

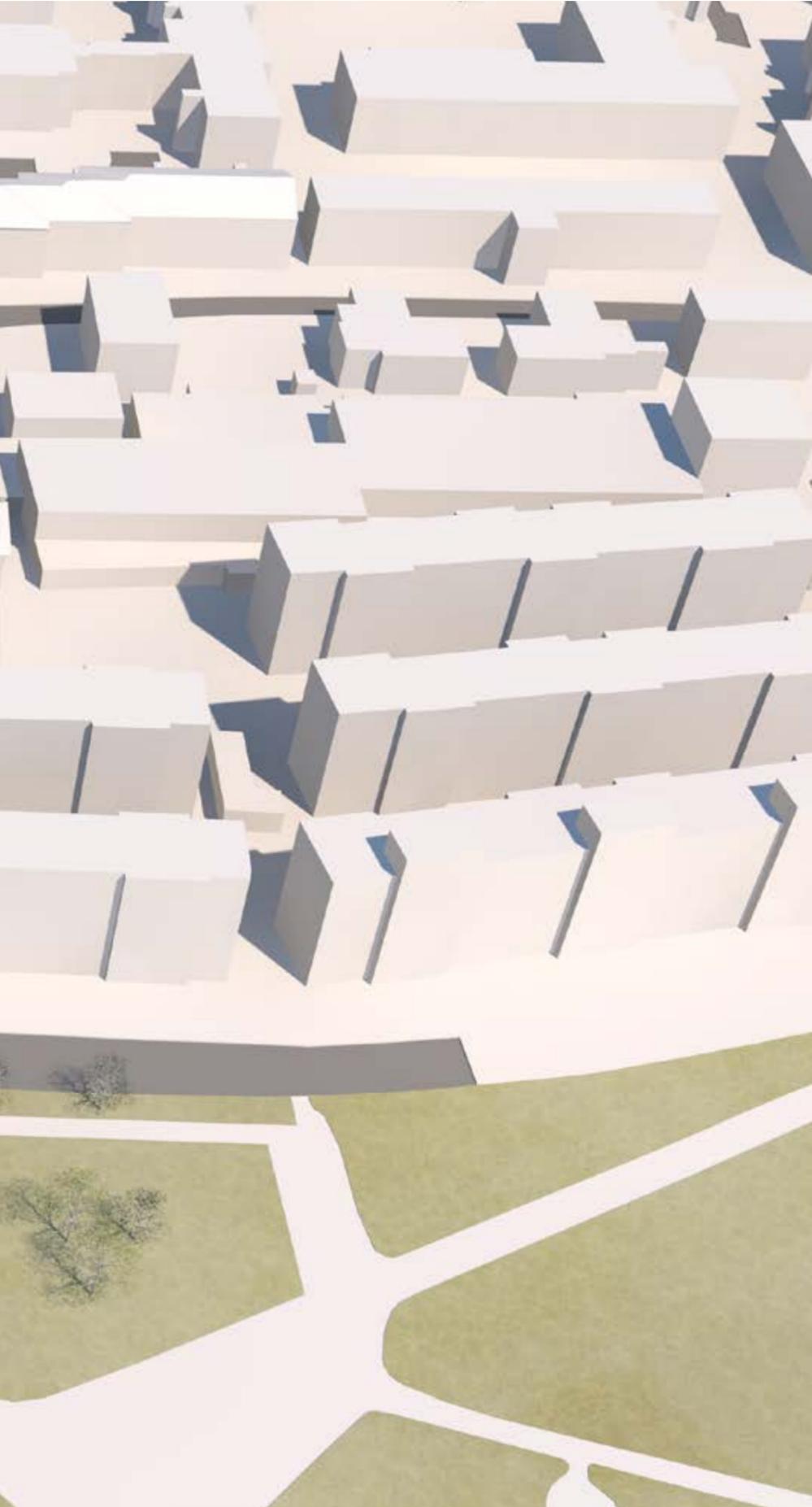
**CAMBERWELL
MAGISTRATES' COURT,
SE5**
PRE-APPLICATION
DOCUMENT

MARCH 2018





PRE-APPLICATION DOCUMENT CONTENTS



1.0 INTRODUCTION

2.0 SITE CONTEXT

- 2.1 SITE LOCATION
 - 2.2 PLANNING POLICY OVERVIEW
 - 2.3 URBAN ANALYSIS
 - 2.4 EMERGING CONTEXT AND TALL BUILDINGS
 - 2.5 CONTEXT CHARACTER
-

3.0 SITE ANALYSIS

- 3.1 EXISTING SITE AND BUILDING
 - 3.2 WIDER SETTING
 - 3.3 CONSTRAINTS AND OPPORTUNITIES
-

4.0 ESTABLISHING A FRAMEWORK

- 4.1 OPTION STUDIES
 - 4.2 KEY PRINCIPLES
-

5.0 SCHEME PROPOSALS - COMBINED SITE

- 5.1 SCHEME OVERVIEW
 - 5.2 DESIGN FOR EMPLOYMENT USES
 - 5.3 TOWNSCAPE VIEWS
 - 5.4 PROPOSED LAYOUTS & MIX
 - 5.5 HOUSING QUALITY
 - 5.6 AMENITY PROVISION
 - 5.7 SERVICING
-

6.0 MATERIALITY

- 6.1 STREET VIEWS & CHARACTER
-

7.0 CONCLUSION

8.0 APPENDIX - STAND-ALONE SITE

- 8.1 SCHEME OVERVIEW
- 8.2 TOWNSCAPE VIEWS
- 8.3 PROPOSED LAYOUTS & MIX
- 8.4 AMENITY PROVISION
- 8.0 APPENDIX - STAND-ALONE SITE
- 8.5 SERVICING

1.0

1.0 INTRODUCTION

Stockwool has been appointed to assess the development potential of the Camberwell Magistrates' Court site and the land around the building itself. The pre-application document summarises our work to date which has been carried out with input from JLL Planning and Development.

The document is made up of three parts covering two site scenarios;

- the initial context and site analysis (chapters 2-3)
- development of key design principles and proposals for the combined Magistrates' Court site as the most appropriate site scenario (chapters 4-6)
- and redevelopment of the stand-alone site only (appendix).

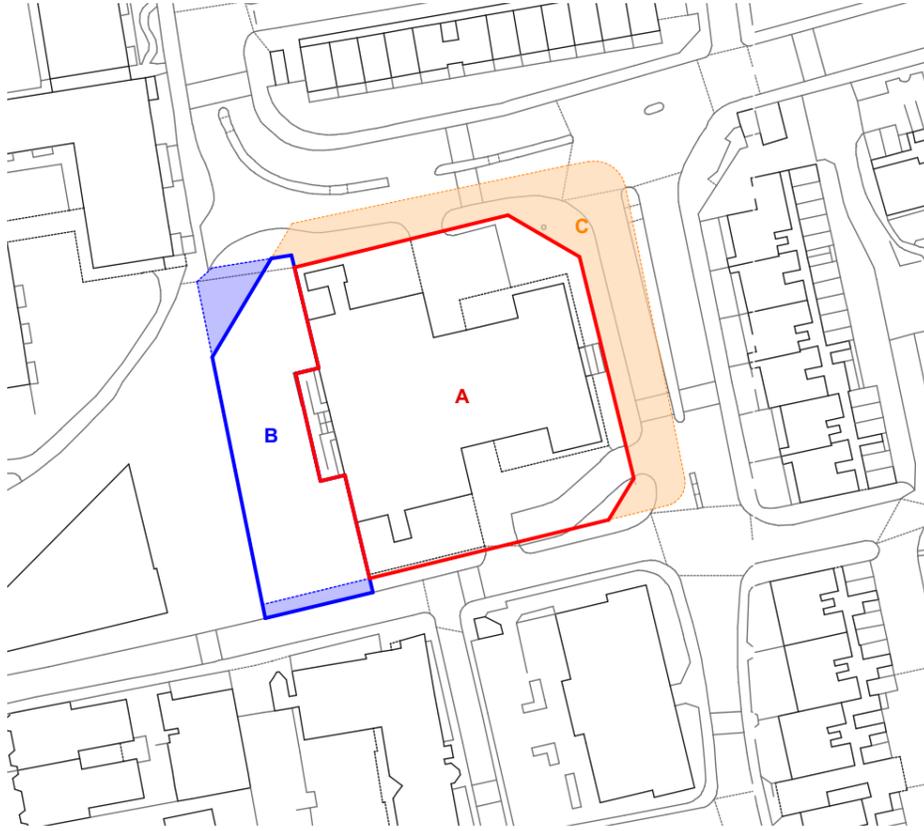
Redevelopment of the site and its setting offers an exciting opportunity to build upon the success of the Camberwell Green area and its ongoing regeneration. The site can provide new uses in the form of creative employment space and housing which will add vibrancy to the area within an urban form which is more appropriate to the setting.



AERIAL VIEW OF THE SITE

2.0

2.0 SITE CONTEXT 2.1 SITE LOCATION



SITE PARCELS

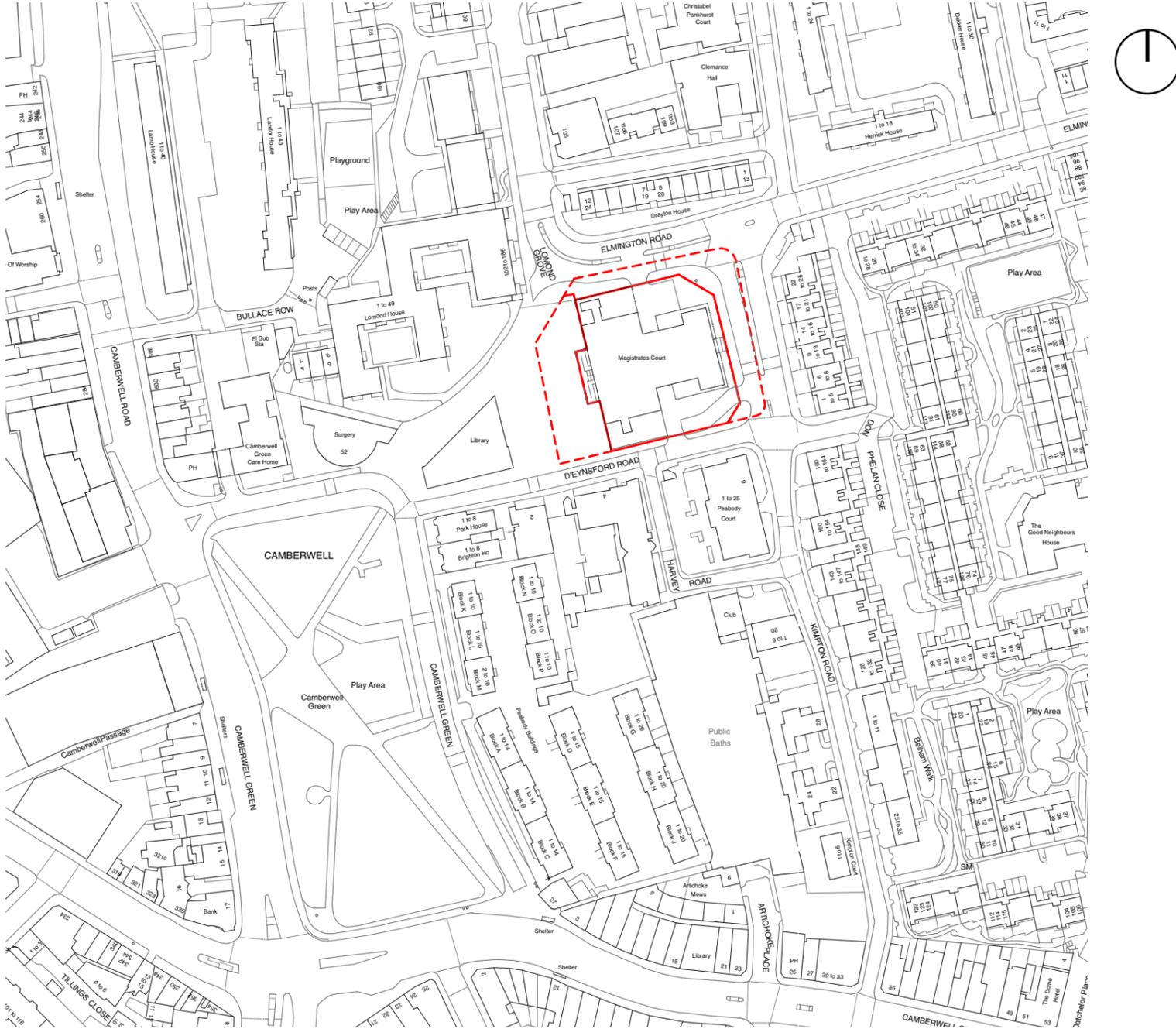
KEY

-  LAND PARCEL A - 0.267HA
MINISTRY OF JUSTICE OWNERSHIP
-  LAND PARCEL B - 0.086HA
SOUTHWARK OWNERSHIP
-  LAND PARCEL B -
AREA TO BE EXCLUDED
-  LAND PARCEL C - 0.097HA
SOUTHWARK HIGHWAY LAND

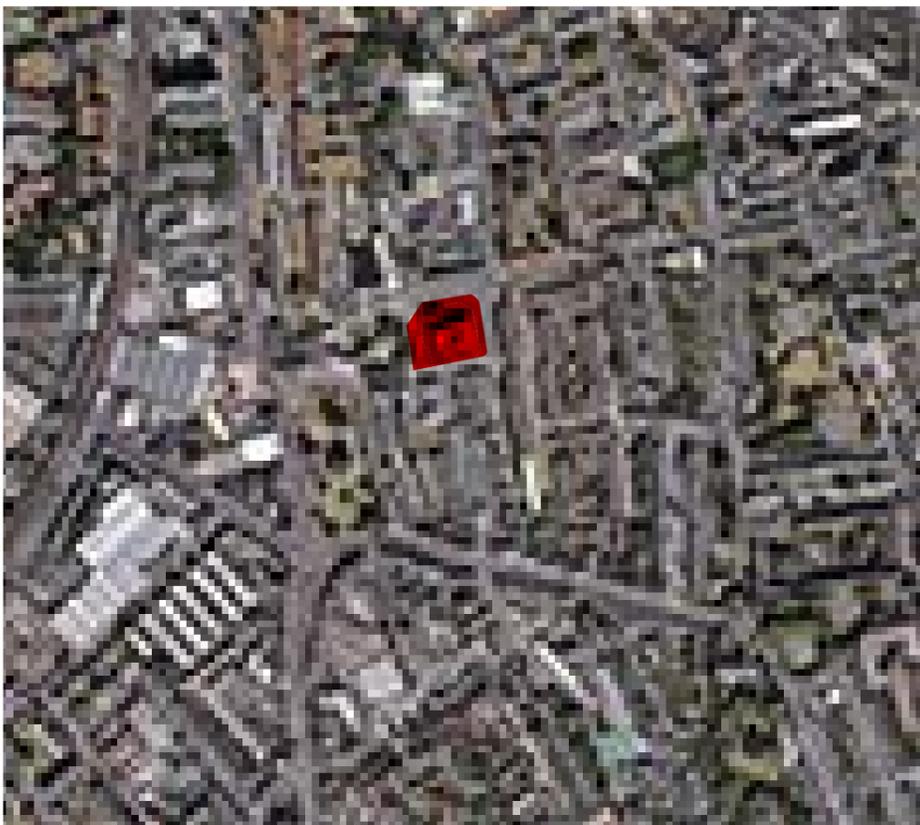
The proposals need to cover two site scenarios;

- the Magistrates' site only (site parcel A, referenced as stand-alone site)
- and the Magistrates' Court site, the adjacent land to the west of the building and the highway land to the north and east both owned by LB Southwark (site parcels A, B & C, referenced as combined site).

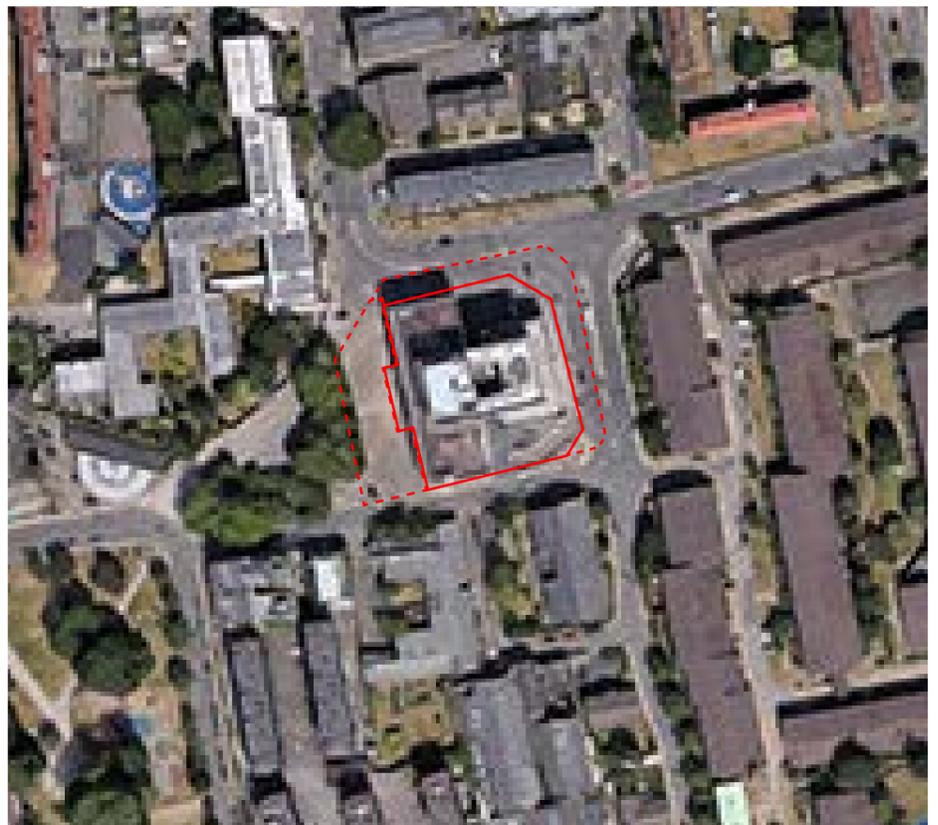
The site is northeast of Camberwell Green, very centrally located within the London Borough of Southwark. Camberwell Green and the roads in the immediate vicinity provide a variety of amenities and facilities including retail and shopping on Camberwell Road, Denmark Hill and Camberwell Church Street. Around D'Eynsford Street are located more civic facilities including the existing Court buildings, a new library facility and the doctors surgery. Public transport includes a number of bus routes in the immediate vicinity. Overall the area provides all the facilities of a good district centre which also provides excellent access to the city.



