

AVONMOUTH HOUSE

6 AVONMOUTH STREET, LONDON, SE1 6NX

AN APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990

APPEAL REFERENCE: APP/A5840/W/22/3303205

Proof of evidence of:

Sally Lewis B.Arch MA-UD RIBA ARB

on behalf of Tribe (Avonmouth House) Ltd

16 November 2022

1. INTRODUCTION

- 1.1. This proof of evidence has been prepared by Sally Lewis, founding director of Stitch Architects, to support the architectural proposals for the mixed-use redevelopment of Avonmouth House, 6 Avonmouth Street, London SE1 6NX.
- 1.2. I am a chartered architect and urban designer and founding director of Stitch, an award-winning practice of architects and urban designers specialising in housing, masterplanning and regeneration. Under my leadership the Stitch team is shaping and transforming whole neighbourhoods across London and the south-east. We have a track record of unanimous planning consents for more than 1600 mixed tenure homes, with over 800 of these homes completed and occupied.
- 1.3. I have over 20 years' experience working with public sector, housing association and developer clients in the UK, balancing the aspirations of numerous stakeholders while generating innovative new housing typologies with a particular focus on mixed use regeneration and street-based development that prioritises public realm quality and the pedestrian experience.
- 1.4. I am a regular commentator in the industry press and have been invited to judge several major architectural awards. I am a member of the Redbridge Design Review Panel and I am an external examiner for the Master of Architecture course at Oxford Brookes University. I was a finalist for Building Design's Architect Leader of the Year award in 2020, and I am an advisor on the London Festival of Architecture's executive committee.
- 1.5. I am also the founder of The London Neighbourhood Scholarship Trust which promotes a more socially aware and diverse built environment in London through investment in the architectural education of under-represented young Londoners. The LNS creates a level playing field for aspiring young architects to perform alongside their peers, giving them scholarships and support to get the best out of their studies.
- 1.6. Selected projects demonstrating my experience relevant to the Avonmouth House project are illustrated in Appendix A. These include completed housing schemes, masterplanning work undertaken for Southwark Council and two consented schemes in the Old Kent Road Opportunity Area.
- 1.7. The evidence which I have prepared and provided for this appeal is true and has been produced in accordance with my professional institution. I confirm that the views expressed here are my own considered professional opinions.
- 1.8. Stitch was appointed by Tribe Avonmouth House Devco Ltd to provide architectural services through RIBA work stages 1-3 which includes the design development, planning submission and determination of the application.
- 1.9. The proposal is for a part 2, 7, 14 and 16 storey mixed-use development comprising 1733sqm (GIA) of space for Class E employment use and/or community health hub and 233 purpose-built student residential rooms with associated amenity space and public realm works, car and cycle parking, and ancillary infrastructure. The site is currently occupied by a 2-storey commercial building which will be demolished to develop the site.
- 1.10. The Council's position is that the proposed building is considered to be of a height that is out of character with the existing townscape in the immediate and wider vicinity of the Site. This proof of evidence therefore addresses this principal area of dispute.
- 1.11. 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 acts as a beacon to signal the presence of the park. The site offers a unique opportunity to transform a poorly defined street into a new gateway into Newington Gardens, prioritising a rich pedestrian experience.

- 1.12. The proposed building form will sit 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.
- 1.13. I therefore consider that the proposed development constitutes a high quality and sensitive design responding directly and positively to the site context and delivering a significant number of environmental and planning benefits.
- 1.14. The Council's Statement of Case raises areas of concern around fire safety following consultation with the HSE. This proof of evidence sets out our response to these HSE comments in Section 5.
- 1.15. I address late objections received from owners of neighbouring properties within Site Allocation NSP46 relating to separation distances and development potential on their sites in Section 6.
- 1.16. I provide an overview of the planning policies that have informed design evolution of the project proposals in Section 7.

2. CONTEXT

The site and opportunity

- 2.1. The existing building is of utilitarian design; it is visually impermeable and illegible and is not of heritage significance. The ground floor condition is of poor quality with extensive dead frontage providing an unattractive backdrop to Newington Gardens.
- 2.2. A new development in this location can offer an active frontage at street level and frame the street as it turns from Tiverton into Avonmouth Street.
- 2.3. The site offers a unique opportunity to transform an unloved area into a new gateway into Newington Gardens.
- 2.4. The site's position offers the opportunity for a new development to signal the presence of the park which is not clearly visible from Newington Causeway.
- 2.5. The proximity of Telford House suggests that heights of a lower mansion block scale would be more suitable at the southern end of the site.
- 2.6. The character of the Rockingham Estate could inform the design and palette of the new development.



