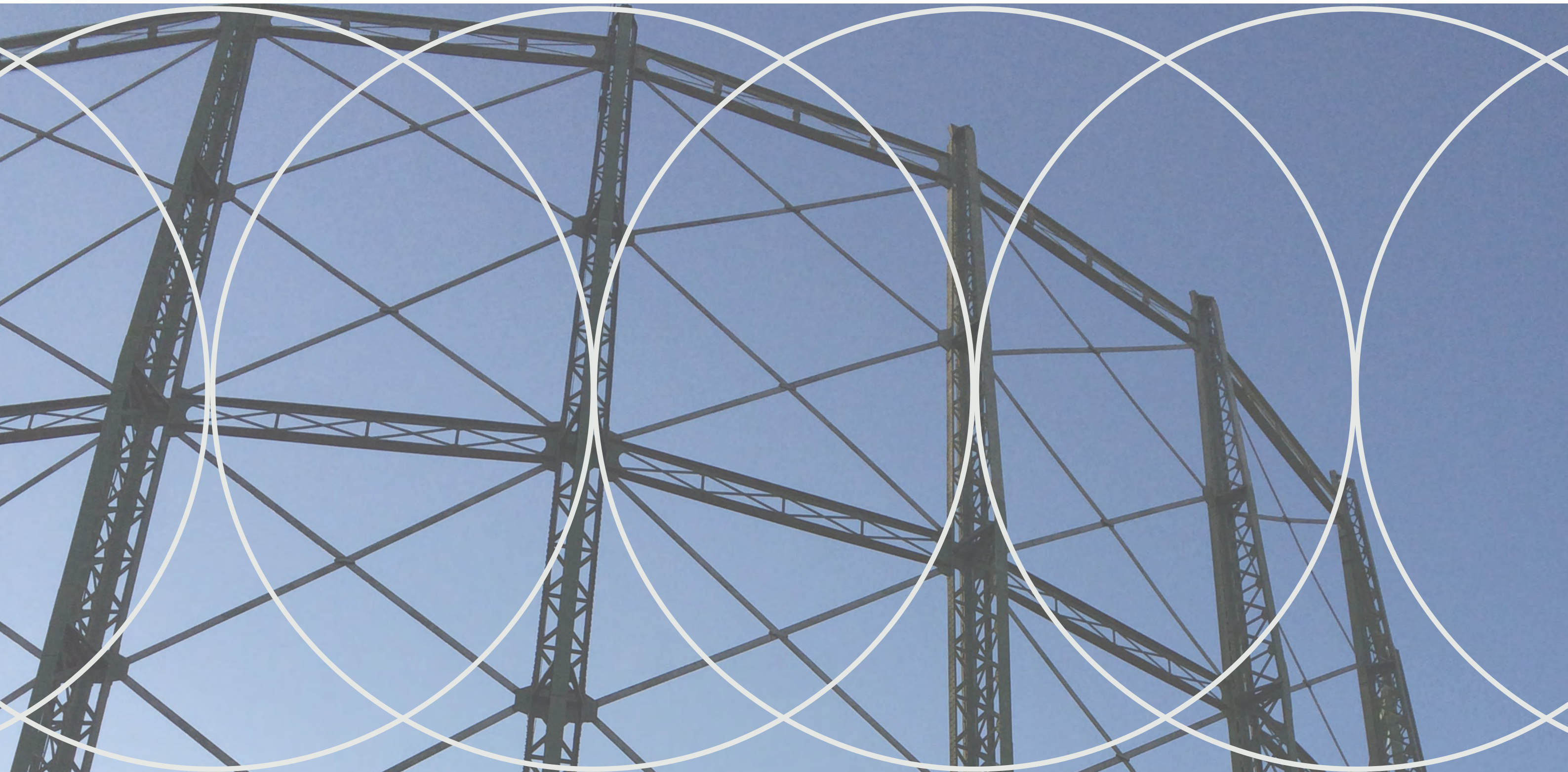


OVAL AND KENNINGTON

DEVELOPMENT AREA



MASTERPLAN DOCUMENT
MAY 2016

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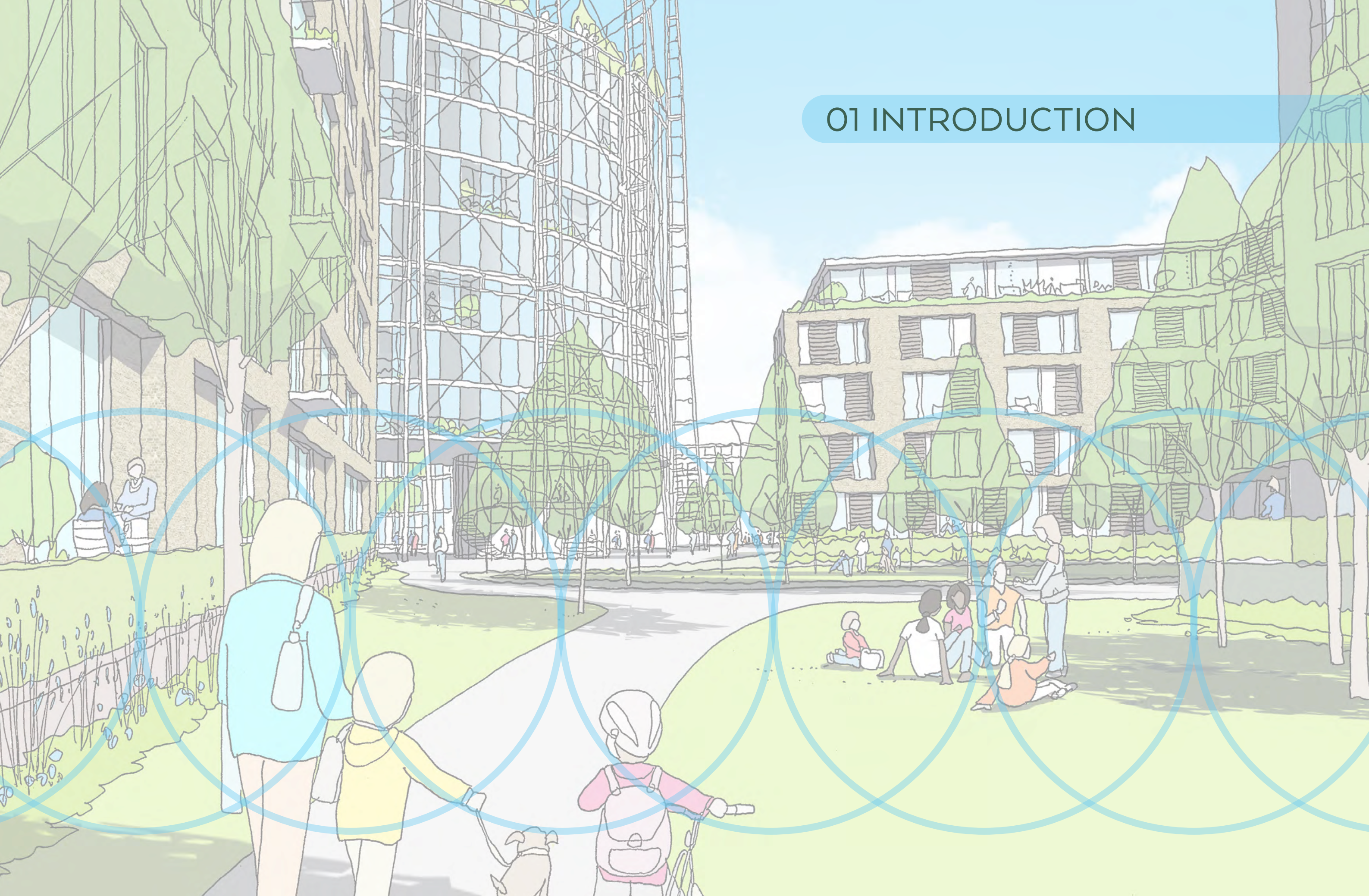
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01 INTRODUCTION



1.1 INTRODUCTION

WHAT IS THIS MASTERPLAN FOR?

The OAKDA Masterplan seeks to reclaim a large brownfield site and integrate it back into Kennington and Oval neighbourhoods.

The Oval and Kennington Development Area (OAKDA) draft Masterplan has been prepared to inform a change to Lambeth’s Local Plan, the policy document which informs the borough’s planning decisions. The draft masterplan proposals have been subject to a 6 week community consultation and a series of consultation events prior to the development of draft masterplan. The consultation process has allowed the views of the community to be fed into the draft masterplan. This was an essential component of the draft Masterplan process and has allowed the proposals to be finalised within this document.

The Local Plan currently designates a part of OAKDA as a Key Industrial and Business Area (KIBA). Under this designation, only industrial and business uses are allowed. The land could have a much more sustainable future if it was developed for a mix of uses. This would include additional employment, housing and public spaces, which would help unlock this contaminated site and integrate it into Kennington and Oval neighbourhoods. The Masterplan demonstrates how this could happen, and why de-designation of the KIBA should be strongly considered. There will be a review of the Local Plan in early 2016 at which time the de-designation of the KIBA will be considered.

Planning applications to develop individual sites within the Masterplan area can be made once the land is de-designated and individual land owners bring forward land for development. It is important to ensure such applications are co-ordinated.

The Masterplan has been in development for over a year. It has been led by Berkeley in co-operation with Lambeth Council and wider stakeholders.

The Masterplan has been informed by technical studies that have examined the local and broader area, with the community and other local stakeholders. A schedule of changes to the masterplan following the consultation has been prepared and can be located at www.oakda.com

DOCUMENT WAYFINDING

This Masterplan document is arranged in nine sections.

01 INTRODUCTION

The purpose of the Masterplan and the vision for this part of Kennington and Oval.

02 CONTEXT

This section examines the OAKDA’s place in the wider London context, examines the OAKDA site itself and reviews its planning context. It sets out what we have learnt from the local community.

03 MASTERPLAN

This section presents the draft Masterplan.

04 HERITAGE

05 COMMERCIAL

06 RESIDENTIAL

07 MOVEMENT

08 PUBLIC REALM

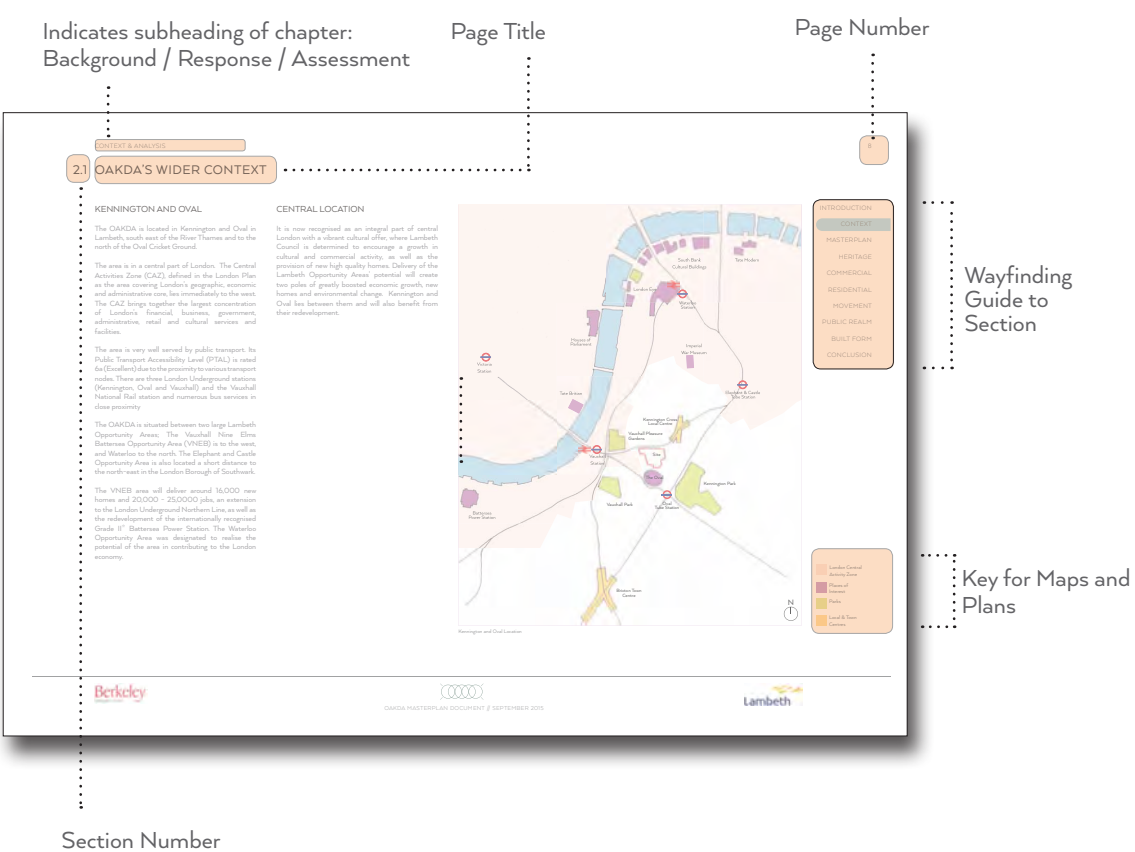
09 BUILT FORM

Sections 4-9 explore the Masterplan in detail, each section focusing on a key theme. Each section will follow a structured approach by setting out the context and responding to the Masterplan design by investigating:

- Background
- Response
- Assessment (including key Benefits)

10 CONCLUSION

The conclusion provides a summary of the analysis to present the overall case for why the KIBA should be de-designated to enable the Masterplan delivery.



AUTHORS

This document has been prepared by Berkeley, Boyer and GRID Architects, with input from technical consultants and in cooperation with the London Borough of Lambeth.

1.2 VISION

OVAL AND KENNINGTON DEVELOPMENT AREA VISION

The OAKDA Masterplan seeks to reclaim a large brownfield site and integrate it back into Kennington and Oval neighbourhoods.

The Masterplan aspires to enhance and respect the distinctive character of the local area and to create a sustainable mixed use development that will provide jobs and homes in well-designed buildings, set in high quality public space.



1.3 THE OPPORTUNITY

THE MASTERPLAN AREA

The OAKDA Masterplan Area is a five hectare, predominantly industrial area of land, located in the northern part of the London Borough of Lambeth. It comprises a number of sites in different ownerships, some of which are occupied and in use and others which are suitable for re-development.

The site is centrally located with excellent connections to central London and within easy reach of the commercial heart of the City as well as the amenities of the West End to the north and the vibrancy of Brixton to the south. The site has iconic status of its own; the largest gas holder acts as a landmark for the local area and also helps define the Kia Oval Cricket Ground.

The gas works at the heart of the Masterplan area is the catalyst for this Masterplanning exercise. The proposal to develop the area was conceived in 2013 when SGN (Scotia Gas Networks) confirmed that they would be decommissioning the site. The gas holders are no longer in use and are scheduled to be fully decommissioned, including the Grade II Listed gas holder no.1. The gas holders themselves will therefore become redundant structures. While the gas holder station retains some limited use as a depot the land is largely redundant: it is not being used efficiently. Nearly 70% of the gas works site is occupied by the gas holders and is unusable for any other use.

THE GAS WORKS

Inner city gas works sites are also now seen as incompatible with residential areas. Gas holders are identified as a hazardous installation by the Health and Safety Executive (HSE) who designate a blast zone around them. The blast zone restricts new development in the surrounding area. The Victorian industrial site also has a very poor relationship with many of its neighbouring properties. It is a large impermeable plot of land that presents a barrier to movement.

The de-commissioning of the gas holders presents an opportunity to make better and more efficient use of the Masterplan area through redevelopment, and to create an environment that better integrates with the surrounding area. The HSE blast zone will be removed following the de-commissioning of the gas holders. A successful re-development of the Masterplan can showcase the site's industrial heritage and its highly accessible location to create a unique and exciting series of spaces and buildings to support living, working and amenity uses. Its redevelopment would also enable the land to be decontaminated after 150 years of industrial use.

Any redevelopment of the area needs to recognise and address the site's designation as a KIBA. Development will also need to recognise and respond to the site's industrial heritage, and the significance of the listed gas holder, as well as other planning policy considerations. This Masterplan document demonstrates how these and other matters have been addressed.



Gas Holder No.1 at Oval Gasworks

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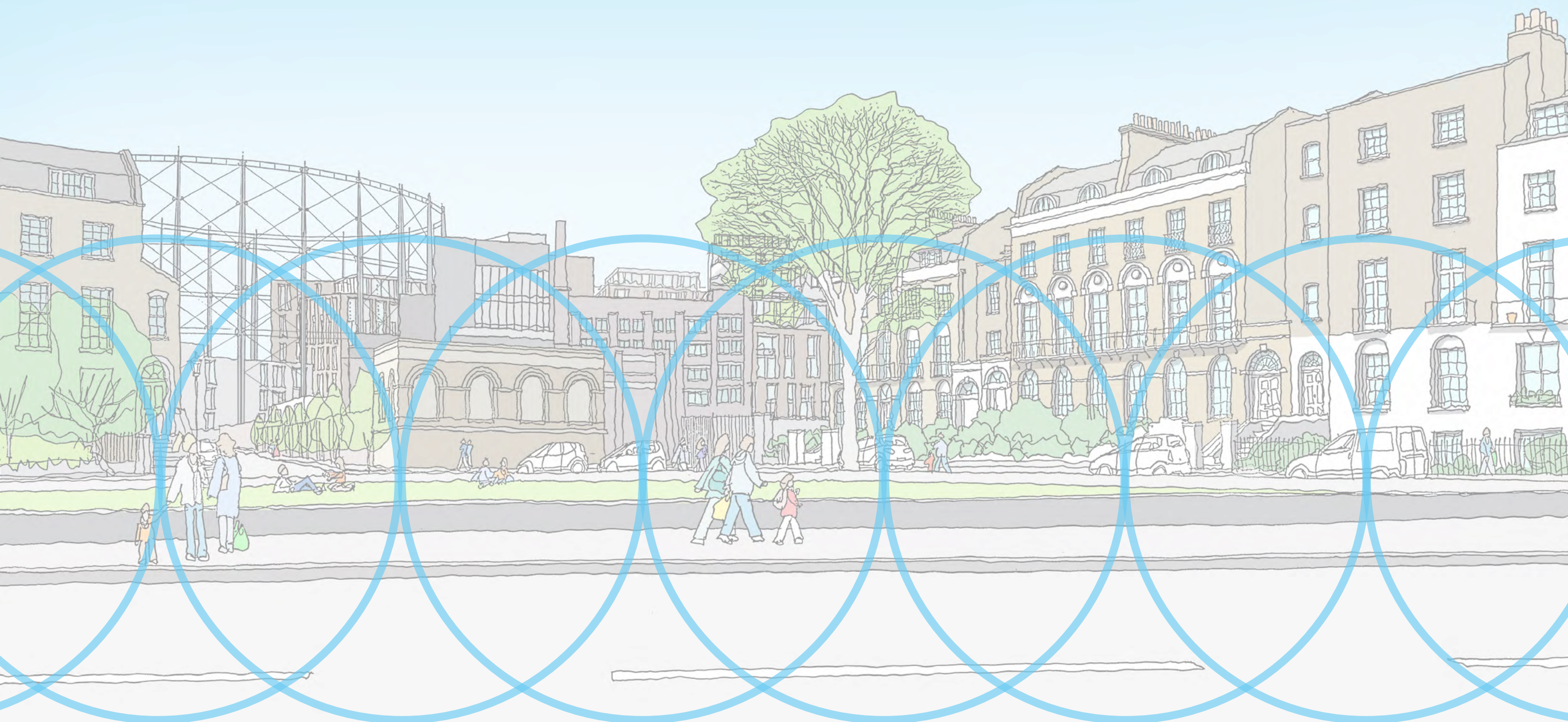
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02 CONTEXT AND ANALYSIS



2.1 OAKDA'S WIDER CONTEXT

KENNINGTON AND OVAL

The OAKDA is located in Kennington and Oval in Lambeth, south east of the River Thames and to the north of the Kia Oval Cricket Ground.

The area is in a central part of London. The Central Activities Zone (CAZ), defined in the London Plan as the area covering London's geographic, economic and administrative core, lies immediately to the west. The CAZ brings together the largest concentration of London's financial, business, government, administrative, retail and cultural services and facilities.