SITE LOCATION PLAN



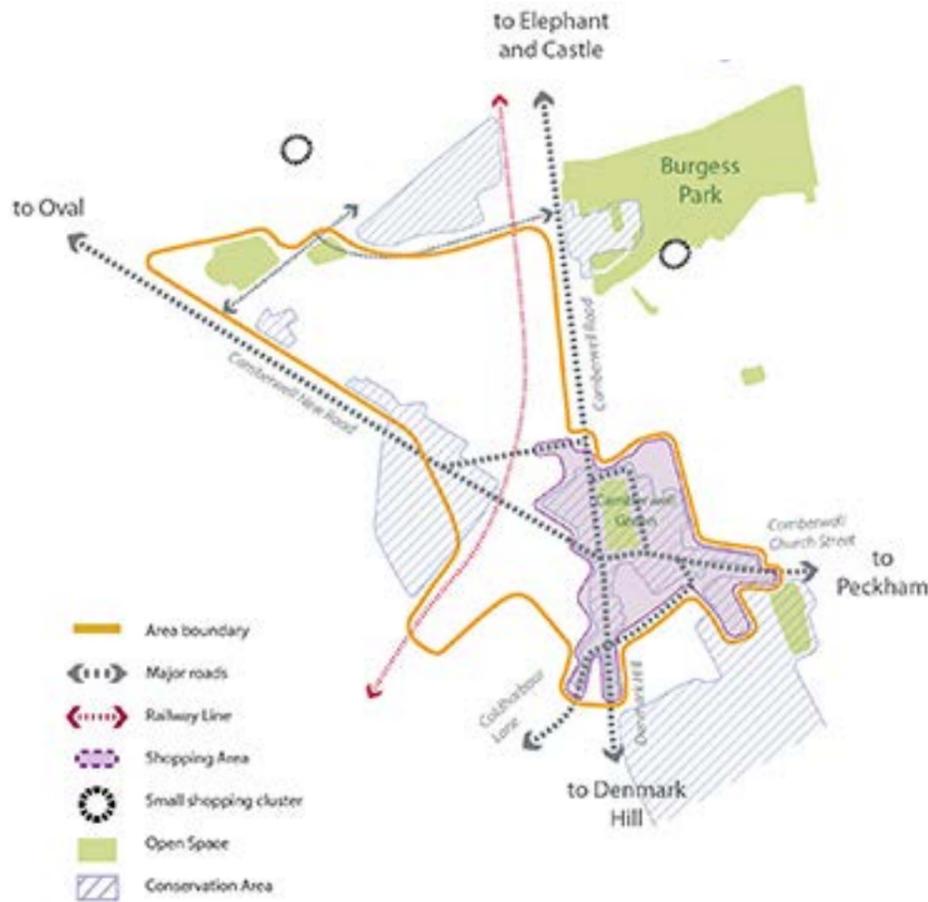
AERIAL VIEW OF THE WIDER AREA



AERIAL VIEW OF THE SITE

2.0 SITE CONTEXT

2.2 PLANNING POLICY OVERVIEW



SOUTHWARK CORE STRATEGY, 2011 - CAMBERWELL ACTION AREA

The Local Planning Authority is Southwark Council. The site is located within the Camberwell Action Area and a District Town Centre where a mix of uses is supported.

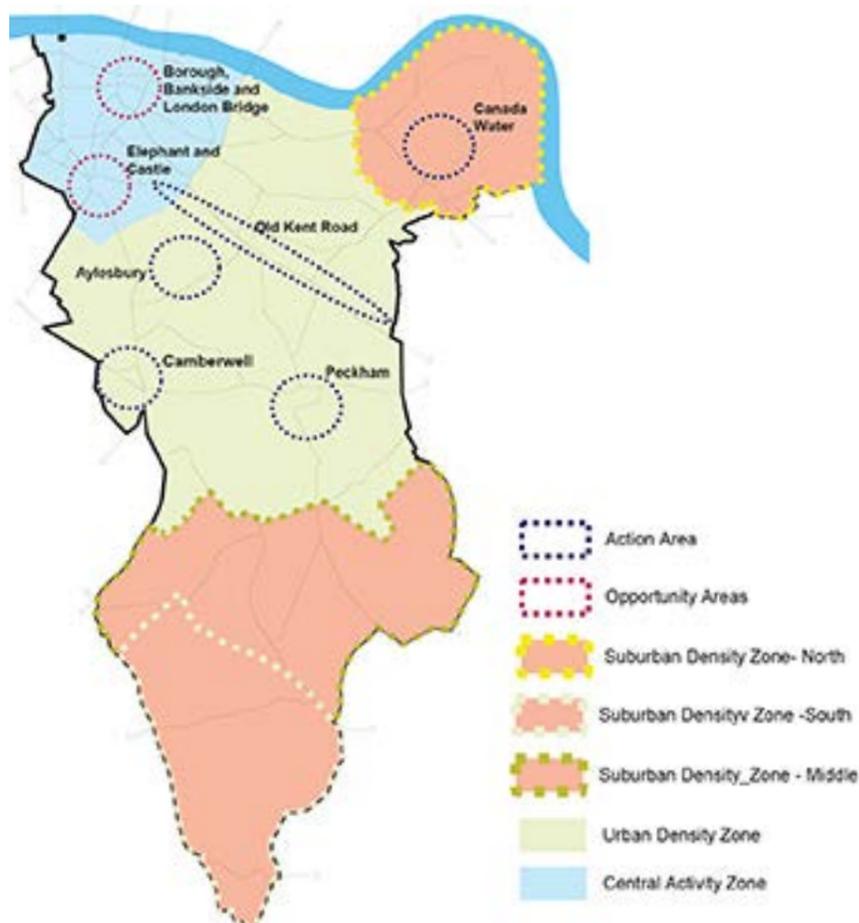
- The key planning policy documents include:
- London Plan (incorporating Further Alterations, 2015)
 - Southwark Core Strategy 2011
 - Saved Policies from the Southwark Plan 2007

Regard should also be had to the Government's National Planning Policy Framework (NPPF, 2012) and the emerging New Southwark Plan and Camberwell SPD.

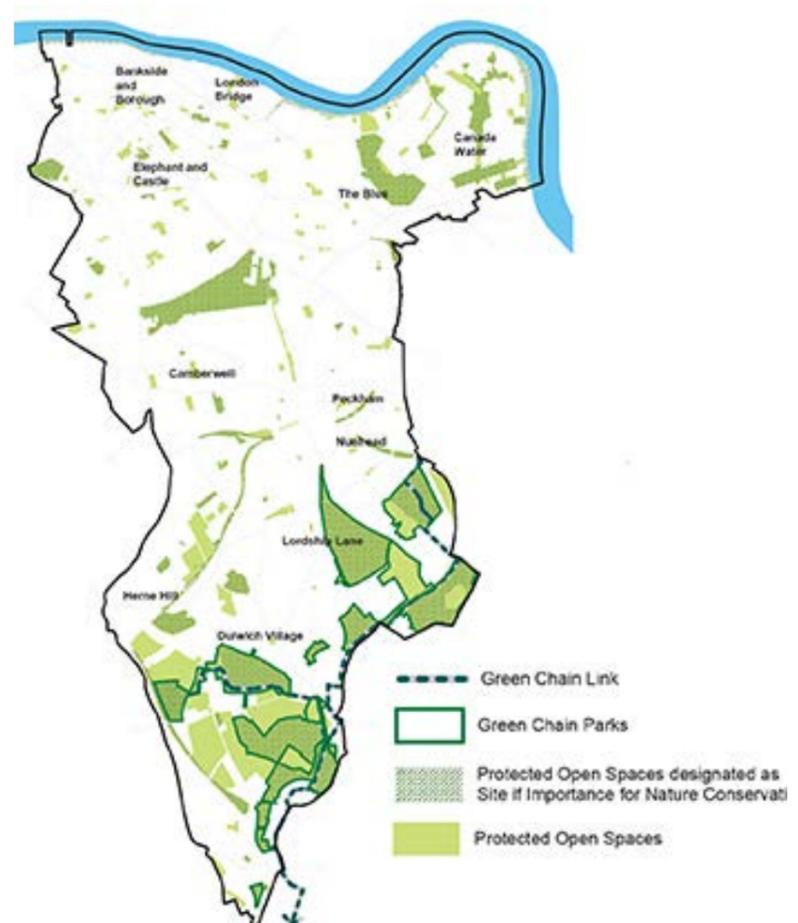
KEY DESIGN STANDARDS

Policy DM9 requires the following criteria to be considered in forthcoming developments:

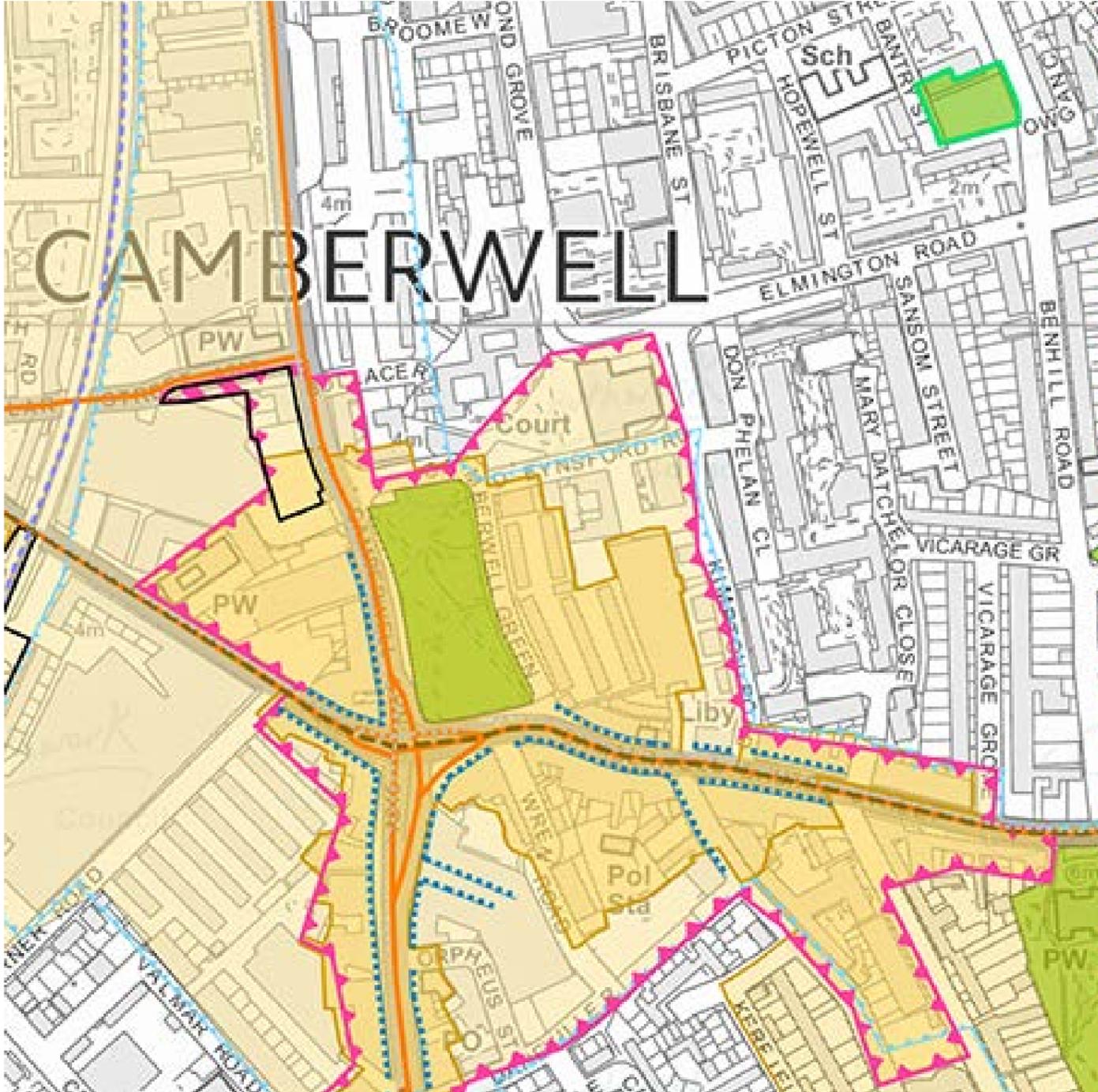
- Ensures the height, scale, massing and arrangement of development responds positively to the existing townscape, character and context
- Better reveals local distinctiveness and architectural character
- Ensures an urban grain and site layout that takes into account and improves existing patterns of development and movement, permeability and street widths
- Ensures buildings, public spaces and routes are positioned according to their function, importance and use
- Ensures a high-quality public realm that is safe, understandable and attractive and that eases the movement of pedestrians, cyclists and vehicular traffic. Street clutter should be avoided
- Ensures contextual landscaping including the retention of street trees, the use of green infrastructure and the principles of water sensitive urban design
- Provides accessible and inclusive design for all ages and people with disabilities.
- Provides opportunities for formal and informal play



SOUTHWARK CORE STRATEGY, 2011 - DENSITY ZONES



SOUTHWARK CORE STRATEGY, 2011 - OPEN SPACES



EXCD_BoundaryCS_mask	EXCD_CS_boundary_mask
Region	Region
Action Areas	
Action Area	
Opportunity Areas	
Opportunity Areas	
Preferred Industrial Locations	
Preferred Industrial Location - Local	
Preferred Industrial Location - Strategic	
Protected open spaces	
Other Open Space	
Borough Open Land	
Metropolitan Open Land	
Gypsies and Travellers sites	
Gypsies and Travellers sites	
Green Chain	
Green Chain Link	
Green Chain Parks	
Design and Conservation	
Archaeological Priority Zone_PP	
Conservation Areas_PP	
Thames Policy Area	
Action Area Cores	
Action Area Cores	
Strategic Cultural Area	
Strategic Cultural Areas	
Strategic District Heating Area	
Strategic District Heating Areas	
SINC	
Site of Importance for Nature Conservation - SINC	
Town Centres	
Local Town Centre	
District Town Centre	
Major Town Centres	
Proposals sites	
Proposal Sites	
Density Zones	
Central Activity Zones	
Suburban Density Zone - North	
Suburban Density Zone - Middle	
Suburban Density Zone - South	
Urban Density Zone	
Air Quality Management Area	
Air Quality Management Area	
Sustainable Transport	
National Rail Stations	
Tube Stations_PP	
Thames Piers	
Bus Priority Network	
Thames Link 2000	
Classified Road_TLRN	
Classified Road_B	
Classified Road_A	
East London Line	
Public Transport Route	
Possible Public Transport Depot	
Protected Shopping Frontage	
Protected Shopping Frontage	

EXTRACT FROM SOUTHWARK POLICIES MAP, 2011 - IDENTIFYING THE SITE ALLOCATIONS

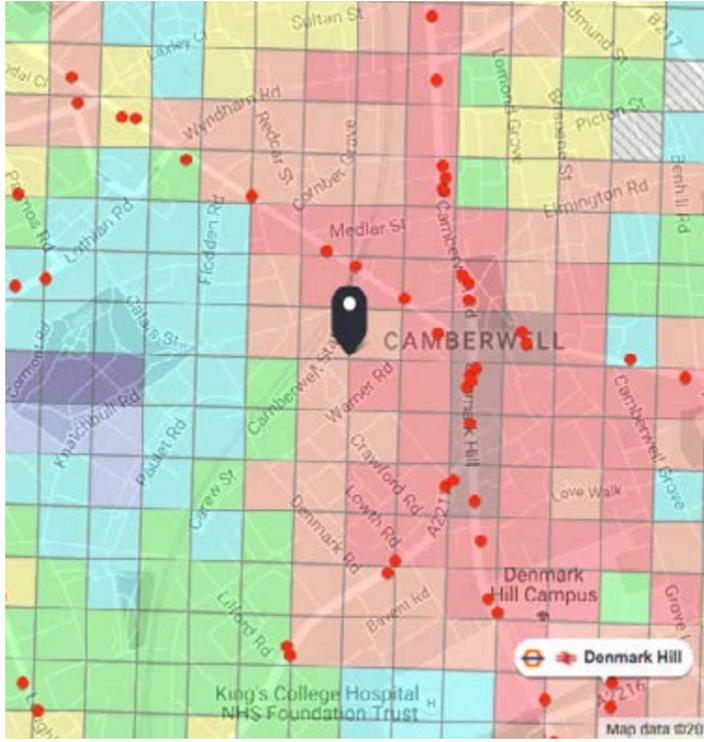
BOROUGH PLANNING CONTEXT

The planning context for the Borough provides an important background in considering proposals for the subject site. The site is located close to an important north-south route through the western edge of the Borough and Camberwell Green itself is a local shopping area and District centre. On this basis, the site has excellent access to transport, local facilities and amenity spaces.

The Southwark policies map highlights that the site is a Conservation area (partially) an Archaeology Priority Zone, the Urban density zone, Air Quality zone and directly adjacent to the District Centre.

2.0 SITE CONTEXT

2.3 URBAN ANALYSIS



ACCESS LEVEL MAP (PTAL)



