details the extensive pre-application consultation activities that have been undertaken on behalf of the Applicant for the proposed redevelopment of the Avonmouth House site.

The approach to the pre-application consultation was to be proactive in sharing detailed information about the scheme with key stakeholders and members of the local community via a number of different methods and encourage people to ask questions and provide feedback. This approach is consistent with the Applicant's approach to maintain strong relationships with the local community in Chaucer ward. A range of communication methods were utilised to provide information and to give stakeholders the opportunity to get in touch to provide feedback. These methods included:

- Holding six one-to-one meetings with key stakeholders to explain the proposals and to receive feedback.
- Hosting a website to provide stakeholders with information on its development plans - 102 users have visited the website since launch.
- Hosting a series of on-line Zoom meetings to provide stakeholders with information on Tribe's development plans and answer questions. These Zoom calls were attended by two people.

Overall, feedback to the Applicant's proposals was constructive with support for the development from the other landowners in NSP43 who recognised that the scheme could add to the regeneration of this part of Elephant & Castle. Nevertheless, queries were expressed about the following:

- Public realm
- Land Use
- Form & massing of the development
- Overshadowing
- Servicing
- Affordable housing

The Applicant and its project team has carefully considered the feedback from members of the local community as the proposals for the Avonmouth House site have been finalised and has ensured that all issues raised have been comprehensively addressed, where possible, within the planning application.

Appendix 1 – Schedule of meetings

APPENDIX 1

Avonmouth House, 6 Avonmouth Street, SE1 6NX Schedule of Consultation meetings

2/9/21	Cllr. Helen Dennis (HD)	LB Southwark – Chaucer ward councillors and Cabinet Member for Climate Emergency & Sustainable Development	<p>Green route: HD welcomed proposals to “green” Tiverton Street and commented on plans to turn the derelict land on Tarn Street into allotments. As such, the idea of greening the route between there and Newington Gardens along Tiverton Street was welcomed.</p> <p>Overshadowing: HD asked about the impacts of overshadowing on the development on both Newington Gardens and the Rockingham Estate. She recognised that the development had been stepped away from Telford House and wanted to know about the cumulative impact of this and other developments proposed for the area, including the masterplan being prepared by Tibbalds.</p> <p>Affordable Housing: While HD recognised the comments about the site being constrained, she commented on the Chaucer ward councillors’ general desire to see affordable housing wherever feasible.</p> <p>Sustainability: HD asked about the sustainability credentials of the scheme. A sustainability statement was sent to HD and her ward colleagues.</p> <p>Height: HD mentioned concerns she and her ward colleagues had had about the height of the recent Joseph Homes office scheme on Rockingham Street.</p>
9/9/21	Michael Ford (MF) (Zoom community webinar)	Blyford Investment Co - Director	<p>Blyford is owned by MF and his family, and they own 75-85 Newington Causeway. Feedback to the scheme was positive with MF stating that the plans would contribute to the regeneration of the area. The following points were raised:</p> <p>Cumulative impact: MF wondered what impact the scheme would have on his own development plans. He recognised that the height of the scheme was situated away from his site but wanted to discuss the daylight/sunlight impacts with his development team.</p> <p>Southwark Playhouse: In terms of the pocket park, MF commented on the requirements of Southwark Playhouse in terms of bringing sets through the rear of his building on Tiverton Street.</p>

15/9/21	Peter Davidson (PD) Oliver Yates OY)	Berkeley Homes (Capital) – Divisional Land Director, Development Manager	Feedback to the proposals was positive with both PD and OY supportive of Tribe's plans. Questions were asked about the arrangements with local universities to take the student housing.
17/9/21	Adrian Horsburgh (AH) Michel Ford (MF) Andrea Cesati (AC) Ignacio Tirado (IT) Tom Hawkley (TH)	RDI – Property Director Blyford Investment Co – Director Taylor Patel Architects DP9 Planning Consultants	Meeting arranged with RDI, Blyford and their development team. RDI owns Coburg House while Blyford is owned by MF and his family and owns 75-85 Newington Causeway. RDI and Blyford have come together to redevelop their sites and are looking at residential-led scheme with commercial space on the ground and 1 st floor. Feedback to the proposals was positive with both AH and AC commenting favourably on the architecture, the proposed height and land uses. AH and AC suggested that student housing would complement their plans especially in terms of daylight/sunlight and amenity considerations. In terms of queries the following issues were raised: Commercial space: AH commented on the lack of demand for commercial space and that other schemes were rethinking their proposals. Height: Questions were asked about the response of the Council to the height of the scheme.
5/10/21	Andrew Dowsett (AD)	Rockingham Residents Association - Chair	Overall, the response to the proposals was constructive with AD staying that he did not see any “glaring red flags” in terms of the development proposals. AD was pleased with a brick design and welcomed the creation of new employment space that could serve the local market. He also liked the opportunities for a pocket park. He thought that it would be important to demonstrate how the design proposals and in particular the height proposed was mitigated for residents at Telford House. While AD saw the value of student accommodation on this site, he indicated that some residents might expect housing on the site. It was pointed out that development proposals for the rest of NSP 43 were expected to be housing focused. AD wondered whether some additional cycle parking might be made available to Rockingham Estate residents and if there was an opportunity to take out the estate road by Telford House and give the space over to green space. AD also asked about local employment opportunities and how residents would be kept informed during construction.
14/10/21	Charles Kamenou (CK) John Kamenou (JK) Alex Kamenou Make Adams	Neobrand - Director	Overall, the response to the proposals was positive with both CK showing support for Tribe's plans. CK liked the materials and the pocket park proposals and felt the uses proposed completed other schemes in the area.