Fig 2.1 : Site in context of Telford House and the Ceramic building

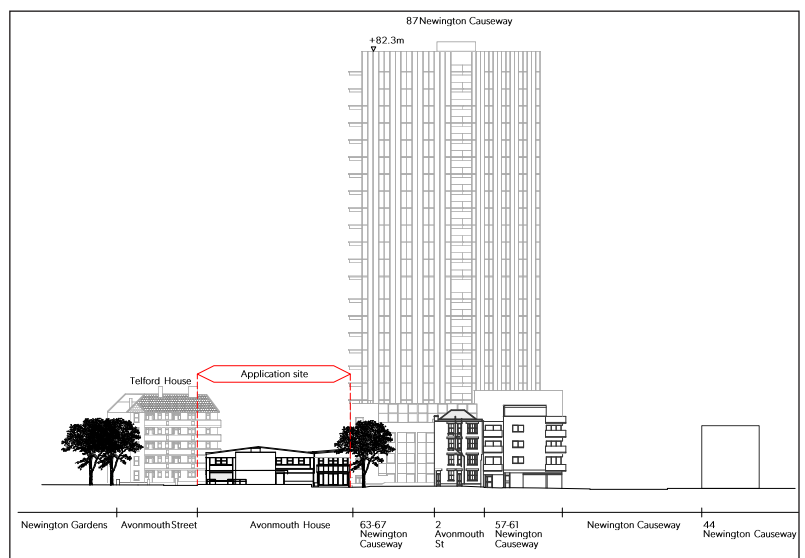


Fig 2.2: Site in context of neighbouring buildings in elevation

Response to context – building heights

- 2.7. The existing context includes several tall buildings close by, including the recently constructed 24 storey mixed-use retail/residential/hotel building at 87 Newington Causeway known as the Ceramic Building located directly opposite Telford House (Fig 2.1 and 2.2)
- 2.8. The GLA's response to the proposal was that the bulk of the building would sit comfortably within the site and its context and the articulated massing would create visual interest and make a positive contribution to the local townscape.
- 2.9. The site is identified as being appropriate for tall buildings in the Southwark Plan.

Site allocation

- 2.10. The site, along with the neighbouring sites to the west, is within the NSP46, 63-85 Newington Causeway development opportunity site as identified in the New Southwark Plan.
- 2.11. The proposals for the Avonmouth House site were considered in the context of possible future development within this allocation.
- 2.12. As part of our context appraisal we developed a masterplan proposal for the adjacent sites, taking into account the land ownerships as we understood them, and responding to dialogue with landowners.
- 2.13. The masterplan illustrated that significant development on the Avonmouth House site does not compromise adjacent development and it makes the case for a taller building marking the entrance to the park. The masterplan was one of many options for how development could come forward within the Site Allocation and was based on land ownership boundaries as they were understood at that time.
- 2.14. The plan suggested two slim towers of 20 and 22 storeys, forming a cluster along with the Ceramic building, framing Newington Causeway. The proposed building on the Avonmouth House site is lower by virtue of its location a block back from the main road. It presents its taller element (14-16 storeys) as an elegant facade onto the park. This building does not overshadow the park and complements the height of the mature trees at the park entrance. Binding the taller buildings together is a zone of lower rise built form from 4-7 storeys, providing a human scale pedestrian experience at street level and a suitable relationship with Telford House (Figs 2.3 and 2.4).



Fig 2.3: Proposed scheme viewed from the south-east in the context of possible future development on the Site Allocation (shown in yellow). Early proposals for Newington Triangle shown beyond in light grey.