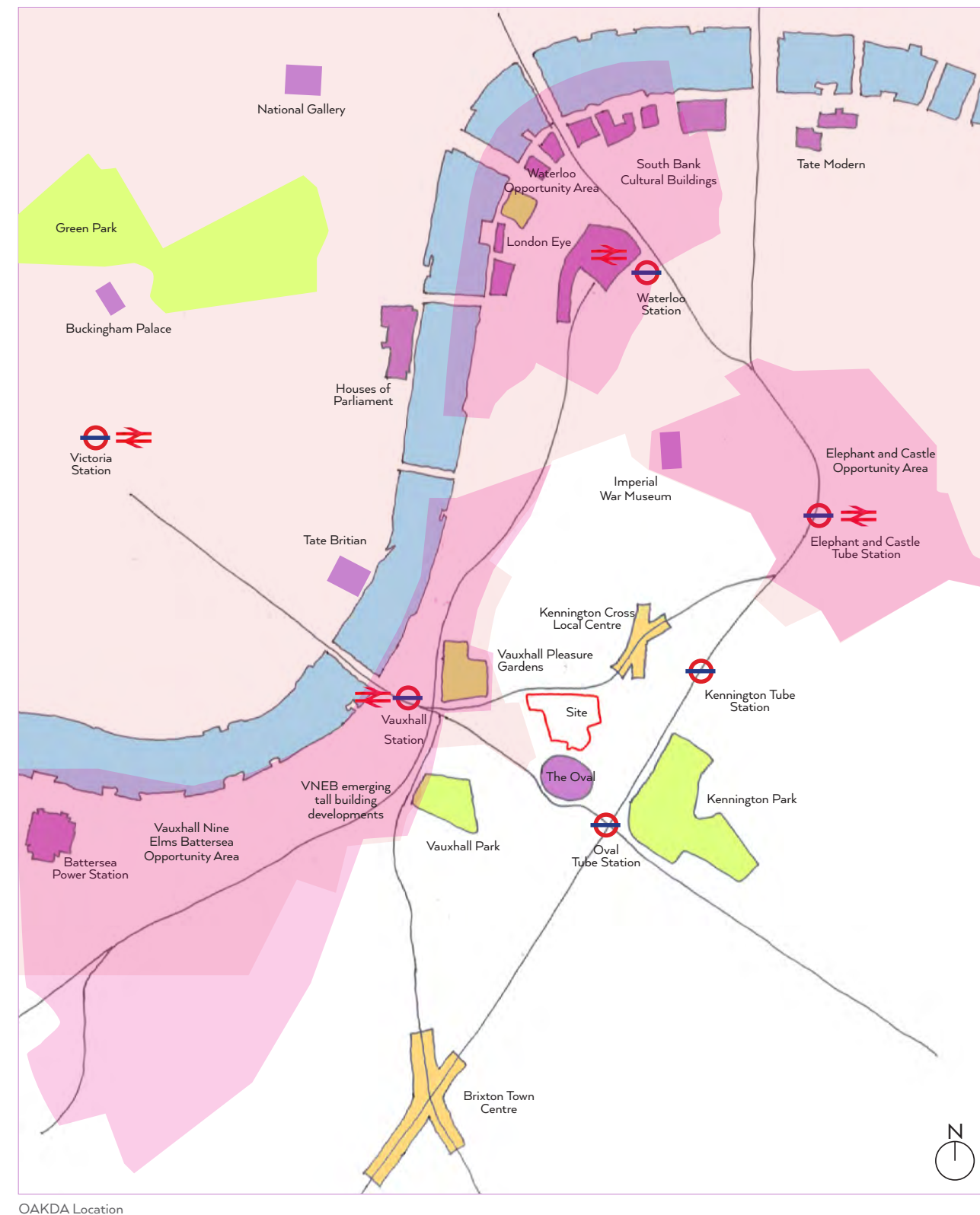
The area is very well served by public transport. Its Public Transport Accessibility Level (PTAL) is rated 6a (Excellent) due to the proximity to various transport nodes. There are three London Underground stations (Kennington, Oval and Vauxhall) and the Vauxhall National Rail station and numerous bus services in close proximity.

The OAKDA is situated between two large Lambeth Opportunity Areas; The Vauxhall Nine Elms Battersea Opportunity Area (VNEB) is to the west, and Waterloo to the north. The Elephant and Castle Opportunity Area is also located a short distance to the north-east in the London Borough of Southwark.

The VNEB area will deliver around 18,000 - 20,000 new homes and 20,000 - 25,000 jobs, an extension to the London Underground Northern Line, as well as the redevelopment of the internationally recognised Grade II* Battersea Power Station. The Waterloo Opportunity Area was designated to realise the potential of the area in contributing to the London economy. It will be delivering over 15,000 jobs.

CENTRAL LOCATION

This area is now recognised as an integral part of central London with a vibrant cultural offer, where Lambeth Council is determined to encourage a growth in cultural and commercial activity, as well as the provision of new high quality and affordable homes. Delivery of the three Opportunity Areas will create two poles of greatly boosted economic growth, new homes and environmental change. Kennington and Oval lies between them and will benefit and contribute from these opportunities.



OAKDA Location

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2.2 OAKDA'S LOCAL CONTEXT

DISTINCTIVE CHARACTER

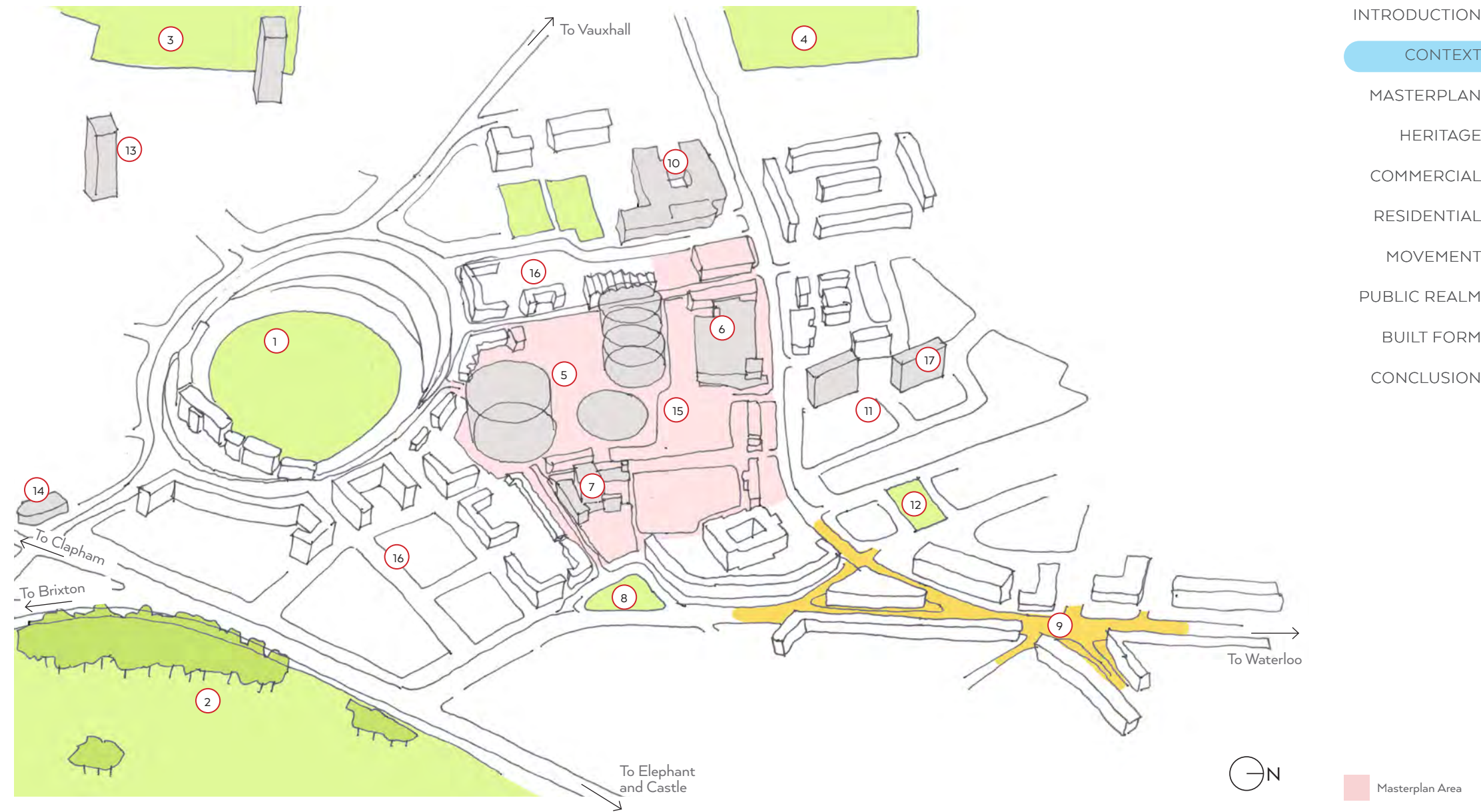
Kennington and Oval has a distinctive character which local residents identify with.

Kennington and oval is home to the internationally recognised Kia oval Cricket Ground, from which the listed gas holder no.1 is prominent in views. Other significant amenities within the immediate area include Kennington Park, Vauxhall Pleasure Gardens (400m away) and also the Thames Path, which provides access on foot to the cultural and tourist facilities on the South Bank and across the river to the many features of central London.

During public consultation workshops local residents were asked to express their opinions of the local area, many positives were noted including: its central London location, accessibility, its diversity and its green spaces. It is a very desirable place to live. The area is a growing location for a place of work. There are already many small businesses in the locality, including many third sector businesses. There is an opportunity for the area to enhance its employment offer and be recognised as a contributor to the London economy.

Its location and public transport accessibility indicate that in a London context Kennington and Oval has great potential to accommodate development for both homes and jobs, as discussed in the Employment Study that supports this Masterplan document.

The local community expressed positives about the supermarket, Kennington Cross local centre to the east and the varied buildings which provide vibrancy in the local townscape. There is also a strong sense of community running through the local area.



Sketch View of OAKDA

- | | |
|---|--|
| 1. Kia Oval Cricket Ground | 8. Kennington Green |
| 2. Kennington Park | 9. Kennington Cross Local Centre |
| 3. Vauxhall Park | 10. Lilian Baylis Technology School |
| 4. Vauxhall Pleasure Gardens | 11. Eleven storey Residential Blocks on Aveline Street |
| 5. Oval Gas Works | 12. Courtenay Square |
| 6. Supermarket and Car Park | 13. Nineteen Storey Residential Towers |
| 7. Beefeater Gin Distillery and Visitors Centre | 14. Oval Tube Station |
| | 15. Masterplan Site |
| | 16. Kennington Park Estate |
| | 17. Vauxhall Gardens Estate |

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2.3 SITE OVERVIEW - SURROUNDING SITES

LAND OWNERSHIP

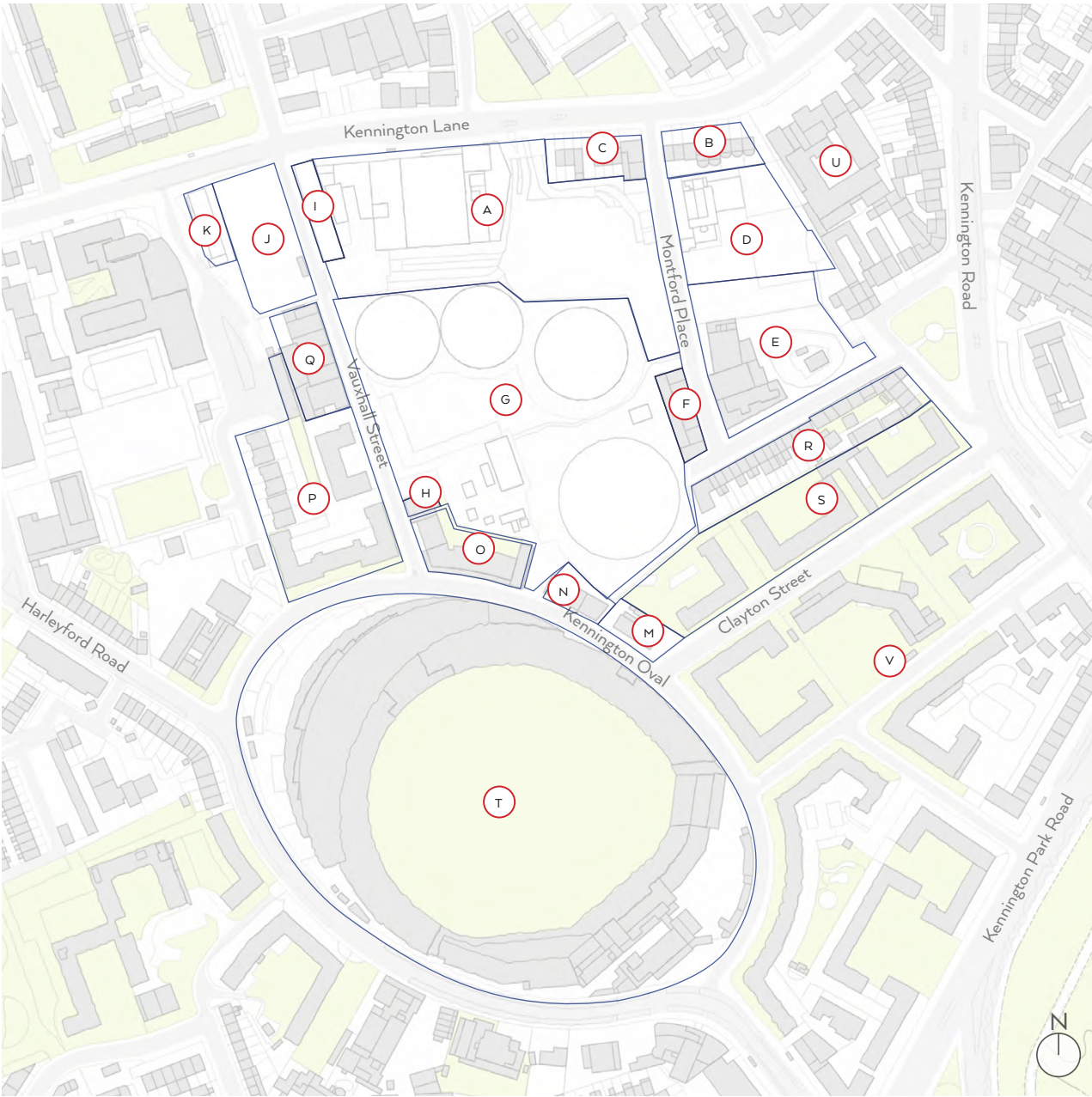
The Masterplan and neighbouring sites comprise different land ownerships. Some of these have been redeveloped recently and are unlikely to form part of the upcoming development, while others could be redeveloped in the next few years. The Masterplan is likely to play a significant role in directing the development of the wider area. Sites of interest are shown opposite.

WITHIN THE MASTERPLAN

- (A) Tesco Supermarket, car park and loading bay.
- (B) 249 - 259 Kennington Lane; Housing, Public House and Offices.
- (C) 235 - 247 Kennington Lane; Housing, Public House and Offices.
- (D) The vacant portion of the former Gin Distillery site which is currently owned by London Underground Ltd (LUL).
- (E) Beefeater Gin Distillery and Visitors' Centre.
- (F) Montford Place electrical substation.
- (G) Oval Gas Works site with three gas holder frames and one surface level gas holder.
- (H) The Gasworks Arts Project, 155 Vauxhall Street.
- (I) The Axis Foundation office, 145-149 Vauxhall Street.
- (J) Big Yellow Self Storage, 289 Kennington Lane.
- (K) Commercial unit, 301 - 303 Kennington Lane.

OUTSIDE THE MASTERPLAN

- (L) Montford Place (East)
- (M) The Cricketers Pub, 17 Kennington Oval; Disused commercial.
- (N) 14 -16a Kennington Oval; housing.
- (O) Oval Mansions; housing.
- (P) Grace House Kennington Oval, Brockwell House Vauxhall Street, and 21 - 25 Oval Way (behind); Housing.
- (Q) 142 Vauxhall Street. The Foundry Office/Studio building. Includes the road called Farnham Royal between plots J and K.
- (R) 3-25 Montford Place; housing.
- (S) Sherwin House Clayton Street; Kilner House Clayton Street; Read House Clayton Street; Housing.
- (T) The Kia Oval, Kennington Cricket Ground.
- (U) Imperial Court
- (V) Kennington Park Estate



Site within and adjoining the Masterplan Area

0 25 50 100m

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2.3 SITE OVERVIEW - MASTERPLAN STUDY AREA

MASTERPLAN BOUNDARY

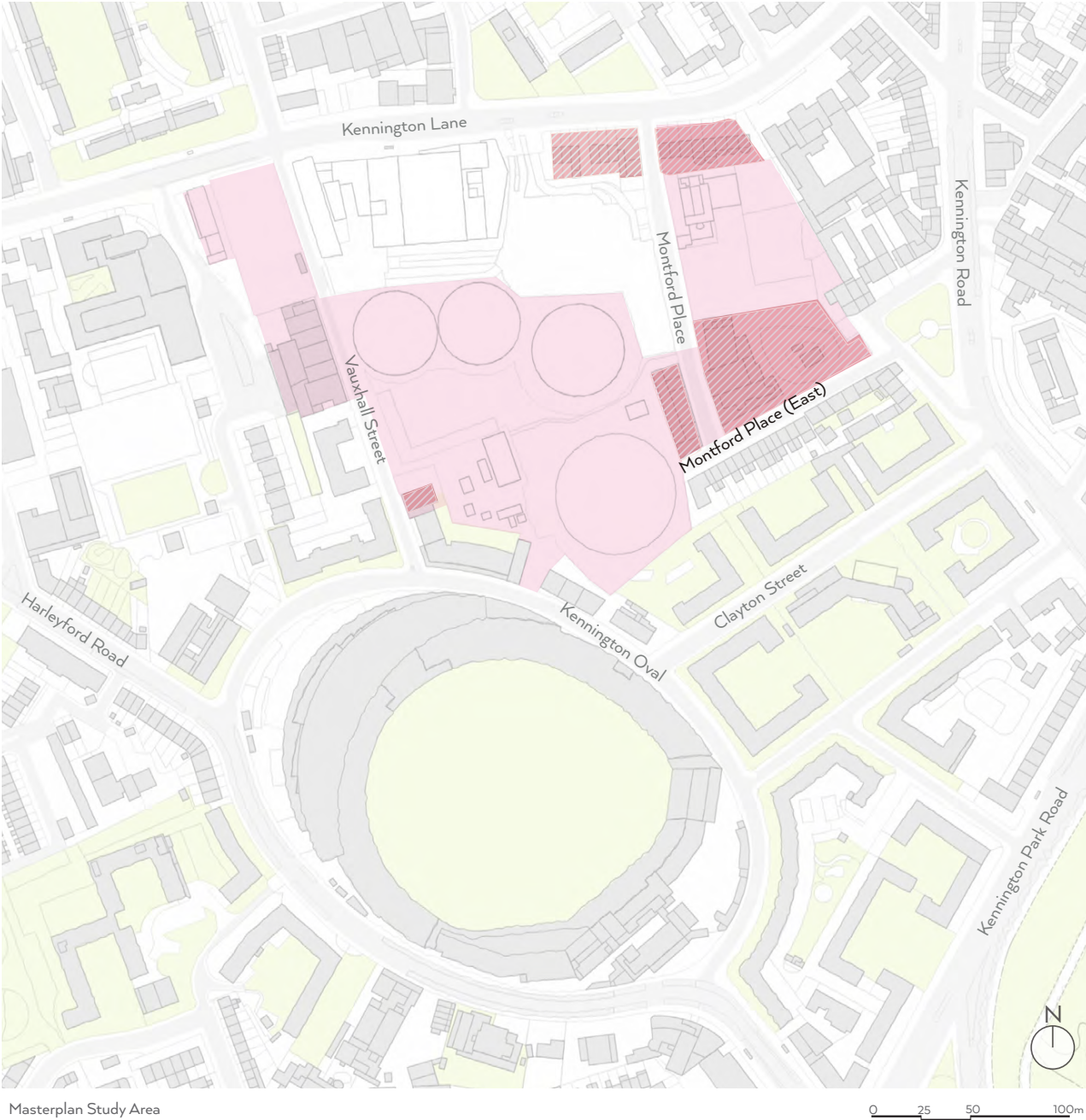
The plan opposite shows the extent of the Masterplan study area.