Appendix 2 – Website Proposal Boards

WELCOME

Avonmouth House

Welcome to our public consultation about the redevelopment of Avonmouth House, 6 Avonmouth Street, Elephant and Castle.

Mixed used employment and student housing proposal

The site offers a unique opportunity to continue the regeneration of this part of the Elephant and Castle.

Our proposals are to create a mixed use part 2, 7, 14 and 16 storey building with reprovion of employment floorspace at basement, ground and first floors.

The proposal offers 233 student bedspaces, including 35% as affordable student bedrooms in addition to landscape improvements and enhancements to Avonmouth Street.

We have decided to pursue a student housing scheme following an approach from London Southbank University that is looking to support its campuses in Elephant & Castle.

The following boards set out the context of the site and the evolving proposed designs.

This consultation is part of a wider engagement with local stakeholders and the council.

We invite you to review the proposals and give us feedback through the website or by joining one of the online webinars.



View of proposal from Newington Gardens

THE SITE

Avonmouth House is located within a cluster of existing and planned tall buildings including Broadway Triangle and 87 Newington Causeway to the north of Elephant & Castle.

Located at the corner of Avonmouth Street, the southern boundary of the site faces the entry to Newington Gardens which is lined by mature trees. Avonmouth House does not fall within a conservation area. The Grade 2 listed Inner Sessions Court building is nearby although screened from the site by a modern extension building.

At present, the ground floor plane is of poor quality with extensive dead frontage providing an unattractive backdrop to Newington Gardens.

The proposals offer a unique opportunity to transform the site and activate and animate the street with a high-quality façade and new landscaping, reconnecting the building to the park and surrounding area.



Site at the corner of Avonmouth Street



Site viewed from Rockingham Estate with Newington Gardens to the right



South of the site along Tiverton Street with Telford House to the right



Above: Site location, 6 Avonmouth Street

CONTEXT

Avonmouth House is within NSP43, 63-85 Newington Causeway as identified in the New Southwark Plan and is located within the Elephant & Castle Opportunity Area.

Development at Avonmouth House must be designed with consideration of future developments on adjacent sites while the proximity of Telford House suggests that heights of a lower mansion block scale would be most suitable at the southern end of the site.

Any design must avoid windows on the boundary with adjacent properties and anticipate future development to ensure that development on all sites within NSP43 can be optimised.

The annotated plan opposite highlights the main site features and neighbouring buildings.



WIDER CONTEXT

Close to the Avonmouth House a number of significant planning applications have planning approval or are in the pipeline:

87 Newington Causeway

Planning approval was granted in 2017 for a 25-storey tower, the Kite, that houses a 14-room hotel, retail space and 48 new flats, including 16 affordable homes. The development also creates new walking links along the Low Line linking Newington Causeway to Tiverton Street and the Rockingham Estate.

Broadway Triangle

Proposals to redevelop a 2.5-acre brownfield site providing new homes, commercial space and a new public square were initially presented by Peabody in 2018 in seven buildings ranging in heights from 7 to 39 storeys. The site was subsequently sold to Berkeley Homes who will shortly be presenting revised plans.

5-9 Rockingham Street

A commercial development comprising a 21-storey tower with more than 6,000 sqm of office space was granted planning approval in 2019. The scheme will also convert three railway arches for commercial use opening another section of the Low Line.

Harper Road

Planning approval was obtained in October 2019 for the development of a 13-storey mixed use development comprising 328 hotel rooms, 20 homes, offices, workspace,



Wider context

VISION & PRINCIPLES

High quality employment space

The proposal is an opportunity to create new high quality and sustainable employment floorspace, designed for flexibility to meet current and future working requirements.

Student housing

Taking advantage of the great location of the site this proposal will offer high quality student homes. This will reduce pressure on the local rented housing market by freeing up conventional market housing for families and local people.