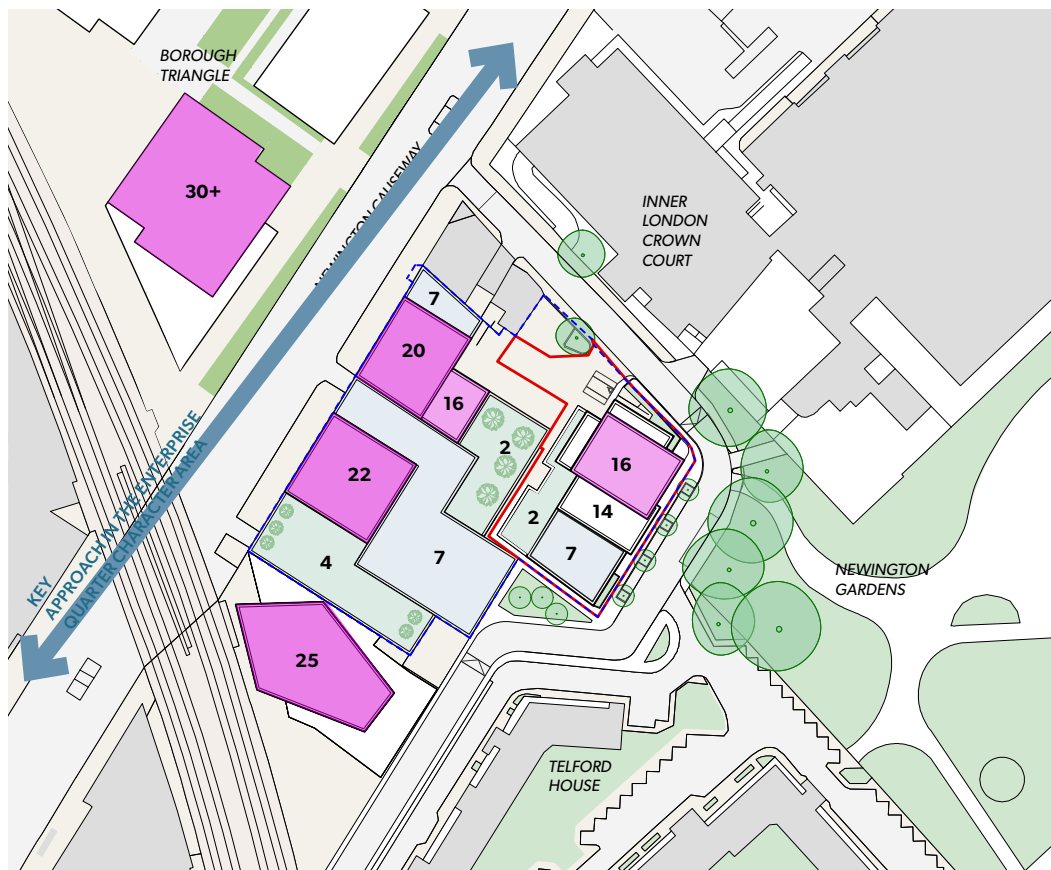


Fig 2.4: Masterplan showing how the proposal (site outlined in red) sits within the wider massing context.

2.15. The masterplan for the Site Allocation also considers the proposals for the Newington Triangle site. The illustrations of this wider massing context in the DAS reflect the early consultation scheme for Newington Triangle, of up to 36 storeys (Fig 2.5). A planning application for this scheme has since been submitted, including buildings of up to 46 storeys.

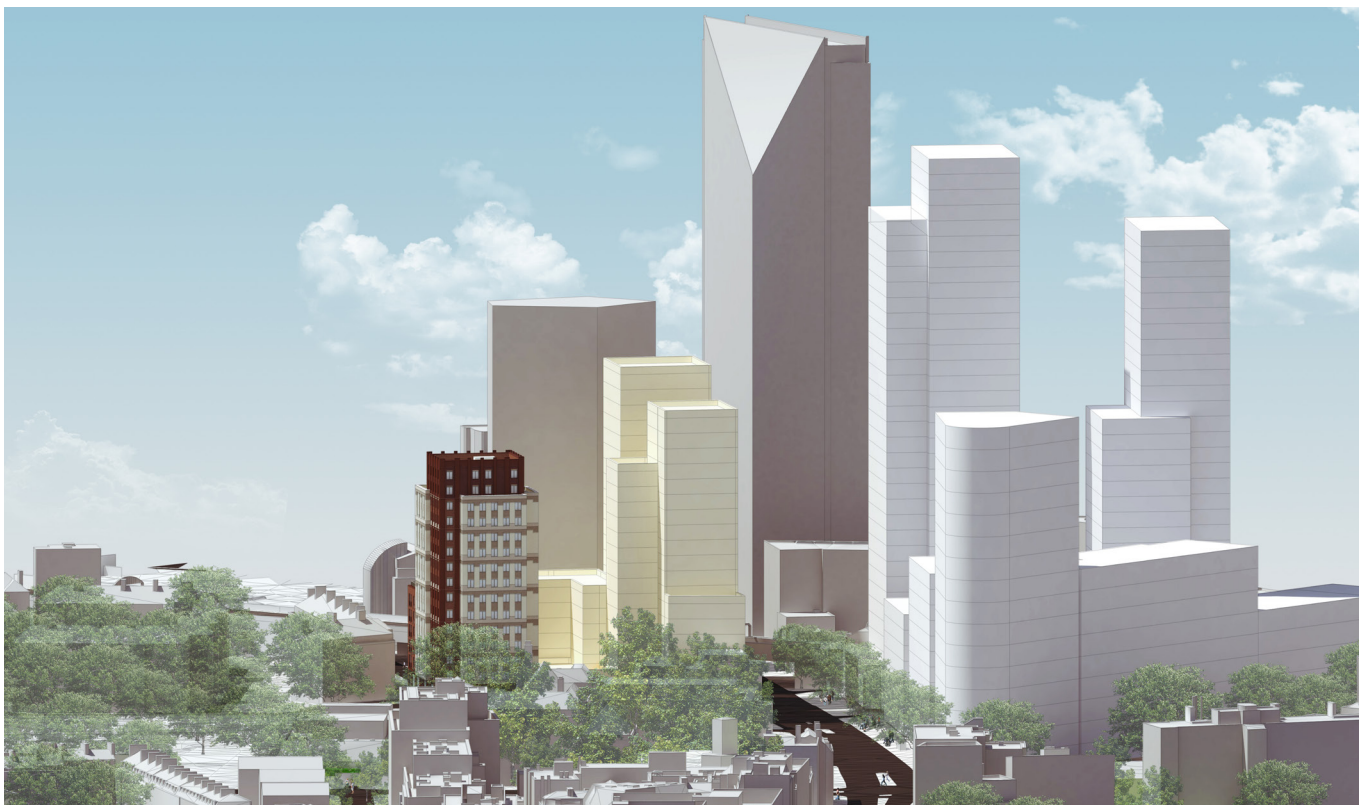


Fig 2.5: Proposed scheme viewed from the north in the context of possible future development on the Site Allocation (shown in yellow). Early proposals for Newington Triangle, up to 36 storeys shown in light grey.

3. DESIGN PROCESS

Collaboration with City Designer

- 3.1. Stitch and City Designer worked collaboratively throughout the design development process with the intention of achieving a high quality of design in order to maximise the beneficial effects of the proposed development on heritage assets, townscape and views.
- 3.2. Digital models were used during the design process to test how different iterations of the design would affect views, and this information was then used to make early assessments of the effects and inform modifications to the design.