The boundary of the study area was agreed by Berkeley and Lambeth Council in November 2014, and is based on the extent of the designated Montford Place Key Industrial and Business Area (KIBA), and the Tesco supermarket site which was designated as a Major Development Opportunity site under the Unitary Development Plan. More detail on these designations and their planning significance can be found in section 2.4

The Oval Gas Works and the Tesco supermarket are the largest sites in the study area; the two sites total 3.2 hectares (two thirds of the masterplan area).

A number of neighbouring sites and properties were incorporated into the study area, including:

- Other smaller sites which may also come forward for development.
- Existing properties (shown hatched on the plan opposite) will not be redeveloped as part of the wider redevelopment, however they will need to be carefully considered by the proposals.
- Surrounding streets which will also be considered as part of the proposals with potential public realm improvements.



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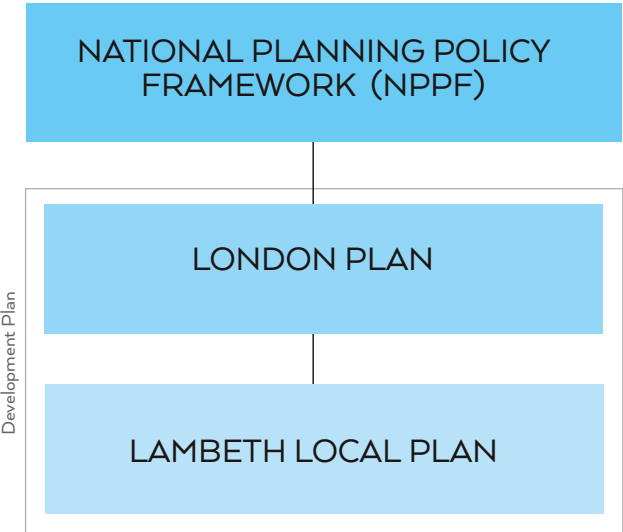
2.4 PLANNING CONTEXT

INTRODUCTION

The Masterplanning and development of the site is informed by the site’s planning context. This section sets out the planning policy framework relevant to the area, including the key strategic policies that are relevant to the Masterplan. The key aspects of the Masterplan are analysed against these policy considerations throughout the document, demonstrating that the decisions made in formulating the Masterplan comply with relevant policy and that endorsing the Masterplan will introduce planning benefits.

In this case much of the Masterplan area is subject to a KIBA designation that protects it for industrial and commercial uses. This designation must be removed if the Masterplan is to be implemented. The document sets out the planning justification for de-designation of the Masterplan accordingly.

The document focuses on strategic policies as appropriate for a Masterplan. Compliance with detailed policies will, in many cases, only be possible when detailed planning applications are submitted and considered in the future.



Planning Policy Diagram

LAMBETH INVESTMENT AND OPPORTUNITY STRATEGY

In 2015 Lambeth Council adopted their Investment and Opportunity Strategy. While not part of the Development Plan, the Strategy confirms the Council’s commitment to employment and housing growth in the borough and describes the ways in which we will use it to benefit local residents and businesses.

The Strategy recognises that London’s economy will continue to grow over the coming decade, and that the Council will take a proactive approach to encouraging and shaping development in Lambeth. This will help finance transport improvements and better facilities for new and existing communities. The Council will put in place programmes designed to provide a better offer for young people, more vocational training to meet employer needs, personalised support to meet the needs of unemployed people with complex needs, and create a supportive local economy to help small business growth. The Council will use the assets and levers at its disposal, and work collaboratively with a broad range of partners, seeking to get the most benefit from the limited sources available.

NATIONAL PLANNING POLICY

The National Planning Policy Framework 2012 (NPPF) sets out the Government’s planning policies for England. It promotes sustainable development, which means ensuring better lives for ourselves without compromising the quality of life for future generations through growth. It is about “change for the better”, for our lives, and the places in which we live them, but “they will certainly be worse if things stagnate”. (NPPF, page i).

The NPPF acknowledges that growth must take place in order to accommodate the new ways by which we will earn our living and house a rising population which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives and the places in which we live, can be better. (NPPF, page i)

The NPPF identifies three dimensions to sustainable development; economic, social and environmental. It states that the planning system needs to:

- Perform in a way that enables economic growth by ensuring that sufficient land of the right type is available.
- Support communities by providing a supply of housing necessary to meet the needs of present and future generations.
- Protect and enhance our natural, built and historic environment.

In achieving economic growth paragraph 22 of the NPPF recognises the danger of protecting sites for employment use where there is no prospect of them being used for that purpose. It states that land allocations should be regularly reviewed, and where there is no reasonable prospect of the land coming into use, applications for alternative uses should be treated on their merits.

The NPPF makes clear the need to significantly boost the supply of housing and paragraph 49 indicates that housing applications should be considered in the context of the presumption in favour of sustainable development.

Great importance is placed on the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The NPPF states that great weight should be placed on the conservation of the historic environment, recognising opportunities to draw on the contribution made by the historic environment to the character of a place. Where developments will cause harm to heritage assets that harm must be outweighed by public benefit.

Section 3 of this document will demonstrate that the Masterplan accords with these principles and is sustainable development, therefore complying with the NPPF.

The Government is consulting on a review of the NPPF, which will inter alia explore a wider definition

for affordable housing to enable a greater number of potential affordable housing products to be considered.

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Section 66(1) of the Act requires decision makers to ‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ when determining applications which affect a listed building or its setting. Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay ‘special attention... to the desirability of preserving or enhancing the character or appearance of that area’.

THE DEVELOPMENT PLAN

The Development Plan is a local authority’s suite of documents that set out its policies for planning. Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

While this Masterplan is not prepared in support of a planning application, it will influence a change to the Development Plan, and will be a material consideration in determining future planning applications in the Masterplan area. The Development Plan principles were considered in formulating the Masterplan to ensure that the proposals comply with Lambeth’s planning aspirations.

The current Development Plan for Lambeth is the London Plan and the Lambeth Local Plan, both adopted in 2015. The Local Plan replaced the saved policies of the Unitary Development Plan (2010) and the Local Development Framework Core Strategy (2011).

The Local Plan will be subject to a early review in order to address a range of London Plan policies and other matters, such as increased housing targets and consideration of the de-designation of the KIBA.

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2.4 PLANNING CONTEXT

THE LONDON PLAN (2015)

The GLS’s London Plan provides the strategic policy context and spatial development strategy for London. Each London borough’s Local Plan needs to conform with the London Plan.

London’s increasing population, changing demographics and growing economy are among the key issues facing London, this has informed the Plan’s policies. Paragraph 1.48 of the Plan sets out the GLA’s Vision for London, which includes, as its headline point, planning for substantial population growth ensuring London has the homes, jobs, services, infrastructure and opportunities a growing and ever more diverse population requires. The GLA plans to achieve this vision in ways that do not worsen quality of life for London as a whole, which means making the best use of land that is currently vacant or under-used.

All of the policies in the London Plan are of strategic importance, but key policies of particular relevance to the objectives of the Masterplan and de-designation of the KIBA include:



Policy 1.1 Delivering the Strategic Vision and Objectives for London

Growth and change in London will be managed in order to realise the GLA’s vision for London’s sustainable development, and the commitment to ensuring all Londoners enjoy a good, and improving quality of life sustainable over the life of the Plan and in the future.

Policy 3.3 Increasing Housing Supply

The London Plan recognises London desperately needs more homes. It recognises the need for more homes in London in order to promote opportunity. The policy consequently sets demanding targets for the delivery of housing which are to be met/exceeded.

Policy 3.4 Optimising Housing Potential

States that development should provide the optimum amount of housing possible consistent with public transport accessibility and good design.

Policy 4.1 Developing London’s Economy

Promotes and enables a strong, sustainable and increasingly diverse economy. This involves the availability of sufficient and suitable workspaces in terms of type, size and cost, supporting infrastructure and a range of sizes of employers.

Policy 4.4 Managing Industrial Land and Premises

States the GLA and boroughs will adopt a rigorous approach to managing industrial land to ensure a sufficient stock to meet need, but also plan for the release of surplus industrial land so that it can contribute to strategic and local planning objectives, especially to provide more housing. The land subject of this Masterplan is not identified as one of London’s Strategic Industrial Locations.

Policy 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment

The GLA and boroughs and other stakeholders should support the continued success of London’s diverse range of arts, cultural, professional sporting and entertainment enterprises and the cultural, social and economic benefits that they offer to its residents, workers and visitors. Developments should address deficiencies in facilities and provide a cultural focus to foster more sustainable local communities.

Policy 5.1 Climate Change Mitigation

London to be a world leader in tackling climate change.

Policy 5.2 Minimising Carbon Dioxide Emissions

Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with an energy hierarchy of: 1 Be lean: use less energy; 2 Be clean: supply energy efficiently; 3 Be green: use renewable energy.

Policy 5.3 Sustainable Design and Construction

The GLA seeks the highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

Policy 5.5 and 5.6 Decentralised Energy Networks and Decentralised Energy in Development Proposals

The GLA expects 25 per cent of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. In order to achieve this target the GLA prioritises the development of decentralised heating and cooling networks at the development and area wide levels, including larger scale heat transmission networks.

Policy 5.7 Renewable Energy

The GLA development proposals should provide a reduction in expected carbon dioxide emissions through the use of on-site renewable energy generation where feasible.

Policy 5.16 Waste Net Self-Sufficiency

Seeks to manage as much of London’s waste within London as practicable and to create positive impacts from waste management.

Policy 5.17 Waste Capacity

The GLA supports the need to increase waste processing capacity in London, and will identify sites for new waste capacity. Boroughs must allocate sufficient land for waste facilities to manage their waste allocation. Land for waste management should be brought forward through identifying sites in Strategic Industrial Land and Locally Significant Employment Areas (e.g. KIBAs).

Policy 5.22 Hazardous Substances and Installations

States that LPAs should identify the locations of major hazards in their plans and consult with utility companies to ensure that the timing of decommissions and any implications for development are reflected in proposals. LPAs should ensure that land use allocations for hazardous installations take into account the need to incentivise and fund decommissioning.

Policy 7.5 Public Realm

London’s public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context, and incorporate the highest quality design, landscaping, planting, street furniture and surfaces.

Policy 7.6 Architecture

Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. Buildings and structures should be of the highest architectural quality, be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, and should optimise the potential of sites.

Policy 7.7 Location and Design of Tall Buildings

Tall and large buildings should be part of a planned approach to changing or developing an area by the identification of appropriate, sensitive and inappropriate locations. Tall and large buildings should not have an unacceptably harmful impact on their surroundings. Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet a suite of criteria. The presence of groups or clusters of tall buildings is not a consideration under the policy.

Policy 7.8 Heritage Assets and Archaeology

States that development should identify, value, conserve, restore, re-use and incorporate heritage assets. Development affecting heritage assets should conserve their significance.

Policy 7.11 London View Management Framework

The Masterplan area lies in the background to a number of Strategic Vistas and Views. Development will be assessed for its impact on designated on these views.

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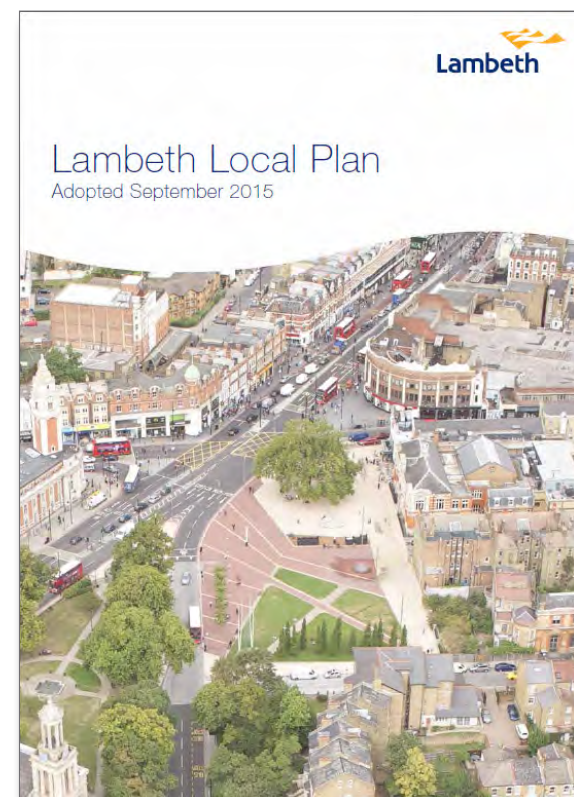
LOCAL PLAN DESIGNATIONS

All local authorities are required to produce an up-to-date Local Plan for their area, to guide the spatial development of the borough. A Local Plan must achieve sustainable development for the area it covers. The Lambeth Local Plan was adopted in September 2015.

The main Strategic Objectives of the Local Plan are to accommodate economic and housing growth across the borough. Housing supply should support economic growth by helping to ensure an appropriate supply of labour at a local and sub-regional level.

The Masterplan area is subject to a number of key local planning policy designations. These designations are an important part of the site's context and have informed the Masterplan proposals. These are:

- A KIBA
- B Listed Buildings
- C Conservation Areas
- D Strategic Views
- E Major Development Opportunity Site



A KEY INDUSTRIAL AND BUSINESS AREA

The Masterplan boundary (section 2.3) is largely informed by the extent of the Montford Place Key Industrial and Business Area (KIBA). KIBA's are Lambeth's 'Locally Significant Industrial Sites' as defined in the London Plan and represent the borough's strategic reservoirs of land for business use.

The recently-adopted Local Plan included changes to boundaries of some of the borough's KIBAs following a survey of the KIBAs in 2012 and the Employment Land Review in 2013. Some KIBAs were de-designated and some new KIBA land was designated. The Council did not consider that the Montford Place KIBA should be changed. However, at the time the Plan was developed the Oval Gas Works was still operational. The Council determined it was too late in the Plan development process to investigate the necessary evidence base and de-designate the KIBA once they learned the gas holders had been de-commissioned. However, the Local Plan does recognise that the gas holders may become surplus to requirements during the lifetime of the Plan and a Masterplan or planning brief for the site and its vicinity may be needed to guide future development.

Policy ED1 of the Local Plan protects KIBA land for business, industrial, storage and waste management uses. This includes green industries and other compatible industrial and commercial uses (excluding large scale retail) ancillary to, or providing for, the needs of the KIBA. Land uses, such as residential and retail are not permitted under KIBA designation.

The purpose of this document is to inform an amendment to the Local Plan to allow the de-designation of the Montford Place KIBA and subsequently enable the site to be redeveloped for a wider range of uses, to the overall benefit of the local area and London. There is no Local Plan policy that addresses the designation or de-designation of KIBAs.

While not a site designation, Policy EN7 relating to waste management is also relevant in considering the site's designation as a KIBA. The policy states that the Council will support driving waste management up the waste hierarchy. It will safeguard existing waste transfer and management sites. The policy, consistent with London Plan policy 5.17, also supports new sites for waste management on KIBA land. Any redevelopment on KIBA land must consider the potential for the site to contribute to meeting Lambeth's waste apportionment.

B LOCALLY LISTED BUILDINGS

As well as the statutorily Grade II listed gasholder no.1 the other surviving above ground Gasholders are identified on Lambeth's list of buildings of local architectural or Historic Interest (local list); they are identified for its architectural interest.

Policy Q23 is the relevant Local Plan policy. The Policy states the Council will resist the destruction of assets on the local heritage list and expects applicants to retain, preserve, protect, safeguard and enhance them and treat them sensitively when developing proposals that affect them.

Policy Q20 is relevant to statutory listed buildings. It supports development affecting listed buildings where development would preserve and not harm their significance or special interest, not harm the significance/setting of the listed building, (including views to and from), and not diminish its ability to remain viable in use in the long term.

C CONSERVATION AREAS

Part of the land in the Masterplan area is within the Kennington Conservation Area. The Vauxhall and St. Mark's Conservation Areas are within the wider context.

Local Plan Policy Q22 states that development proposals will be permitted where they preserve or enhance the character or appearance of conservation areas. Impacts on the conservation area have therefore been considered in developing the Masterplan.

D STRATEGIC VIEWS

The Masterplan area has the potential to affect a number of London's Strategic Views, as defined in the London View Management Framework. Local Plan Policy Q25 also addresses the potential impacts of development on strategic views, by seeking to protect their significance.

E MAJOR DEVELOPMENT OPPORTUNITY SITE

The Tesco supermarket site on Kennington Lane was designated as a Major Development Opportunity (MDO) site under the Unitary Development Plan (UDP), and this designation was continued under the Local Development Framework. However, now the UDP has been replaced by the Local Plan 2015 the MDO is no longer in place.

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2.4 PLANNING CONTEXT

OTHER POLICIES

As well as the specific policies referred to, the Local Plan includes a series of wider policies that will apply to the future planning applications of sites in the Masterplan area. The detail they require is not applicable in full at the Masterplan stage. Key Local Plan policies or parts of policies relevant to the Masterplan include:

Policy H1 Maximising Housing Growth

The Council will seek to maximise the supply of additional homes in the borough to meet and exceed the annual housing target for Lambeth. The Council will work with relevant partners to take full advantage of opportunities to deliver sustainable new housing, and in particular maximise the delivery of affordable housing, including through estate renewal and regeneration strategies. Developments that provide a mix of housing types and tenures will be supported where they meet current and future need. Residential densities will be sought that are consistent with London Plan guidelines.

Policy H2 Delivering Affordable Housing

The council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. There is a 40% target for affordable housing delivery without public subsidy. Viability of schemes will be considered when applying targets.

Policy H4 Housing Mix in New Developments

The council will support proposals which offer a range of dwelling sizes and types to meet current and future housing needs, in accordance with the Council’s published preferred housing mix for affordable and market housing.

Policy ED2 Business, Industrial and Storage Uses Outside KIBAs

Whilst the land is currently in KIBA use, the purpose of the Masterplan exercise is to facilitate its de-designation. It is therefore appropriate to consider policy ED2 which refers to land outside KIBA’s. The policy states that development for business (B1) uses will be supported on all sites, subject to other planning policies. It resists the loss without replacement of land or floorspace in business, industrial or storage use.

Mixed-use development including housing, work-live or other compatible uses will be supported where the existing quantity of employment floorspace is replaced or increased. Where mixed-used development is proposed the commercial and residential elements of the development should be made available for occupation at the same time.

Policy ED3 Large Offices (greater than 1,000sqm)

Proposals for offices greater than 1,000sqm will be supported in the Central Activities Zone; Vauxhall and Waterloo London Plan Opportunity Areas and Brixton and Streatham Major Town Centres. Elsewhere, large office development will be supported only where the scale of the proposal is appropriate to its location and the PTAL level is 4 or above.

Policy ED12 Hotels and other visitor Accommodation

The Council will support hotels, apart-hotels and other forms of visitor accommodation (C1) in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity areas and Brixton and Streatham town centres, subject to detailed considerations relating to suitable transport capacity, will not harm amenity or the mix and balance of communities, and is of acceptable design. Smaller scale provision will be supported elsewhere in the borough where public transport accessibility levels are ‘good’ (PTAL 4) or above, in accordance with London Plan policy.

Policy EN1 Open Space

The Council will protect existing open space and increase provision by accommodating new open space in developments where it will be appropriate to their scale, location and the uses of the site. Major development in areas of open space deficiency will provide on-site delivery of open space or make financial contributions to enable the provision of new open space or improvements to the accessibility and quality of existing public open space.

Policy EN3 Low Carbon and Renewable Energy

All major development proposals will be expected to demonstrate in a detailed energy assessment how carbon dioxide emission reduction targets have been met in accordance with London Plan policy and the London Plan energy hierarchy. Energy assessments should also demonstrate how ongoing management will allow occupants to reduce their energy use. Major developments will be expected to connect to, and where appropriate extend, existing decentralised heating, cooling or power networks in the vicinity of the site.

Policy EN4 – Sustainable Design and Construction

All development, including construction of the public realm, highways and other physical infrastructure, will be required to meet the highest feasible standards of sustainable design and construction, relating to the scale, nature and form of the proposal.

Policy Q5 Local Distinctiveness

The local distinctiveness of Lambeth should be sustained and reinforced through new development.

Policy Q6 Urban Design: Public Realm

The council supports development that provides the most effective use of land and does not prejudice the potential development of, or access to, adjoining plots. It supports attractive, uncluttered, co-ordinated public realm that enhances the setting of/and spaces between buildings, improved legibility, permeability and convenient access via direct routes for all users. It promotes development that maintains or improves the prevailing building line, and supports new or enhanced open space (including gaps between buildings) and landscaping/trees.