TRANSPORT LINKS



VIEWS OF CAMBERWELL GREEN



LOCAL AMENITY



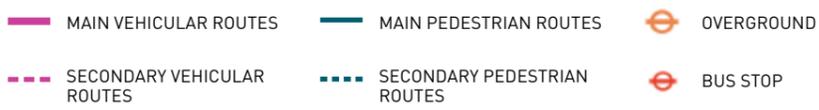
FIGURE GROUND



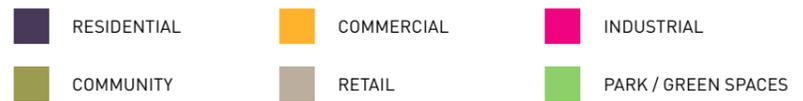
MASSING



ACCESS



USES



2.0 SITE CONTEXT

2.4 EMERGING CONTEXT AND TALL BUILDINGS



 APPROVED APPLICATIONS

EXISTING BUILDINGS

1. CONISTON HOUSE
22 STOREYS



2. GWEN MORRIS HOUSE
5-12 STOREYS



3. 16A WYNDHAM ROAD AND 166,
168, 170, 172, 174, 176 AND 176A
CAMBERWELL ROAD
4-9 STOREYS



4. 254 CAMBERWELL ROAD
7 STOREYS



5. 272-274 & 286-304 CAMBERWELL
ROAD
4-7 STOREYS



6. MASTERMAN HOUSE
17 STOREYS



7. 1EDMUND STREET,
SOUTHAMPTON WAY AND NOTLEY
STREET
9 STOREYS

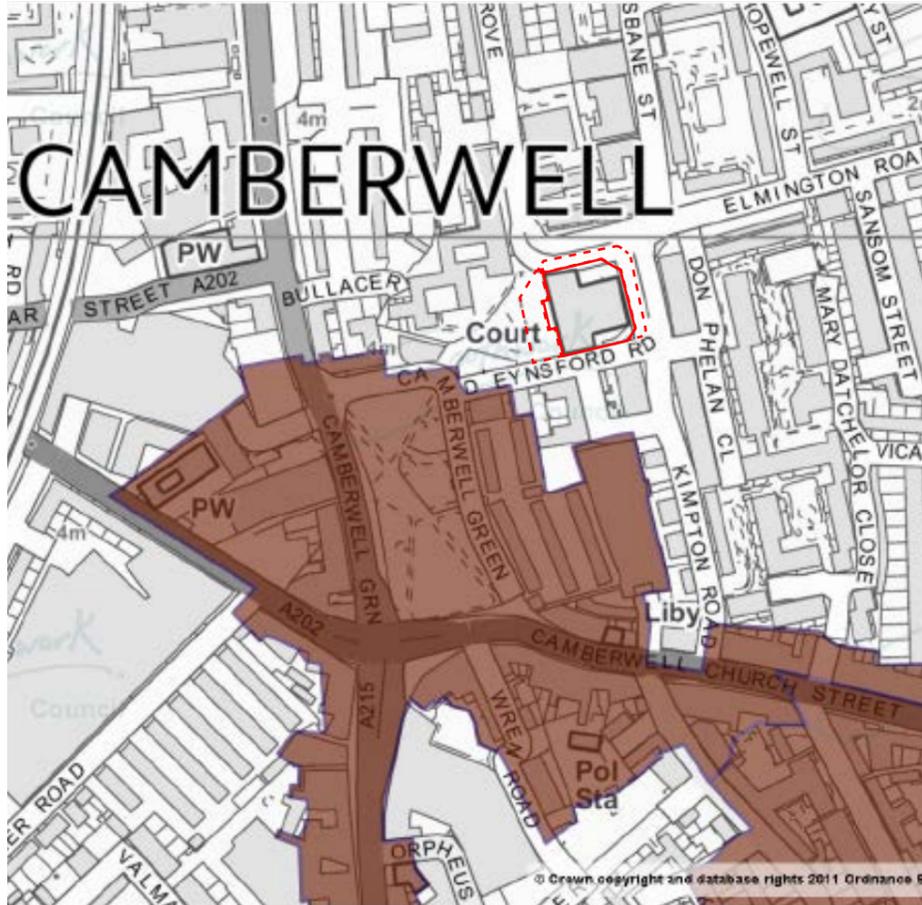


8. 240&252 CAMBERWELL ROAD
2-9 STOREYS



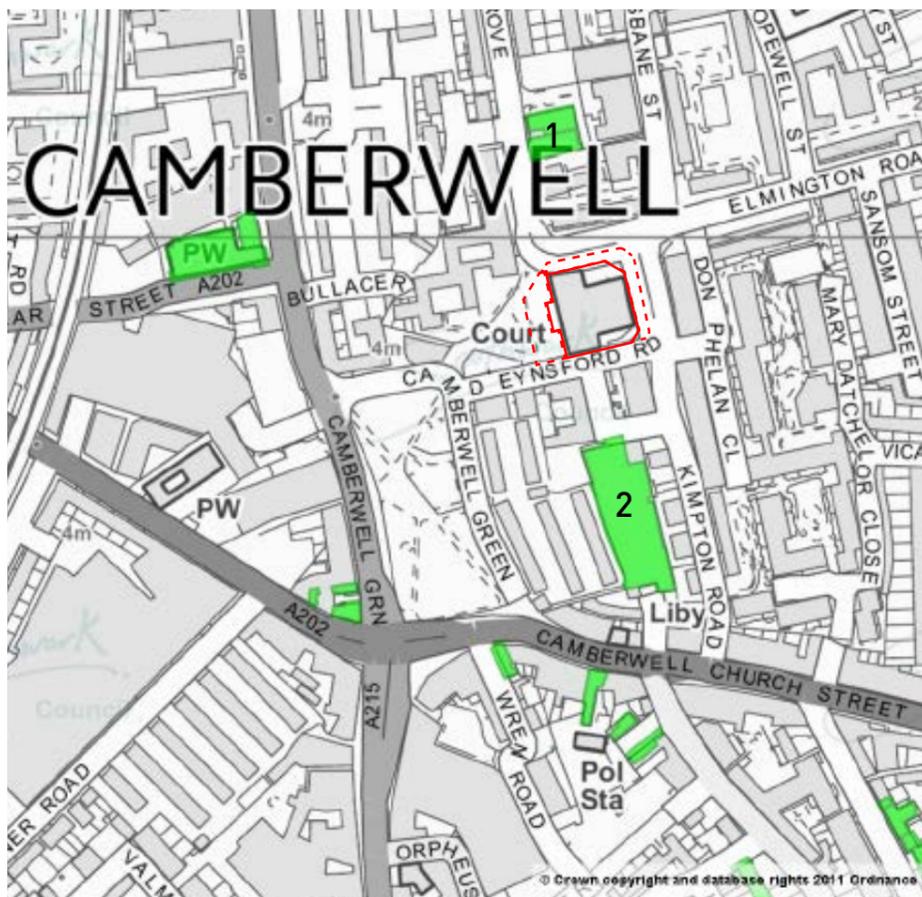
2.0 SITE CONTEXT

2.5 CONTEXT CHARACTER



CONSERVATION AREA MAP

CONSERVATION AREA



LISTED BUILDINGS MAP

GRADE I GRADE II GRADE III

The site context and character is generally varied, it can however be split into two areas, the Camberwell Green Conservation area, which is located to the south west of the site and the streets around Kimpton, and Elmington Road.

SOUTHWEST - THE GREEN

Camberwell Green is a large scale London square, providing open public space for the local community. The square is surrounded by roads on all four sides, including Camberwell Road which forms the main north/ south route in the area and Camberwell New Road and Camberwell Church Street to the south of the Green which is the main east/ west route in the area. The buildings around the square are generally 19/20th century, including the Peabody buildings along the eastern edge. The space measures 60 m x 145 m. The historical street pattern is still very much in evidence.

NORTH EAST

The area is characterised by a mix of post-war buildings which include 1960's four storey maisonette blocks, and larger scale flatted developments. On this basis, the streetscape is more mixed and varies in quality. The historical street pattern has been altered significantly in places and the nature, scale and frontages of the buildings contrast with the continuity of the conservation area.



1 BRYANSTON HOUSE AND RAILINGS (GRADE II)



HISTORIC MAP , 1896



2 FORMER CAMBERWELL PUBLIC BATHS (GRADE II, CIRCA 1891)



2 BACK ACCESS TO THE FORMER PUBLIC BATHS ON D'EYNSFORD AND HARVEY ROAD OPPOSITE THE SITE

3.0

3.0 SITE ANALYSIS

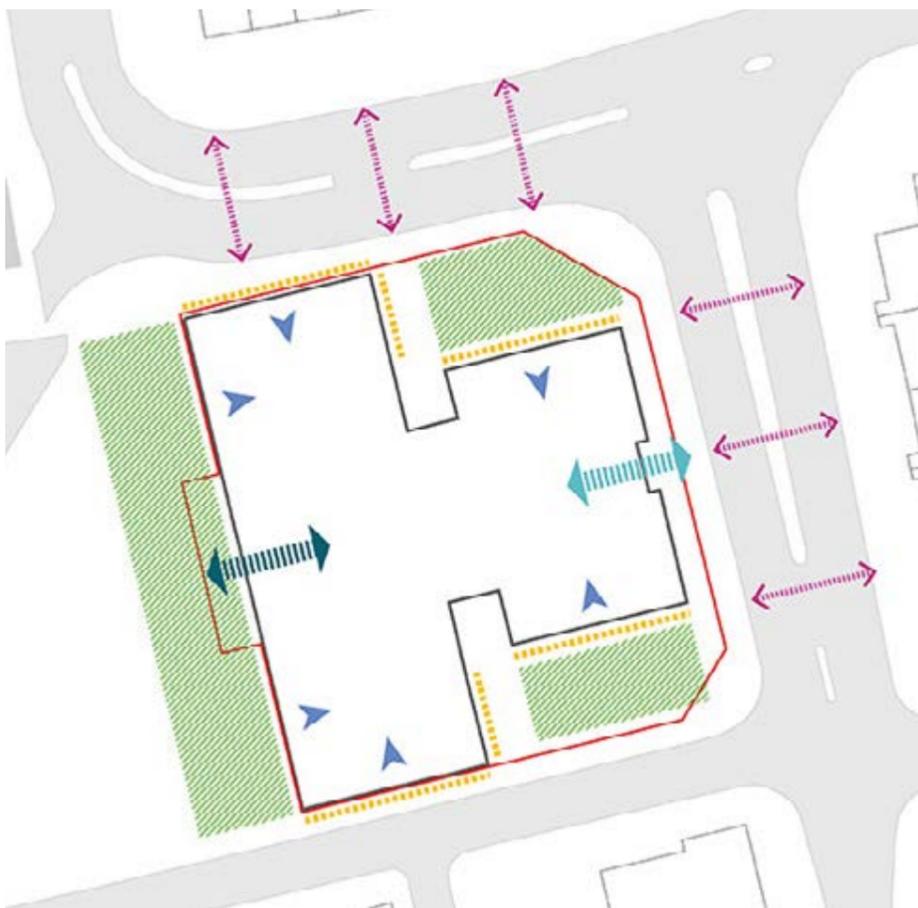
3.1 EXISTING SITE AND BUILDING



AERIAL VIEW OF MAGISTRATES' COURT

The existing site is occupied by the Camberwell Magistrates' Court building. The building occupies the urban block formed by Kimpton Road, D'eynsford Road, Elmington Road and Hind Grove (this part of Hind Grove is pedestrianised and hard landscaped).

The roads around the court building were widened, presumably when the building was built and the road layout contrasts with other roads in the immediate area. The building itself in effect sits at the centre of an 'island' formed by the above mentioned roads, generally the frontage of the existing building are set back from the pavement edges. The building steps up in height towards the centre of the site, approximately three storeys around the edges rising to 8/9 storeys in the centre. The building is obviously purpose built.



ASSESSMENT OF THE URBAN SETTING

KEY

-  POOR QUALITY / FRAGMENTED PUBLIC SPACE
-  FRAGMENTED FRONTAGES
-  WIDE ROADS
-  INWARD LOOKING BUILDING
-  ISOLATED MAIN ENTRANCE / MINIMUM STREET ACTIVITY
-  SECONDARY ENTRANCE



CONTRIBUTION TO THE URBAN SETTING

Camberwell Green and the conservation area provide a high-quality urban setting which has a distinctive character and a series of buildings which respond appropriate to the character while being 'of their time'. Approaching from Camberwell Green the contrast provided by the Magistrates' building is significant, obviously the change in scale is one factor, but it is the nature of the frontages and spaces around the building which add to this contrast. All of the spaces and streets around the existing building are poor quality, the spaces created by the setbacks along the streets create poorly defined open space which is not usable or well landscaped. With the exception of the main entrance typically the frontages are closed and do not address the street. The widening of the streets have also had an impact on the quality of the urban environment, the two main frontages are dominated by the roads themselves which are not busy or well used.

Despite the obvious flaws in the buildings contribution to the setting Stockwool has considered the potential for re-use of the building, this is covered in the appendix.



VIEW OF MAGISTRATES' COURT FROM KIMPTON ROAD

3.0 SITE ANALYSIS

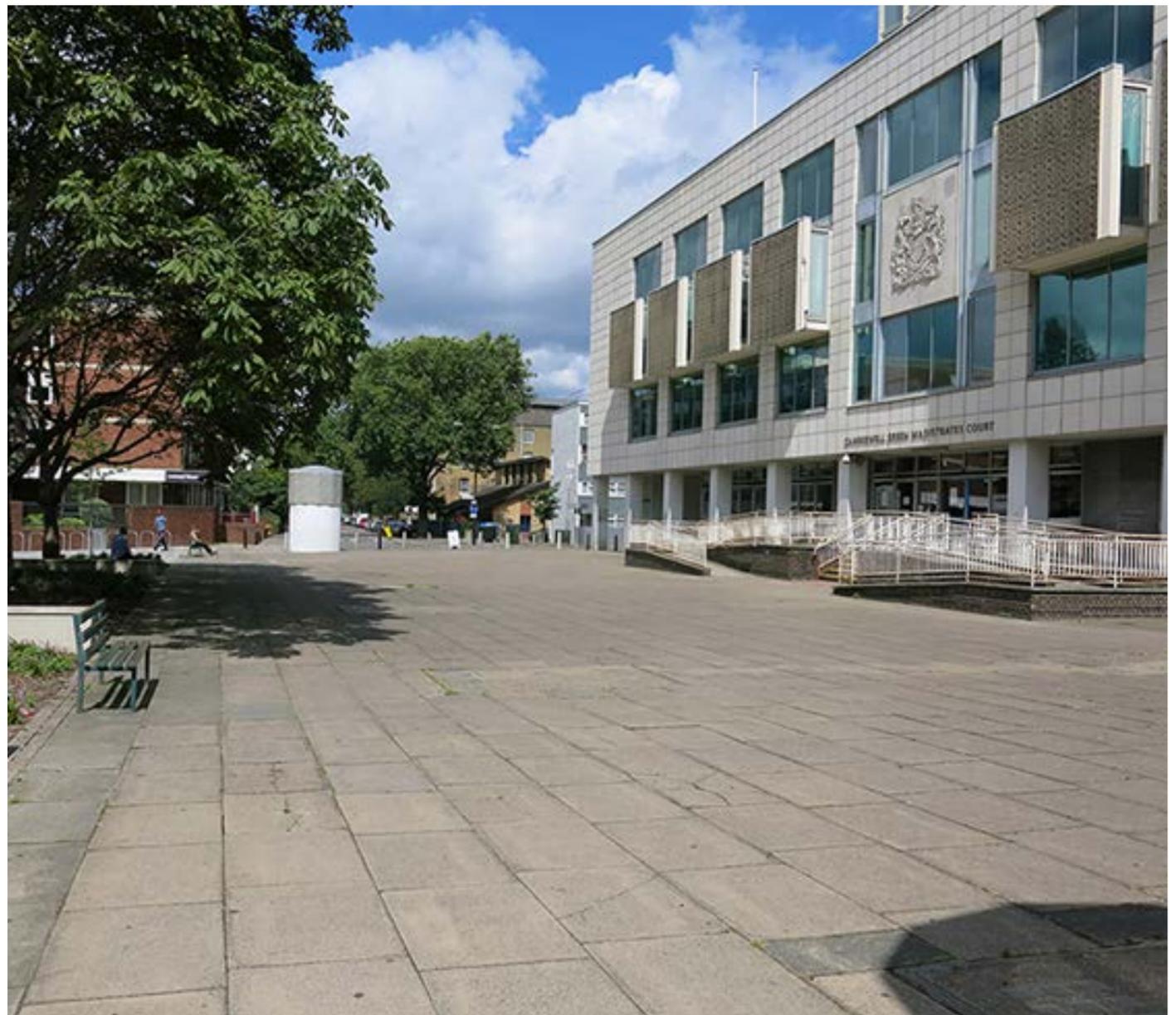
3.1 EXISTING SITE AND BUILDING



KEY PLAN



1. VIEW FROM ELMINGTON ROAD TOWARDS THE SITE



4. VIEW OF THE SITE FROM D'EYNSFORD ROAD



2&3. VIEWS OF THE SITE FROM LOMOND GROVE TOWARDS THE OPEN SPACE BETWEEN MAGISTRATES' COURT AND CAMBERWELL LIBRARY



5. SITE SOUTHERN BOUNDARY ON D'EYNSFORD ROAD LOOKING EAST



7. DISTANT VIEW FROM KIMPTON ROAD



6. SITE SOUTHERN BOUNDARY ON D'EYNSFORD ROAD LOOKING WEST

3.0 SITE ANALYSIS

3.2 WIDER SETTING



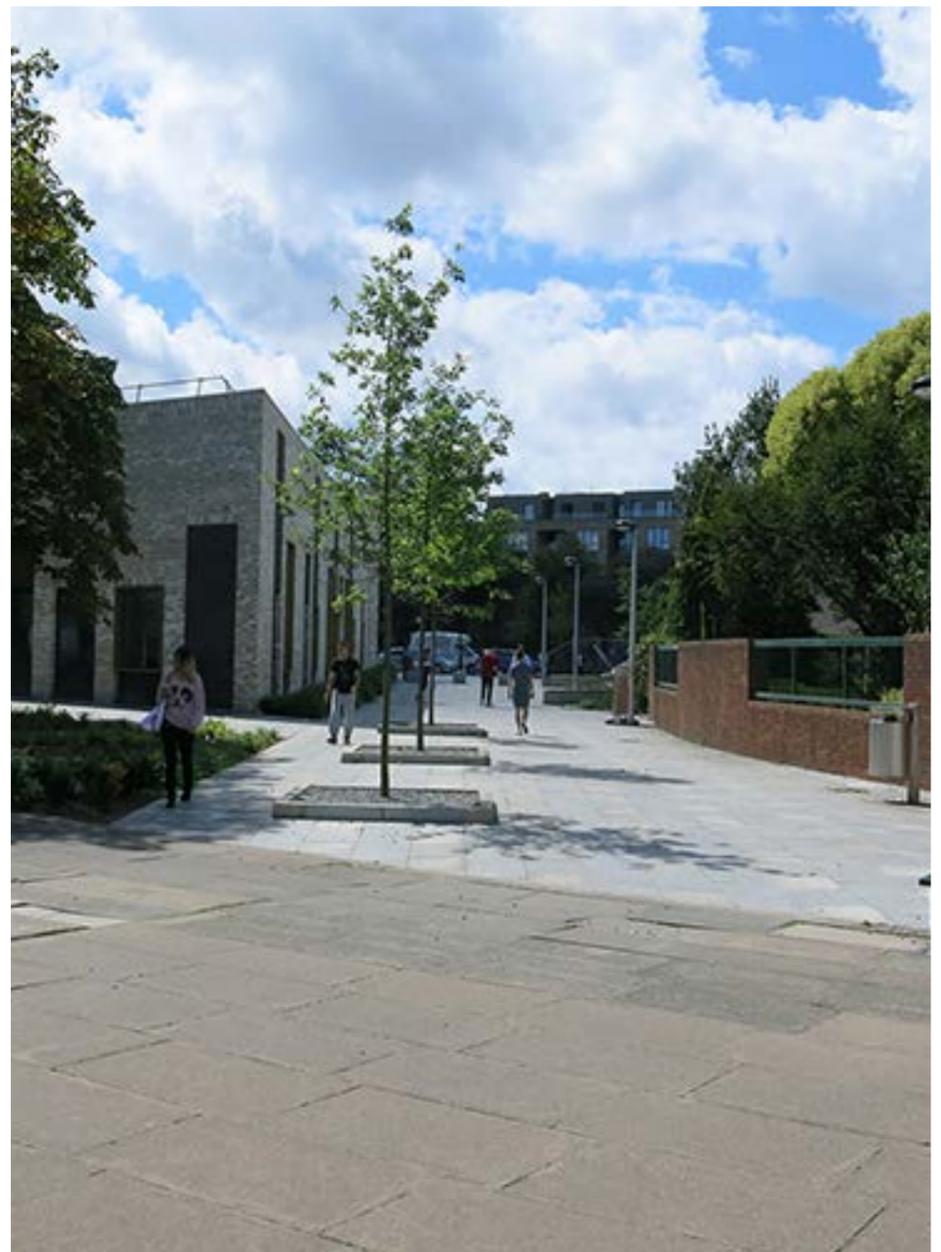
KEY PLAN



1. VIEW FROM D'EYNSFORD ROAD TOWARDS THE LIBRARY GREEN



2. VIEW ALONG KIMPTON ROAD LOOKING NORTH



3. VIEW OF THE PEDESTRIAN PASSAGE TOWARDS CAMBERWELL GREEN



4. VIEWS OF THE LIBRARY FROM THE ENTRANCE OF CAMBERWELL MAGISTRATES COURT



5. VIEW OF THE CAMBERWELL GREEN ENTRANCE



6. VIEW OF CAMBERWELL GREEN



7. VIEW OF THE LIBRARY GREEN FROM THE PEDESTRIAN PASSAGE



8. VIEW ALONG THE PEDESTRIAN LINK

3.0 SITE ANALYSIS

3.3 CONSTRAINTS AND OPPORTUNITIES



CONSTRAINTS

KEY

-  EXISTING PEDESTRIAN ROUTES
-  PROXIMITY OF CAMBERWELL GREEN
-  IMPROVED FRONTAGE
-  VIEWS OVER CAMBERWELL GREEN
-  GREEN BOULEVARD
-  POTENTIAL EXTENDED SITE
-  POTENTIAL PUBLIC SPACE
-  CONNECTION TO LOCAL LANDMARK
-  EXISTING BUILDING FOOTPRINT
-  SITE BOUNDARY
-  POSSIBLE EXTENDED SITE BOUNDARY