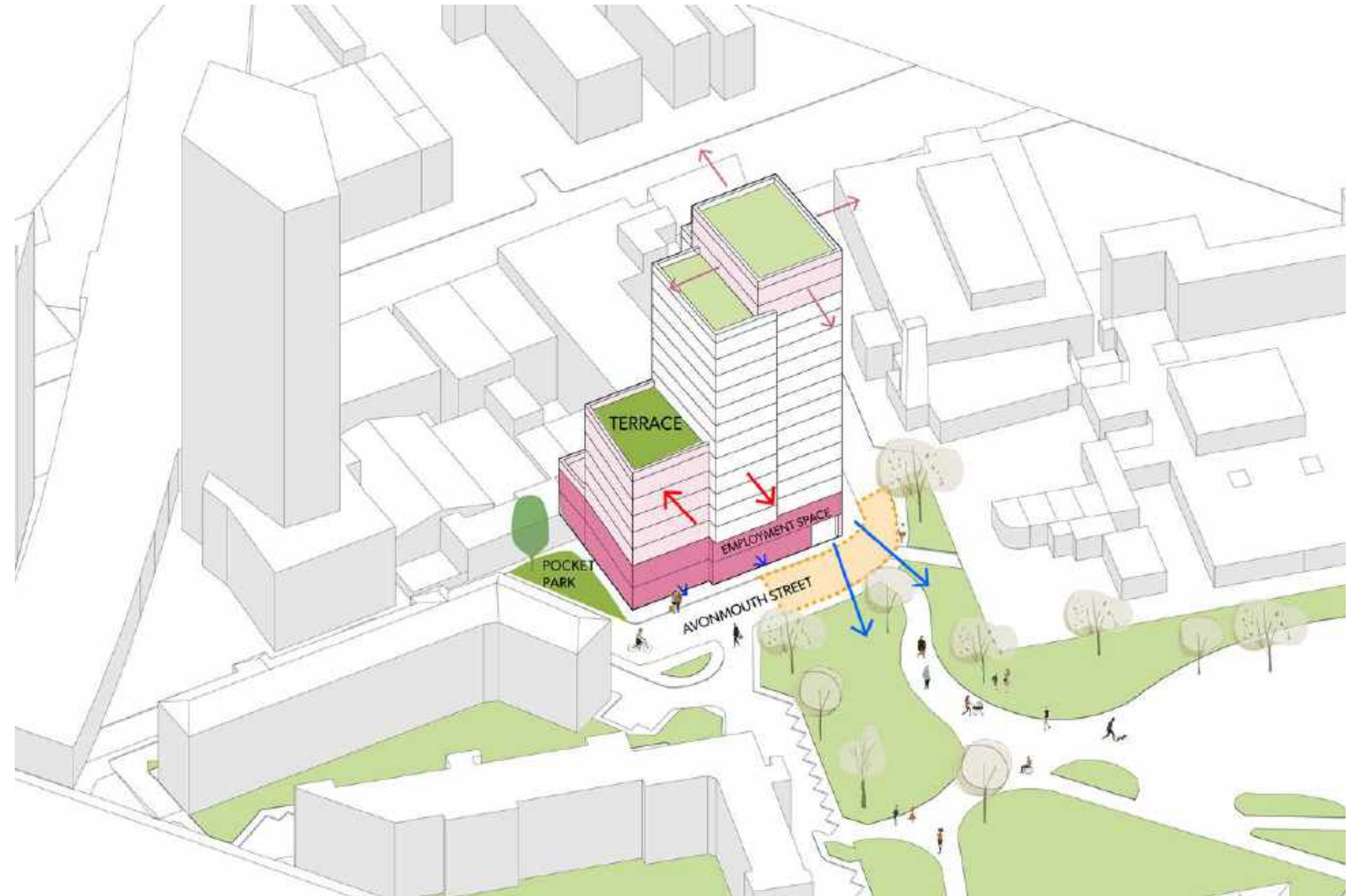
A new backdrop to Newington Gardens

The new building form sits comfortably as a backdrop to the gardens mending the street scene and providing a well articulated, elegantly proportioned neighbour to the Rockingham Estate. The ground floors will activate the streetscape and add considerable visual improvements to the locality and frontages onto Avonmouth Street and Tiverton Street.

Improved public realm

The proposal aims to make significant improvements to the public realm and pedestrian and cycle experience around the site.

The proposed upgraded public realm and “greening” around the site will help to draw people towards the site and to Newington Gardens beyond it from the busy thoroughfare of Newington Causeway.



Articulation to create elegant forms facing the park which interact with the wider public realm

DESIGN PROPOSAL

Our proposals for this mixed use scheme will provide:

Employment space

- 1723sqm commercial space at basement, ground and first floor (current provision on site 1307sqm)

Student accommodation

- 233 student bedspaces
- 165sqm of external amenity

Affordable housing

- 35% of bedspaces will be affordable student accommodation

35% affordable student bedrooms, secured for either the University of London or London South Bank University through a nomination agreement.

The development will be car free except for one designated blue badge space. A basement will house plant and long stay cycle storage.



View from Newington Gardens

Accommodation schedule

Bedspaces							
Floor Types	No. Floors	Employment Space GIA sqm	Ensuite	Accessible Ensuite	Studio	Accessible Studio	Total
Basement G-2	1	139.5					
Basement G-1	1	601	0	0	0	0	0
Level 00 (GF)	1	348.6	0	0	0	0	0
Level 01	1	634.6	0	0	0	0	0
Level 02	1	0	22	0	0	1	23
Level 03-06	4	0	22	0	0	1	92
Levels 07	1	0	11	0	2	1	14
Levels 08-13	6	0	14	0	0	1	90
Levels 14-15	2	0	6	0	1	0	14
Total	16	1723.7	217	0	4	12	
		1723.7	217	0	4	12	233
			93%	0%	2%	5%	

Accessible
bedspaces

5.2%

TOWNSCAPE & MASSING

The tallest element of the proposed building is 16 storeys in height with the massing to the south stepping down to 7 storeys facing Tiverton Street.