Policy Q7 Urban Design: New Development

The policy supports new development where it is of high-quality, unified design which is visually interesting, well detailed/well-proportioned with adequate fine detailing/architectural interest, where it has a bulk, scale/mass, siting, building line and orientation which preserves or enhances the prevailing local character, and is built of durable, robust, low-maintenance materials.

Policy Q26 Tall Buildings

Proposals for tall buildings will be supported when they are located within areas identified as suitable for tall buildings, where there is no adverse impact on the significance of strategic or local views, design excellence is achieved and the proposal makes a positive contribution to the townscape and skyline either individually to form a distinctive landmark or as a contribution to a group. Tall buildings must be of the highest standards of architecture and materials and must not have an unacceptably harmful impact on their surroundings. The presence of groups or clusters of tall buildings is not a consideration as to whether tall buildings will be acceptable under the policy.

Policy PN8 Oval and Kennington

The Policy recognises the Oval Gas Works is a hazardous installation, and that proposals for development in the vicinity of the gas holders are likely to give rise to concerns from the Health and Safety Executive. It recognises that the gas holders may become surplus to requirements during the lifetime of the plan and a Masterplan or planning brief for the site and its vicinity may be needed to guide future development.

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2.5 PUBLIC CONSULTATION

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A key element of the OAKDA Masterplan is to explore the best way for the area to reconnect with its surrounding neighbourhoods and investigate ways of incorporating the collective aspirations of the local community into the Masterplan. The consultation process is an essential component of the masterplan development and a comprehensive engagement strategy has informed the final proposals, the Statement of Community Involvement (SCI) available at www.oakda.co.uk provides detail of the process is full.

An extensive, open and transparent consultation engagement plan was developed and agreed with Lambeth Council prior to commencement of the masterplan process in early 2015. The consultation plan was designed to be a continuous programme of engagement from initial workshops in January through to the submission of the draft masterplan in spring 2016. There were 2 key phases of consultation that occurred from January to December 2015:

- Phase 1 – Understanding local aspirations and vision for the area, January – March 2015
- Phase 2 – Presenting the Draft Masterplan and getting feedback, November – December 2015

PHASE 1

January 2015
4,714 local households were issued newsletters by post to let them know about the masterplan area, invite them to workshops and present a range of methods to engage with the process. A total of three community workshops were held to understand local people’s visions and aspirations for the area. These were attended by 68 people. Participants were split into groups of roughly 6-10 to discuss their thoughts on the local area and aspirations for the masterplan. Facilitators from the project team used worksheets to guide and record the discussion. At the end of each workshop, participants were given an overview of Berkeley’s Social Sustainability Criteria. A series of commitments were formed as a result of the community consultation. Further details can be found in section 3.3 of this document and at www.oakda.co.uk.



Community Workshops in January 2015

February 2015
5,670 local households were mailed to let them know about an exhibition to share the feedback from the community and to ensure the findings were on the right track. 73 people attended the exhibition. From January to February, 152 feedback forms were received.

March 2015
Comments were then used to start developing the draft masterplan.



Feedback Exhibition in February 2015

PHASE 2

A six week consultation period commenced on Wednesday 4th November until the 16th December 2015. During the 6 week consultation period the community were able to view, comment and discuss the draft masterplan proposals in a variety of ways.

October 2015
12,100 local households were invited to attend three evening presentations to see the draft masterplan. The community were also informed of a permanent exhibition taking place in Durning Library, available for 30 days.

November 2015
89 stakeholders attended the evening presentations. 12 drop in sessions were held with Lambeth and the project team. 169 feedback forms and surveys were received during this time. There were also 1,577 visits to the website during the formal consultation period.



Phase 2 Presentation Evening in November

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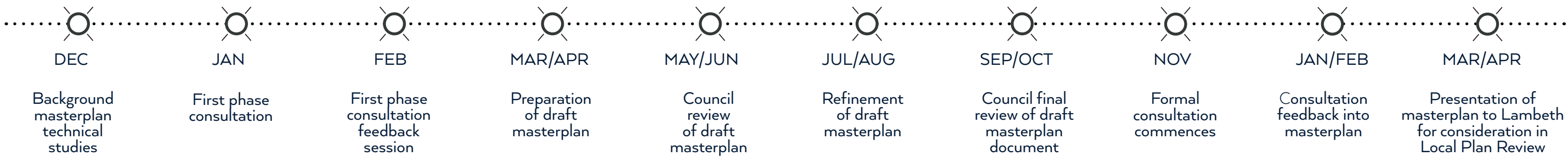
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CONSULTATION TIMELINE



2.5 PUBLIC CONSULTATION

FEEDBACK FROM PHASE 1
CONSULTATION

- “Likes” about Kennington/Oval – key themes include central location; multicultural; village feel and green parks and spaces.
- “Dislikes” about Kennington/Oval – key themes include traffic and congestion; Vauxhall high rises; lack of restaurants and pubs and the Tesco car park for anti-social behaviour.
- Land uses and local facilities – new housing was identified as the highest priority with more cafes, restaurants and shops. The importance of the supermarket was identified and new public squares and green spaces.
- Employment and housing – jobs for local people and quiet commercial uses were identified. A mix of housing was a priority to create a balanced community, family and first time buyer housing was also identified.
- Movement and connectivity – more pedestrian routes, safer road crossing and pedestrian/cycle priority were identified as high priorities. North to south and east to west routes through the site were recognised.

- Gas Holders and Design – the majority of people thought that one or more gas holders should be retained. Of the 3 visible holders, the largest was thought to be most important. Local context and developments were cited for good design including Bermondsey Square, Kings Cross and the Foundry.

At the end of each workshop, participants were given an overview of Berkeley’s Social Sustainability Criteria. A series of commitments were formed as a result of the community consultation. Further details can be found in section 3.3 of this document and at www.oakda.co.uk.

FEEDBACK FROM PHASE 2
CONSULTATION

- 97% of respondents supported a mixed use development, including business, residential, open space and community uses, in the masterplan area.
- 66% of respondents supported the draft masterplan for the OAKDA.
- Public open space for the community – with green space and artistic features were supported strongly.
- New homes and good quality architecture – complementing the existing area was a significant common theme.
- Local people support jobs and training opportunities – for local people.
- At least one gas holder should be retained – re-used or reflected in the design.
- There is strong support for new shops, cafés and restaurants – including a permanent food store.
- The consultation supported creating a new destination – connecting Vauxhall with Kennington.

- Community facilities were supported by the consultation – potentially a library, leisure, cultural or healthcare provision.
- The issue raised most frequently by respondents was with regard to the building height within the masterplan area, and the resulting impact on light on surrounding properties and public areas. Although some respondents expressed support for the current height providing it was not subsequently increased, others suggested that tall buildings were not appropriate for the area.

These comments have informed the finalised proposals presented in this document. For detail of all the responses and analysis please view the SCI which is available online at www.oakda.co.uk.

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2.6 OPPORTUNITIES AND CONSTRAINTS

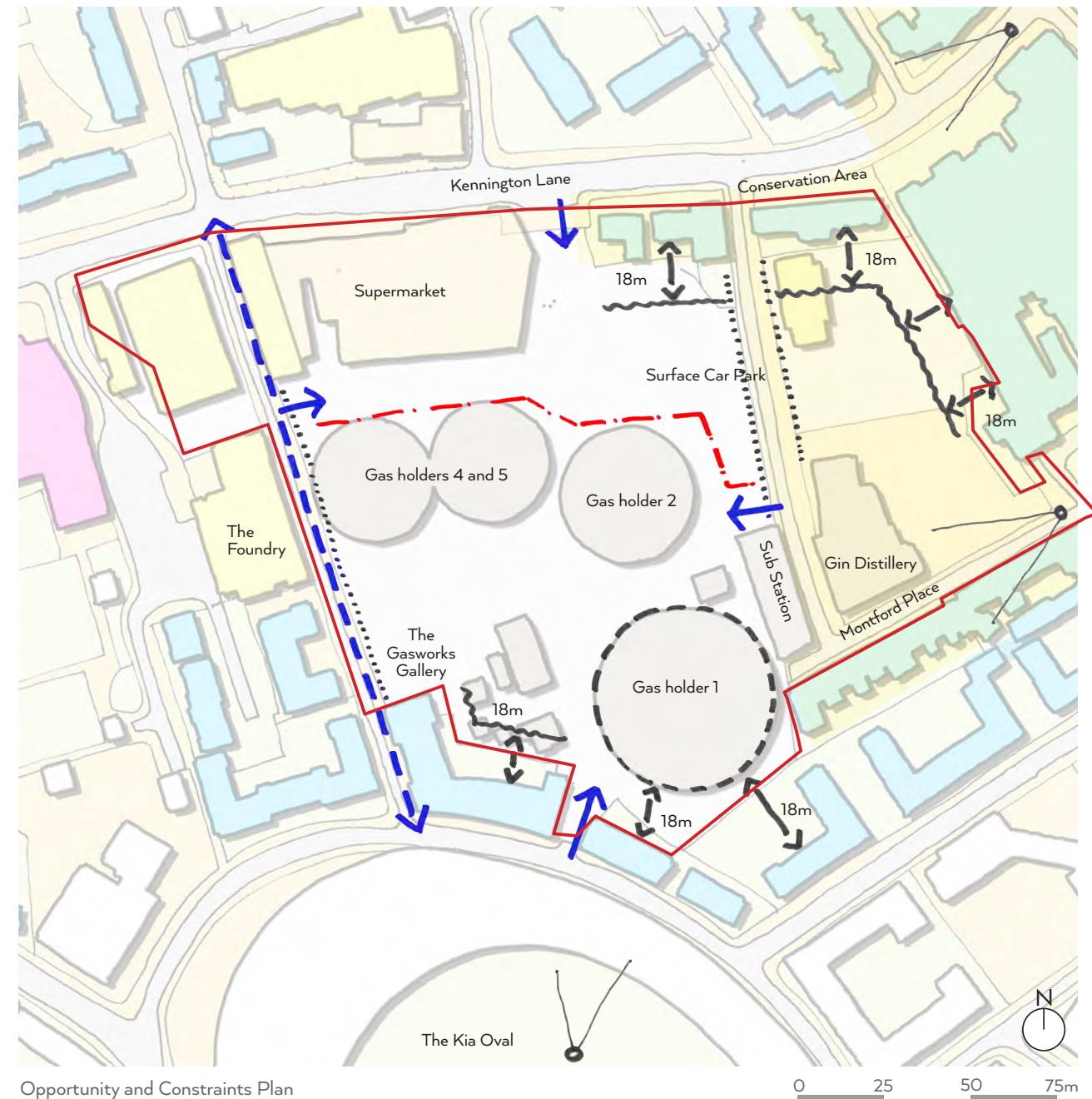
Analysis of the Masterplan area and its context has enabled us to identify further Opportunities and Constraints which have informed the development of the Masterplan. More detail on these can be found in later sections where the key themes are explored.

OPPORTUNITIES

- Under-utilised Land - 'Brownfield' land (gas works and surface car parks) provide opportunities to make better use of the land through comprehensive Masterplanned development.
- Accessibility - The high PTAL rating suggests the area can sustain high development densities.
- Commercial Uses - The redevelopment offers the opportunity to provide more employment uses and jobs to complement uses in the area.
- Residential Uses - The redevelopment offers the opportunity to provide new homes on the site.
- Gas Holders - The existing gas holders provide the opportunity to be re-used/adapted to create a new and interesting development, enhancing their heritage significance.
- Permeability - Creating new public routes across the site, following desire lines, public access to the site can be provided.
- Vehicle Site Access - Existing site access points can be used to avoid impacting on the local road network.
- Pedestrian Site Access - The edges of the site can be used to provide new pedestrian access points to the site.
- Sun Path - The orientation of the sun path should be considered to maximise access to sunlight and minimising overshadowing.
- Active Frontage - Creating new buildings with active frontages along existing streets can make them safer and feel more secure.
- Surrounding Uses - The Foundry, Gasworks Gallery and Beefeater Gin Distillery are important cultural facilities that, if linked and supplemented, could create a cultural destination.
- Rich Heritage and Local Distinctiveness - Provides the opportunity to celebrate the areas' history and tie in with the high quality existing townscape.
- Green Space - The redevelopment offers the opportunity to provide more local green space.

CONSTRAINTS

- Gas Holders including Grade II listed gasholder no.1 - These create a constraint on the development, whether they are retained or not, and if retained the gas holder frames will limit development within and around them.
- Listed Buildings in the site's context - The design of proposed buildings next to listed buildings should avoid compromising their settings.
- Conservation Areas - The development within and in the context of conservation areas should avoid compromising its character.
- Road Access - Relatively poor access for large goods and service vehicles limits the area's potential for industry.
- Building Heights - The height of the proposed buildings around the edges should respond to the existing building heights along streets.
- Quietway - The proposed cycle route along Vauxhall Street may constrain vehicle access to and from the site onto this road.
- Daylight - The massing of the buildings should respect the daylight levels of existing buildings around the perimeter of the site.
- Privacy - Suitable separation distances should be provided between proposed buildings and existing buildings.
- Key Views - The proposed massing should not impact upon the strategic views and have a minimal impact on local key views.
- Substation - This operational electrical facility requires retention but sensitive land uses should avoid facing it.
- Site Levels - Raised ground levels around the gas holder tanks will require re-levelling to achieve level access.
- Contamination - Below ground contamination is present on the site and will require mitigating.



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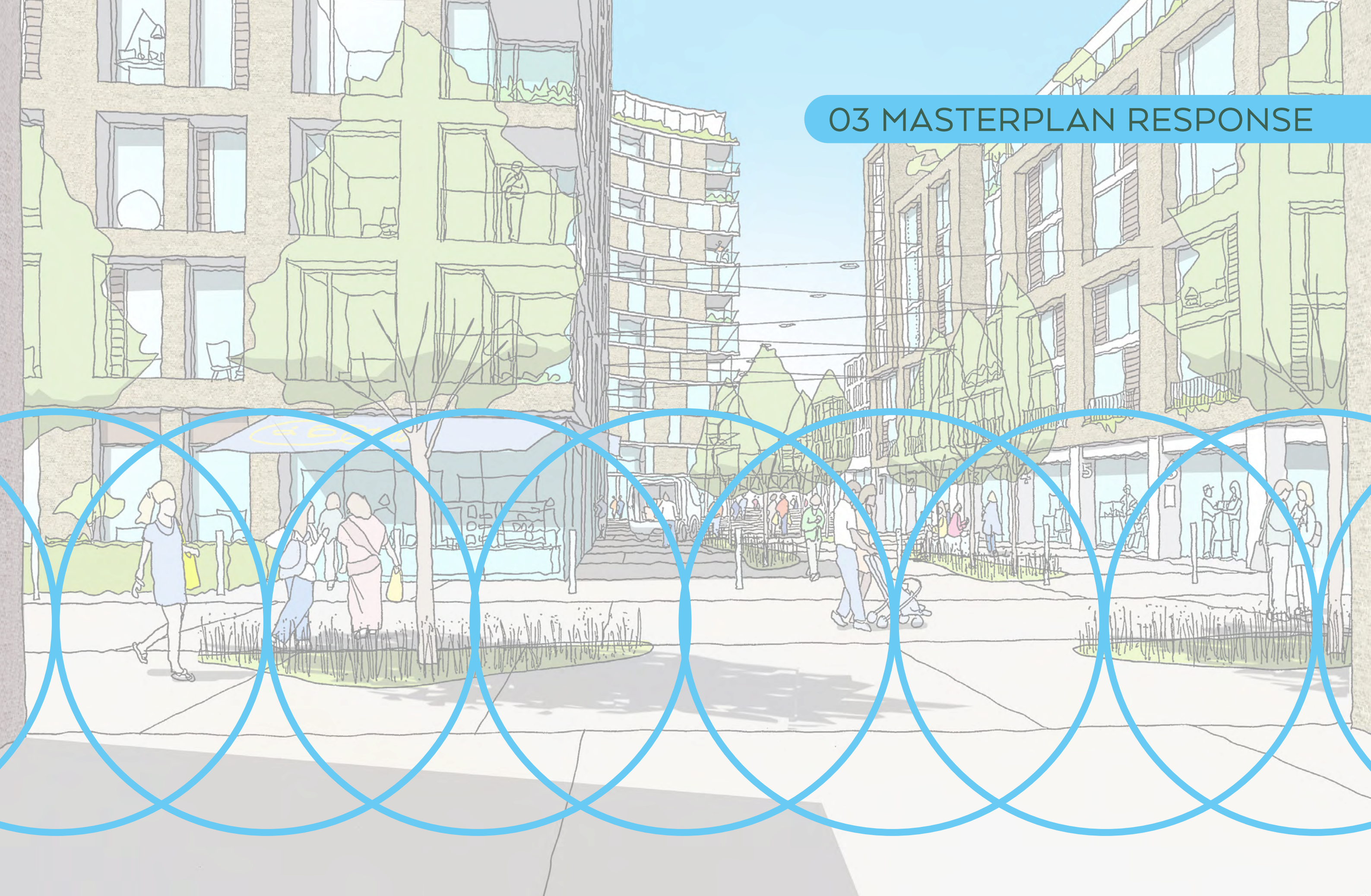
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- Key views
- Quiet way
- Access points
- Key relationships with neighbours
- Retail
- Residential
- Education
- Commercial
- Conservation Area
- Masterplan Area

03 MASTERPLAN RESPONSE



3.1 ILLUSTRATIVE MASTERPLAN LAYOUT

The proposed Masterplan for the OAKDA is presented on the right. This section examines the key themes that have been analysed against the context to create the Masterplan.

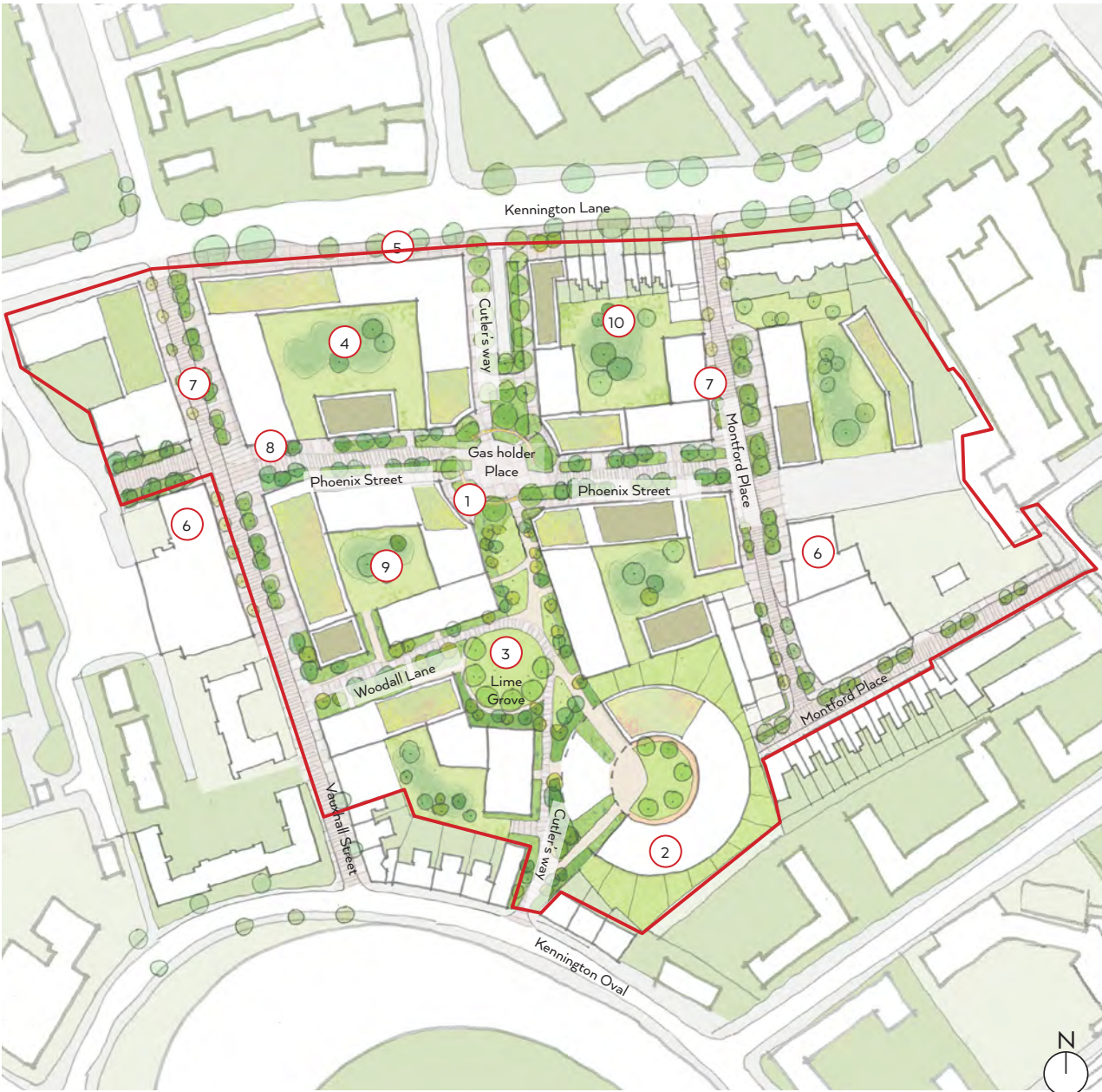
The Masterplan proposes a series of streets and spaces which connect the site's new access points (Section 06). Eight development plots are proposed which can be delivered in phases, with each plot defining the street frontages and respecting neighbouring uses (Section 09).