OPPORTUNITIES

4.0

4.0 ESTABLISHING A FRAMEWORK

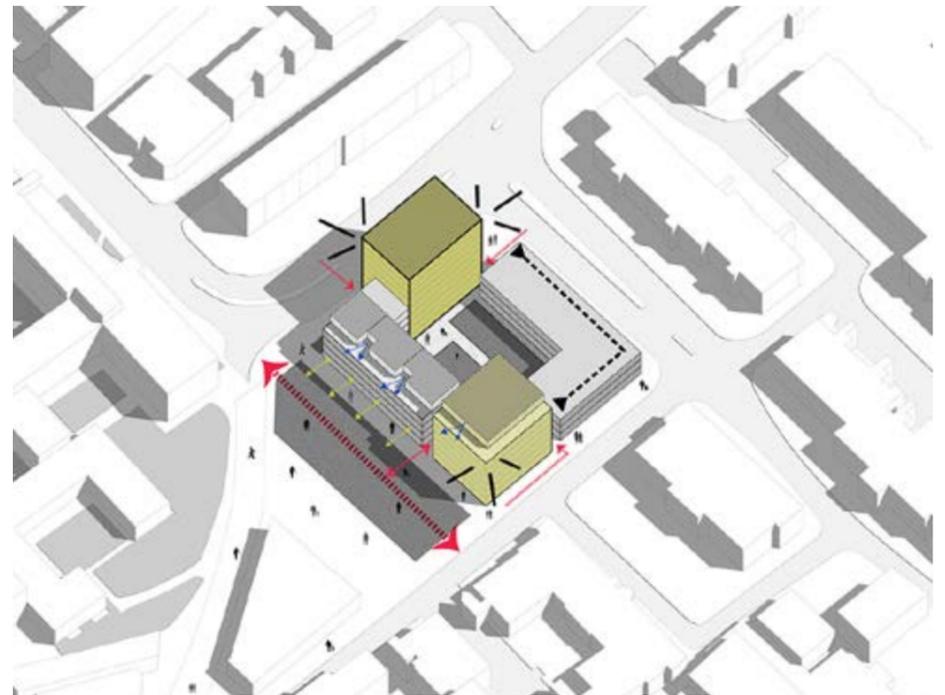
4.1 OPTION STUDIES

OPTION 1

- Two tall buildings
- Mews housing facing library space
- Complete perimeter block



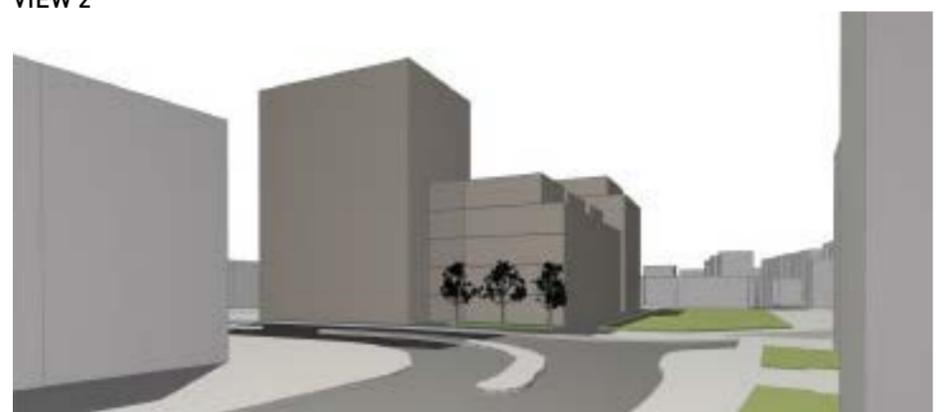
KEY PLAN



VIEW 1



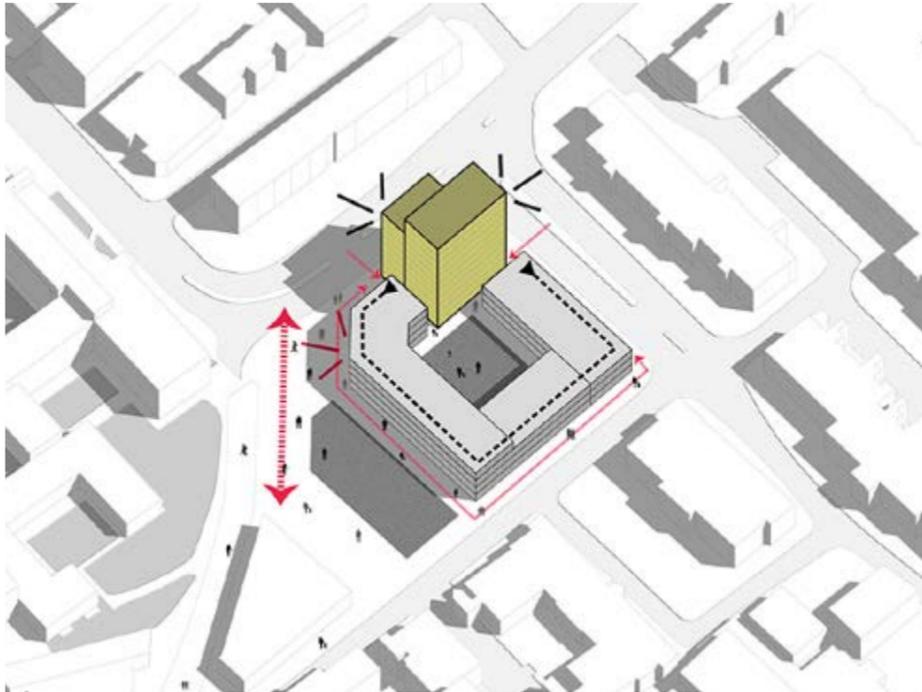
VIEW 2



VIEW 3

OPTION 2

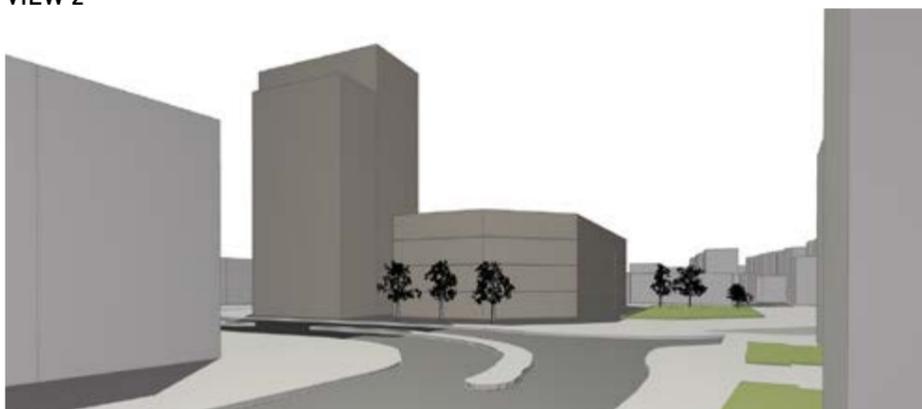
- Single tall building
- High rise - low rise approach
- Closed & compact perimeter block



VIEW 1



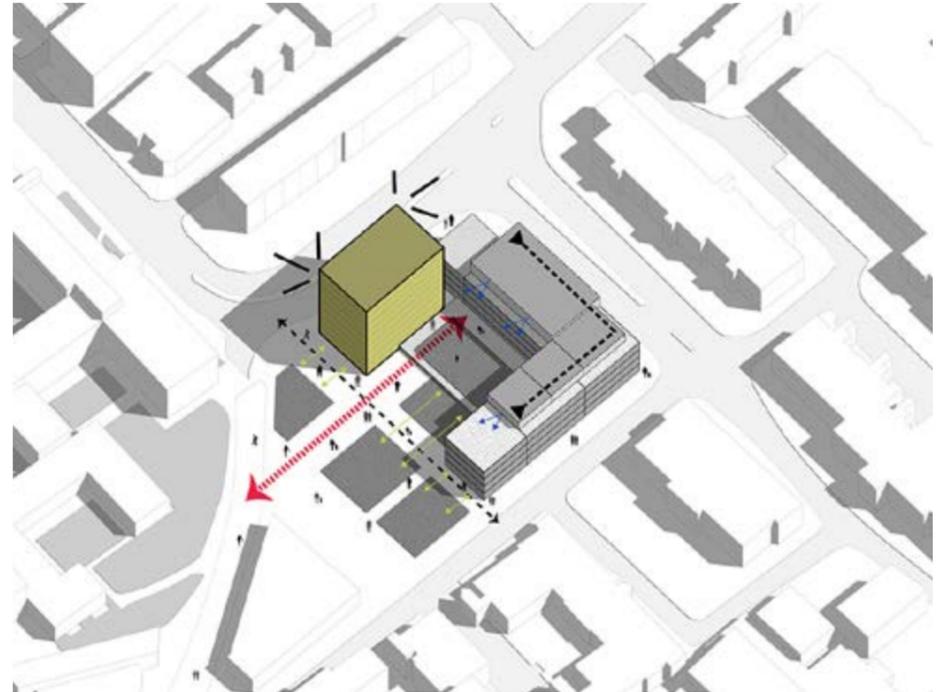
VIEW 2



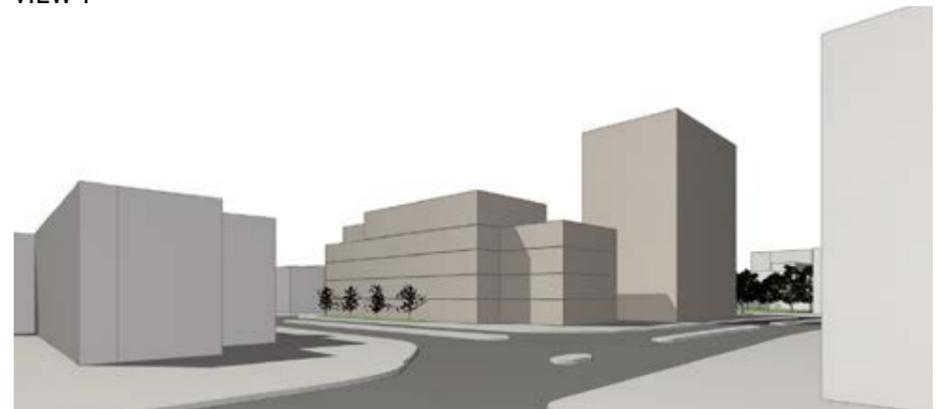
VIEW 3

OPTION 3

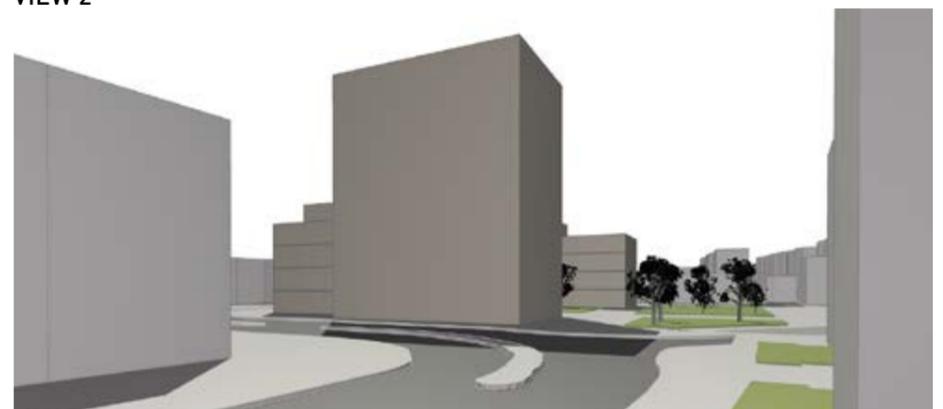
- Single tall building
- Maximise residential amenity space & new public space
- Open perimeter block



VIEW 1



VIEW 2



VIEW 3

4.0 ESTABLISHING A FRAMEWORK

4.2 KEY PRINCIPLES

1 REINSTATING THE URBAN BLOCK

The site and key aspects of the context:

- The existing green space adjacent to the library building
- the diagonal connection between Camberwell Green
- the site itself

The new development should become a part of the Conservation area, reinstating the urban forms of this part of Camberwell Green.

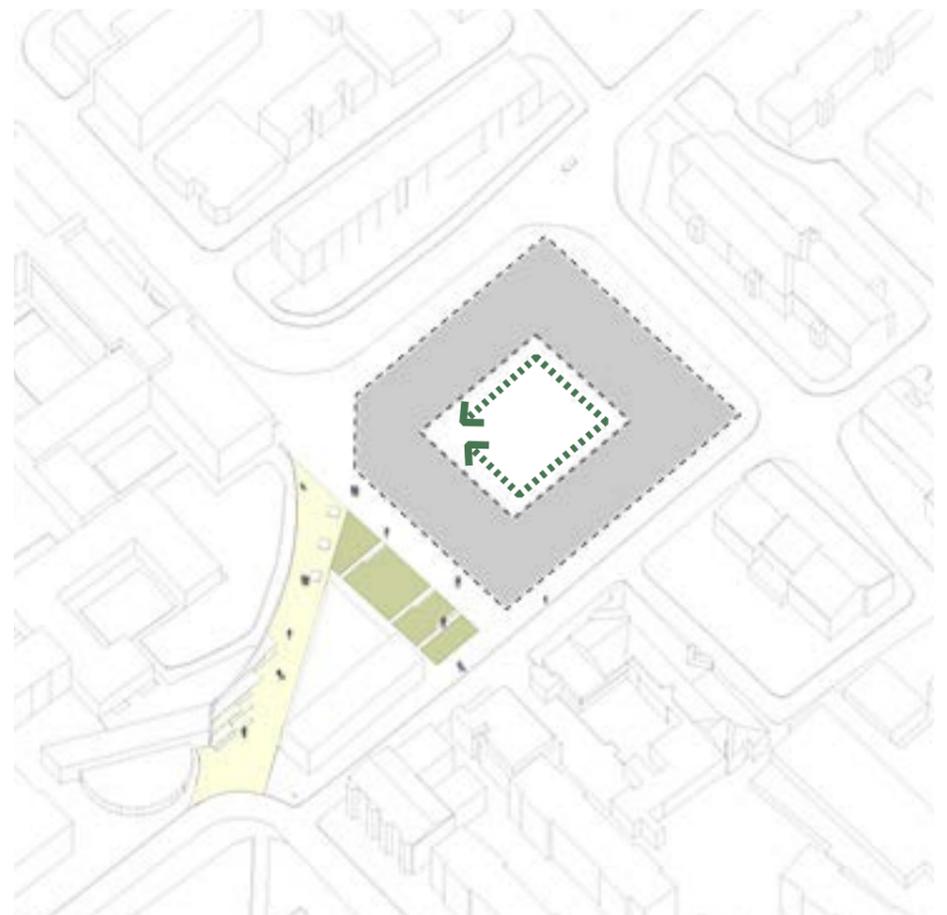
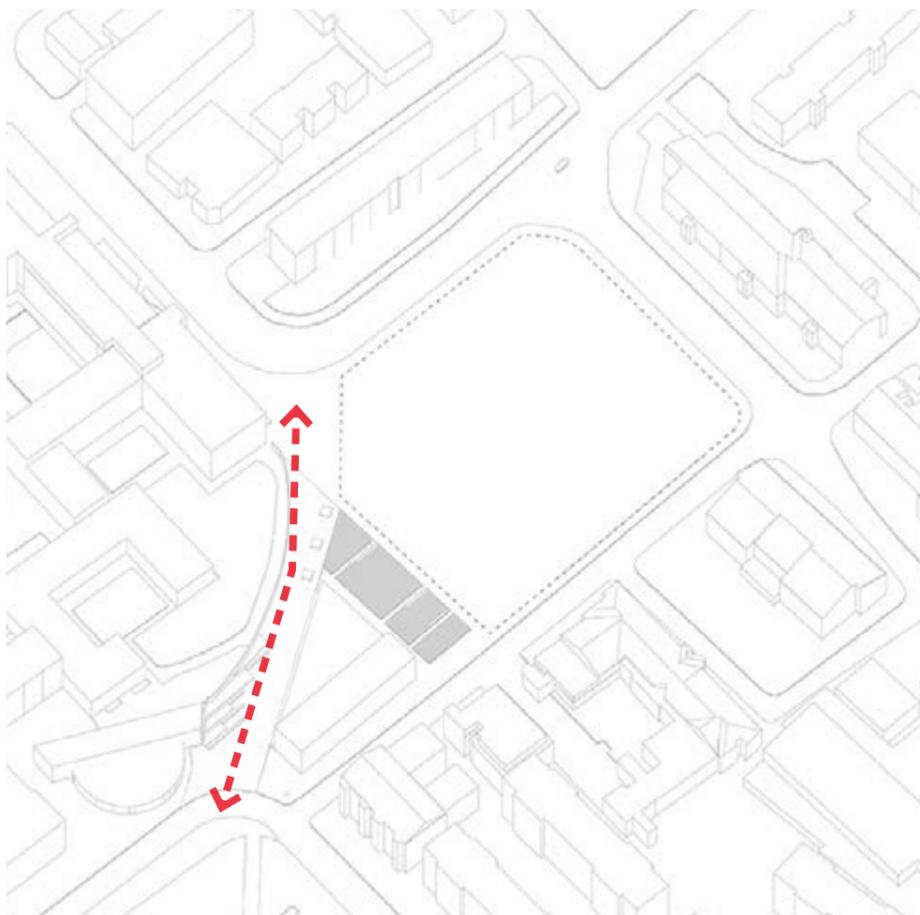
Full re-development of the site enables improvements to all of the street frontages which are more appropriate to the setting.

2 PERIMETER + COURTYARD

By incorporating the adjacent land the site is appropriately sized to create a communal courtyard space around which the development is wrapped.

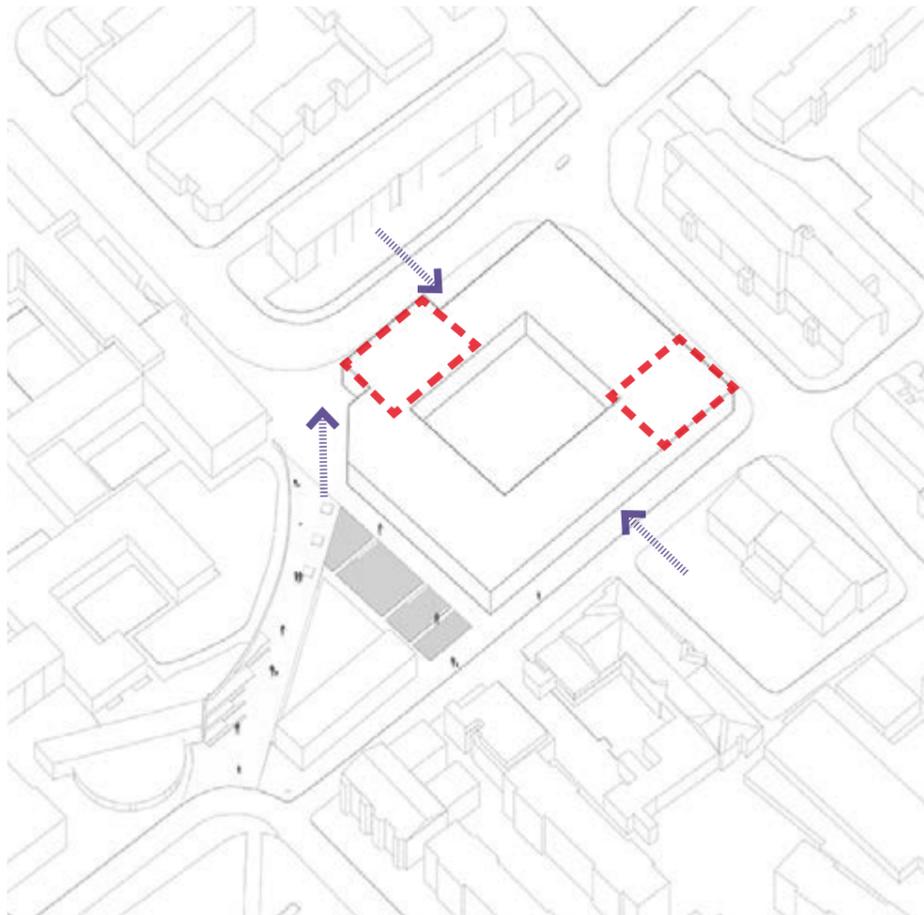
The urban block is outward facing creating residential frontages on all sides.