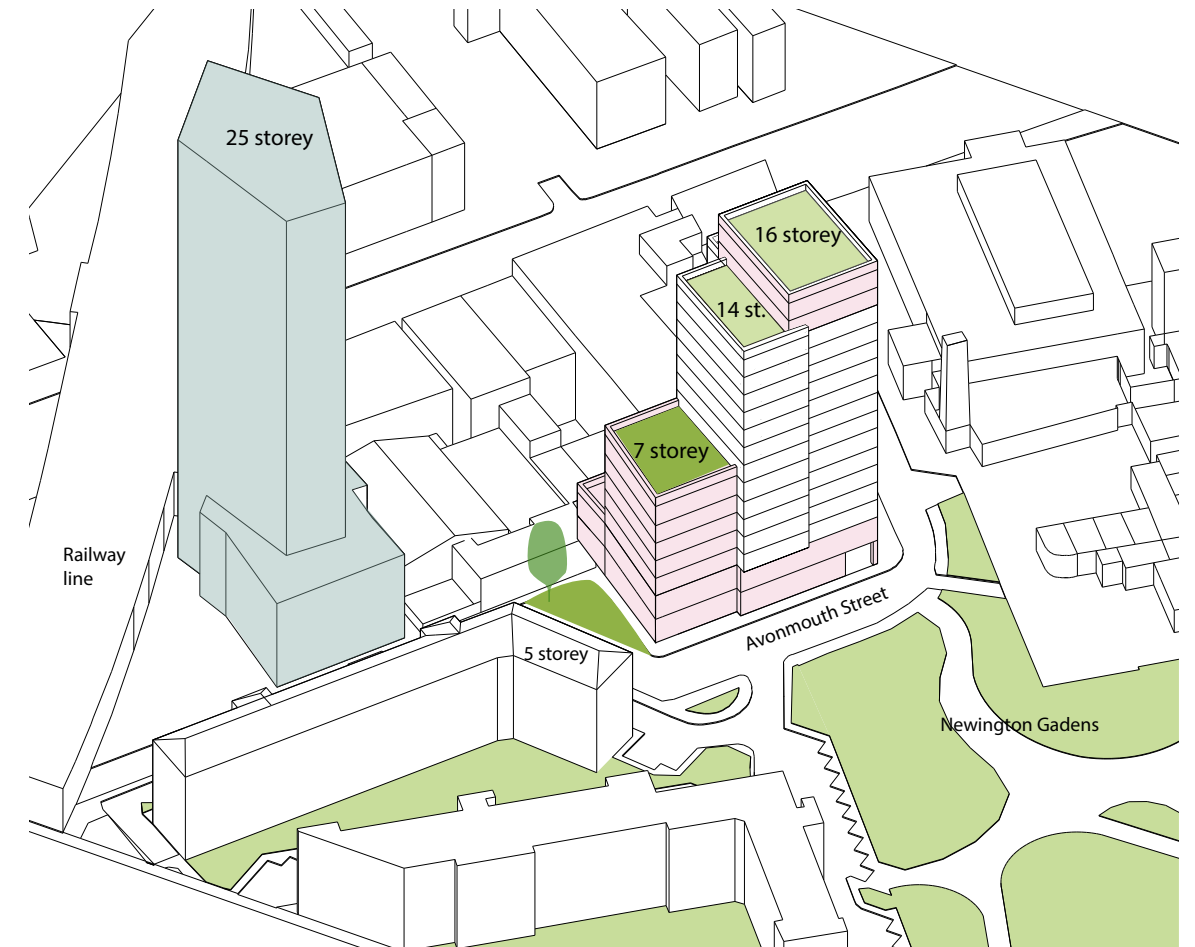
The massing acts as an intermediate scale between the 25 storey Kite building at 87 Newington Causeway and the Crown Court building to the north.

The lower 7 storey element facing Avonmouth Street is set back slightly from the street to define the taller vertical element facing onto the park, and respect the lower scale of Telford House and the Rockingham Estate.

The floorplate of the proposal decreases up the building to create an elegant profile with the upper two storeys expressed as a “top” to be viewed in the round.



Roof plan



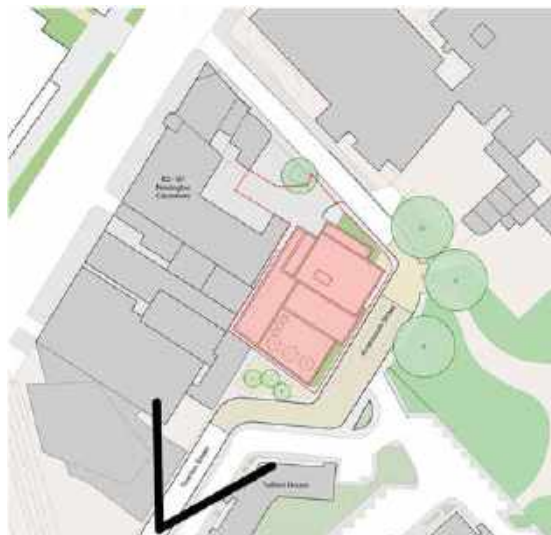
Aerial view of proposal with the “Kite” building at 25 storey

VIEW FROM TIVERTON STREET

The building frames the view along Tiverton street and presents a series of forms stepping away from the street, with the lowest element of a similar mansion block scale to the Rockingham Estate buildings.

A new pocket park in front of the building at the end of Tiverton Street, as well as the communal gardens on the terrace above, provide an indication of the wealth of green space beyond.

The 7 storey elevation facing towards Tiverton Street offers a simple but smart rhythm of openings set within a red brick base. The two storey commercial space is expressed with a more playful pattern of windows providing an active front to the streetscape.



View north along Tiverton Street

INTEGRATED PUBLIC ART

Opportunities for public art are embedding into the proposal with the aim to commission local artists and creatives to design an installation that reflects the character of the local area.

The north west elevation facing Newington causeway creates an ideal location for such a project. Acting as signpost for the building and marking the entry to Newington Gardens, the full height of reveal on the north facade can be used as a canvas.

Opposite are examples of how this could be interpreted onto the building proposal.



Examples of how public art could be integrated onto the building elevation



Precedents of large scale public art work



Community art project in South Acton, Tree of Life mural (Stitch)

PROPOSED PLANS

Ground floor

The ground floor provides the entrance to 3 floors of flexible employment space easily divided into more than one unit if required.

The entrance to the student accommodation is from Avonmouth Street with lift access to the accommodation floors.

Two separate lifts, sized to meet TFL cycle requirements, provide access to cycle storage in the basement.

Accommodation floors

Each floor provides 2 -3 cluster flats with 4-9 student rooms sharing a communal kitchen and dining space. 7% of bed spaces are offered as studios with their own kitchens.

All student residents will have access to a landscaped communal terrace.

Student rooms

All student rooms are provided with an ensuite bathroom and designed to be an efficient use of space. 5% of student rooms are wheelchair accessible.