Proposed land uses (Section 05 and 06) are appropriate to Oval and Kennington and their location within the Masterplan area. Together a mix of uses can support an appropriate street character. The proposed massing (Section 09) creates an exciting new townscape whilst respecting neighbouring properties and heritage assets including the gas holders and conservation areas (Section 04).

The Masterplan will inform the individual planning proposals which may come forward on the different sites ensuring that routes align across different ownerships, or that frontages are consistent along streets. Whilst the Masterplan provides flexibility in allowing planning proposals coming forward, there should also be an integrated dialogue between sites to develop the masterplan proposals.

The Masterplan includes the following key features:

- ① 'Gas Holder Place' – a new public square.
- ② Grade II listed Gas Holder No.1 retained.
- ③ 'The Lime Grove' – a new public green space.
- ④ Food store (same size as existing) below apartments and a private first floor courtyard.
- ⑤ Retail proposed along Kennington Lane.
- ⑥ Connections made to The Foundry and Beefeater Gin Distillery.
- ⑦ Vauxhall Street, a 'Cycle Quietway'.
- ⑧ Pedestrian priority across the Masterplan.
- ⑨ Internal courtyards are located within each development block, they serve as private amenity space for residents.
- ⑩ Courtyards enhance the boundaries with neighbouring properties.



Illustrative Masterplan Layout

0 20m 40m

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Masterplan area

Next page:
Draft Illustrative Masterplan Layout overlaid onto Aerial Photograph to show the masterplan in its wider context

3.1 ILLUSTRATIVE MASTERPLAN LAYOUT



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3.2 MIXED USE REGENERATION

MIX OF USES

Places that are enjoyable and liveable tend to have a variety different types of people doing different types of things. This comes from a mix of uses.

The community identified new homes as the highest priority. A mixture of balanced uses are proposed including high quality new homes, including affordable, flexible employment space, retail and communal facilities.

As this report demonstrates, a thorough investigation has been undertaken into creating the best mix of uses on the site, which will flourish individually, but also which will create an economically sustainable critical mass to the benefit of all uses. This also means there is an opportunity for people to both live and work and shop on the site, minimising the need for travelling.

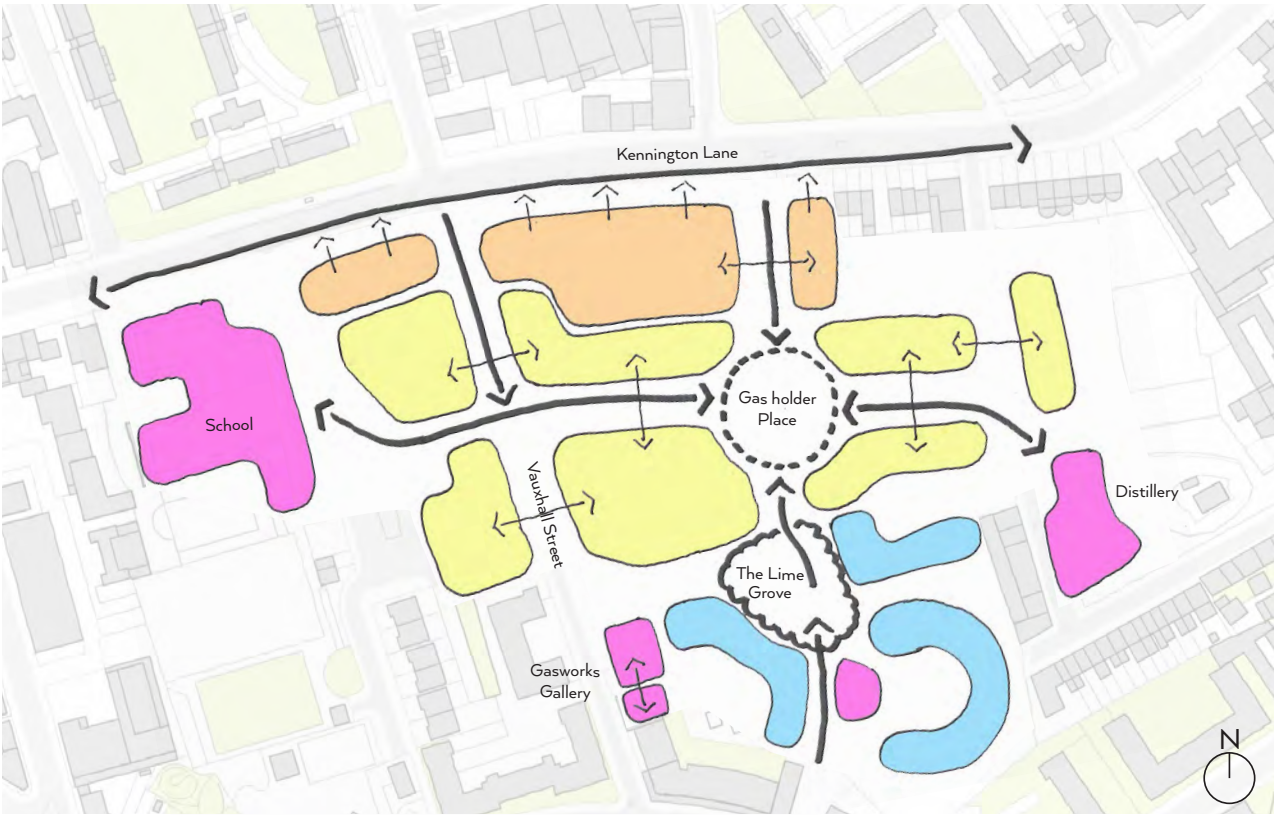


Diagram Showing Mix of Ground Floor Uses



Artists Impression of View Along Phoenix Street to Gas Holder Place



Artists Impression of View Along Cutler's Way to Gas Holder Place

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Retail Use

Office Use

Other

Residential

3.3 SUSTAINABLE REGENERATION

ENVIRONMENTAL SUSTAINABILITY

Local Plan policy EN4 requires all development to meet high standards of sustainable design and construction, relating to the scale, nature and form of the proposal. Accordingly, development in the Masterplan area will be designed to deliver excellent levels of environmental sustainability.

The London Plan and Lambeth Local Plan include a suite of policies (set out in Section 2) to ensure that developments deliver high levels of sustainability. How the Masterplan will set out to meet those requirements is detailed below.

Investigation of all reasonable practicable means of providing for the Masterplan’s energy needs and reducing energy usage, including alternative forms of energy, CHP systems, linking to decentralised energy networks and on-site renewable energy generation and/or energy from waste.

The Masterplan design will incorporate specific climate change adaptation measures relevant to its location; to ensure the buildings designed will be future proofed against changes in climate. This will include exemplar standards of design and construction for flooding, overheating and water use. As part of this, Sustainable Urban Drainage Systems (SUDS) will be designed in from the earliest stage of development.

The development of this brownfield site will deliver a betterment in levels of biodiversity across the Masterplan area; through effective design of private garden spaces, public realm green space and living roofs on suitable buildings. An ecologist will be brought onto to consult for the project at an early stage in the detailed planning application process.

During construction high standards of environmental performance will be delivered; by following best practice and communicating effectively with the supply chain.

Effective communication to new residents and occupants on the sustainable design and use of the buildings to ensure the efficient use of resources within the development.

Energy efficient design & energy source

In accordance with policy EN4, the buildings will be of highly energy efficient design, exceeding the minimum standards set out in the Building Regulations as far as possible through passive design measures. They will aim to be cooled by natural ventilation and avoid overheating during summer months through passive means.

Living roofs & biodiversity

Green and brown roofs will be incorporated in all new buildings. These will relieve the urban microclimate effect, will assist in absorbing urban noise and will create new ecological environments to improve biodiversity.

Water

The GLA’s sustainable drainage hierarchy will be applied and the development will seek the efficient use of groundwater and protect and conserve water supplies through minimising the use of treated water. The design will minimise surface water run off, and will seek to utilise alternative sources of non-potable water, such as rainwater for irrigation.

Reducing the need to travel

The masterplan is designed to minimise the need to travel through an appropriate mixture of uses, cycle parking provision, limited car parking (approximately 40% of residential units) provision of good walking routes and connections to the wider cycle network. Travel plans will accompany planning applications for any sites within the OAKDA. The transport impacts of construction and the development’s operation will be assessed as part of the proposals.

Sustainable materials sourcing

Materials used for development will be sustainably sourced, prioritising local sources to minimise transport impacts and with low embodied energy content to ensure the delivery of low carbon buildings, in-use and over their entire lifecycle.

ECONOMIC SUSTAINABILITY

The Masterplan would contribute to economic sustainability by significantly boosting commercial activity in the area. Currently, under the KIBA designation, the area under-provides for employment activity and jobs, with some sites (notably the gas works site itself) providing extremely limited employment opportunities and jobs.

The likelihood of the current situation changing while the area remains designated as KIBA is very low without the mix of uses needed to stimulate economic growth in the area.

The Masterplan proposals would enable the area to be optimised, increasing the amount of useable employment-generating floorspace and the potential number of jobs. The number of potential jobs would be increased by 465%.

The types of employment-generating floorspace would be broadened and brought in line with Lambeth’s projections for demand in the area, reducing the amount of industrial (Class B2) floorspace and increasing the amount of B1 space, and retaining the area’s existing B8 floorspace.

The new employment floorspace would be contained within a purpose-designed employment area that would further stimulate activity and be attractive to workers known to live in the area who currently travel further afield for suitable work places.

The Masterplan proposals would contribute wider economic benefits including the creation of significant jobs during construction, and economic stimulus to the area from the increased number of workers and residents.

The proposals therefore contribute significantly to economic sustainability of the area and Lambeth, in accordance with the aims of the NPPF.

SOCIAL SUSTAINABILITY

The National Planning Policy Framework sets out a “social role” for development which it defines as “supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.”

Berkeley has created a framework which aims to define and measure social sustainability. It aims to identify the integral elements of social sustainability in a way that can be clearly understood and practically applied to the assessment of new development. This process can take place after the development is occupied but can also take place as part of the design and planning process.

The Berkeley Social Sustainability Framework was implemented in response to evidence that focussed on quality of life and community strength delivering real benefits for residents and neighbourhoods. This aids community resilience in the face of change (see University of Reading and Social Life, 2012, Creating Strong Communities).

A series of commitments were formed as a result of the community consultation. Further details of the framework and commitments can be found on the following page.

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3.3 SUSTAINABLE REGENERATION

SOCIAL SUSTAINABILITY PROCESS

Berkeley has identified a range of indicators by which the strength of an area’s social sustainability can be assessed.

The Framework consists of three dimensions, which capture key aspects of social sustainability: infrastructure and social amenities; voice and influence; and social and cultural life.

These cover a range of physical and non-physical factors that contribute to the local quality of life. These aspects of social sustainability are underpinned by 13 indicators which considerably influence the social outcomes in a community.

During the Phase 1 (Jan/Feb 2015) consultation we asked the community to select their 4 top priorities from the Berkeley Group Social Sustainability Assessment.

From the selected criteria Berkeley and Lambeth made a series of commitments which would evolve through the Masterplan process, these are summarised on this page.



Social Sustainability 'Wheel'

Priority	Commitment	Action
Character and Identity	Berkeley values the heritage of the site and the opportunities presented by the Gas Holders to create a unique feature for the masterplan.	The heritage of the site will be celebrated in the masterplan. Section 4 explores such possibilities.
	Berkeley are committed to fully exploring options that retain the Gas Holder No. 1 which has been identified as the most iconic and is associated with the heritage of the Oval area.	Berkeley propose to retain Gas Holder No.1.
	Berkeley will commission a Cultural Strategy from a specialist consultancy who will be instructed to engage with local artists, cultural and community groups.	Futurecity, a placemaking agency, have been commissioned to prepared a Cultural Strategy for the masterplan The strategy is available online at www.oakda.co.uk .
	Berkeley and Lambeth will consider the viability and remediation costs of retaining the Gas Holders carefully to ensure that the OAKDA can support the range of uses that are needed in the community.	Consideration will continue throughout the planning application stage.
Feelings of Safety	The masterplan will be designed so all public spaces and through-routes carefully maximise natural surveillance and avoid dead ends and inactive frontages. This commitment will be reflected in the masterplan.	All public spaces and through routes have been designed to maximise natural surveillance.
	Berkeley and Lambeth will consider the long term management of all public shared spaces from the earliest stage of the design and planning phase and reflect this commitment in the masterplan.	Berkeley will manage the masterplan public spaces in conjunction with other land owners. Materials have been considered at masterplan stage, these will be developed through the planning stage to determine the best materials, artworks and playspaces.
	Berkeley and Lambeth will consult with Secured By Design specialists to identify any risk areas.	Berkeley have met with and presented to Lambeth’s Secure by Design officer and the masterplan responds to their comments.
Ability to Influence	Berkeley and Lambeth are already committed to a detailed, open and extensive public consultation at every stage of the masterplanning process and continued into the formal planning process.	The second phase consultation which exhibits the draft masterplan runs over a 6 week period and included extensive opportunities to engage, further details can be found in section 2.5
	Through a range of platforms including engagement with existing residents groups, public workshops, public exhibitions, mail-outs and an active website, the public are able to ask questions and offer their views on the future of the OAKDA.	Mail-outs, website, email updates, flyers exhibitions and presentations will be used. The second phase consultation used Royal Mail to ensure delivery to all addresses in the SE11 4, SE11 5, and SW8 1 post codes. Previous letter drop agencies were not as successful as hoped.
	It is intended that at each stage of the decision-making process the public will be able to comment; this will apply from this masterplanning process through to a formal planning application.	Comments were welcomed at the pre-design masterplanning stage and on the draft masterplan. We will continue this process through the planning application stage. Comments have also been welcome via www.oakda.co.uk at all times.
Local Integration	Berkeley and Lambeth will undertake movement and accessibility studies to plan the best routes to go through the site and will aim to secure these routes via the masterplan.	Movement and accessibility studies have been undertaken and have determined key routes that provide the best experience for pedestrians and cyclists.
	Through-routes will be designed to prioritise pedestrians and cyclists.	Shared surface routes place priority on the pedestrian. Cyclists also have priority but will be encouraged to use the Vauxhall Street Cycle Quietway.
	The routes will be “greened” with trees and spaces.	The landscape masterplan indicates greened routes and spaces, including the ‘Lime Grove’.
	Public spaces and commercial uses will be spatially linked to Kennington Lane to focus activity and vibrancy and reinforce links with existing communities and businesses.	Retail uses are proposed along Kennington Lane with commercial uses to the north of the masterplan.
	The masterplan area will have public access and will be welcoming to visitors and pedestrians who do not live within the OAKDA.	The site is fully accessible with public squares and public spaces.

Table of Social Sustainability Responses

3.4 SUCCESSFUL REGENERATION

The key benefits of the masterplan, for each of the six themes, of the project, are as follows:

HERITAGE

- Heritage assets reflected in the Masterplan
- Surrounding Conservation Areas enhanced and the small area of Kennington Conservation Area in the Masterplan will be greatly improved.
- Gas Holder No 1 refurbished and retained.
- Other elements of the cultural heritage to be reflected in the landscape and building design.

COMMERCIAL

- 465% increase in the number of jobs provided in the masterplan.
- Masterplan will support up to 1,430 jobs.
- Range of employment space to be provided including a range of active uses.
- Employment hub (The Generator) to be created to support smaller and medium-sized businesses.
- New employment opportunities for the local area.
- Flexible commercial or cultural space.

WASTE

- Building design will minimise waste
- High proportions of construction waste recycling on site
- Occupiers encouraged to recycle and re-use waste
- Innovative 'up-cycling' uses will help meet Lambeth's targets.

RESIDENTIAL

- Around 1250 high quality new homes.
- Mix of tenures – 40% affordable target.
- Increased activity in a currently under-developed location.

MOVEMENT

- Masterplan area opened up and integrated with the surrounding neighbourhood.
- Priority given to pedestrian and cycle routes which integrate with the surrounding neighbourhood.
- Large, impermeable Gas Works site opened up for access for the first time in 150 years.
- Sustainable transport encouraged for workers and residents.
- No through routes for vehicles

PUBLIC REALM

- Large areas of new public realm.
- Existing areas of new public realm improved.
- New green public open space – no green space currently.
- Improved biodiversity.
- Safe streets for pedestrians and cyclists.
- Central multi-use space.
- Fully integrated public realm and landscape strategy that builds on the heritage and distinctive character of the local area.

BUILT FORM

- Urban grain improved – respecting and integrating with existing local area
- Building heights respect local and strategic views.
- Key street frontages improved and maximised throughout the proposals
- Gas Holder No. 1 retained as a dominant feature in the Masterplan.
- View from Kia Oval maintained.



Aerial View of the Masterplan from the North

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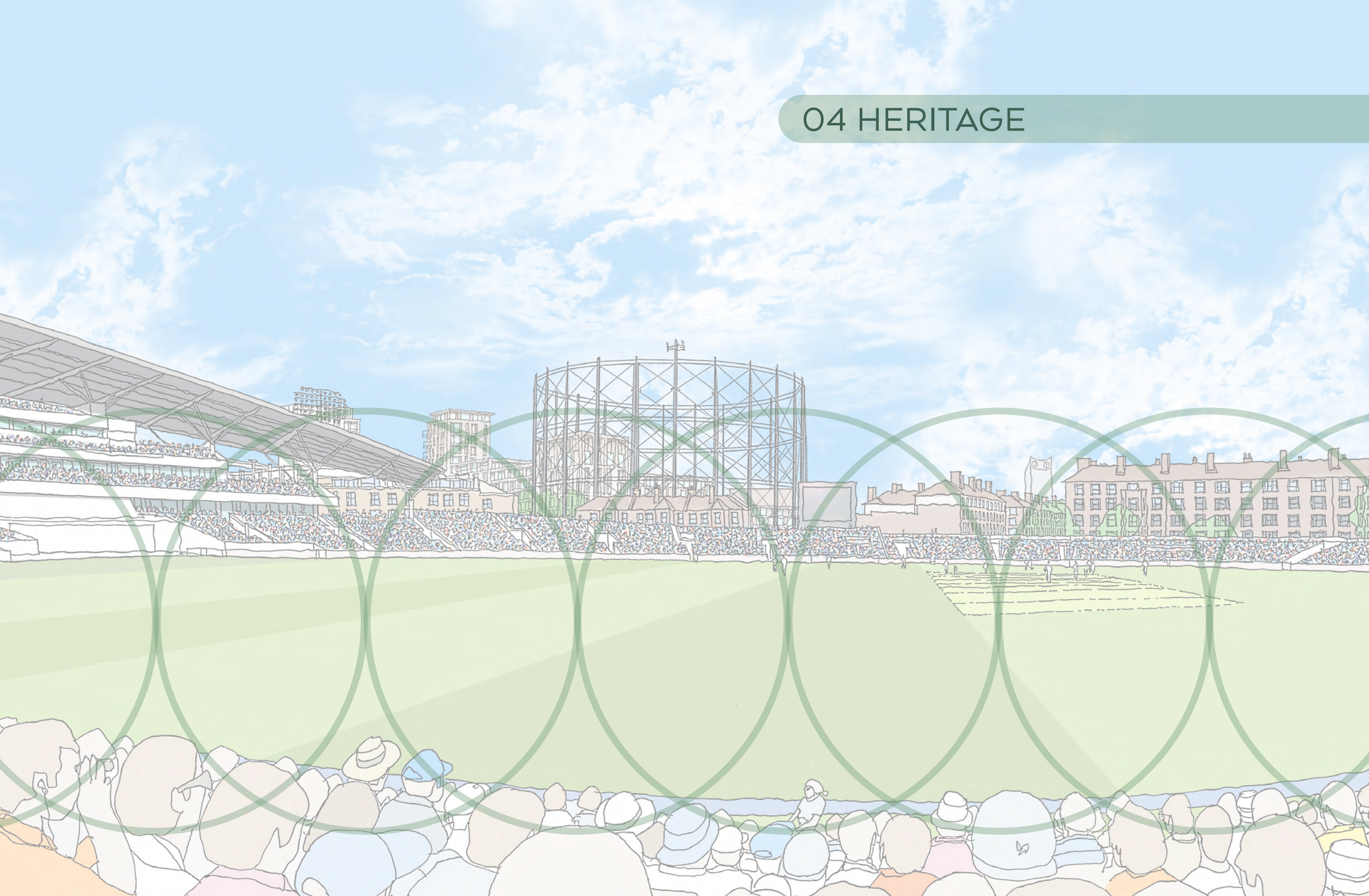
CONCLUSION



Proposed

Existing

04 HERITAGE



4.1 HISTORY OF THE AREA

ORIGINS

The site was historically located within the Duke of Cornwall's Manor of Kennington, with Kennington Lane running through it, following the path of a medieval lane. In 1636, the Manor was an area of meadows with few buildings, with the land in the area of the site used as meadow, pasture and nursery. The opening of Westminster Bridge, Blackfriars Bridge and their approach roads in 1750 and 1760s, brought an increasing volume of through traffic making Kennington even more accessible and desirable as a place for a country residence. By the publication of Horwood's map of 1799-1819 the townscape of the area to the east of the site is close to its current form.