Design evolution

- 3.3. The proposed scheme was subject to a rigorous design evolution process.
- 3.4. The form and layout of the proposed scheme has been informed by the local context, pre-application meetings with the GLA and the LPA, community engagement and dialogue with adjacent landowners and stakeholders.
- 3.5. Computer modelling throughout the design process tested how different iterations of the design would relate to its varied contexts and affect views. This information was then used to make early assessments of the effects and inform modifications to the design.
- 3.6. The design evolved to become expressed as a group of elements of differing heights which relate to different orientations. In each of these orientations the intent and successful effect was to reduce the apparent scale of the scheme and enrich the architecture. We moved towards a strategy that split the form into 2 parts to allow each side of the building to be responsive to neighbours. The taller elements were orientated to the north of the site, with the building stepping down at the southern end to respect the existing scale and outlook of the nearby Rockingham Estate. (Fig 3.1)
- 3.7. Earlier design iterations exploring lower single height blocks were rejected due to their slab-like form presenting a 'wall' of development rather than the potential for a crafted series of forms that respond to the varying conditions around the site.
- 3.8. We looked at different options for the heights of the constituent parts. The result of this study was agreement that the lower element should not be more than 7 storeys, to be sympathetic to the scale of the Rockingham estate buildings. The taller element of the scheme had to play an important townscape role by presenting an elegant facade to the park. It also needed to be subservient to the taller buildings likely to come forward within the site allocation, facing Newington Causeway. It was agreed that 16 storeys would be the optimum height to achieve these objectives.
- 3.9. The next step was to develop the articulation of the building and express it with a more distinctive 'crown', and more modulation of the facade. We wanted to create a rich and elegant facade comprised of different planes becoming prominent, with the top two floors being treated differently to express a 'top' to the building. The resulting scheme is thus perceived as a cascading cluster of forms, presenting a richly articulated facade facing the park. (Fig 3.2)

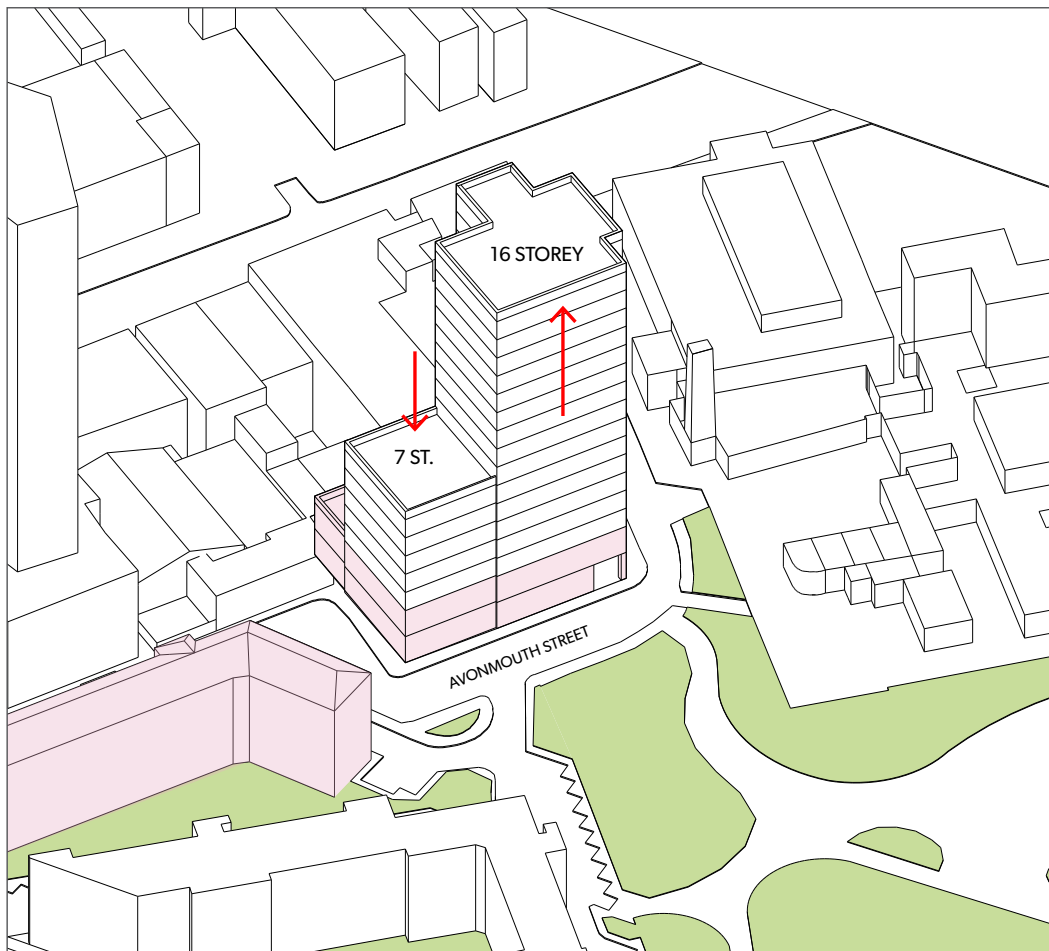


Fig 3.1 : Initial massing to orientate the taller element to the north of the site, with the lower element addressing the scale of Telford House