The four frontages face onto areas of differing character, and the building needs to respond to this while providing unbroken clearly defined frontages.



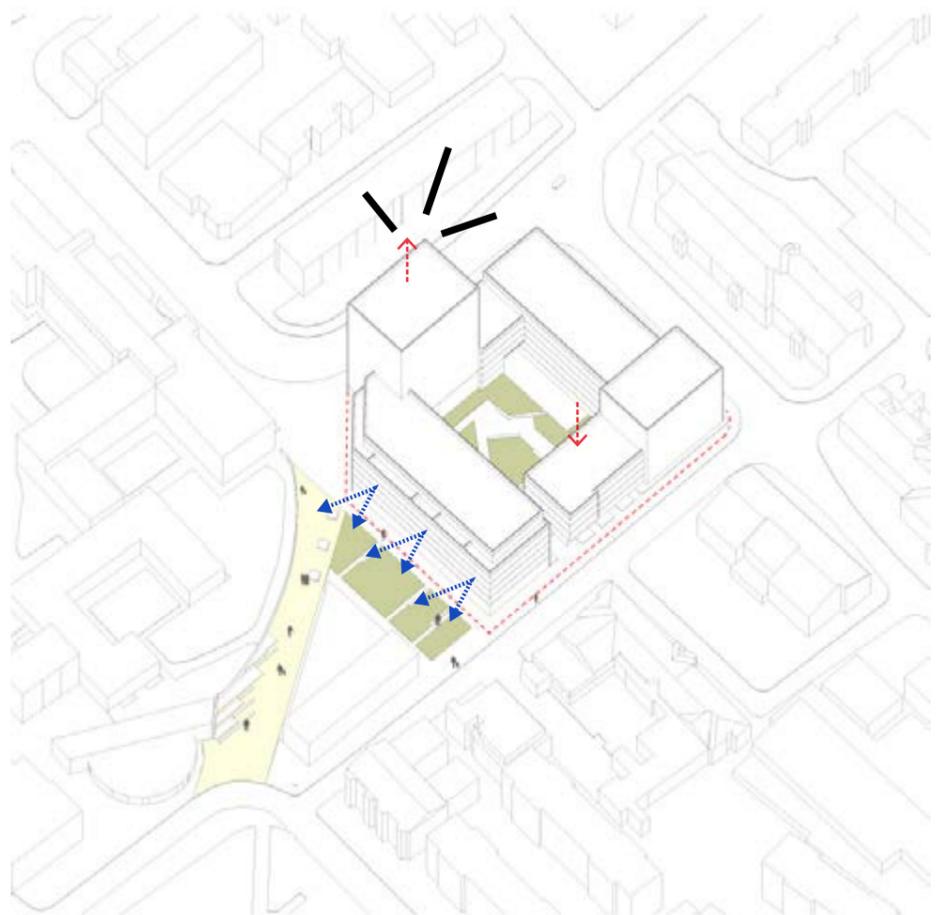
3 PERMEABILITY + ADDRESS

The form of the perimeter block is modified to suit the shape of the site, in particular, the north-east corner. Communal entrances are located at appropriate points to provide legibility and a high-quality address.



4 HEIGHT + MASSING

The heights around the perimeter block are adjusted to suit the particular aspects of the setting. The tallest element is located at the junction of three roads, an important thoroughfare connecting Camberwell Green with the more residential areas beyond. The southern side of the block is lowered to ensure good levels of light penetration into the courtyard space. The location of the taller elements are based on an analysis of the key views and routes around the site.



5.0

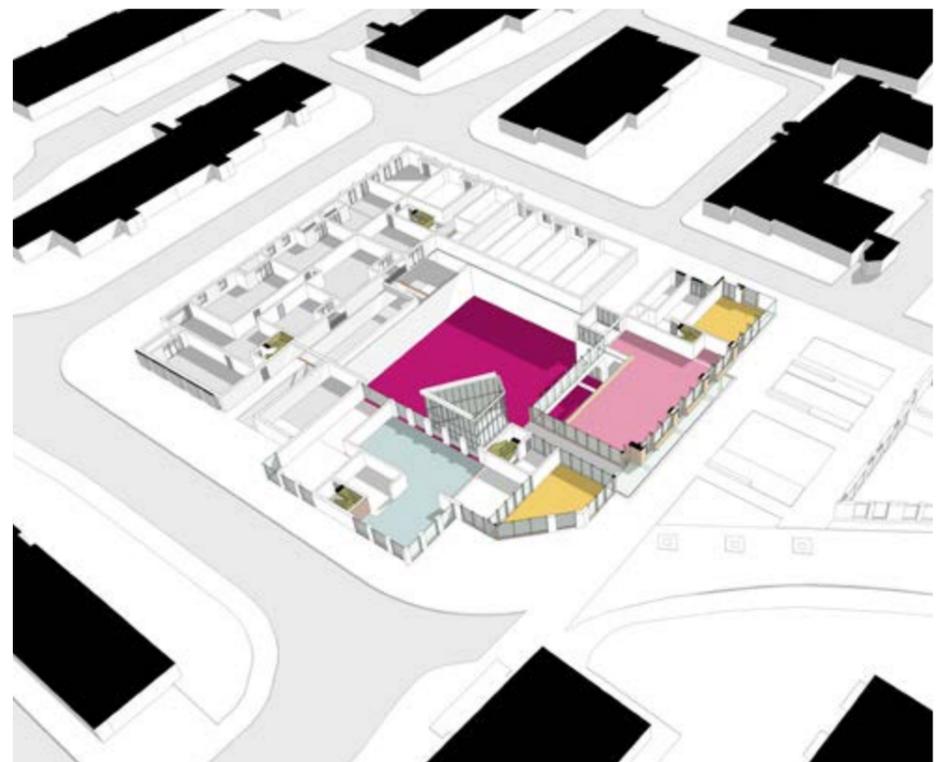
5.0 SCHEME PROPOSALS - COMBINED SITE

5.1 SCHEME OVERVIEW

- 166 NEW HOMES
- 19,332 SQFT CREATIVE EMPLOYMENT SPACE (1796 SQM)
- ENLARGEMENT OF LIBRARY GREEN AND NEW FRONTAGES
- NEW ROAD LAYOUT ALONG KIMPTON ROAD
- BUILDING HEIGHTS - 16/ 7/ 5 AND 4 STOREYS



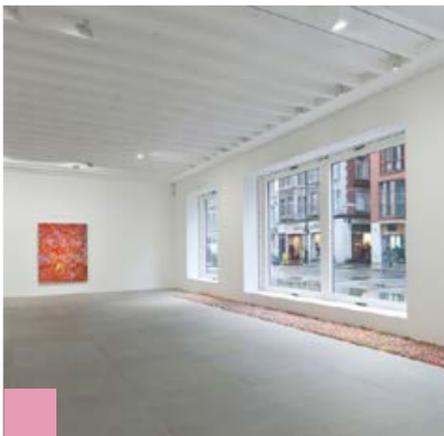
PROPOSED SITE LAYOUT



DIAGRAMMATIC PROPOSED GROUND FLOOR SHOWING THE DIFFERENT EMPLOYMENT TYPES



SECTION THROUGH THE CENTRAL COURTYARD AND LIBRARY GREEN



CREATIVE STUDIOS



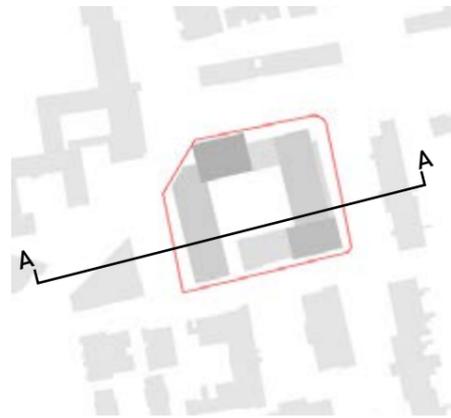
LARGE MAKE STUDIOS



LEISURE / RETAIL

5.0 SCHEME PROPOSALS - COMBINED SITE

5.2 DESIGN FOR EMPLOYMENT USES



KEY DESIGN CONSIDERATIONS

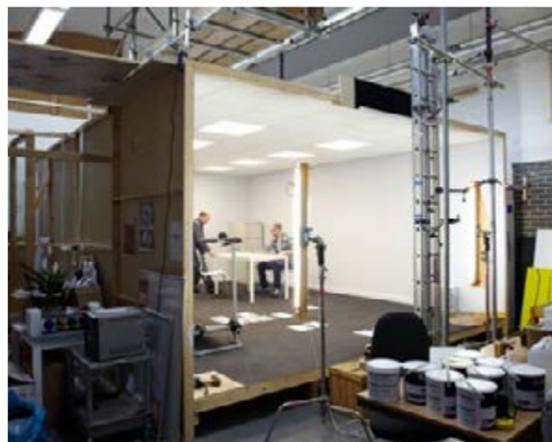
1. UTILISING THE EXISTING BASEMENT SPACE
2. INCREASED GROUND FLOOR HEIGHT - 5.0m
3. FLEXIBLE LAYOUTS TO ACCOMMODATE A VARIETY OF USES
4. DUAL ASPECT UNITS TO MAXIMISE FLEXIBILITY
5. FRONTAGES OVERLOOKING AND ACTIVATING LIBRARY GREEN
6. UNITS WITH VISUAL CONNECTION TO THE LANDSCAPED COURTYARD
7. DOUBLE HEIGHT BASEMENT SPACE WITH SKYLIGHTS TO MAXIMISE NATURAL LIGHT
8. HIGH QUALITY PUBLIC REALM TO OPEN UP THE SITE AND CREATE NEW SOCIABLE SPACES



SECTION AA



EXISTING BUILDING SECTION



5.0 SCHEME PROPOSALS - COMBINED SITE

5.3 TOWNSCAPE VIEWS

VIEW 1 - CAMBERWELL ROAD



MODEL VIEW PROPOSED



MODEL VIEW EXISTING



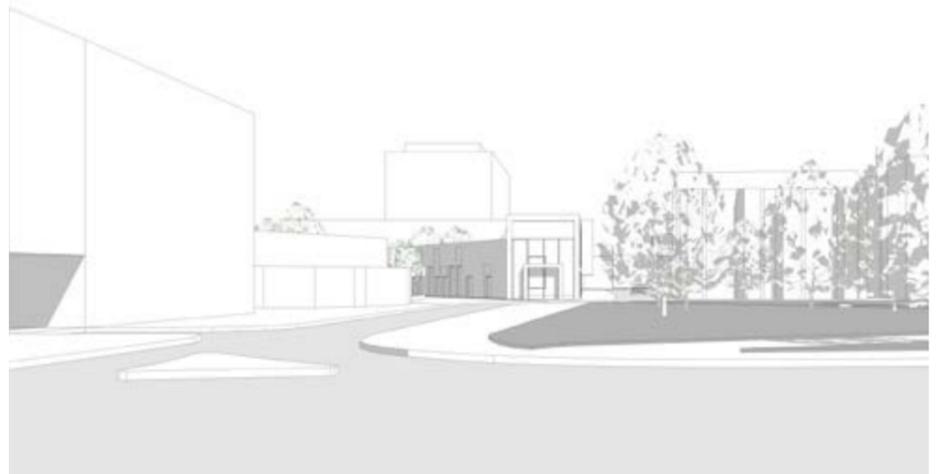
VIEW 2 - CAMBERWELL GREEN



MODEL VIEW PROPOSED



MODEL VIEW EXISTING



VIEW 3 - LOMOND GROVE



MODEL VIEW PROPOSED

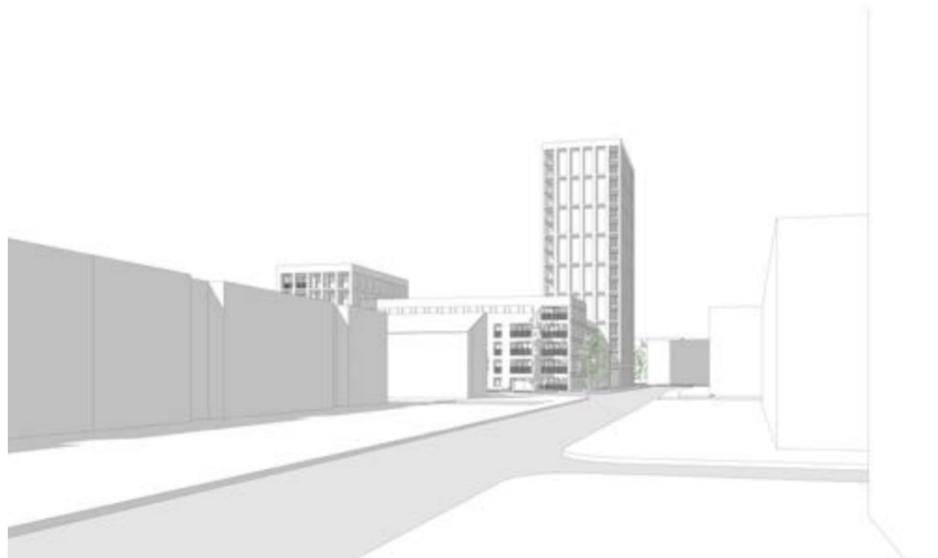
VIEW 4 - ELMINGTON ROAD



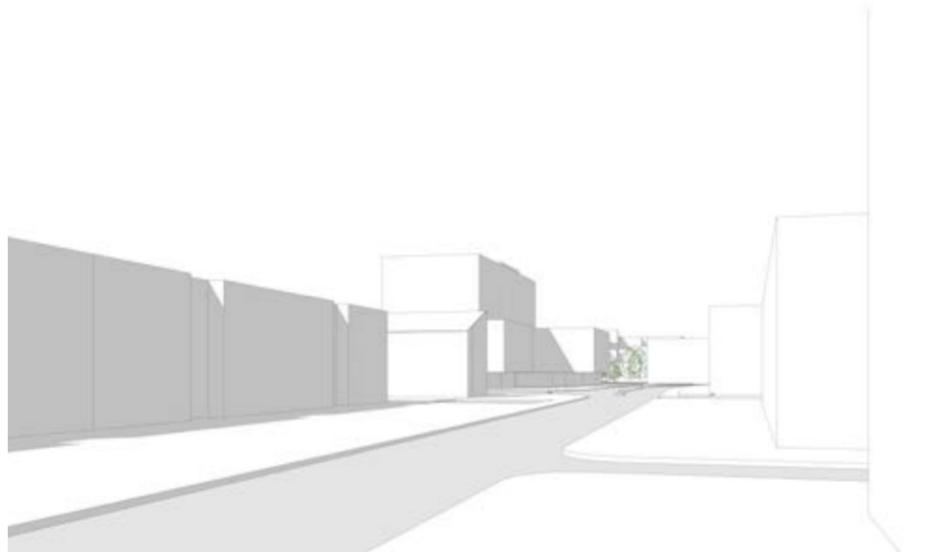
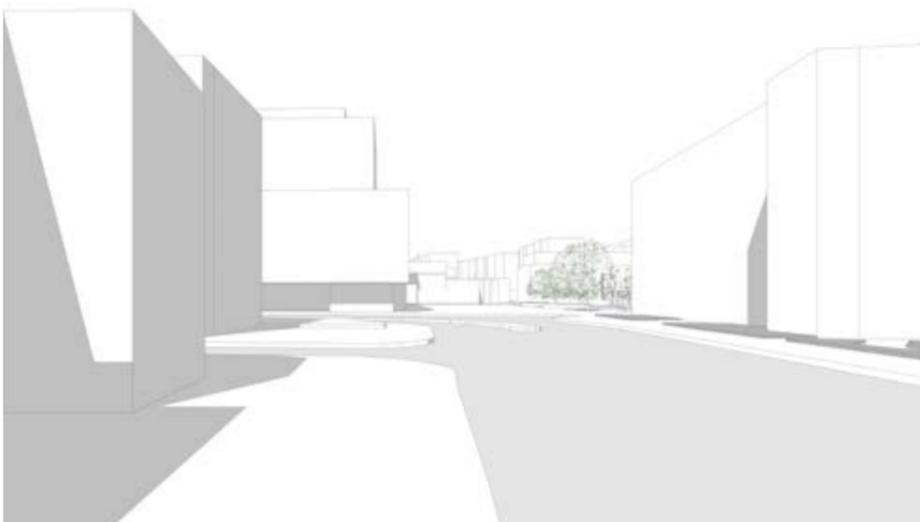
MODEL VIEW PROPOSED



MODEL VIEW EXISTING



MODEL VIEW EXISTING



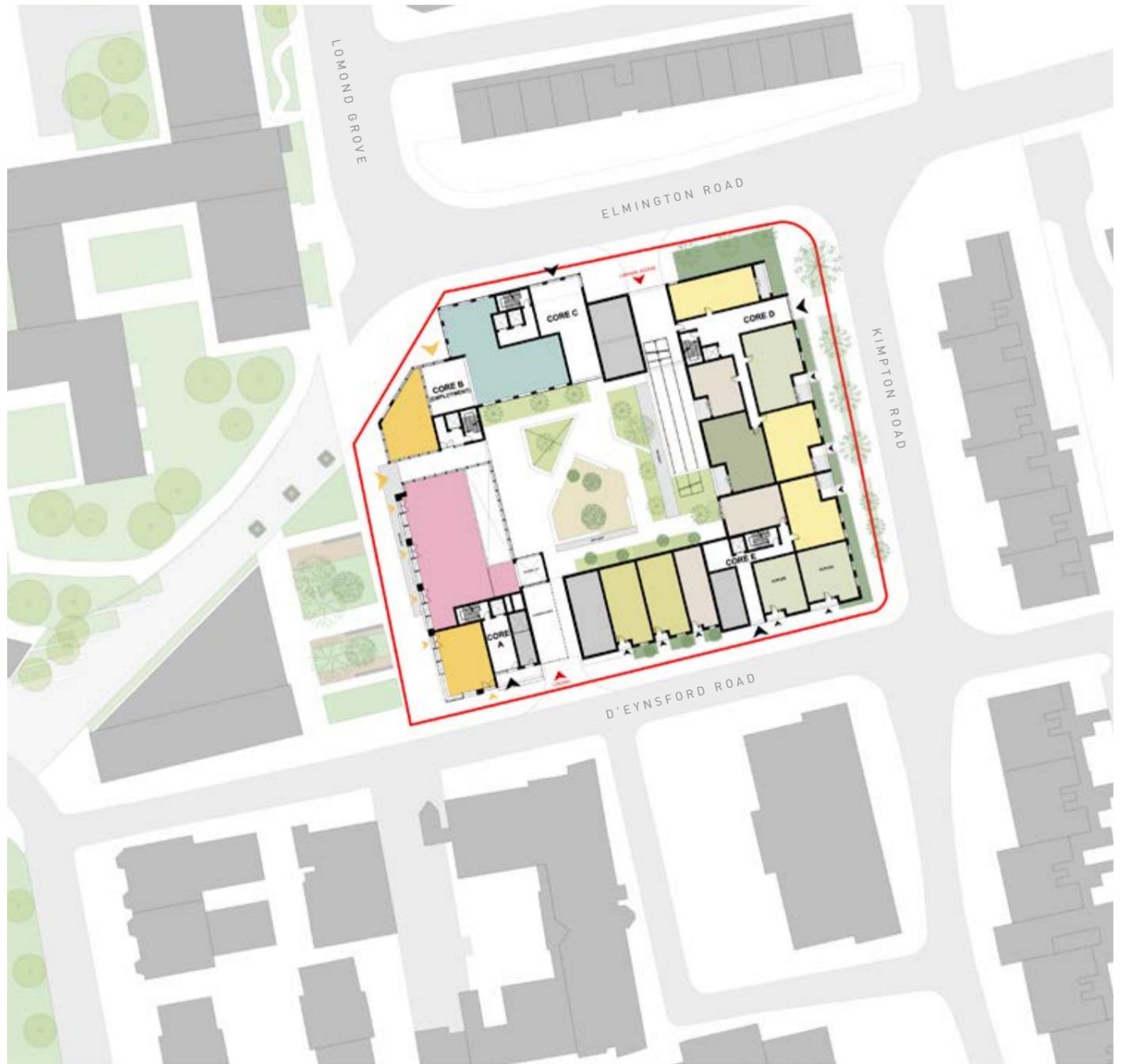
5.0 SCHEME PROPOSALS - COMBINED SITE

5.4 PROPOSED LAYOUTS & MIX

- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- CIRCULATION
- SERVICES

- CREATIVE STUDIOS / EXHIBITION SPACE
INCREASED HEIGHT (4.5-6.0M)
- LARGE MAKE STUDIOS
INCREASED HEIGHT (6.0M)
- OFFICES / CO-WORKING SPACE
- LEISURE / RETAIL