THE OVAL

The form of the Kennington Oval was laid out in 1790 as part of a proposal to "Inclose an Oval of an Acre or an Acre and a half in the Centre, and plant it with Lime Trees, to form an open Grove, with Gravel Walks round and across it, under the Trees". Its early form is shown on Horwood's map (1819). Apart from a roadway to the grove, the remainder was to be divided into 21 residential plots.

THE GAS WORKS

In 1805 a Waterworks, which supplied water from the Thames to Camberwell and Lambeth, located reservoirs and a canal on the site. The site was purchased in 1847 by the Phoenix Gas Company and the first gas holders on the site were adapted from the pre-existing brick-lined reservoirs of the Waterworks in 1847. Of the gas holders that remain on the site, Nos. 4 and 5 are of 1874 and 1875 respectively. Liasted gas holder No. 1, the largest on the site, was constructed in 1879 and extended towards the end of the century. The Gas Holders are discussed in depth in the Heritage Report and in the Gas Holder Strategy Report, both located online at www.oakda.co.uk.

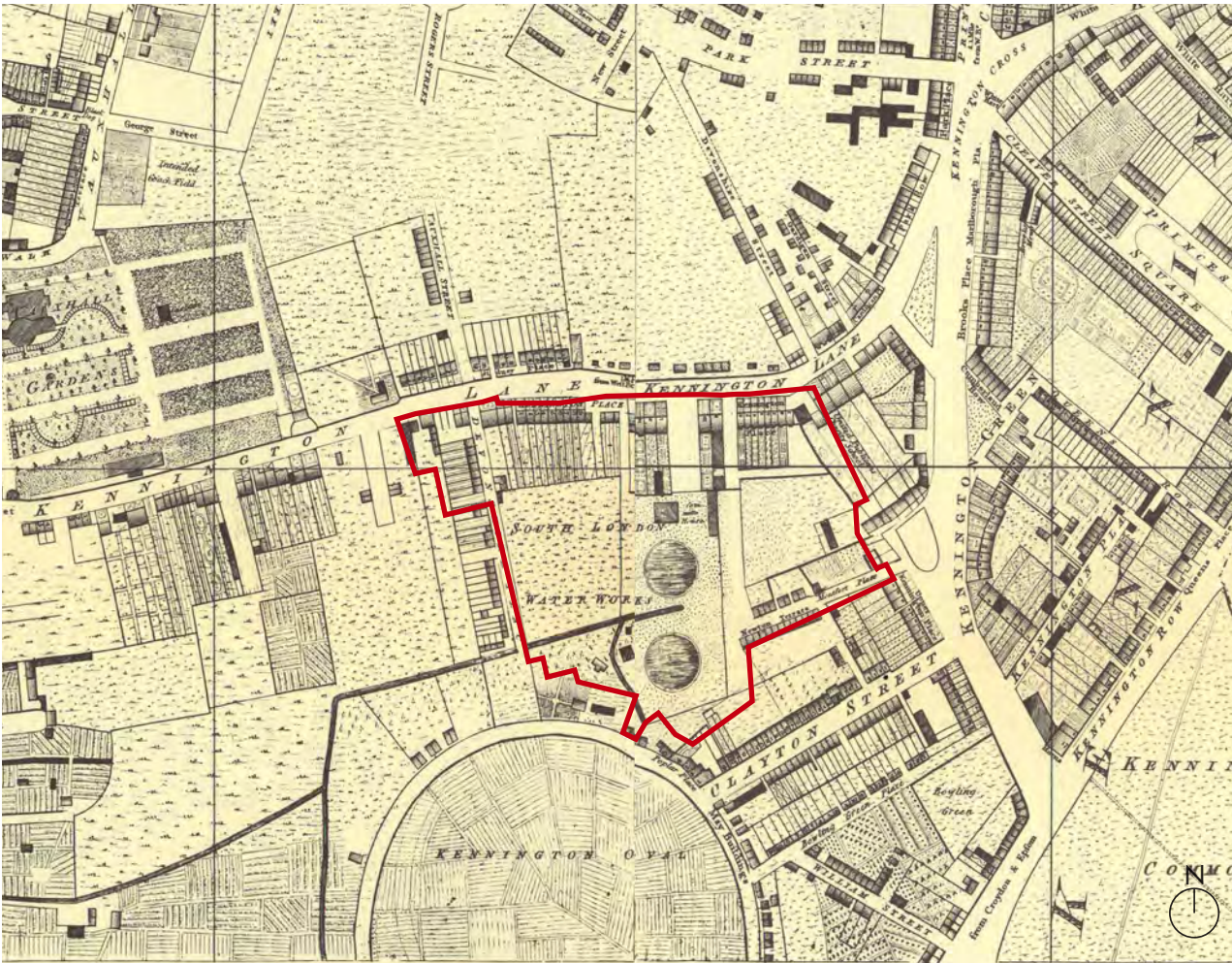
CRICKET GROUND

The Surrey County Cricket Club has played in the Oval ever since its foundation in 1844 and in 1858 the Club requested the Duchy's permission to erect a new pavilion, which survives today.

In the late 19th century the Oval was surrounded by dense streets of terraced housing, with the gas works to the north and a less well defined southern perimeter of larger grander properties. The existing distillery building to the east of Montford Place, initially a pickle factory, first appeared on the OS map of 1914. Otherwise little changed during the early 20th Century until the large scale clearance of terraced housing to the north-east of the Oval and the construction of LCC housing during the 1930s.

WAR DAMAGE

The Masterplan site area was badly damaged in WWII; three V1 bombs were dropped close to the gas works damaging or destroying a large number of buildings on either side of Kennington Lane. After the end of the war the northern part of the Masterplan site and a large swathe of land to the north of Kennington Lane were redeveloped; the Vauxhall Gardens Estate was built by the LCC in the 1950s.



1819 Historical Map

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Masterplan area



Photograph of Montford Place, taken in 1965



Photograph of Kennington Cross, taken in 1960

4.2 HERITAGE ASSETS

There are a number of designated and undesignated heritage assets in the local area which contribute to its character and heritage. These assets are described in detail in KM Heritage's Heritage Report; this document supports the Masterplan and is found online at www.oakda.co.uk.

The report also describes that there are three conservation areas in the vicinity of the site, as shown on the map opposite, and these are described in more detail on the following pages.

LISTED BUILDINGS

The largest gasholder in the gasworks site is Grade II listed for its historical and architectural interest. It was the world's largest when it was built (1877-9) by Corbett Woodall on the site of an earlier holder, and then enlarged by Frank Livesey in 1891-2.

The gasholder also has technical interest; the design allowed the gasholder to be doubled in capacity by a modification involving a minimum of intervention to the guide frame. The gasholder also has historical association due to the involvement of three of the most eminent Victorian gas engineers in Corbet Woodall, Frank and George Livesey.

The gasholder also has landscape interest, providing a landmark background to the Oval Cricket Ground which includes international recognition.

Listed heritage assets nearest the Masterplan Area are summarised below and shown on the plan to the right:

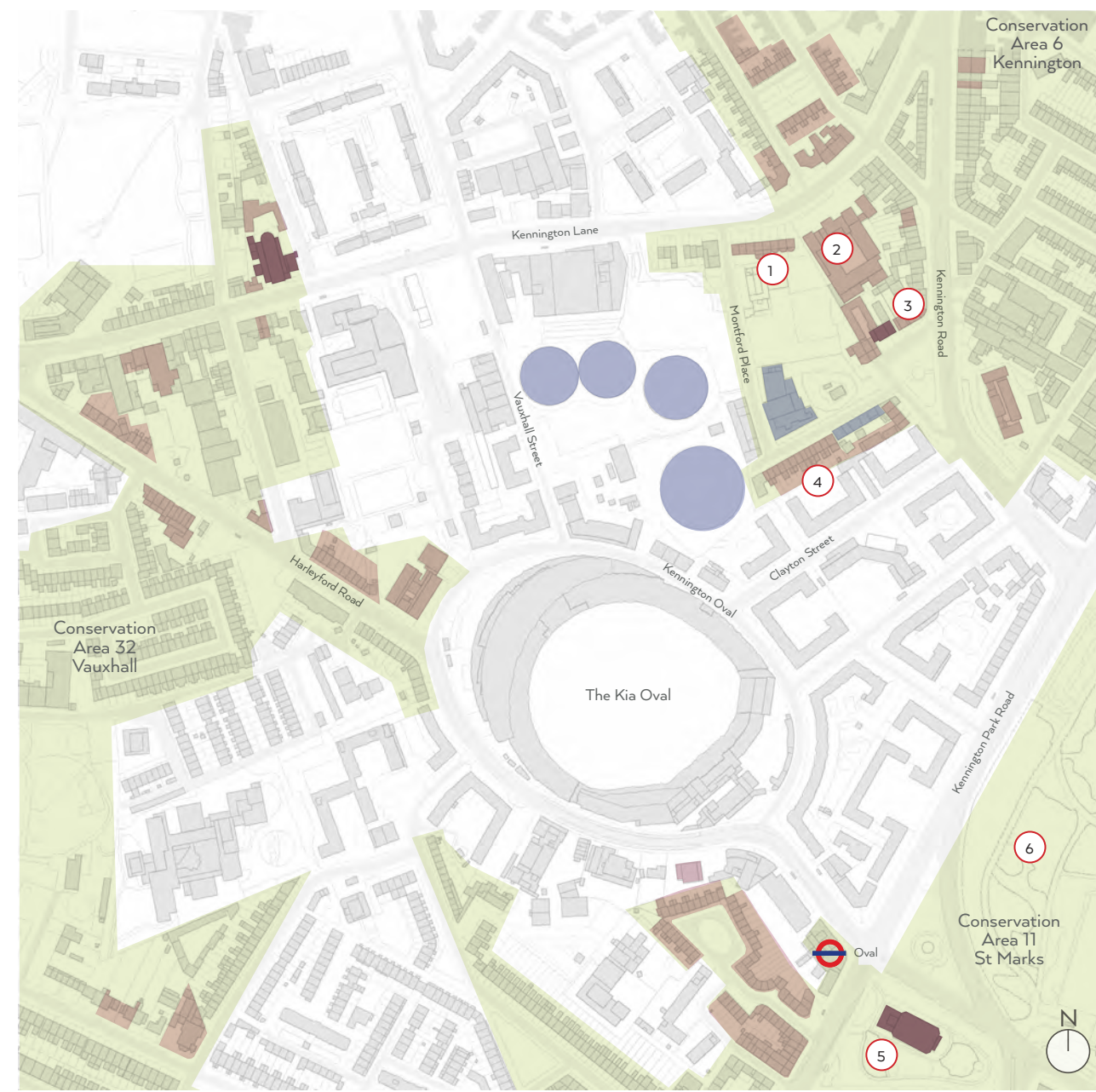
- ① Grade II listed early 19th century terrace of houses at Nos. 231-245 Kennington Lane.
- ② Grade II listed Imperial Court.
- ③ Early 19th century houses at Nos. 362, 364, 366, 348, 350, 352, 354 and 356 Kennington Road (Nos. 350 and 352 Grade II* listed, otherwise Grade II) which front onto Kennington Green.
- ④ Grade II listed 18th century terrace at Nos. 3 and 7-25 Montford Place.
- ⑤ St Mark's Church.
- ⑥ Kennington Park.

Further listed buildings are identified on the plan which are not in the site's immediate vicinity.

It is important to respect the statutory listed buildings in the vicinity of the site. Design proposals should be respectful so that the Masterplan improves the setting of these buildings whilst acknowledging that regenerating a brownfield site will change the context in which they sit.

LOCALLY LISTED STRUCTURES

- The Oval Gas Works is identified on Lambeth's local list of buildings of Local Architectural or Historic Interest (Local List). The Gas Works is identified for its architectural interest. It mainly comprises four gas holders; three above-ground gas holders in cast-iron frames (Nos. 1, 4 and 5) and Gas Holder no.2, a below-ground tank of limited heritage significance.
- Gasholder no.1 has been recently (2016) listed at Grade II, but Historic England did not determine to list the other gas holders (2, 4 and 5).
- The Beefeater Gin Distillery dates back to c1900. It is six storeys, red brick and has a domed tower to north end of façade. It is locally listed for its architectural and historical merit.
- 1 and 5 Montford Place are both late 20th Century infill buildings – replicating the character of the adjoining listed buildings and restoring the character of the street. They are locally listed for their architectural and townscape merit.



Heritage Assets Location Plan

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4.3 GAS HOLDERS (LOCALLY LISTED AND GRADE II LISTED STRUCTURES)

LISTING AND LOCAL LISTING

The Masterplan area consists of a number of sites; the largest being the Oval Gas Works. Within this site are four gas holders, three above and one below ground. The largest of these, the above-ground gasholder no.1, is Grade II listed (following a thorough evaluation by Historic England (HE)). The listing description for the gasholder is summarised on the previous page. The others are locally listed by the London Borough of Lambeth and have undesignated heritage asset status under the Lambeth Local Plan. The Council locally listed the gas holder group in 2012 for their architectural interest and townscape value. The local list description states:

“Four impressive gas holders. Architectural interest. Two smallest believed to date from mid-19th Century (to north of site) have columned frames with classical detailing. Both carry Phoenix motif (from Phoenix Gas Company). A third has no structural frame. The largest (to the south of the site) has lattice frame. A local landmark. Of townscape value.”

Gas Holder No. 2 is largely below ground and was included in the local listing because of the overall contribution it makes to the group, but as it has no special interest in its own right the council has proposed that this gas holder be removed from the local list.

Policy Q23 of the Local Plan states “the council will resist the destruction of assets on the local heritage list and expect applicants to retain, preserve, protect, safeguard and enhance them and treat them sensitively when developing proposals that affect them.”



Historic aerial photograph of gas holder and cricket ground

SIGNIFICANCE

The significance of the gas holders in the local area is acknowledged and must be addressed through Masterplan proposals. Their significance comes principally from their size, industrial heritage and influence on the character of the local area. This is particularly true of the largest (Grade II listed) Gas Holder No. 1 which is internationally recognisable to fans of cricket, often seen in the backdrop of televised matches at the Kia Oval Cricket Ground. It is also popular among many local people who appreciate its influence on the area. This was made apparent during initial consultation where the largest gas holder was recognised as the most important from a townscape perspective.

This situation needs to be balanced against opportunities offered by the Masterplan as the gas holders are no longer used for their functional purpose and occupy a large part of the Masterplan area – approximately 70% of the gas works site and 27% of the overall Masterplan area. What they do provide is an opportunity to make the most of their heritage value and character in order to create a unique development.

Accordingly, they are identified as an Opportunity and a Constraint to development. In order to assess the opportunities offered by the gas holders a detailed analysis of how these structures might, or might not, be used within future development has been carried out. A copy of the full Gas Holder Strategy can be found online at www.oakda.co.uk.



Largest Gas Holder No.1 as seen from Kia Oval

EVIDENCE

The Gas Holder Strategy details the history and function of the gas holders, identifies the constituent components above and below ground, as well as the technical issues affecting their refurbishment and/or removal. It details the attributes that contribute to their heritage significance and their positive impact on local views and broader townscape.

In assessing how the Gas Holders may be retained or reused, case studies from London and across Europe are considered. The strategy also investigates the option of retaining one or more of the gas holders, possible building typologies, and the resulting impact of this on redevelopment.

The Strategy concludes gas holder No. 1 is the most significant in heritage terms, and has the most positive impact from a townscape, local identity and cultural perspective. It is also the gas holder that offers the greatest opportunity for re-use.



Aerial photograph of the Oval Gas Works taken in 1928

CONSULTATION

These findings are consistent with the outcome of public consultation. The majority of local people said that one or more of the gas holders should be retained through redevelopment, although there were some who thought all should be removed. Of those that local people thought should be retained, Gas Holder No.1 was by far the one that most people identified with.

The principles adopted in relation to the draft Masterplan and how these address planning policy are outlined in the next section.



Photographs of Gas Holder No.1 taken in 1953

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4.4 CHARACTER AREAS

The character and significance of each of the conservation areas and listed buildings in the Masterplan area’s context has been assessed. This assessment has informed the development of the Masterplan.

Each of the three conservation areas is summarised opposite. A more detailed assessment can be found in the Townscape Report at www.oakda.co.uk.



St Mark's Church

ST MARK'S CONSERVATION AREA

The St Mark's Conservation Area includes the western part of Kennington Park, which is a Grade II registered landscape to the east of the site. To the south, it extends westward from Clapham Road to include the Victorian terraces of Fentiman Road and surrounding streets to the south of the Kennington Oval.

Kennington Park was opened to the public in 1854 as the first public park in south London; the form of the original park layout is retained; mature trees enclose oval grass areas. The imposing, Grade II* listed Church of St Mark's, built in 1822-4, to the south of Kennington Park, is the principal landmark of the Conservation Area.



Kennington Cross

KENNINGTON CONSERVATION AREA

Within this Conservation Area there are residential terraces, with a fine grained historic street pattern, dating from the late 18th and early 19th Century.

After 1850 a number of fine public buildings were erected and many properties were re-built in an attempt by the Duchy of Cornwall to improve local housing conditions. Kennington Road, Kennington Park Road and Cleaver Square have the grandest houses with larger gardens.

The remaining houses tend to be lower in scale and more modest. Kennington Cross is a busy and spacious junction lined by many attractive buildings. It has a strong sense of place and allows views up and down these main roads to generally be coherent, high quality and contribute positively to 18th and 19th Century townscape.



Fentiman Road

VAUXHALL CONSERVATION AREA

The Conservation Area covers an area to the west and south-west of the Masterplan site, including a substantial area stretching from Kennington Lane to Fentiman Road. The Conservation Area has predominantly 18th and 19th Century urban mixed residential and commercial character.

Much of the fabric of the area survives from the 19th Century and it includes a number of listed buildings. Much of the area remained undeveloped until shortly after Vauxhall Bridge was opened in 1816.



POST-WAR RESIDENTIAL VAUXHALL

Between Kennington Park and Kennington Oval is a large area of postwar redevelopment, mainly local authority owned housing within the Kennington Park Estate.

The estate comprises 12 five-storey blocks built in the 1930s by the then London County Council. Most of the blocks and many of the surrounding streets are named after famous cricketers. It was owned and managed by the Greater London Council and then Lambeth Council until 2005, when ownership was transferred to a housing association, Hyde Housing.

The estate provides good quality and well maintained housing stock and is popular with residents who are a mix of housing association tenants, leaseholders and private tenants.

4.5 PROPOSALS FOR HERITAGE ASSETS

SUMMARY

The Masterplan will retain and enhance all of the statutory listed buildings in the Masterplan area with particular attention to retaining, preserving and enhancing the listed Gas Holder no.1. The masterplan will seek to enhance the surrounding environment. The Masterplan has also been considered carefully so as not to negatively impact on statutory listed assets around the Masterplan area.