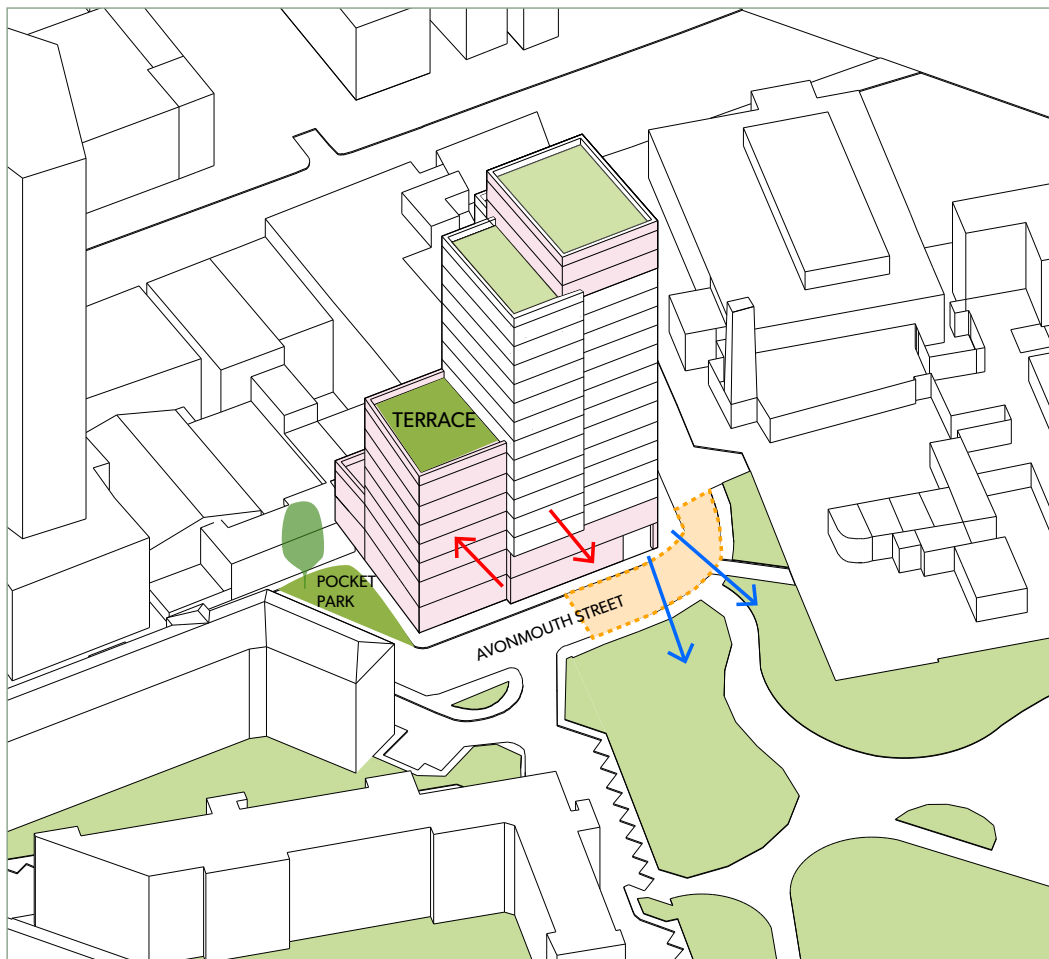


Fig 3.2 : Articulating the form and expressing a clear 'crown' or top to the building

Testing against the Tibbalds framework

- 3.10. The proposal for the Avonmouth House site was considered in the context of the urban design framework generated by Tibbalds for LB Southwark to help inform pre-application discussion and understand future potential scenarios for development of sites associated with Newington Causeway. Our proposal was discussed in the context of this framework tool at a meeting on the 6th October 2021 with Tibbalds and the LB Southwark regeneration team. The meeting was productive and the team was pleased to learn the proposal for Avonmouth House sits comfortably with this Tibbalds / LB Southwark framework.
- 3.11. It was noted that the urban design framework and associated assessment tools assume that the sites within the NSP43 allocation will be brought forward comprehensively. Our masterplan considered the different land ownerships and considers how this could be achieved; both scenarios perform well.
- 3.12. Our proposals for the Avonmouth House site aligned with the key urban design principles of the framework. Our masterplan and sections through the wider site area demonstrated how the proposal for Avonmouth House sits within a robust massing strategy where future development in the allocation should be higher facing Newington Causeway (20-25 storeys including the Kite building) with heights spiralling down to 16 storeys on the Avonmouth House site.
- 3.13. The above points are further illustrated in paragraphs 2.11 - 2.15 which set out how the proposals for the Avonmouth House site were considered in the context of possible future development within the NSP46 allocation.

4. PROPOSAL

Massing and articulation

- 4.1. The proposed development provides a new urban composition that transitions from the Rockingham Estate to the taller, slender components stepping up behind the tall trees of Newington Gardens.
- 4.2. A balanced approach to form has created a distinctive composition including a base, middle and top with the latter becoming an important feature as a wayfinder towards Newington Gardens.
- 4.3. 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 24 storey Ceramic building at 87 Newington Causeway and the Crown Court building to the north.
- 4.4. 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 (Fig 4.1).
- 4.5. View 4 in the HTVIA clearly shows how the change in building height directly relates to the transition from Rockingham estate buildings to the gardens setting.