- EXISTING BASEMENT OUTLINE



GROUND FLOOR PLAN

LOWER BASEMENT FLOOR	1253m ²
CREATIVE STUDIOS	388m ²
LARGE MAKE STUDIOS	865m ²
GROUND FLOOR	543m ²
CREATIVE STUDIOS	230m ²
LEISURE / RETAIL	146m ²
OFFICES	167m ²
TOTAL	1796m²
	19332ft²



LOWER BASEMENT PLAN

UPPER BASEMENT PLAN



SECOND-THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

ACCOMMODATION SCHEDULE

RESIDENTIAL	LHDG STANDARD AREA								TOTAL UNITS	HAB ROOMS	RESIDENTIAL			AMENITY	GIA	
	1	2	3	3	4	4	5	NET AREA			ft ²	TARGET	m ²		ft ²	
	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/5P D			m ²	ft ²	m ²	m ²	ft ²		
CORE A	0	4	0	19	2	9	0	34	109	2522	27145	239	3345	36005		
CORE C	0	33	0	25	0	1	0	59	145	3564	3564	0	4868	52403		
CORE D	0	12	4	10	1	7	0	34	96	2231	24009	217	3062	32963		
CORE E	0	18	5	8	0	6	2	39	106	2576	27733	240	3553	38246		
TOTAL PROVISION																
TOTAL	0	67	9	62	3	23	2	166	456	10892	82451	696	14829	159618		
PERCENTAGE BASED ON UNITS	0%	40%	43%		60%				100%							

GIA	m ²	m ²	TOTAL
RESIDENTIAL	14829		16277
PARKING/SERVICES	1449		

DENSITY	SITE AREA ha	HAB RMS	HRH
	0.450	456	1,013

5.0 SCHEME PROPOSALS - COMBINED SITE

5.5 HOUSING QUALITY

The scheme proposals have been developed to provide a high-quality living environment as set out in Strategic Policy 5 and the relevant SPD.

The development of the design is in its early stages, but the principles established in the current proposals seek to address the policy criteria. For example:

- Maximise dual aspect units
- Provide sufficient overlooking distances to maximise privacy and achieve good daylight standards
- The design allows for ceiling heights of 2.4m minimum
- There are no more than eight flats per core
- All units are provided with private amenity space as well as access to communal amenity space, most bathrooms and kitchens are naturally lit and a variety of housing typologies are provided
- All units will meet the design criteria of the London Plan, including space standards and amenity provision.

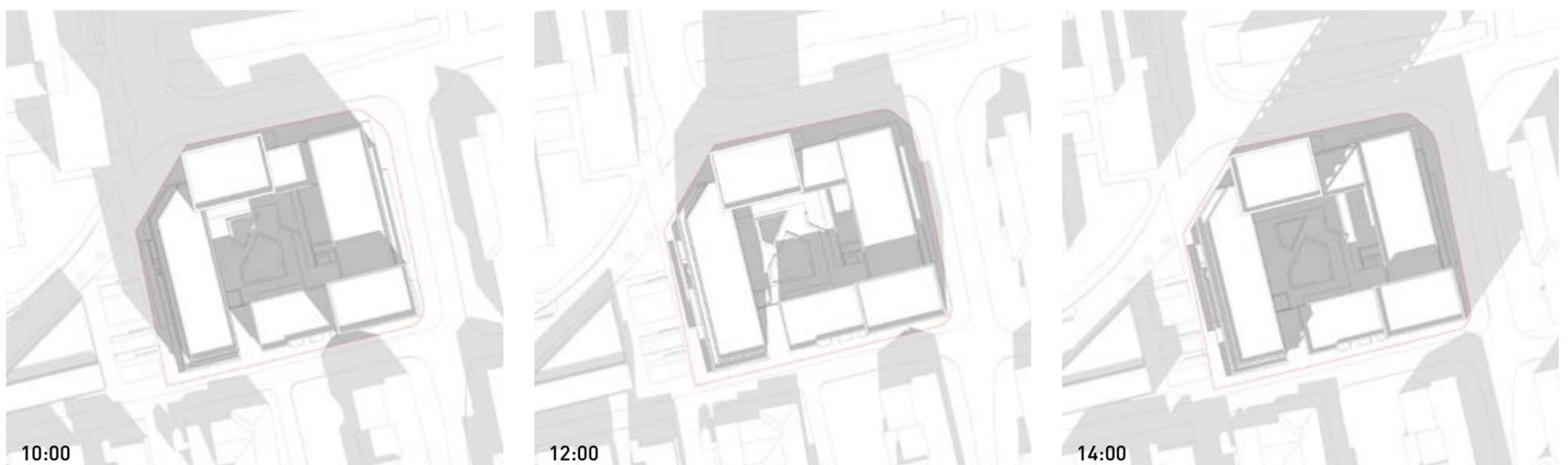
Further detail and testing will be required in relation to sustainable design, and sun/daylight levels. The latter part of the document demonstrates our intentions in relation to the quality of the architecture.

Street sections on the next page show set-off distances of the new proposed street layout on Elmington and Kimpton Road as well as the new open space on Library Green.

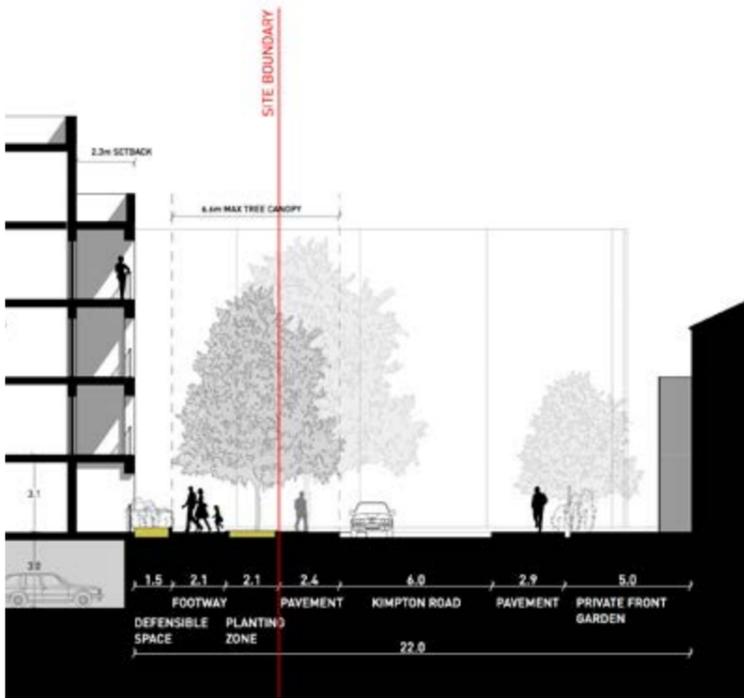


TYPICAL UPPER FLOOR

DUAL ASPECT UNITS PROVISION					
Cores	A	C	D	E	TOTAL
Single aspect	0	7	21	15	43
Single aspect - N	0	0	0	0	0
Dual aspect	34	52	13	24	123
TOTAL	34	59	34	39	166
	100%	88%	38%	62%	74%



STUDY SHOWING SUNLIGHT AVAILABILITY IN THE COURTYARD ON 21ST MARCH



NEW PROPOSED STREET SECTION - KIMPTON ROAD



NEW PROPOSED STREET SECTION - ELMINGTON ROAD



NEW PROPOSED STREET SECTION - LIBRARY GREEN

5.0 SCHEME PROPOSALS - COMBINED SITE

5.6 AMENITY PROVISION

- PUBLIC REALM
- HIGHWAY
- SURFACE PARKING / ACCESS AREAS
- COMMUNAL OPEN SPACE
- PRIVATE AMENITY
- PLAYSACE



EXISTING AMENITY DIAGRAM



GROUND FLOOR AMENITY



ROOF TOP AMENITY

SUMMARY	PRIVATE	COMMUNAL OPEN	PUBLIC REALM	PLAYSPACE	TOTAL
Provision	1292	1773	550	503	4118
LBS/GLA Target	1660	666		509	2835

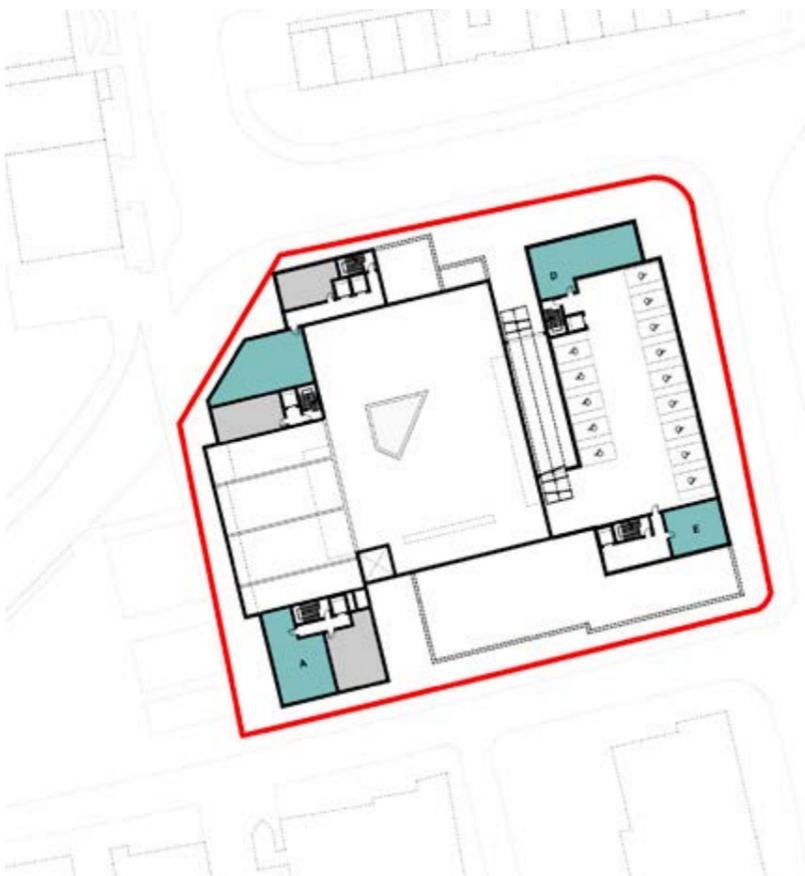
5.0 SCHEME PROPOSALS - COMBINED SITE

5.7 SERVICING

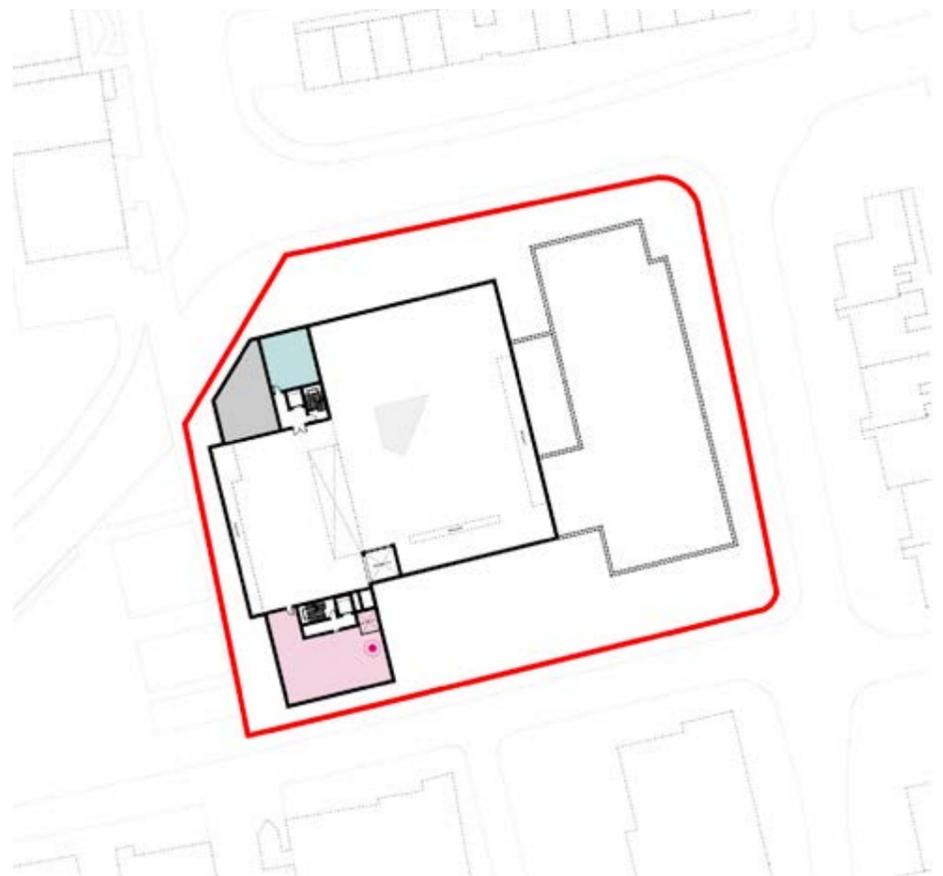
-  REFUSE COLLECTION POINT
-  REFUSE STORE - RESI
-  REFUSE STORE - COMMERCIAL
-  REFUSE VEHICLE
-  VEHICLE TURNING CYCLE
-  DRAGGING DISTANCE
-  COMMERCIAL WASTE HOLDING AREA
-  CYCLE STORE - RESI
-  CYCLE STORE - COMMERCIAL
-  OTHER SERVICES / PLANT



GROUND FLOOR



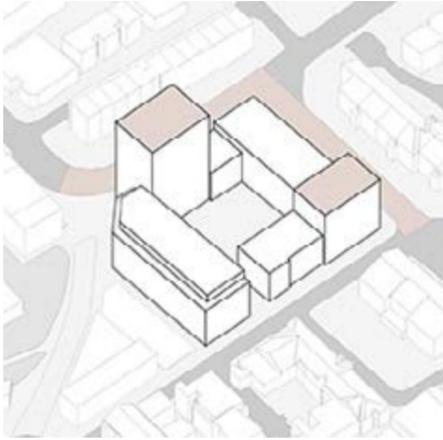
UPPER BASEMENT PLAN



LOWER BASEMENT PLAN

6.0

6.0 MATERIALITY 6.1 STREET VIEWS & CHARACTER



ELMINGTON ROAD

KEY CHARACTERISTICS

- LARGE SCALED URBAN STREETS
- WELL DEFINED FRONTAGES WITH DEFENSIBLE SPACE AT GROUND FLOOR
- ROBUST PALETTE OF MATERIALS WHICH RELATE TO CONSERVATION AREA
- LEGIBILITY IN THE URBAN FORMS AND DEFINITION OF KEY ROUTES/ CROSSINGS
- CLEAR ADDRESSES TO THE BUILDING



VIEW TOWARDS THE SITE FROM KIMPTON ROAD

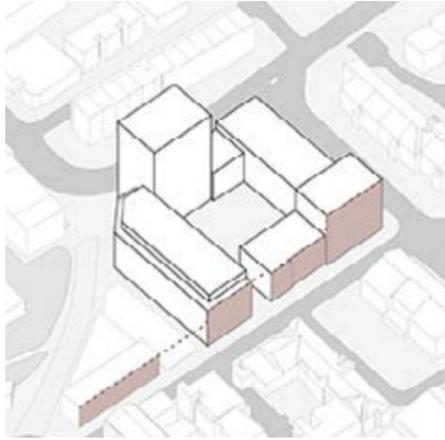


VIEW AS EXISTING



6.0 MATERIALITY

6.1 STREET VIEWS & CHARACTER



D'EYNSFORD ROAD

KEY CHARACTERISTICS

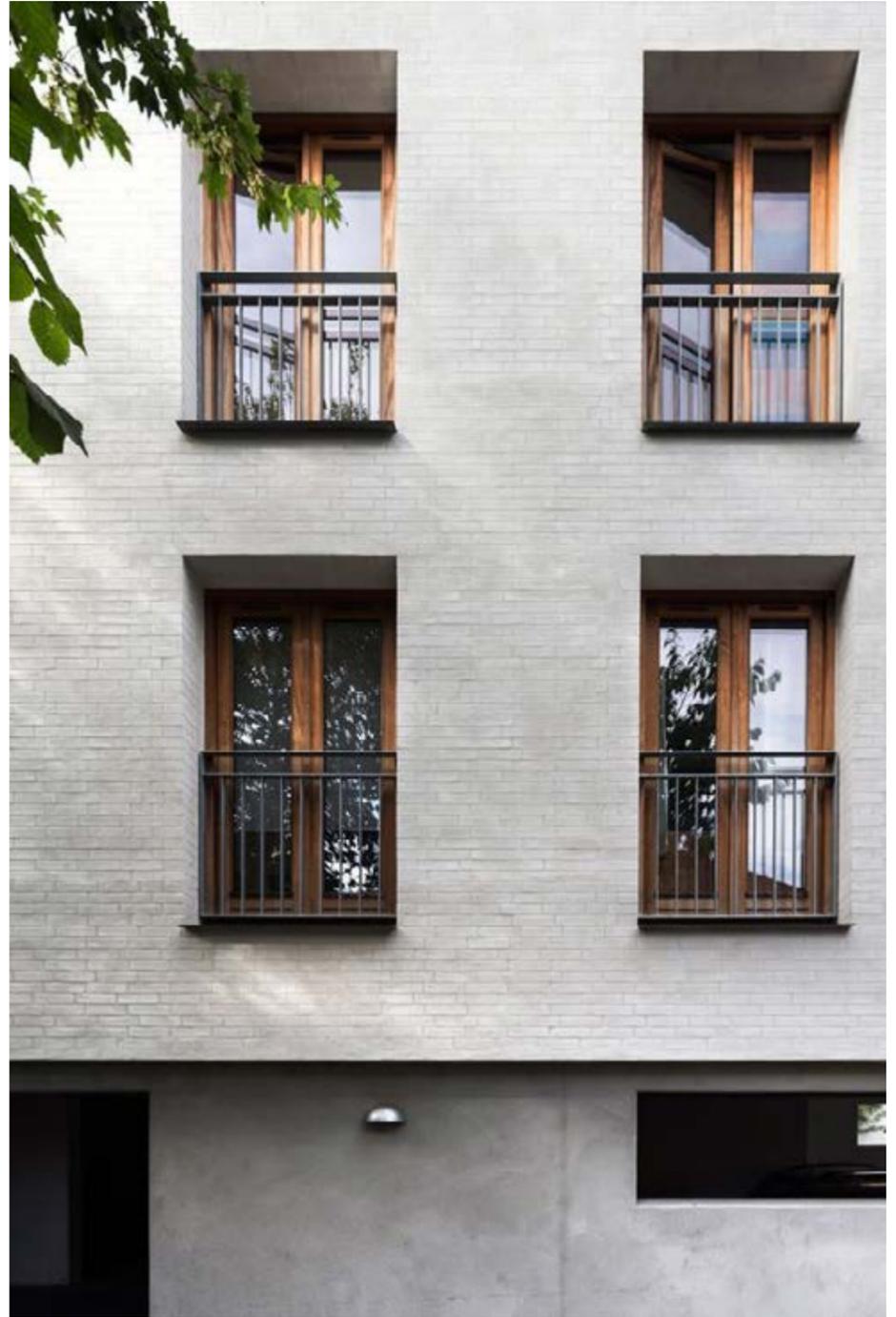
- SMALL SCALE STREET WITH TIGHTER URBAN GRAIN
- VARIETY IN BUILDING FORMS AND ELEVATIONAL TREATMENT
- PEDESTRIAN FRIENDLY PUBLIC REALM
- DEFENSIBLE SPACE ALONG FRONTAGES DEFINING PUBLIC AND PRIVATE
- BREAK IN FRONTAGE PROVIDES VISUAL CONNECTION WITH COURTYARD SPACE