The Masterplan retains the Beefeater Gin Distillery and seeks to enhance its position in the local area by significantly improving the visibility towards the local landmark.

GAS HOLDER NO.1

The Masterplan retains the frame of the largest gas holder; Grade II Gas Holder No.1. The existing gas holder framework will be carefully dismantled, restored and rebuilt at the site. It will be re-erected as close to its current location as possible so that existing views of the gas holder are retained and existing residents are not impacted by its new location.

The Masterplan proposes a new residential building to be built within the confines of the gas holder frame. This is proposed to be 3 storeys on the southern side to respect existing building heights and up to 10 storeys on the northern side. The gas holder is approximately 14 storeys in height; a key aspect of its contribution to the local townscape is the ability to view the framework and the sky beyond. It is proposed to respect these sightlines by ensuring that the height of development does not impact on this composition.

This will present a number of design challenges which have been acknowledged, such as potential clashes between the form of new buildings and the frame. However there are many case studies of similar developments that have achieved successful results in developing within gas holders. Such a unique opportunity should be coupled with exemplary design.

Other elements of the structure, such as pumps, guide rails and wheels if possible will be restored and re-used within the redevelopment. If practicable, the brickwork tank will be retained or replicated in some form to ensure that the historic relationship between frame and tank is clearly expressed.

The unique nature of the structure will require a significant detailed testing and analysis from a townscape, views, building design quality, functionality and construction perspective during the planning application process. The primary objective will be to ensure the structure remains a significant feature in the landscape.

GAS HOLDERS NOS. 4 AND 5

Gas holders Nos. 4 and 5 and their frames will be removed from the site. A visual and historical record of all the Gas Holders will be created, with potential for a representation of this record as a piece of public art within the masterplan.

Where possible, elements of Nos. 4 and 5 will be re-used or referenced within new development, specifically the Phoenix symbols which form a strong element of their heritage significance.

The design will seek to recognise the memory of these two gas holders through elements of the built form and landscape design (see below), such as circular patterns within the streetscape where the gas holders currently stand, or through decoration on the buildings that uses motifs or symbols from the current gas holders.

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Gas Holder No.1 retained in the masterplan



The Retained Gas Holder No.1 visible from the Oval



Parts of a Gas Holder retained for show flats at Kings Cross



Industrial heritage objects retained in public realm at Butlers Wharf

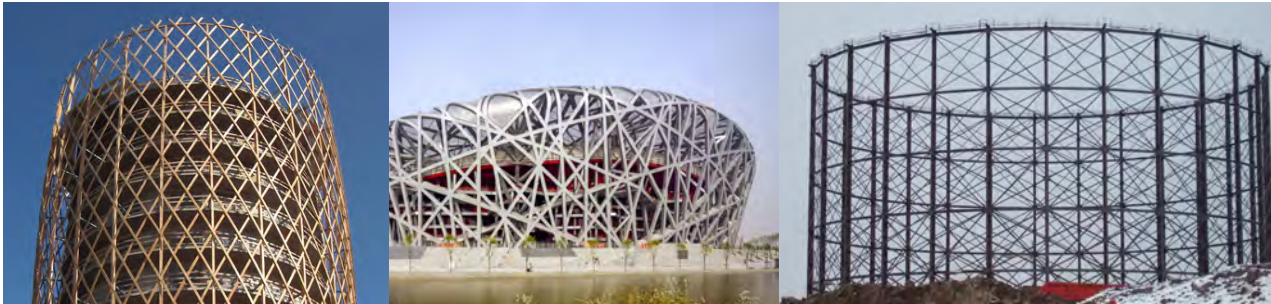
4.6 HERITAGE THEMES

The Masterplan area and its surrounding neighbourhood has a rich and varied past. This presents a number of heritage themes that can be ‘woven’ into the design of the proposed landscape and buildings within the development.

Six heritage themes are identified which are shown below. These relate to the gas holders, the Beefeater Gin Distillery, the Former Waterworks and the historic Oval Lime Grove.

These could inspire the design of elements such as the building forms, layout, cladding, planting or metalwork for the proposals. This is important as it can link the emerging proposals with the site and surrounding areas historical context.

Lattice Frame Structure



Lime Tree Grove



Water



Phoenix Gas works



Beefeater Gin Distillery



Gas Holder Tank



4.7 CASE STUDIES

EVIDENCE

There are a number of cultural and heritage placemaking principles that can form the foundation of placemaking in the Masterplan area. The principles include retaining local identity and celebrating the history of the area, and embedded art within the Masterplan area.

Heritage Influences the Building Forms and Materials Marine Wharf in Lewisham by GRID Architects



Industrial Buildings Formerly on the Site



Industrial Roof Form



Completed Building in Corten Steel

Memory of Site's Heritage within the Urban Form Ground Zero, in New York, Foster and Partners



Twin Towers



Gardens with 'void's on former building footprints

Heritage Informs Planting within the Landscape Potters Field



Historic Site of Delftware Pottery



Planting colour refers to the pigments used



Pottery inspired detail applied to benches and metalwork



CONSULTATION

During the consultation, the community told us they would like to celebrate the rich heritage of the area. Similar strategies to those illustrated below, could be used at the OAKDA within landscape design, building forms and cladding to interpret the site's history.

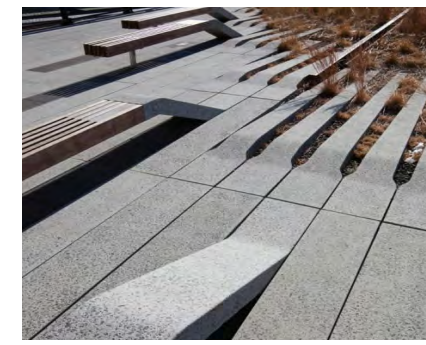
Heritage Informs Planting and Decoration within the Landscape The High Line, in New York



Disused railway transformed into urban park



Landscape details echo the patterns of the train tracks



Heritage Inspires Decoration on Buildings 190 Strand, in Westminster by GRID Architects



Pattern from site's metal working history

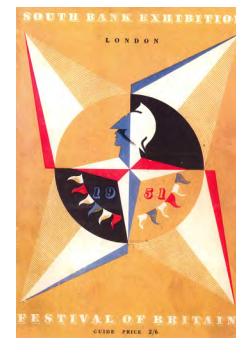


Concept



Screens with Pattern

Heritage Inspires Decoration on Buildings Shell Centre in Lambeth by GRID Architects



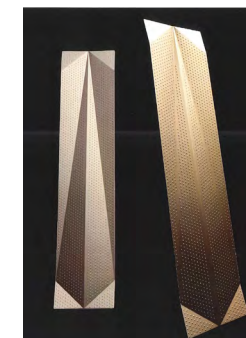
Exhibition Poster



Building 6 and 7



Roof Panels



Cladding panels

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4.8 JOURNEY THROUGH THE SITE

INCORPORATING HERITAGE THEMES

This page sets out how the site's heritage could be reflected subtly in the landscape proposals and built form.

HERITAGE NAMING

The new routes through the Masterplan area could be given names to reflect the site's heritage. The plan opposite proposes street names which reinforce the areas identity.

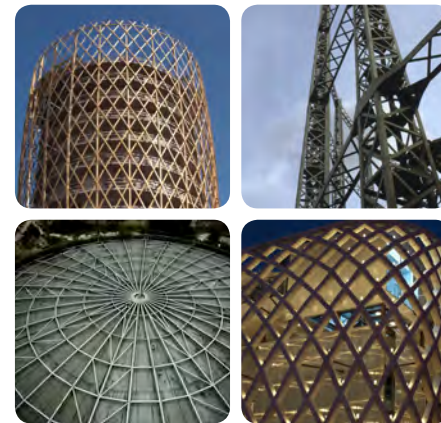
The suggested street names are used throughout the remainder of the document, they are as follows:

- Gas Holder Place is the name given to the public space in the centre of the site, after the name of the road that historically led from Kennington Lane into the gas works site.
- Woodall Way is the short road running from Vauxhall Street to the Lime Grove. It is named after the engineer who designed the gas holders on the site.
- Cutler's Way is the name given to the north-south route named after the company that built the original gas holders.
- Phoenix Street connects Vauxhall Street and Montford Place and is named after the original gas company which owned the gas works site.
- The Lime Grove is a park in the south of the site which will be planted with Lime Trees to reflect the trees that originally enclosed the oval open space to the south in the 18th Century.

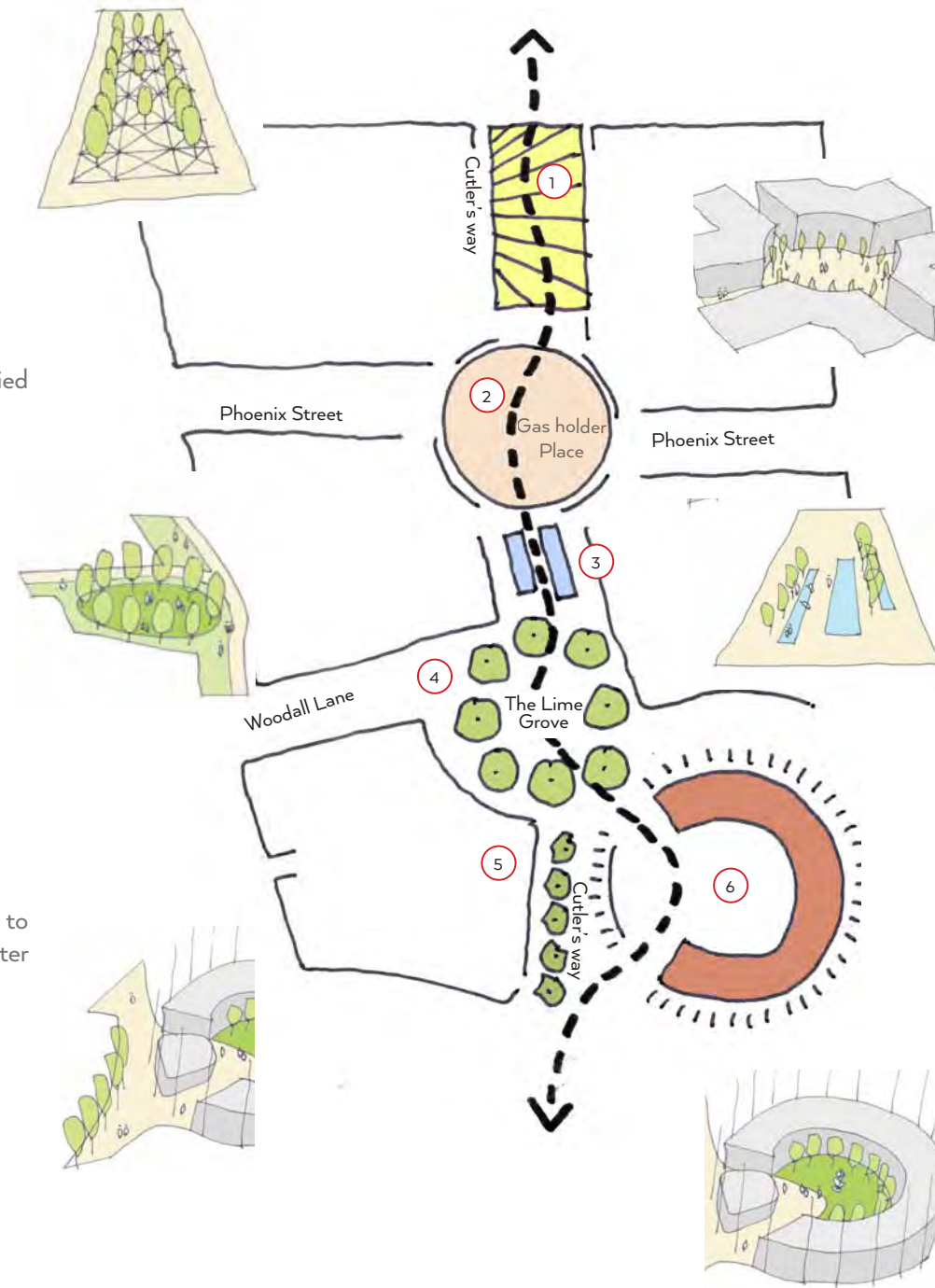
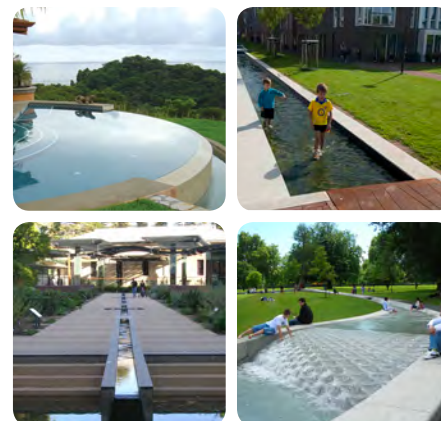
- ① Phoenix Gas company emblem in landscape and a circular space provides a memory of Gas Holders 4 and 5.



- ② Lattice pattern of gas holders applied to building cladding.



- ③ Water features within public realm to reflect the site's historic use as a water works.



Diagrammatic site plan of a heritage journey through the site

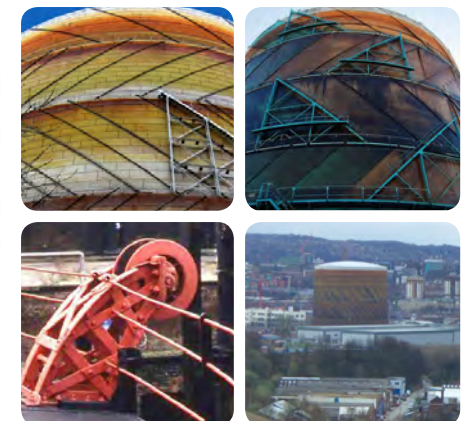
- ④ Planting lime trees in The Lime Grove, to reflect the historic trees which were planted around the original Oval.



- ⑤ Planting juniper trees to reflect the Beefeater Gin Distillery.



- ⑥ Use of metal cladding to reflect the gas tanks and a public route through the Gas Holder.



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4.9 HERITAGE ASSESSMENT

KEY BENEFITS

- Heritage assets reflected in the Masterplan
- Surrounding Conservation Areas enhanced and the small area of Kennington Conservation Area in the Masterplan will be greatly improved.
- Grade II listed Gas Holder No 1 refurbished and retained.
- Other elements of the cultural heritage to be reflected in the landscape and building design.

ASSESSMENT

The removal of gas holders 4 and 5 would be in conflict with Policy Q23. However, the Local Plan supporting text recognises that circumstances will arise where development is proposed that will cause harm to locally listed buildings and in those cases harm must be justified in accordance with the National Planning Policy Framework (NPPF).

The NPPF states that development proposals resulting in harm or loss to assets, designated and undesignated, should be weighed against the public benefits of development, with the scale of harm and the significance of the asset taken into account.

In this regard, the draft Masterplan proposes to retain and refurbish the most significant listed gas holder, protecting it for the long-term, thereby enhancing the public benefit of this highly visual landmark. Development within the gasholder would be designed to preserve special architectural interest of the gasholder. The proposals also allow public access into a currently impermeable and contaminated site, and allow interaction with the structure. The alternative could be the demise of the landmark gas holder, and gas holders 4 and 5, through disuse and neglect. The proposals would therefore comply with policy Q20 relating to listed buildings. In addition, the draft Masterplan proposes to incorporate the area’s heritage through a range of unique measures.

More broadly, and as detailed throughout this document, the proposals aim to deliver a range of benefits through a unique development that fully integrates the best of the redundant gas works site, and surrounding sites, back into the local neighbourhood.

The public benefits achieved, along with the retention of the sites heritage, deliver a strong case for loss of the undesignated heritage assets and non-compliance with Policy Q23.

Together, these benefits begin to demonstrate evidence for the loss of the undesignated heritage assets, Gas Holders Nos. 2, 4 and 5. Further evidence will be required through the planning application stage to detail how the benefits outweigh the loss of the undesignated heritage assets.

The Masterplan also responds to the setting of Conservation Areas and Listed Buildings in the area’s context. Building heights ensure that the significance, special interest or setting of listed buildings would not be harmed, thereby enabling compliance with Policy Q20 regarding statutory listed buildings. Policy Q22 is complied with because the Masterplan layout and proposed building heights would enable the character and appearance of Conservation Areas in the area’s context to be preserved and enhanced. Section 8 provides more detail on how this is achieved.

The Masterplan proposals are therefore sustainable development with respect to heritage. They enable the Masterplan area to be developed providing for the important needs of Lambeth and London’s existing population through positive growth while preserving the heritage of the Masterplan area for future generations. It therefore balances the economic needs of the area to provide land suitable for employment opportunities and the social needs imposed by the great need for housing with the environmental imperative to protect the historic environment.

Other reference material:

- Masterplan Heritage Assessment by KM Heritage
- Gas Holder Heritage Strategy Report by Grid Architects
- Townscape Assessment by Tavernor Consultancy
- Cultural Strategy by Futurecity
- London Borough of Lambeth List of buildings of Local Architectural or Historic Interest (Local List)

The above reference material is available online at www.oakda.co.uk

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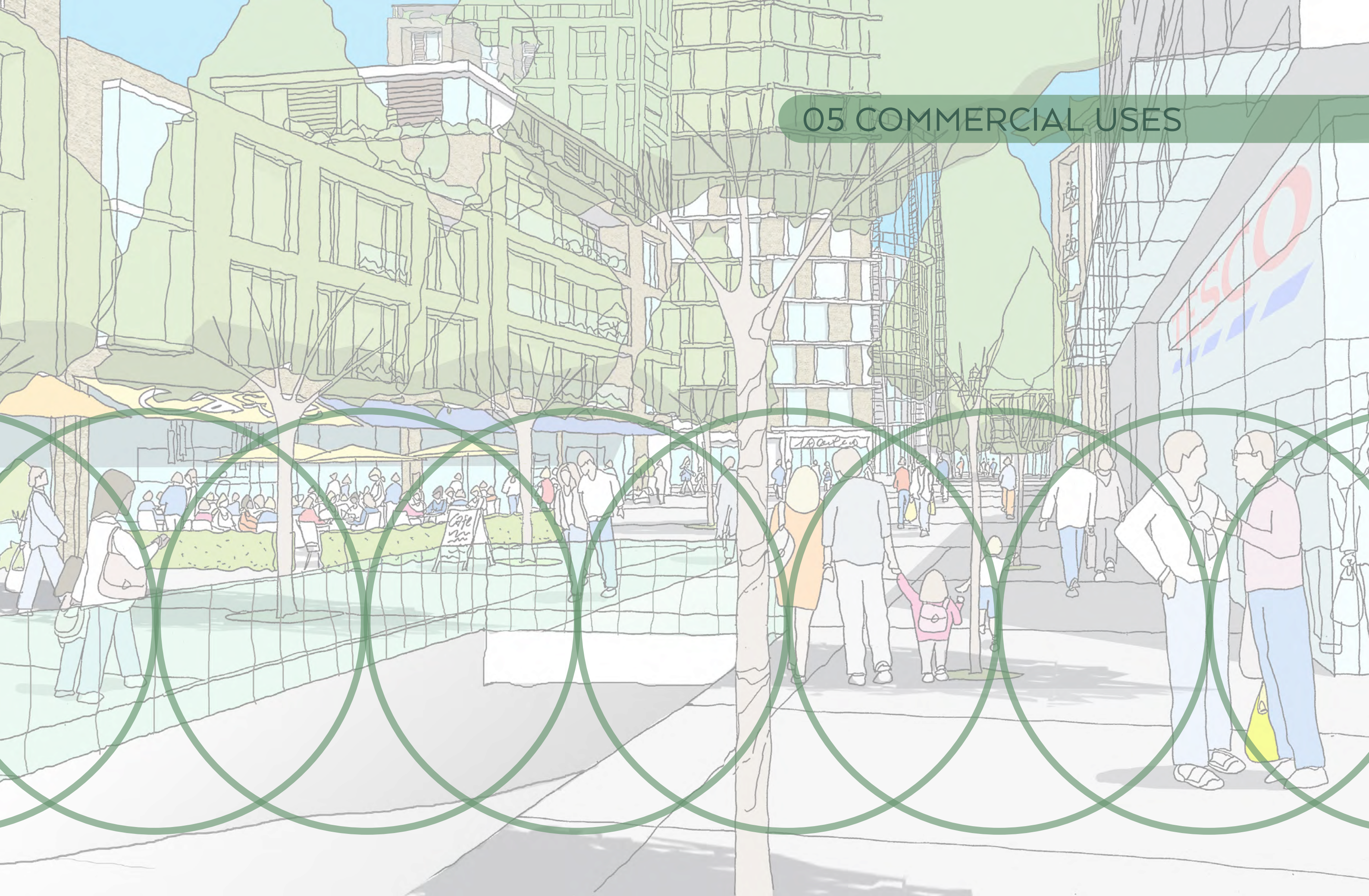
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05 COMMERCIAL USES



5.1 INTRODUCTION TO COMMERCIAL USES

The Masterplan area contains a range of different land uses as indicated on the opposite plan. The mix of uses includes B-Class employment uses (B8 and B1a office), retail, cultural, tourism and residential. There is also an electricity substation.