Example of a typical ensuite student bedroom



Ground floor plan



Typical accommodation floor plan

- Kitchen / dining
- Standard Ensuite
- WCH Accessible Studio

HIGHWAYS AND SERVICING

The proposal will be car free with vehicle access on the site retained to service the rear of 63-67 Newington Causeway.

There will be one on site WCH space for student residents.

Refuse

Refuse storage for the student accommodation is along the north elevation and will be collected from the street. Refuse for the commercial space is along the east frontage onto Avonmouth Street.

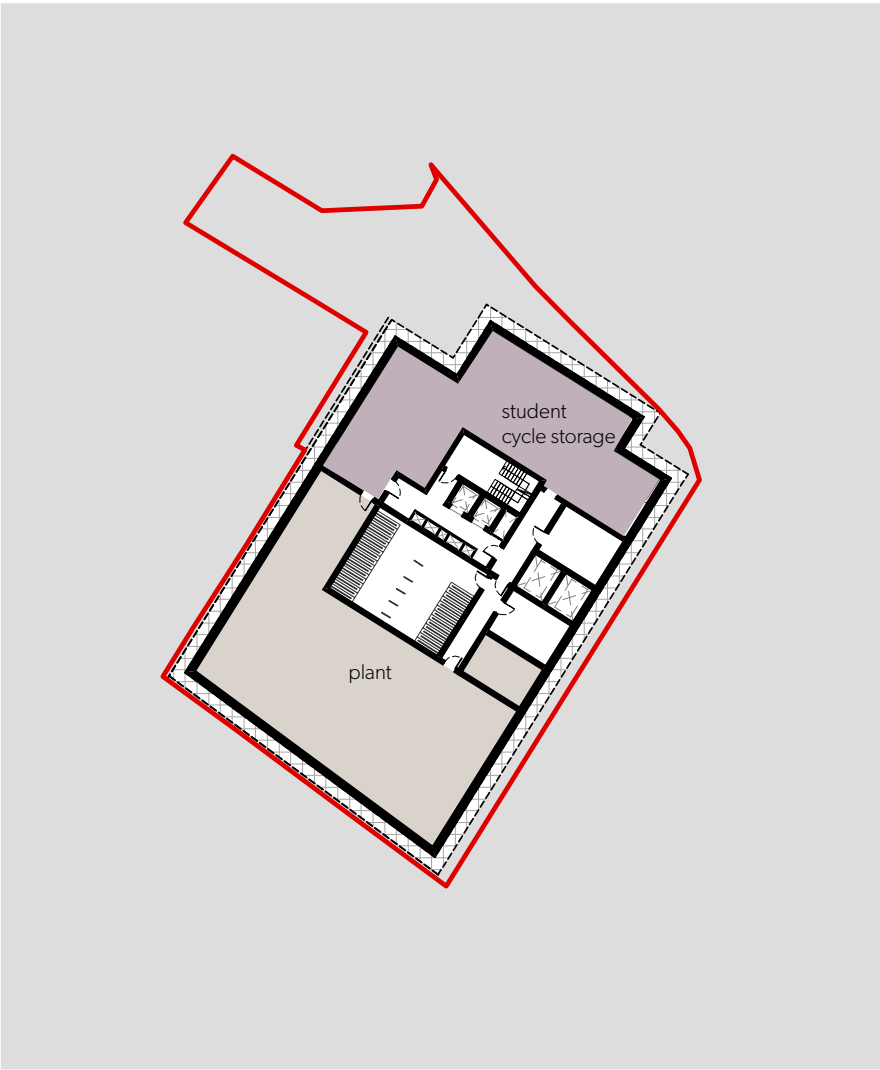
Cycle storage

Long stay cycle parking spaces for the student accommodation are provided in the basement and will be provided in accordance with the London Cycling Design Standards. This cycle storage is accessible by two large lifts accessed from the entrance lobby.








Short stay cycle parking will be provided in the public realm.