Fig 4.1 : View from the south-east showing how the scheme's massing is responsive to its context.

- 4.6. 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. This articulated top to the building is a small proportion of the building footprint with the predominant form dropping to meet the scale of the Rockingham Estate. The slender and well-proportioned taller element creates an elegant signpost that is not overbearing in any way.
- 4.7. The role and function of the taller element is to provide variety and interest in the form and skyline, signalling the gardens which are not widely visible or used by passers-by on Newington Causeway. The council’s Statement of Case refers to the scale and overall 16 storey height of the proposed building being compounded by the architectural approach to the crown of the building, with the top two storeys (floors 14 & 15) in a darker colour redbrick. We consider that this approach is intentional to create a visual signal to draw attention to the park (Fig 4.2). We also note that this contrast of the red top with the lower lighter coloured brick is only evident and pronounced in the view from Newington Causeway where the intention to signal the park is relevant. Other elevations of the 16-storey element present a unified red brick slender form facing the park, from the top to the bottom of the scheme.
- 4.8. It is the intention to commission an artwork applied to the cut-out corner that will animate the part of the building facing Newington Causeway, adding to its visual interest as viewed from this busy thoroughfare (Fig 4.3).
- 4.9. The building will thus be experienced as a confident and appropriate new townscape element demarcating the entry point into Newington Gardens and its improved surroundings.



Fig 4.2 : View from Newington Causeway, with the distinctive ‘top’ to the building signalling the gardens beyond.



Fig 4.3 : Opportunity for public art on the facade facing Newington Causeway.

Elevations and material palette

- 4.10. 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.
- 4.11. The analysis of local context informed the proposed palette of materials which will pick 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. As such the development will create a sensitive transition from the tower block scale of the main road and transport hub to the quieter setting of the housing estate and gardens one layer back from Newington Causeway (Fig 4.4).
- 4.12. The main elevation facing the park features the varied palette across the articulated facade. The aubergine brick is used to create a strong 2 storey base reflecting the employment space at those levels while the top is expressed with strong piers projecting above the parapet to create a distinctive skyline. Glazed red panels at the top 2 floors will bring a shimmer to this building crown.
- 4.13. This south-east elevation also shows the marked contrast of the proposals with the unrelenting bulk of the Kite building which lacks any articulation in its form. The stepping down of the building from 16 to 7 storeys allows it to make a positive contribution to the local townscape, reinjecting some interest, character and variety into the architecture of the area and presenting a distinctive facade onto the open space of Newington Gardens.



Fig 4.4 : The proposed material palette responds to the local building colours and textures

- 4.14. The light tonal brickwork and expression to the northwest elevation facing Newington Causeway positively relates to the terraced development along the street frontage and is experienced as another layer of development set back from Newington Causeway. It therefore sits comfortably within the immediate townscape of Newington Causeway and the wider urban context including the emerging cluster of tall buildings.
- 4.15. The colours and tones of the lower building reflect the character of the estate buildings while the taller elements beyond recede with their paler tones. The relatively finer grain and articulation of the proposed elevations, in contrast with the Ceramic building, bring character and local distinction to the area.
- 4.16. The 7-storey elevation facing towards Tiverton Street offers a simple but smart rhythm of openings set within a red brick base. The 2-storey commercial space is expressed with a more playful pattern of windows providing an active frontage to the streetscape. The elegantly proportioned facade of student rooms above provides a strong rhythmic frontage onto the street, in keeping with the character and scale of the neighbouring estate buildings (Fig 4.5).



Fig 4.5 : View from Tiverton Street showing the how the building references the local scale and character of the neighbouring estate buildings.

5. ADDRESSING HSE OBJECTIONS

- 5.1. The original scheme was designed to be compliant with current fire regulations and the design strategy was confirmed by the fire engineers, Clarke Banks. However, we have made design amendments to the scheme in response to HSE feedback to further enhance the scheme's performance. These amendments are listed below, and none have resulted in any substantive change in the building design or external appearance.
- 5.2. The internal arrangement at ground floor has been redesigned so that the staircase serving the upper student accommodation floors is now separated from the staircase serving the basement -2 level. At ground floor, each staircase has its own separate independent egress route directly to the external fire escape route along the north-west side of the building.
- 5.3. The amended design to address the staircase arrangement results in the relocation of fire escape exit doors to the west façade of the building, providing a clear escape route directly to the street without any need to pass the bin store.
- 5.4. The amended design at ground level also removes the ancillary accommodation accessed from the concierge area.
- 5.5. Minor design amendments have been made to upper student accommodation floors to ensure all kitchens are located at the remote end of the corridor away from the final exit to the cluster.