VIEW ALONG D'EYNSFORD ROAD

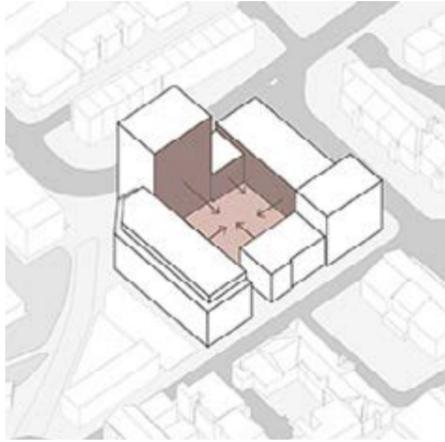


VIEW OF THE PROPOSED SCHEME
FROM HARVEY ROAD



6.0 MATERIALITY

6.1 STREET VIEWS & CHARACTER



COURTYARD

KEY CHARACTERISTICS

- HIGH QUALITY LANDSCAPING PROVIDING SEMI-PRIVATE COMMUNAL AMENITY
- PROJECTING BALCONIES ANIMATING THE FAÇADE AND MAXIMISING VIEWS
- FOCAL POINT OF THE DEVELOPMENT
- SOFTER PALETTE OF MATERIALS
- MULTI USE AMENITY SPACE

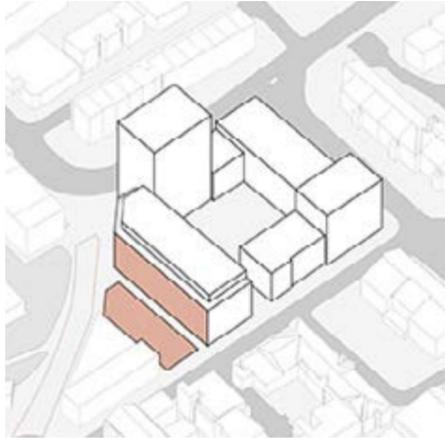


VIEW OF THE COURTYARD SPACE



6.0 MATERIALITY

6.1 STREET VIEWS & CHARACTER



LIBRARY GREEN

KEY CHARACTERISTICS

- GREEN PUBLIC AMENITY SPACE ADJACENT TO LIBRARY
- FRONTAGES OVERLOOKING THE SPACE
- STRUCTURED PLANTING, INCLUDING TREES
- RECESSED BALCONIES PROVIDING AMENITY AND VIEWS
- REPETITIVE STRUCTURED ELEVATION TREATMENT, RELATING TO THE ARCHITECTURE OF THE CONSERVATION AREA



VIEW FROM D'EYNSFORD ROAD TOWARDS THE LIBRARY GREEN



VIEW OF THE PEDESTRIAN PASSAGE
FROM LOMOND GROVE TOWARDS
CAMBERWELL GREEN



7.0

7.0 CONCLUSION

The proposals for this important site have been carefully considered to build upon the ongoing regeneration of Camberwell Green. From these studies it is clear that the site 2 land package (which combines MOJ and LBS land) offers greater opportunities for both new and existing residents. The additional land provides a larger urban plot which helps with the relationships between buildings, the larger site also utilises under used poor quality Highway spaces thus creating much more successful streets and frontages on to Kempton and Elmington Road in particular.

The potential for complimentary employment uses is significant. The proposals seek to utilise the existing basement structure to create bespoke spaces for more appropriate employment uses. This aspect of the scheme can help to deliver a broader range of benefits which will also serve to enrich the existing Camberwell Green locality.

In summary, the preferred approach provides the following benefits:

- providing much needed, high-quality homes for the area
- new employment uses in the form of creative employment space
- reinstate the urban block with a more appropriate form for the setting
- enhance Library Green with frontages overlooking and activating the space
- set the standard for future development in the immediate vicinity

We look forward to discussing the proposals in more detail with Southwark Borough Council.



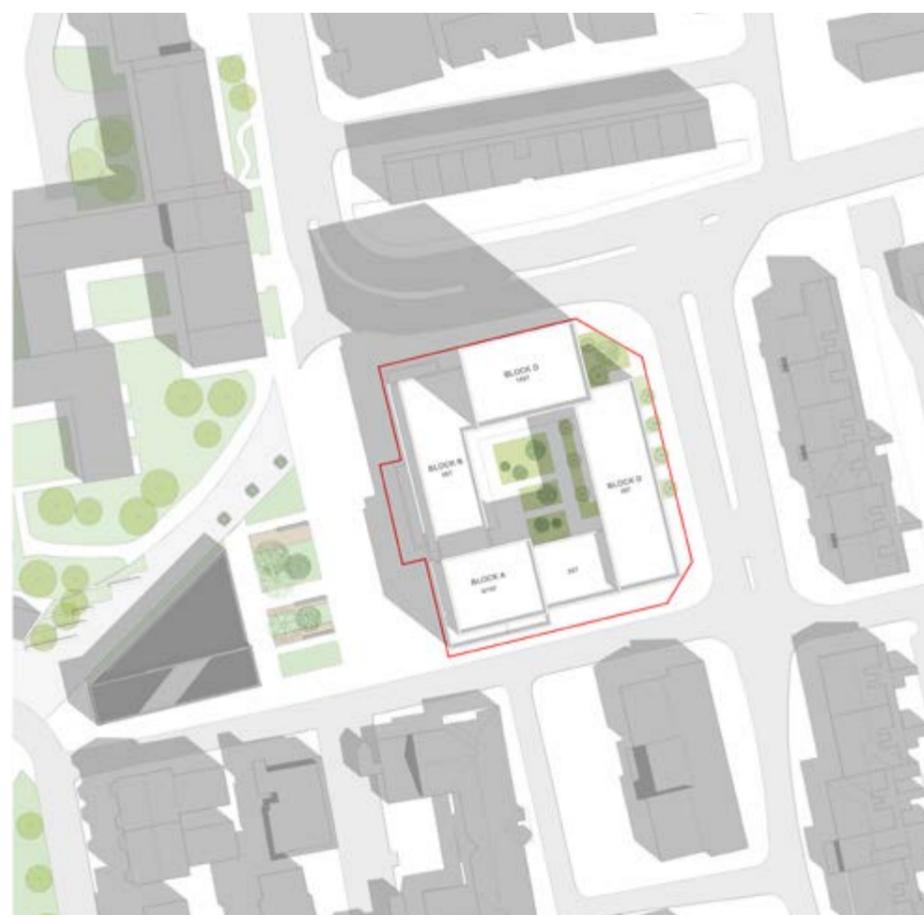


8.0

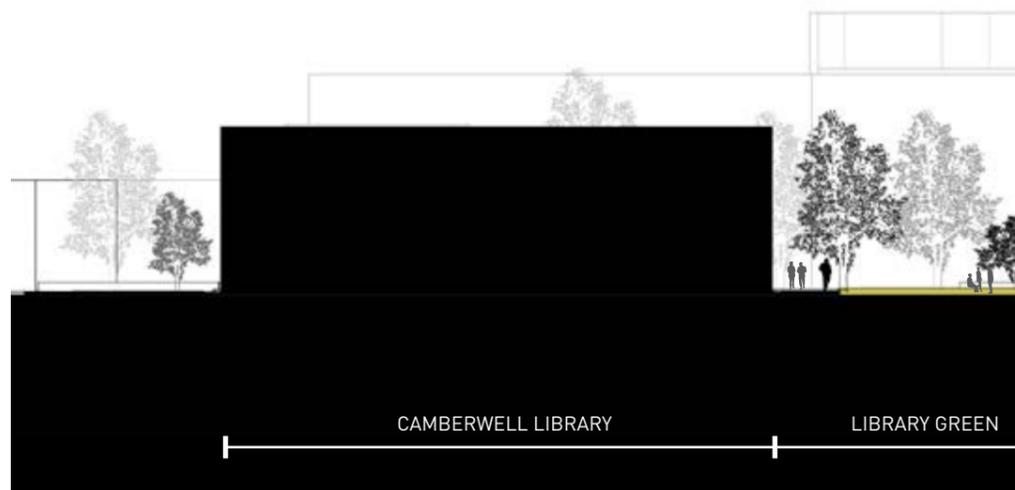
8.0 APPENDIX - STAND-ALONE SITE

8.1 SCHEME OVERVIEW

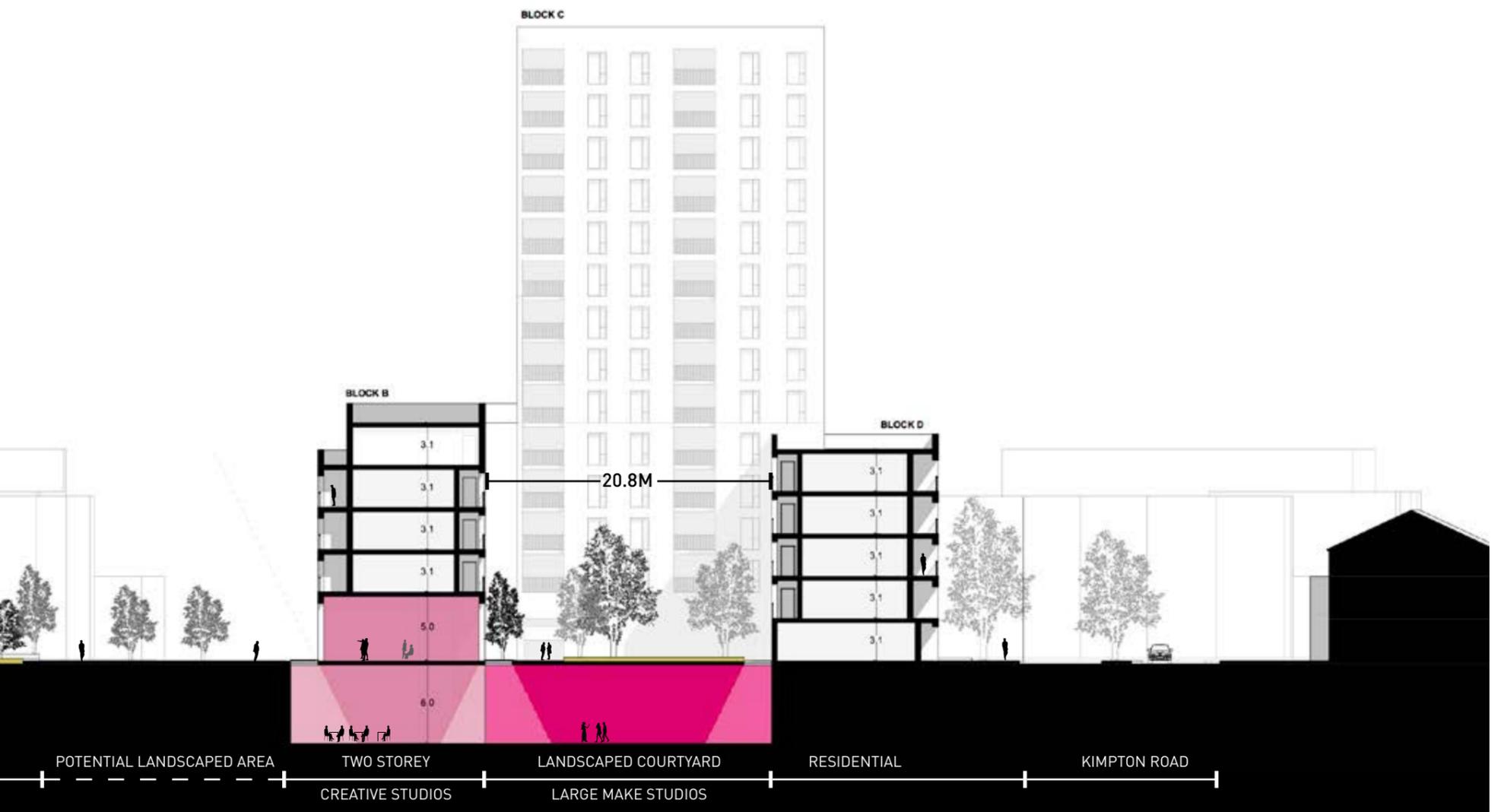
- 118 NEW HOMES
- 14,714 SQFT CREATIVE EMPLOYMENT SPACE (1796 SQM)
- BUILDING HEIGHTS - 14/ 7/ 5 AND 3 STOREYS