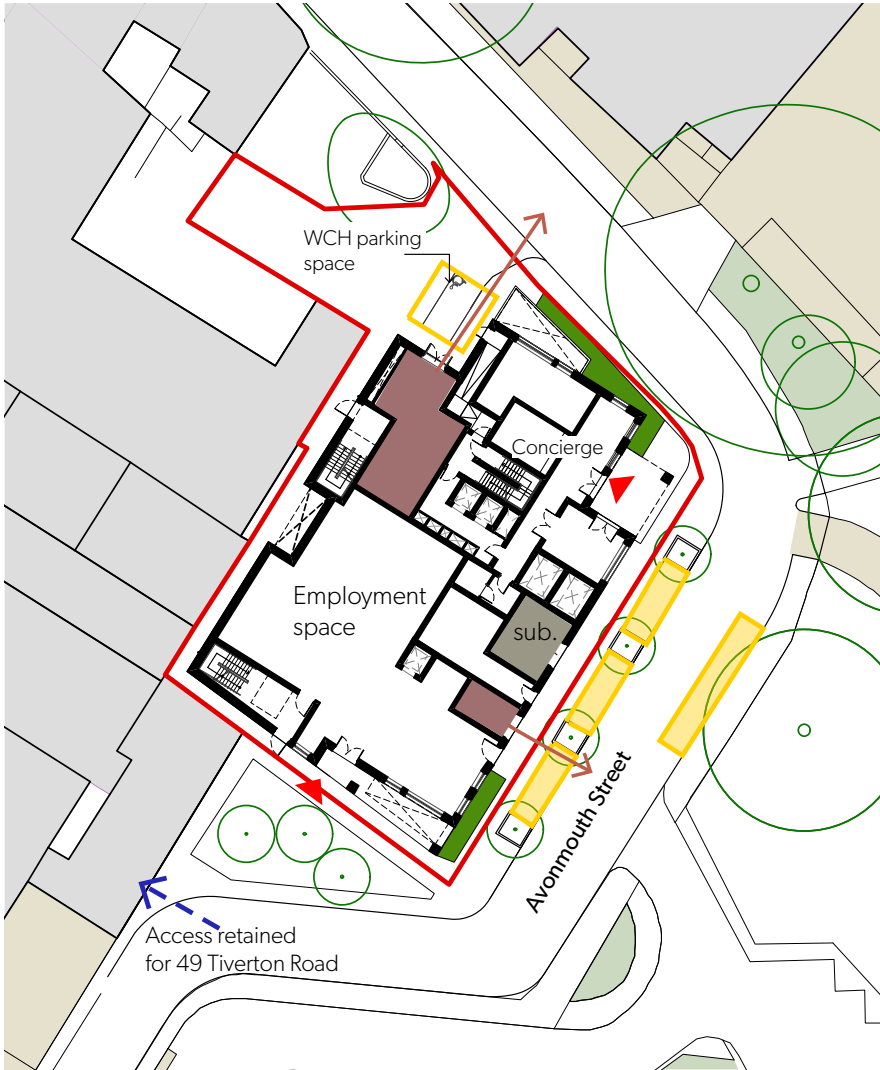
Plant

A new substation is located on the eastern Avonmouth Street frontage, with direct access from the street. The basement will house all other plant with the exception of air source heat pumps which will be located on the second floor terrace.



Lower basement plan

- | | | | | | |
|---|---------------|---|-------------------|---|---------------------|
|  | refuse store |  | refuse collection |  | pedestrian entrance |
|  | plant |  | vehicle access |  | street parking |
|  | cycle storage | | | | |



Ground floor plan

POCKET PARK AND PUBLIC REALM

Our proposal aims to make significant upgrades to the surrounding public realm with the following aims:

- Improve pedestrian experience with widened footways, improved paving materials and at grade planting
- Improve pedestrian experience with widened footways, improved paving materials and at grade planting
- Reduce impact of carriageway by extending raised table and providing integrated parking and street trees
- Improve setting of development and views along Tiverton Street with new pocket park with new tree planting
- Extend existing green character of Newington Gardens into and across the street with new street trees and ground level planting



Informal trees and seating in the pocket park



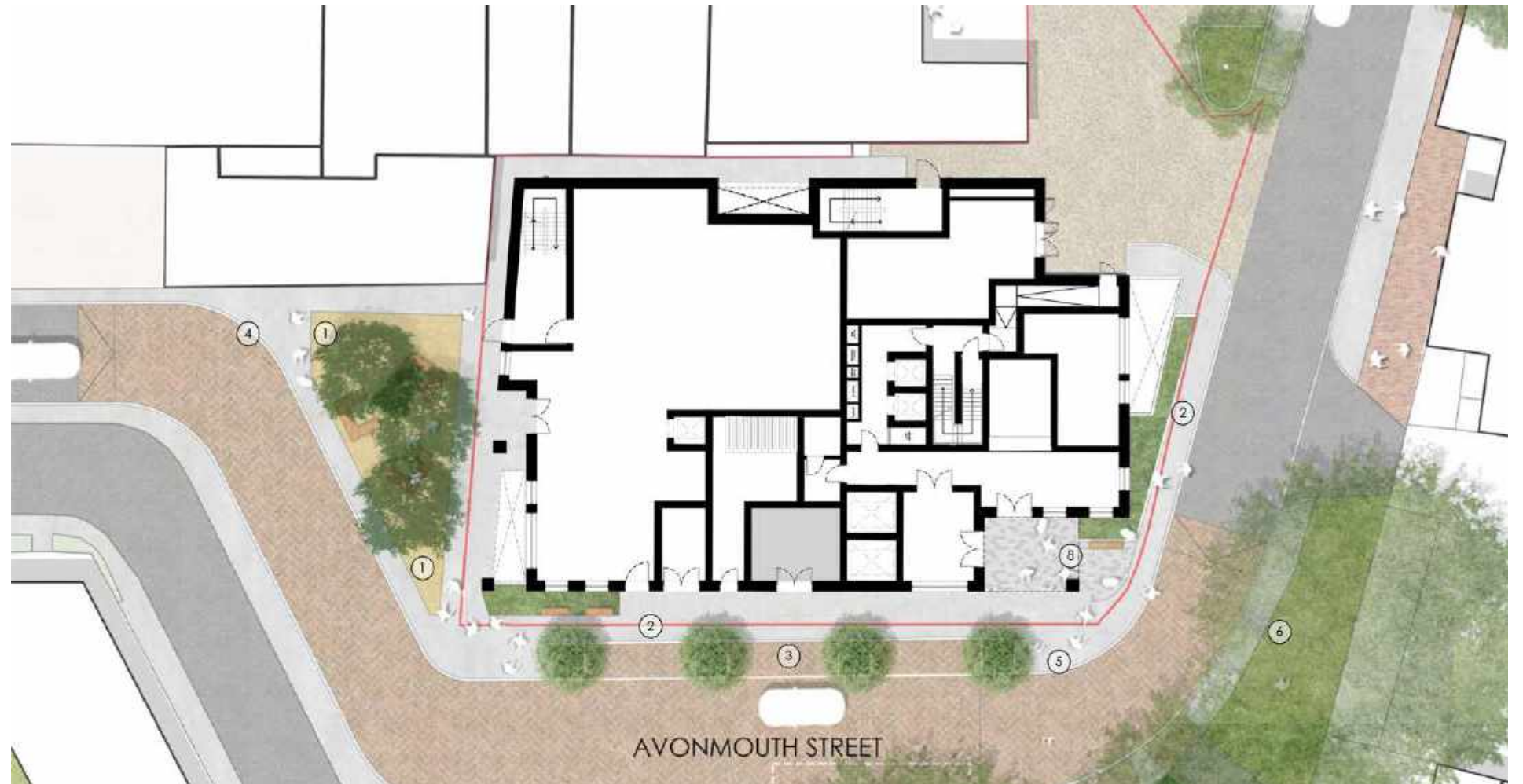
Planting to improve green quality of the footway