6. ADDRESSING OBJECTIONS FROM ADJOINING NEIGHBOURS

- 6.1. Late representations were received on 31st October 2022 on behalf of the adjoining landowners, Blyford Investment Co Ltd and Brightbay Ltd, relating to proposed development at Avonmouth House. The objection makes references to separation distances, which would apply to residential developments.
- 6.2. Our design proposal does not compromise development on the adjoining sites of Site Allocation NSP46. This is illustrated in the diagram below which has been provided to the Southwark planning officer. The diagram shows an 18m offset from our habitable room windows allowing a significant remaining developable area on the adjacent sites. It should also be noted that development on adjacent sites could extend within this 18m zone if there were no habitable room windows facing our scheme and sunlight/daylight considerations for both schemes were met.
- 6.3. Within the substantial remaining developable area on the adjacent sites, many development options are possible. Our Design and Access Statement simply illustrated one possible option, without the benefit of any dialogue with the landowners or understanding of the land assembly considerations.
- 6.4. The masterplan option referred to above is described in Paragraphs 2.11-2.15 of this document.

7. PLANNING POLICY OVERVIEW

- 7.1. The proposed scheme meets the requirements of planning policy contained within the New Southwark Plan, the London Plan and the NPPF, all of which have been duly considered in the design evolution of the proposal and the preparation of this Proof of Evidence.
- 7.2. The following points demonstrate in particular how the Avonmouth House proposal meets the requirements of the Southwark Plan 2022 - P13 Design of Places and P17 Tall Buildings. Policy P13 requires the height, scale, massing and arrangement of development proposals to respond positively to the existing townscape, character and context. Policy P17 additionally requires proposals for tall buildings to respond positively to local character and townscape.
- 7.3. The varied local context of the site has informed the design proposal to provide a positive addition to the neighbourhood which ties into the vision for the further regeneration of this Opportunity Area. Townscape assessments from a series of viewpoints established 16 storeys as a comfortable overall height proportionate to the location and size of the site which would contribute positively to the emerging skyline and clusters of taller buildings in this part of Elephant and Castle. At ground level the building arrangement frames the street edge to provide an attractive and active pedestrian experience which significantly enhances the existing context.
- 7.4. The local historic context of the area has been carefully considered as part of the proposals. The site has an important role as a backdrop to the Newington Gardens which is a key part of the local setting. The building form and elevational treatment evolved to provide a unique and distinctive design to complement the park and provide an attractive backdrop and gateway to the green space. The distinctive taller element of the building, with its articulated and textured 'top', signals the entrance to the park from Newington Causeway.
- 7.5. The site layout and design significantly improve the current streetscape and enhance connections through the wider public realm to create a welcoming and inclusive addition to the neighbourhood. The landscape is designed to uplift the street and encourage pedestrian movement from the busy thoroughfare of Newington Causeway south towards the green amenity of Newington Gardens. The proposal is considerate of the wider NSP46 site allocation and the site layout anticipates how future development and connections through the wider site allocation could be delivered.
- 7.6. The building is planned to ensure the public entrances to the building are legible and given priority on the site. The student accommodation is easily accessed from the street, signposted by a generous entrance recess with level access into the lobby space. The commercial space frames the public realm with a generous and inviting covered entrance facing Tiverton Street with level access into the main entrance space.
- 7.7. The site will be predominantly car free to promote sustainable journeys to and from the site. The ease of movement for pedestrian and cyclists has been prioritised to ensure that there is no conflict with servicing operations. Active travel is encouraged, with the development significantly improving pedestrian access to the site with widened footpaths, active frontages and legible entrances. The proposal also promotes wider street based public realm works which reduce impact of the carriageway by extending raised table and providing integrated parking and street trees. The public realm designs offer a new pocket park at the end of Tiverton Street providing new street trees and informal seating which can be used by the wider community.
- 7.8. The form of the proposal has been carefully crafted to create a highly articulated building which responds to the local context and acts as a comfortable intermediate scale between the emerging cluster of taller buildings around to the south of the site and the 2 storey listed Crown Court building to the north.

- 7.9. Despite the constrained site active frontage has been maximised and the incorporation of basement levels reduces the area at street level required for service access to create a welcoming and inviting face to the street.
- 7.10. Townscape views in the HTVA illustrate how well attuned the form of the development is to both the neighbouring Rockingham Estate and Newington Gardens. The approach to the design is imaginative and uses innovative and modern building techniques which results in an exemplar building of the highest standard.
- 7.11. The proposed palette of brick tones picks up on the local traditional brick and stone buildings, creating a solid and textured response to the context as a counterpoint to the surrounding new developments featuring glazed tower blocks. These materials are high-quality offering a robust, durable and elegant set of facades to the local neighbourhood.