PROPOSED SITE LAYOUT



SECTION THROUGH



8.0 APPENDIX - STAND-ALONE SITE

8.2 TOWNSCAPE VIEWS

VIEW 1 - CAMBERWELL ROAD



MODEL VIEW PROPOSED



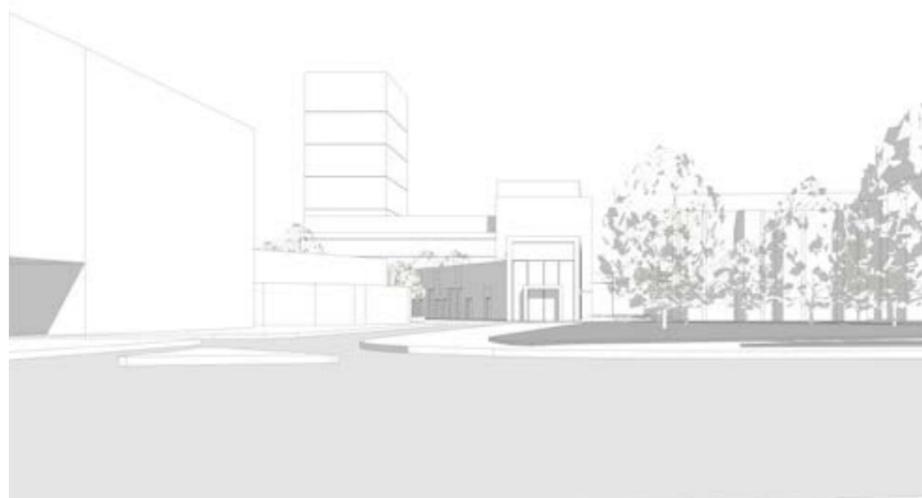
MODEL VIEW EXISTING



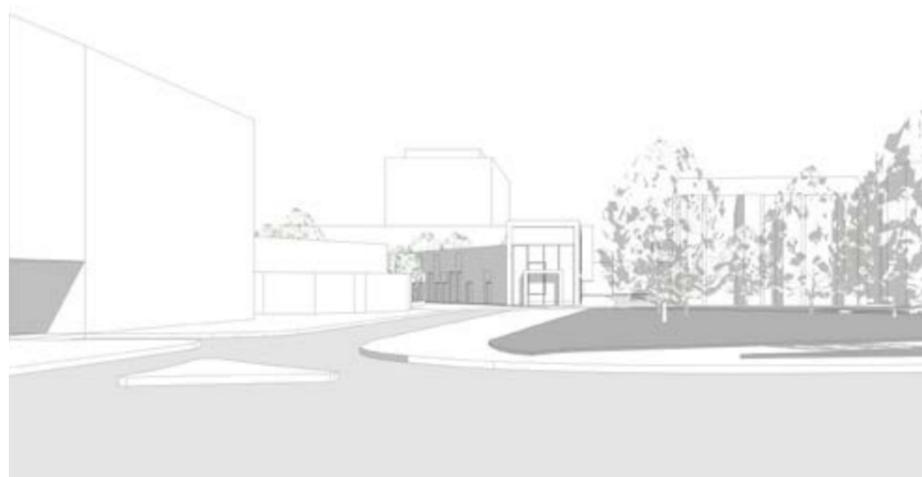
VIEW 2 - CAMBERWELL GREEN



MODEL VIEW PROPOSED



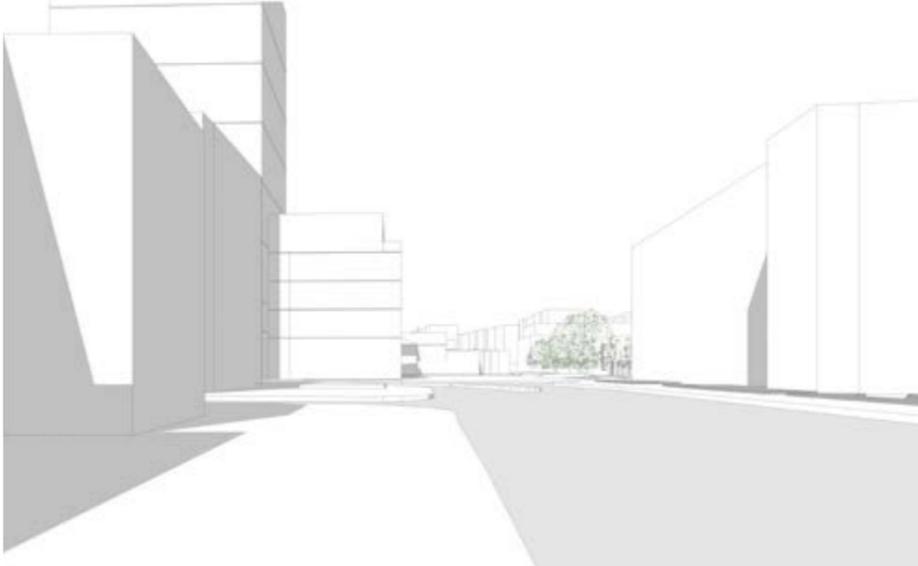
MODEL VIEW EXISTING



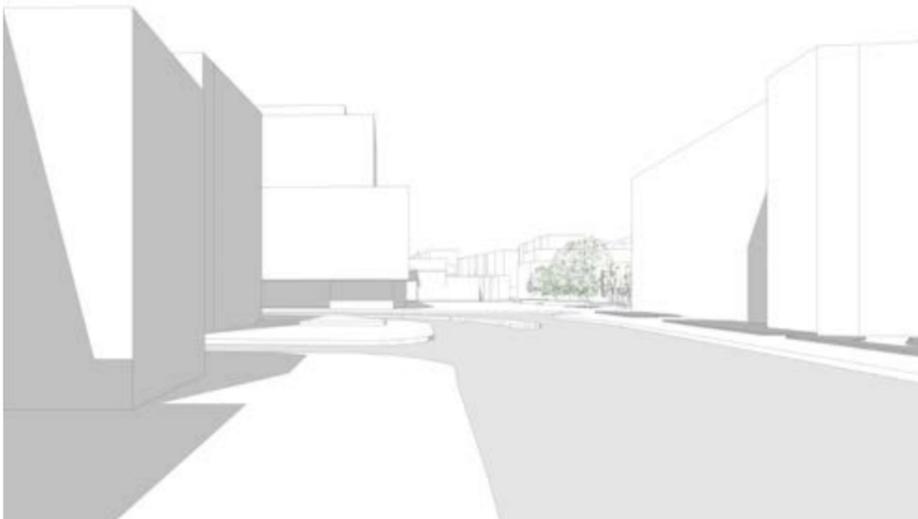
VIEW 3 - LOMOND GROVE



MODEL VIEW PROPOSED



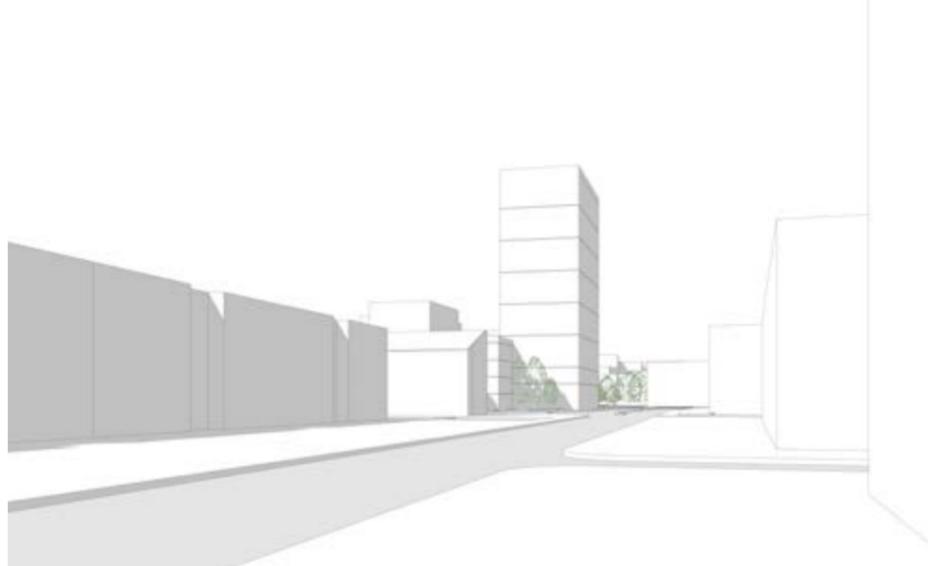
MODEL VIEW EXISTING



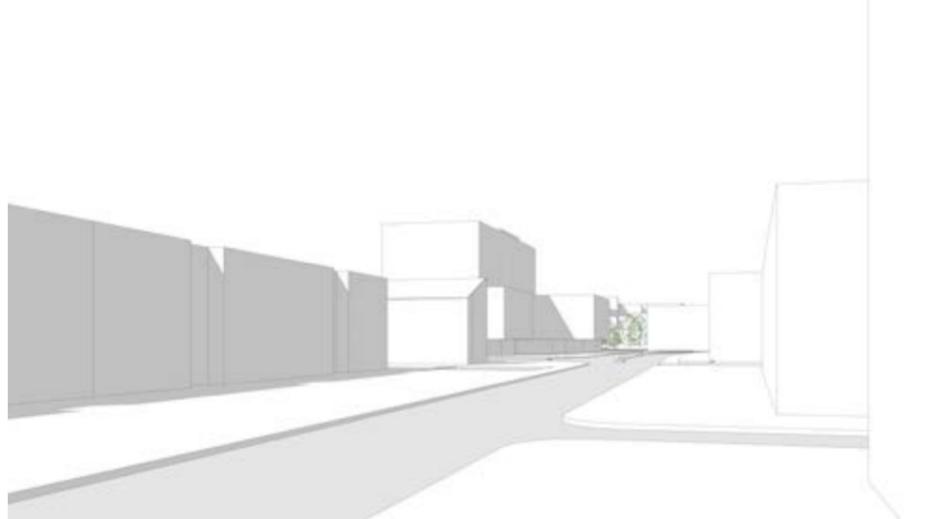
VIEW 4 - ELMINGTON ROAD



MODEL VIEW PROPOSED



MODEL VIEW EXISTING



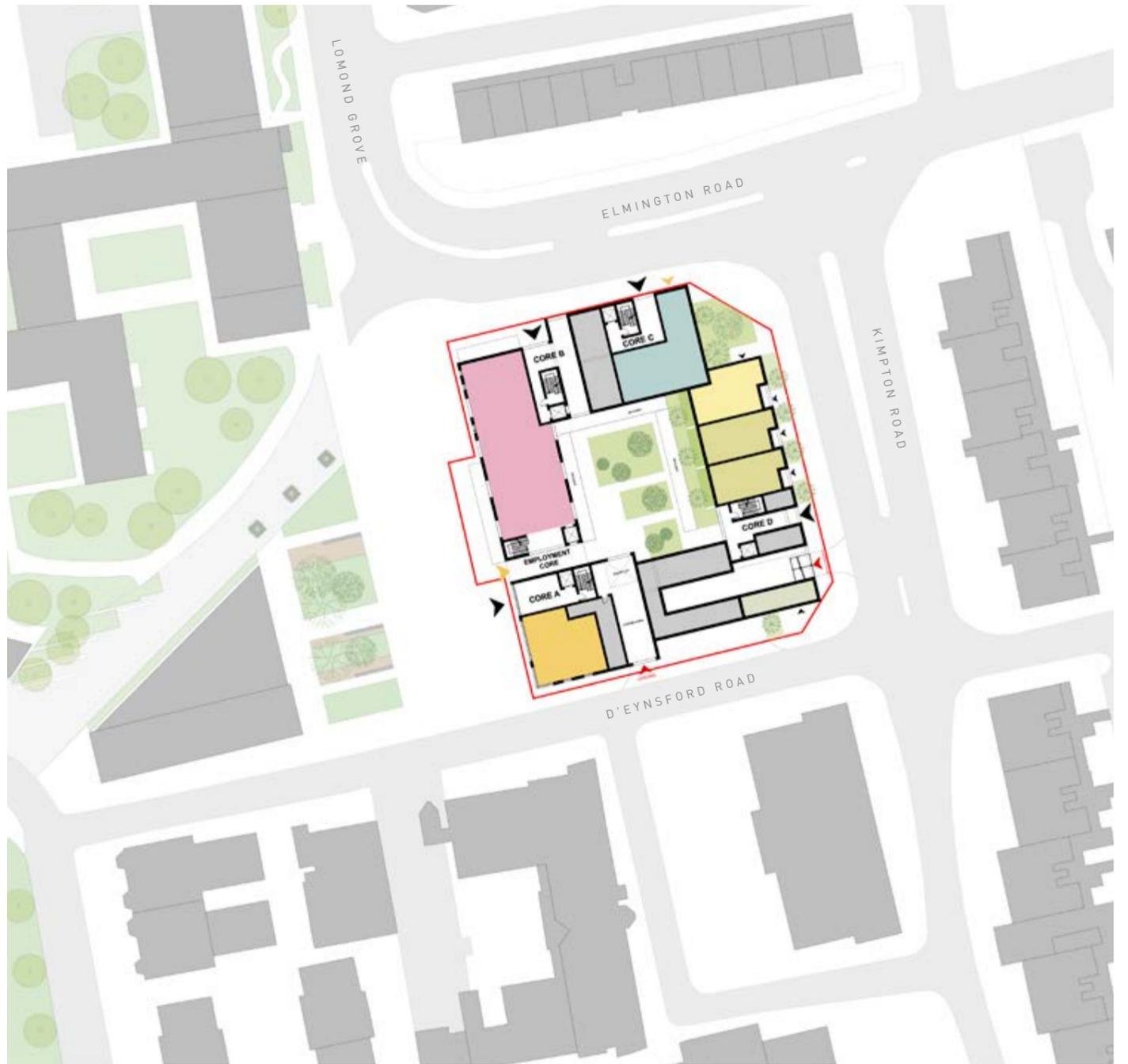
8.0 APPENDIX - STAND-ALONE SITE

8.3 PROPOSED LAYOUTS & MIX

- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- CIRCULATION
- SERVICES

- CREATIVE STUDIOS / EXHIBITION SPACE
INCREASED HEIGHT (4.5-6.0M)
- LARGE MAKE STUDIOS
INCREASED HEIGHT (6.0M)
- OFFICES / CO-WORKING SPACE
- LEISURE / RETAIL

- EXISTING BASEMENT OUTLINE



GROUND FLOOR PLAN

LOWER BASEMENT FLOOR	841m ²
CREATIVE STUDIOS	383m ²
LARGE MAKE STUDIOS	458m ²
GROUND FLOOR	526m ²
CREATIVE STUDIOS	288m ²
LEISURE / RETAIL	107m ²
OFFICES	131m ²
TOTAL	1367m²
	14714ft²



LOWER BASEMENT PLAN

UPPER BASEMENT PLAN



FIRST-SECOND FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN

ACCOMMODATION SCHEDULE

RESIDENTIAL	LHDG STANDARD									TOTAL UNITS	HAB ROOMS	RESIDENTIAL		AMENITY		GIA	
	AREA	37	50	61	70	74	84	86	93			NET AREA	AREA	TARGET	m ²	ft ²	
	HAB. ROOMS	1	2	3	3	4	4	4	5								
	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/4P D	3B/5P	3B/5P D				m ²	ft ²	m ²	m ²	m ²	ft ²
CORE A	0	11	3	0	2	0	4	0	20	55	1269	13659	#N/A	119	1702	18326	
CORE B	0	10	0	4	4	0	1	0	19	52	1198	12899	#N/A	114	1583	17034	
CORE C	0	26	0	26	0	0	0	0	52	130	3158	3158	4120	0	4120	44347	
CORE D	0	14	2	7	0	0	3	1	27	71	1742	18754	#N/A	163	2347	25263	
TOTAL PROVISION																	
TOTAL	0	61	5	37	6	0	8	1	118	308	7367	48470	#N/A	396	9752	104970	
PERCENTAGE BASED ON UNITS	0%	52%	36%		13%			100%									
			48%														

DENSITY	SITE AREA ha	HAB RMS	HRH
	0.267	308	1,152

8.0 APPENDIX - STAND-ALONE SITE

8.4 AMENITY PROVISION

- PUBLIC REALM
- HIGHWAY
- SURFACE PARKING / ACCESS AREAS
- COMMUNAL OPEN SPACE
- PRIVATE AMENITY
- PLAYSACE



GROUND FLOOR AMENITY



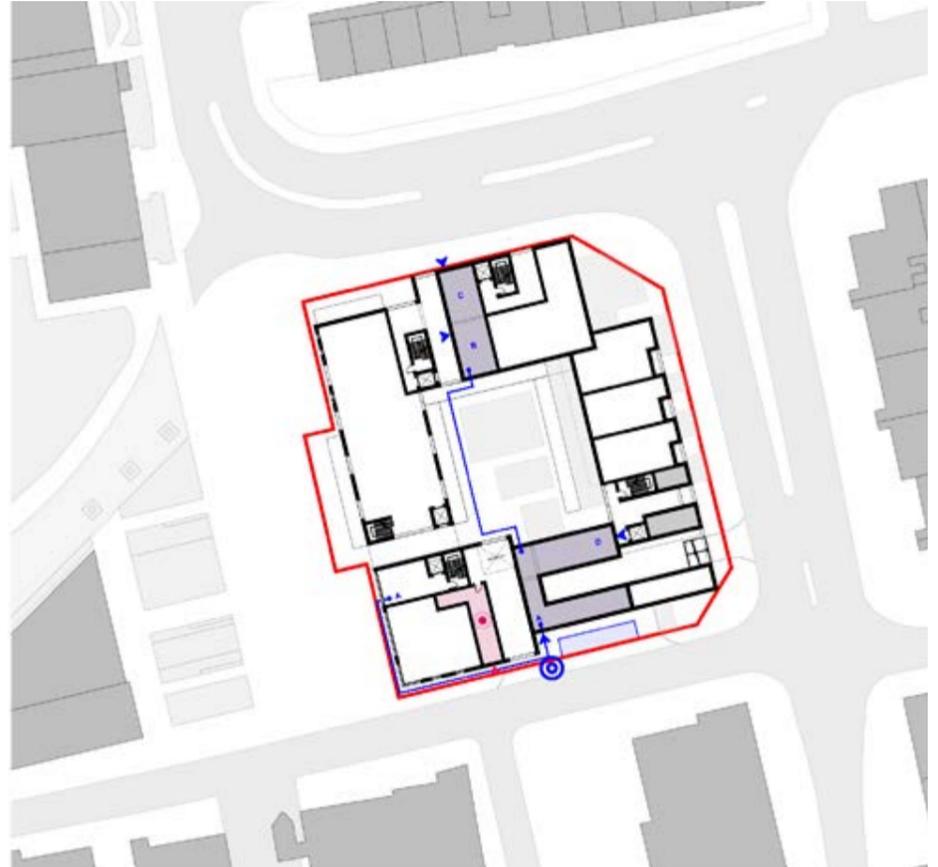
ROOF TOP AMENITY

SUMMARY	PRIVATE	COMMUNAL OPEN	PUBLIC REALM	PLAYSPACE	TOTAL
Provision	816	960	68	278	2123
LBS/GLA Target	1180	522		272	1974

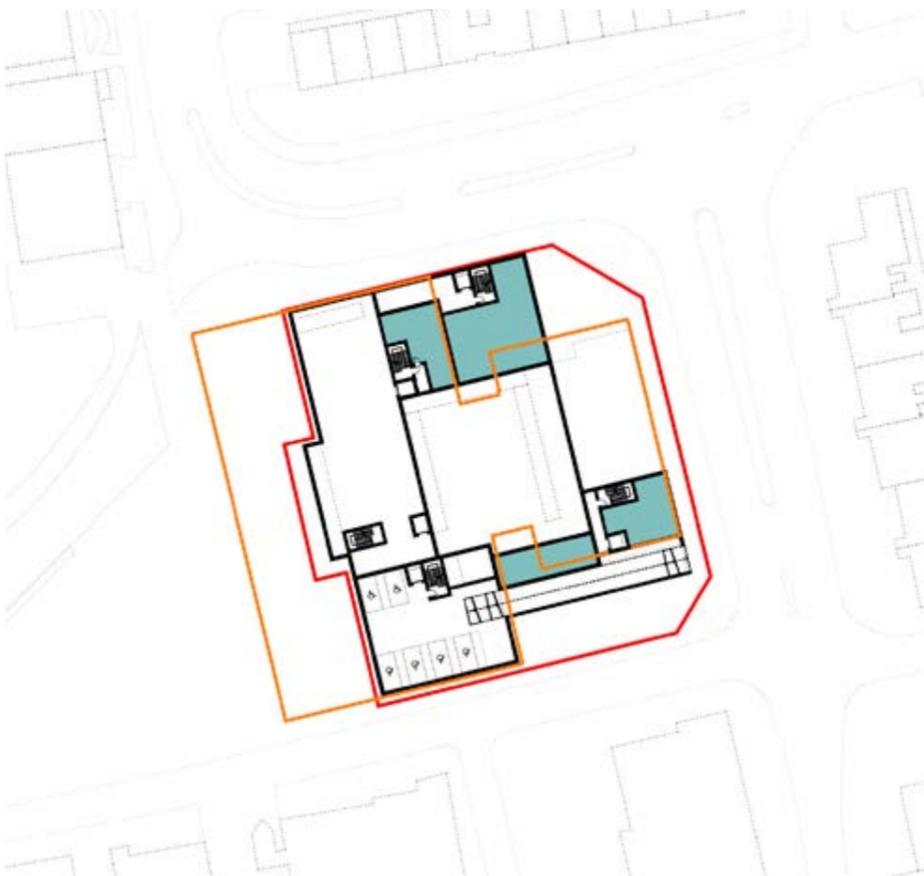
8.0 APPENDIX - STAND-ALONE SITE

8.5 SERVICING

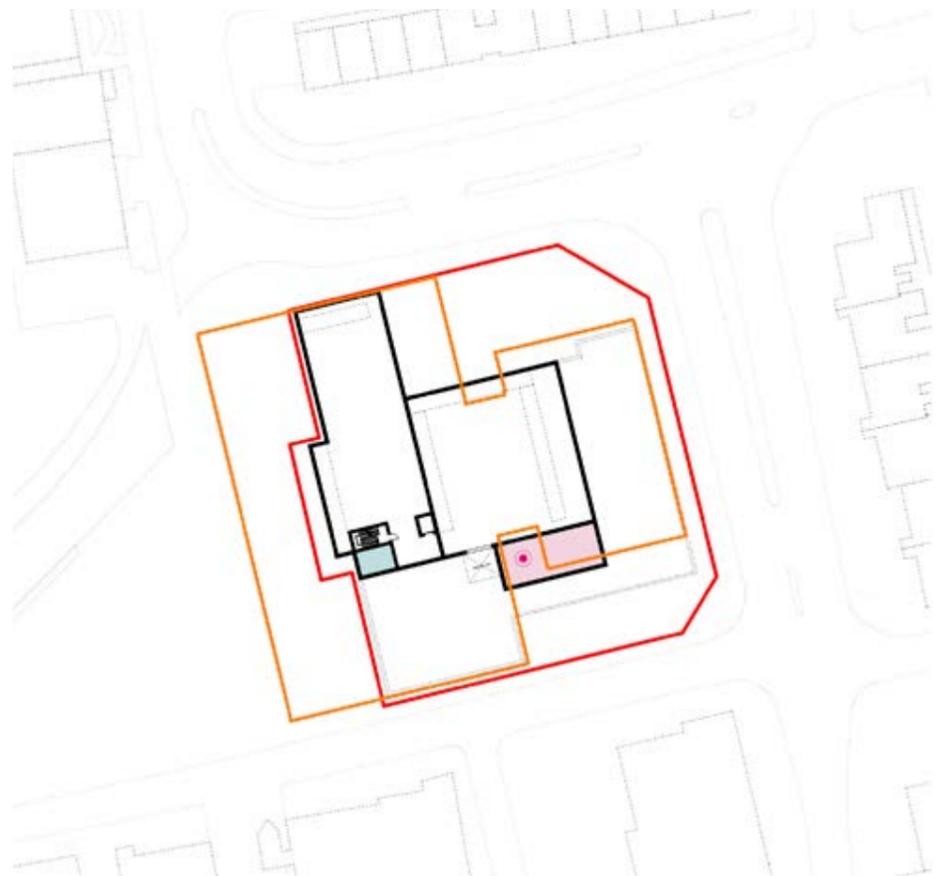
-  REFUSE COLLECTION POINT
-  RESUSE STORE - RESI
-  REFUSE STORE - COMMERCIAL
-  REFUSE VEHICLE
-  DRAGGING DISTANCE
-  COMMERCIAL WASTE HOLDING AREA
-  CYCLE STORE - RESI
-  CYCLE STORE - COMMERCIAL
-  OTHER SERVICES / PLANT



GROUND FLOOR



UPPER BASEMENT PLAN



LOWER BASEMENT PLAN