Integrated street parking with trees and footway



Seat and planting at entrance



Proposed site plan



View towards Pocket Park along Tiverton Street

1. New pocket park with tree planting & single seats informally arranged
2. Street level planting
3. Widened footway with integrated parking/drop-off & tree planting
4. Dropped kerb for existing vehicular access
5. Existing tactile paving relocated south to align with park entrance
6. Improved planting below existing trees
7. Extended raised table to provide flush carriageway level
8. Entrance threshold paving with planted corner and seat

EMPLOYMENT SPACE

The lower ground, ground and first floors of the scheme accommodate high quality and well lit flexible commercial space, providing a smart and active frontage onto the streetscape. The scheme re-provides the 1307sqm of office use currently on the site.

At the corner of Tiverton Street the entrance to the employment space opens out onto the proposed new pocket park and will be easily viewed from Tiverton Street, bringing activity to the public realm and ‘turning the corner’ as Tiverton Street merges into Avonmouth Street. Large windows at ground and first floor bring a distinctive character to the street scene.



Entrance to the new employment space at the corner of Tiverton Street



Precedents of similar employment spaces delivered by Tribe

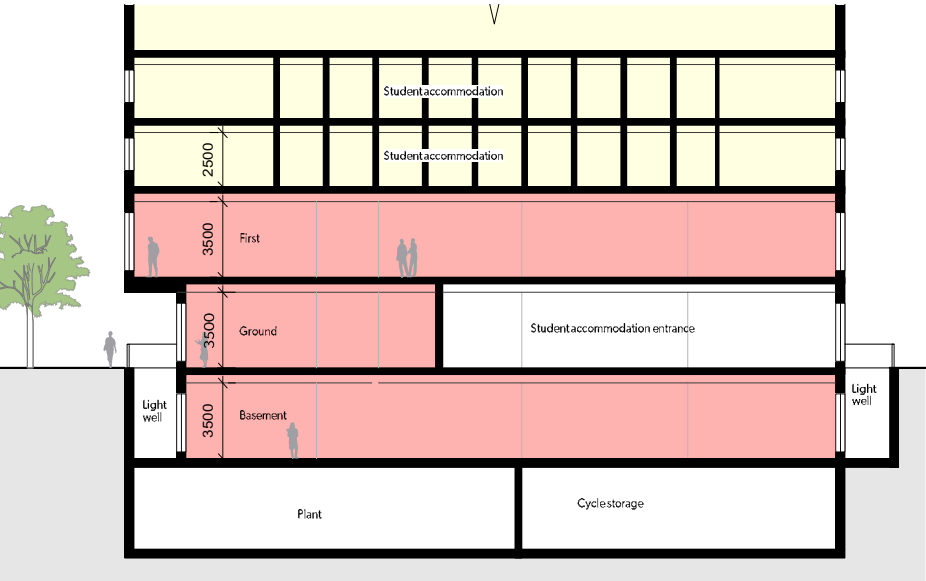
EMPLOYMENT SPACE

The employment use is split across 3 levels with interiors fitted out to ensure a wide range of uses can occupy the space creating a flexible and adaptable building for the long term.

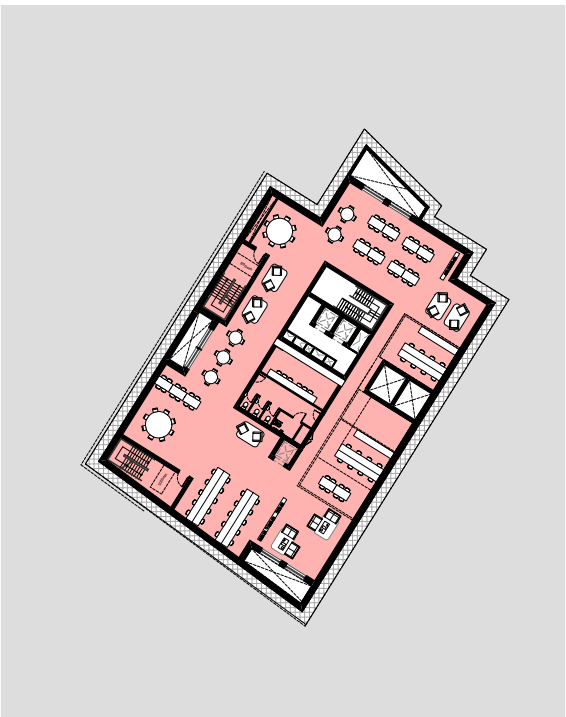
The plans below show how these spaces could be occupied and sub divided.