8. SUMMARY AND CONCLUSION

- 8.1. From the outset of this project the varied local context of the site has informed the development of design proposals to provide a positive addition to the neighbourhood which also ties into the vision for the further regeneration of this Opportunity Area.
- 8.2. The height of the proposal is the result of several massing studies that concluded development to south should respect the existing scale and outlook of the neighbouring Rockingham Estate buildings with any taller elements orientated to the north of the site.
- 8.3. As highlighted in the Southwark Plan 2022, development of the site could include taller buildings. In parallel with these massing studies, townscape assessments from a series of viewpoints established 16-storeys as a comfortable overall height proportionate to the location and size of the site which would contribute to the emerging skyline and clusters of taller buildings in this part of Elephant and Castle.
- 8.4. The site has an important role as a backdrop to the Newington Gardens. In response the design offers an elegant proportion and massing that does not overshadow the neighbouring park but complements the height of the mature trees at the park entrance.
- 8.5. The building form and elevational treatment therefore responds well to the context and provides a unique and distinctive design to complement the park and provide an attractive backdrop and gateway to the green space as well as provide an appropriate neighbour to the Rockingham Estate buildings.
- 8.6. I conclude that the scale and character of the proposed development is a fitting response to the local context and townscape and will be a positive contribution to this neighbourhood, both within the current and future development context.
- 8.7. This proof of evidence has outlined our response to HSE comments on the fire safety of the proposals. Despite the compliance of the scheme as submitted, design changes have been made to enhance its fire performance without impacting on the external appearance of the building.
- 8.8. I have also addressed the objections received from neighbouring land owners by outlining our approach to a masterplan option that does not prejudice development on other land within the NSP46 Site Allocation.
- 8.9. Finally I provide an overview of the planning policy which has informed the design evolution of the proposed scheme, illustrating how the policy requirements have been met.

APPENDIX A : RELEVANT EXPERIENCE

ACTON GARDENS PHASE 3.1



A gateway development of 124 mixed tenure homes and a new Station Square with a community mural.

Phase 3.1 was the first phase of South Acton's regeneration to be designed after the approval of the original 2350 home masterplan for the estate. The development is located adjacent to South Acton underground station and includes a new Station Square that marks the entrance to the regeneration area and features the 'South Acton Tree of Life' mural which celebrates South Acton's history and community.

The new homes in three tenures (social rent, shared ownership and private sale) have access to a central south facing communal garden overlooking the existing retained allotments. The scheme features a high proportion of dual and triple aspect homes which benefit from the breaks in the building form to retain existing mature trees.

A clear distinction is made between the formal external 'skin' with its distinctive varied black brick tones and the softer palette of the interior facades framing the courtyard garden.

Status : Completed and occupied



ACTON GARDENS PHASE 7.1



A mixed-tenure development of 246 homes across three sites in the Acton Gardens regeneration project.

Phase 7.1 of the Acton Gardens regeneration project marks the beginning of a new identity for the northern area of the South Acton estate which is isolated from its local neighbourhood and characterised by large blocks sitting in a sea of ill-defined public realm. The scheme creates new connections with the surrounding neighbourhood and frames Avenue Road Park with a series of distinctive mansion blocks. A cluster of houses creates an intimate mews alongside the neighbouring Victorian homes.

The distinguishing feature of this project is the retention of mature trees, celebrating the green legacy of the original estate.

Status: Completed and occupied



OLD KENT ROAD MASTERPLAN



Masterplan for the Verney Road area of Southwark's award-winning Area Action Plan for the Old Kent Road.

Stitch was commissioned to develop the masterplan for Opportunity Site OKR13, between Verney Road and Sandgate street, which lies at the heart of the Old Kent Road regeneration area. Our masterplan fed into the wider AAP which is a blueprint for a genuinely mixed-use new town centre for London. Stitch has been retained by the council to revise and amend the masterplan in response to consultation and stakeholder developments.

Through extensive consultation with stakeholders, the masterplan brings together over 20 different sites across 14.6ha of existing industrial and commercial land to create a comprehensive vision for a new high-density mixed-use neighbourhood that prioritises the reprovision of commercial and industrial space in a range of innovative building typologies.

A new linear park and strong green infrastructure throughout the plan will connect new development to the local neighbourhood. At the heart of the plan a new secondary school will ensure existing residential communities benefit from the regeneration of this area.



ILDERTON WHARF



An exemplar mixed-use development within the Old Kent Road masterplan, co-locating over 170 homes with a new industrial yard and street-facing commercial spaces.

The site has been a timber yard for over a hundred years, originally located alongside the Grand Surrey Canal. Its surroundings have changed significantly over several decades and now the site is identified within the Old Kent Road AAP Core Area. The scheme successfully retains the existing industrial use on the site, with a new customer showroom space and covered yard that works with the complex site levels created by the former canal.

Above the industrial spaces, 9 and 25 storey residential buildings contain over 170 apartments with a high degree of dual aspect and oversized balconies for every home. The scheme creates a series of large south-facing terraces providing all the play and amenity space for under 18's on-site, and all communal amenity spaces are accessible to all residents. The mixed tenure blocks have generous double-height entrances activating the street and the showroom has a prominent position on the street corner.

Status :

Unanimous planning consent at Southwark planning committee in October 2022



671-679 OLD KENT ROAD



Diversifying the mix of uses in the area, this student housing scheme of 267 rooms aims to kick start regeneration within the Old Kent Road Masterplan.

The constrained island site called for a slender and elegant building form creating an opportunity to contrast with the emerging context. By using a light and finely detailed palette the scheme offers relief in terms of height and architectural expression to offer a new landmark for the neighbourhood. Commercial space activates the ground floor facing onto Old Kent Road.

To the east, the building frames a new Pocket Park, linking neighbouring public spaces to offer green amenity for students as well as the local community. By retaining all the existing trees and setting the building back from the street, the scheme transforms the car dominated site into a welcoming pedestrian and cycle priority environment.

Status : Under construction