Precedents of how the employment space could be used including schemes delivered by Tribe, demonstrating bright and flexible places



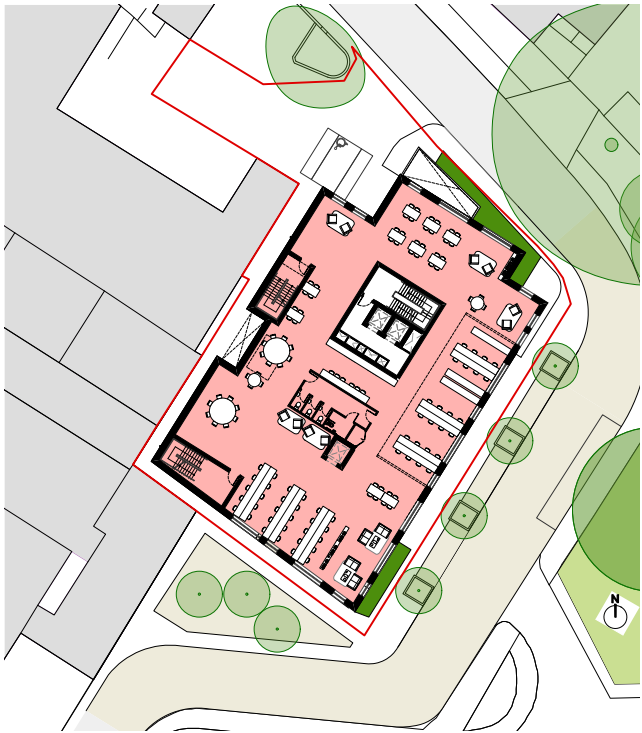
Building section
■ Employment space



Basement plan



Ground floor plan



First floor plan

THE STREET EXPERIENCE

The north east corner of Avonmouth Street is defined by the entrance to the student accommodation which is clearly marked by a generous lobby at street level. The entrance provides a covered space to meet friends and neighbours, activated by views into the concierge.

Our proposals put the pedestrian and the street experience first. Pavements along both Avonmouth Street and Tiverton Street are generous in width to encourage safe and easy circulation around the site with suggested improvements to the road and pavement surfaces to encourage routes to and from Newington Gardens.



Entrance to the student accommodation at the corner of Avonmouth Street

CHARACTER & DESIGN

The building form and elevational treatment has evolved to respond to the context and provide a unique and distinctive design to complement the park and provide an attractive backdrop and gateway to the green space.

The existing context offers a plethora of architectural styles, all contributing to an eclectic mixed character, from glass clad towers, to mansion block estate buildings, and the listed court building.

The palette of brick tones picks up on the more traditional brick and stone buildings, creating a solid and textured response to the context as a counterpoint to the new developments featuring glazed tower blocks.



A palette of brick tones



Facade colour palette



Local context mix of style and materials

CHARACTER & DESIGN

Elevation strategies

The studies opposite show how using simple vertical and horizontal brick banding the scheme is given a distinct identity.



FEEDBACK

We are keen to hear what you think of our new proposals and encourage you to complete the questionnaire available at the website:

www.avonmouthhouse.co.uk

Alternatively email:

info@avonmouthroad.co.uk

In addition, we will be holding a series of online Zoom meetings for you to attend if you would like further information.

Please go to the booking page on the website for these sessions that will be held on:

Thursday 9th September 5pm

Thursday 16th September 5pm

The scheme will be presented by the design team and there will be opportunity to ask any questions about the scheme.



Appendix 3 – Website invitation letter

20th August 2021

Dear Neighbour,

Re: Avonmouth House, 6 Avonmouth Street, SE1 6NX - redevelopment plans

I am writing to you on behalf of Tribe Student Housing to invite you to visit their website and see their plans to develop Avonmouth House, 6 Avonmouth Street as a mixed use development containing student housing and commercial space and to provide feedback.

Tribe Student Housing was established in 2020 to provide student housing across London. Operating in Peckham, New Cross and Walthamstow, Tribe's aim is to provide good quality affordable student housing for London's student community. It recently obtained planning approval to redevelop the KFC at 671-679 Old Kent Road as student housing and the land at 313-349 Ilderton Road as a mixed-use development both of which will be occupied by King's College London students. This development is expected to be taken up by the London Southbank University to house their students at their campus nearby. Our proposals are to create a part 2, 7, 14 and 16 storey building with re-provision of employment floorspace at basement, ground and first floors, 247 student rooms above, including including 35% as affordable student bedrooms and landscape improvement and enhancements to Avonmouth St.

We have set up a website, www.avonmouthhouse.co.uk, to present our redevelopment plans. The website contains details of our proposals, answers to possible questions you might have and a feedback form for you to fill out if you would like to provide us with any comments about our scheme. The website will go live on **Monday 6th September**. In addition, we will be holding a series of online **Zoom meetings** for you to attend if you would like further information. The website contains a booking form for these sessions that will be held on **Thursday 9th September** and **Thursday 16th September**, both at **5pm**, and we will be taking feedback throughout September.

We very much hope that you will visit our website and attend one of our virtual presentations. If you have any queries or would like further information on Tribe's plans, please contact me at kim.humphreys@carvil-ventures.co.uk or at info@avonmouthhouse.co.uk

I look forward to hearing from you.

Yours sincerely



Kim Humphreys
For and on behalf of Tribe Student Housing

Appendix 4 – Website questionnaire



Thank you for visiting Tribe Student Housing's website outlining their plans to redevelop Avonmouth House.

Name:

Address:

Tel No:

E-mail:

- | Yes | Yes, with reservations | No |
|-----|------------------------|----|
| | | |

- Yes** **Yes, with reservations** **No**

- | | | |
|-----|------------------------|----|
| Yes | Yes, with reservations | No |
|-----|------------------------|----|

- | Yes | Yes, with reservations | No |
|-----|------------------------|----|
|-----|------------------------|----|

Copies of responses will be made available to the Council so it is aware of all forms received. By providing your details you agree to your response and personal details being forwarded to London Borough of Southwark. We will request that details are not placed on the public record. Under the Data Protection Act 2000 we have a legal duty to protect any personal information we collect from you. As such we will not pass your details to other third parties.