The key land use in the Masterplan is employment.

The current employment uses have evolved in an ad hoc manner for over more than a century, and they function independently of one another. There is no discernible sense of the uses being part of a defined employment area. There is currently limited opportunity for new businesses to locate to the OAKDA due to the nature of the existing industrial and commercial uses on site.

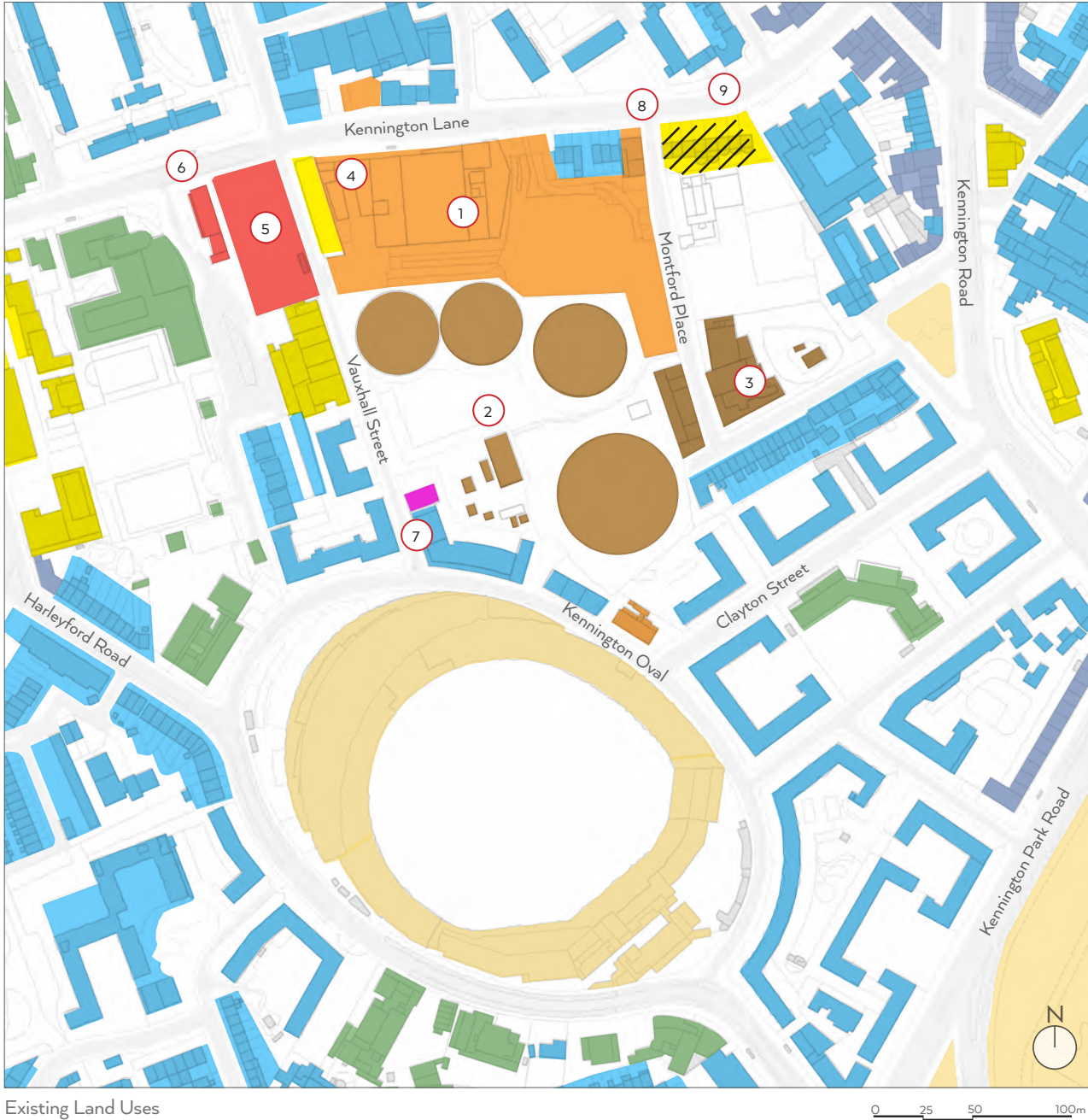
A survey conducted in March 2015 revealed the entire Masterplan area provides a total of 288 full-time equivalent jobs and within the KIBA designation there are 111. Table 1 below details the full list of sites in the Masterplan area that provide some employment (in full-time equivalent jobs).

No.	Business	Use	Type	FTE Jobs
1.	Tesco	A1	Shops	113
2.	Oval Gas Works	B2	Industrial	9
3.	Beefeater distillery and visitor centre	B2 and D2	Industrial + Leisure	15
4.	Axis office	B1a	Offices	64
5.	Big Yellow Storage and ancillary offices	B8	Storage	35.5
6.	Euro Asia systems office	B1a	Offices	2
7.	Gasworks Gallery	D1	Non Residential Institutions	8
8.	Pilgrim Public House	A4	Drinking Establishment	4.5
9.	Alton and Co. office	B1a	Offices	24
	TOTAL			288

Table 1: Existing Land Uses for each site numbered on plan

As part of the background research we consulted with the existing businesses in the Masterplan Area to determine current job levels. The largest single employer in the Masterplan area is the Tesco supermarket, which is outside the KIBA, providing 113 full-time equivalent jobs (174 total jobs; 30% full-time, 70% part time).

The Gas Works is the largest single premises in the Masterplan area and the KIBA. It's total area is 2.04 hectares, which is 38% of the Masterplan area. However only 0.028 hectares (1.3%) of the site is useable built floorspace. Furthermore, 1.41 hectares (70%) is covered by the gas holders and is unusable without their removal. The remaining 0.62 hectares (30%) is a servicing area. The gas works site only provides 9 jobs.



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5.2 EMPLOYMENT

B CLASS EMPLOYMENT SPACE

A significant proportion of the Masterplan area is designated as the Montford Place KIBA, where adopted and emerging local planning policies safeguard land for business, industrial, storage and waste management uses. Employment-generating (B Class) sites in the area are set out in Table 2 below, which shows the total amount of B Class floorspace they provide and the number of jobs.

This represents an overall average employment density from B Class uses of one job per 94sqm of floorspace in the Masterplan area. Homes and Communities Agency guidance sets densities for employment from as high as 1 job per 10sqm in the highest density uses (B1a office) to 1 job per 80sqm to the lowest density uses (Class B8 large-scale high-bay warehousing). Current employment densities in the Masterplan area are therefore lower than the lowest densities considered by the HCA. It is clear that the Masterplan area, and in particular the B Class uses within it, significantly under-provide in terms of employment.

Employment density on the overall area of the Gas Works site is one job per 2268sqm, which is extremely low, especially for a site in inner London. The site does not deliver an amount of floorspace and subsequent jobs that the area has capacity for. There is a strong demand for commercial space within the immediate area driven by excellent transport links and its central location. The Masterplan area is failing to provide for this demand.

EVIDENCE

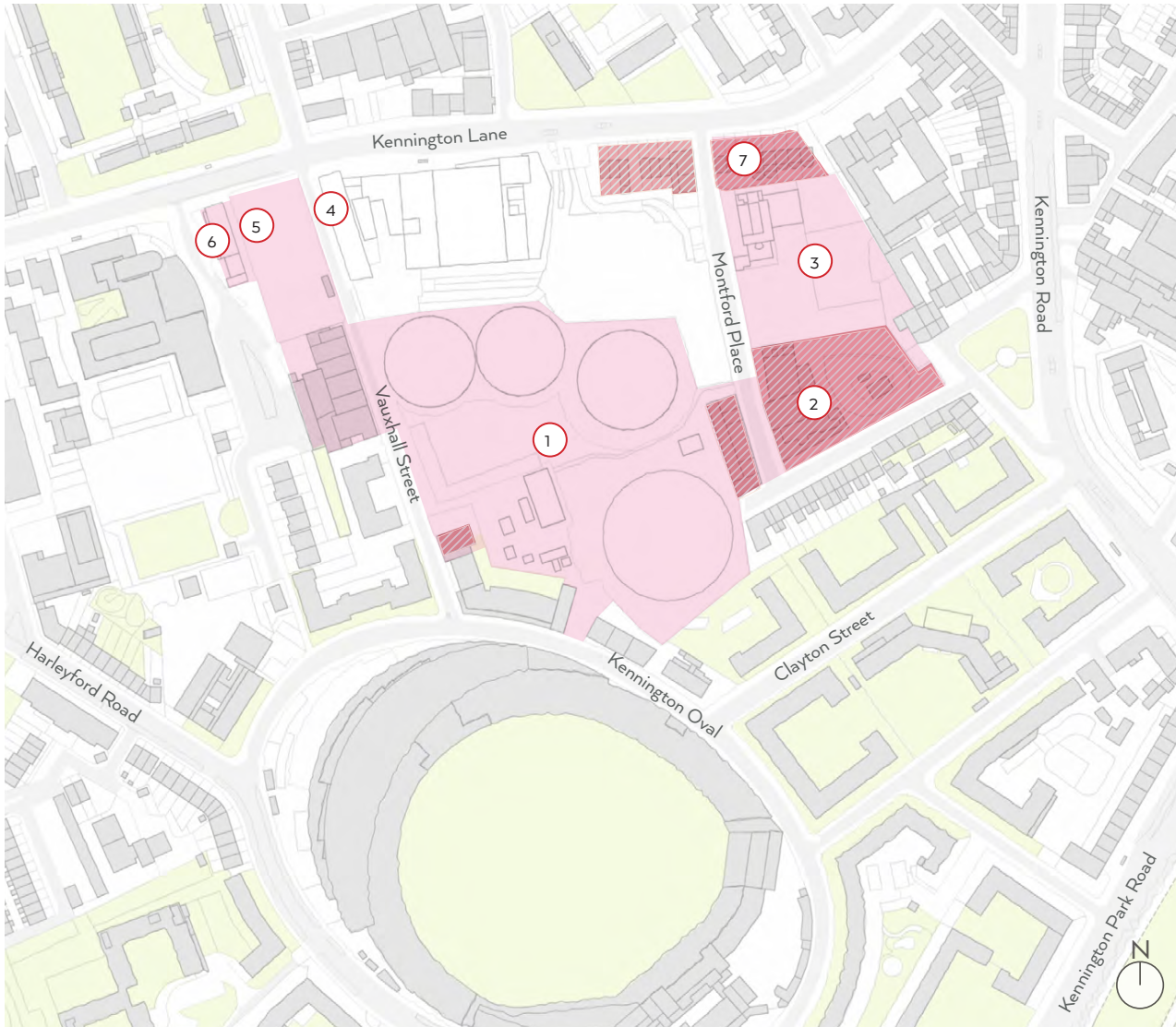
The evidence base that supports the Masterplan found that the majority of the demand in the area is for Small and Medium-sized Enterprises (SMEs), with larger office occupiers likely to prefer the Waterloo, South Bank and VNEB sites. There is little demand for industrial and distribution users in this location due to the cost of land in this part of London and constrained road access. Other KIBAs in the borough are more suitable for industrial employment uses and will be more attractive to those occupiers. Further details can be found in the DTZ Employment Strategy, found at www.oakda.co.uk.

These findings are consistent with Lambeth’s Employment Land Review 2013 (ELR). The ELR examined demand for business space in the borough for the period to 2026, forecasting demand through three scenarios for growth; a Baseline Scenario, a Low Growth Scenario and a High Growth Scenario. The demand for B1c and B2 (Industrial) floorspace was projected to decline under all three scenarios, whereas the demand for B1a (General Office) was expected to increase under all three scenarios. Demand for B8 (Storage) space was expected to increase under the Baseline and High Growth Scenarios and decline under the Low Growth Scenario.

The ELR also acknowledged the need to accommodate SMEs which make up a large proportion of the borough’s business; the ELR estimates there are around 10,000 SMEs in Lambeth, many of which are accommodated on smaller sites outside designated employment areas. The ELR considers it is important to provide a continued supply of flexible employment space that meets the needs of SMEs.

CONSULTATION

Local people recognise the importance of jobs being created from development within the Masterplan Area. The local preference is for “quiet” commercial uses, as opposed to noisy industrial uses that would attract heavy traffic flows. Opportunities for training and qualifications to be provided from development are also important to local people.



Key Industrial and Business Area (KIBA)

No.	Employment	Use	Type	Floorspace m²	FTE Jobs
1.	Oval Gas Works Buildings	B2	Industrial	259	9
2.	Beefeater Gin Distillery	B2	Industrial	3,563	15
3.	TFL Site	B2	Industrial	(Vacant)	0
4.	Axis	B1a	General Office	838	64
5.	Big Yellow	B8	Storage	8,908	35.5
6.	Euro Asia Systems	B1a	General Office	363	2
7.	Alton and Co	B1a	General Office	241	24
Total				14,172m²	149.5

Table 2 - Existing B type employment in the Masterplan area by floorspace and FTE jobs

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5.3 RETAIL

RETAIL USES

The site and area contain a range of retail and shopping uses that contribute to the local context.

The Tesco supermarket on Kennington Lane is the largest site in the Masterplan area that is not in the KIBA. This site accounts for 1.1 ha of land. It is also the largest current employer in the Masterplan area.

EVIDENCE

The foodstore site was previously identified as a Major Development Opportunity Site in the Council’s Unitary Development Plan, which identified potential for more intensive development above the store and in the car park area. Creation of street frontage complementing the area with an improved entrance was also identified as an opportunity.

Other than Tesco, there is not a significant level of retail in the Masterplan area. The Masterplan area is not designated as part of any local centre.

Kennington Road and Kennington Lane, south of Kennington Cross, could be described as the “shopping area” of Kennington. This area is identified as a “Local Centre” in the London Plan and Lambeth Local Plan. There are a range of local shops, restaurants, cafés and estate agents, as well as a Barclays Bank branch and a Post Office. The quality of the local shopping facilities at Kennington Cross is varied and a number of units are currently unoccupied.

The area has a number of pubs and some bars, as well as a nightclub, the South London Pacific.

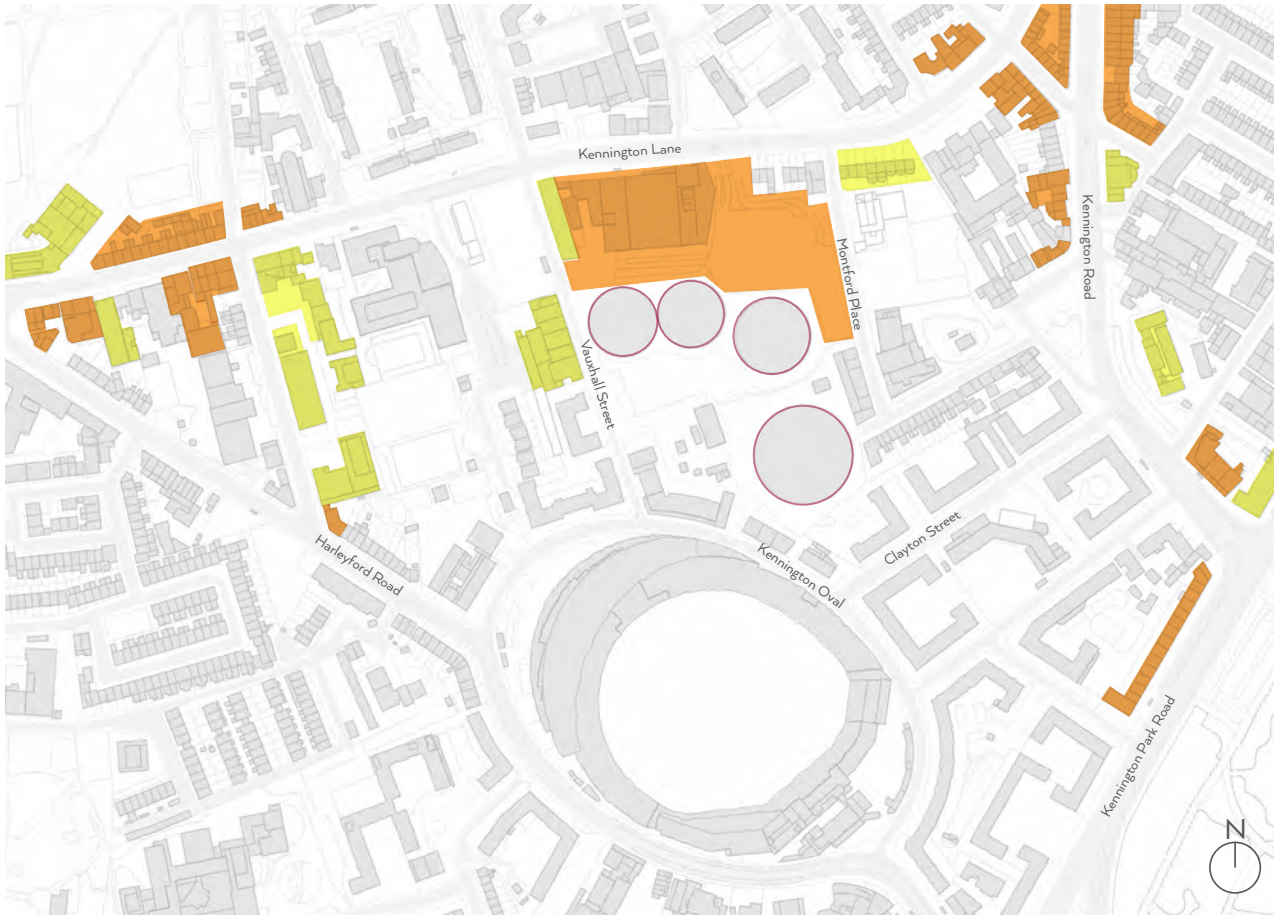
The Pilgrim public house on Kennington Lane is within the Masterplan area.

The demand for retail on the Masterplan site will be driven by proximity to Tesco, as an attractor to the area, and would suit A3 uses and retail complimentary to the supermarket.

CONSULTATION

Public consultation also revealed that local people consider there is a lack of active uses including shops, cafes, pubs and restaurants in the immediate area.

Local people highly value the presence of the supermarket. Currently the supermarket does not optimise the use of the land it occupies, or contribute positively by providing active frontage along Kennington Lane. Local people are also concerned that the existing car park attracts anti-social behaviour.



Existing Retail and Office Uses

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- Retail Use
- Office Use
- Masterplan Area

5.4 TOURISM AND CULTURE

An investigation into the cultural context has been undertaken by Futurecity. The full report can be found online at www.oakda.co.uk. The report illustrates the rich selection of creative and cultural points of interest Kennington and Oval have to offer. In particular there is an emerging gallery district and a number of artists in the wider area.

EVIDENCE

There are a number of national attractions such as The Imperial War Museum, South Bank and Tate Britain a short journey away. The Kia Oval Cricket Ground is a major sporting facility of international standing. It hosts regular county cricket games throughout the spring and summer months including international evening games, and test matches and one day internationals.

Within the Masterplan area there are the following cultural facilities:

- ① Gasworks Art Gallery, adjacent to the Gas Works site, on Vauxhall Street

The gallery has also recently undergone significant renovation, reopening in September 2015. It is not expected to be subject of change during the lifetime of the Local Plan but the Masterplan represents an opportunity to enhance its setting and connections to it.

- ② Beefeater Gin Distillery & Visitors Centre, on Montford Place

This facility is quickly turning into a tourism destination and has recently undergone significant investment and improvement with the addition of a visitors centre. It is included in the Masterplan area but is not expected to be redeveloped in the lifetime of the Local Plan. Nevertheless the Masterplan represents an opportunity to enhance its setting and connections to it.

In the nearby area there are the following cultural facilities

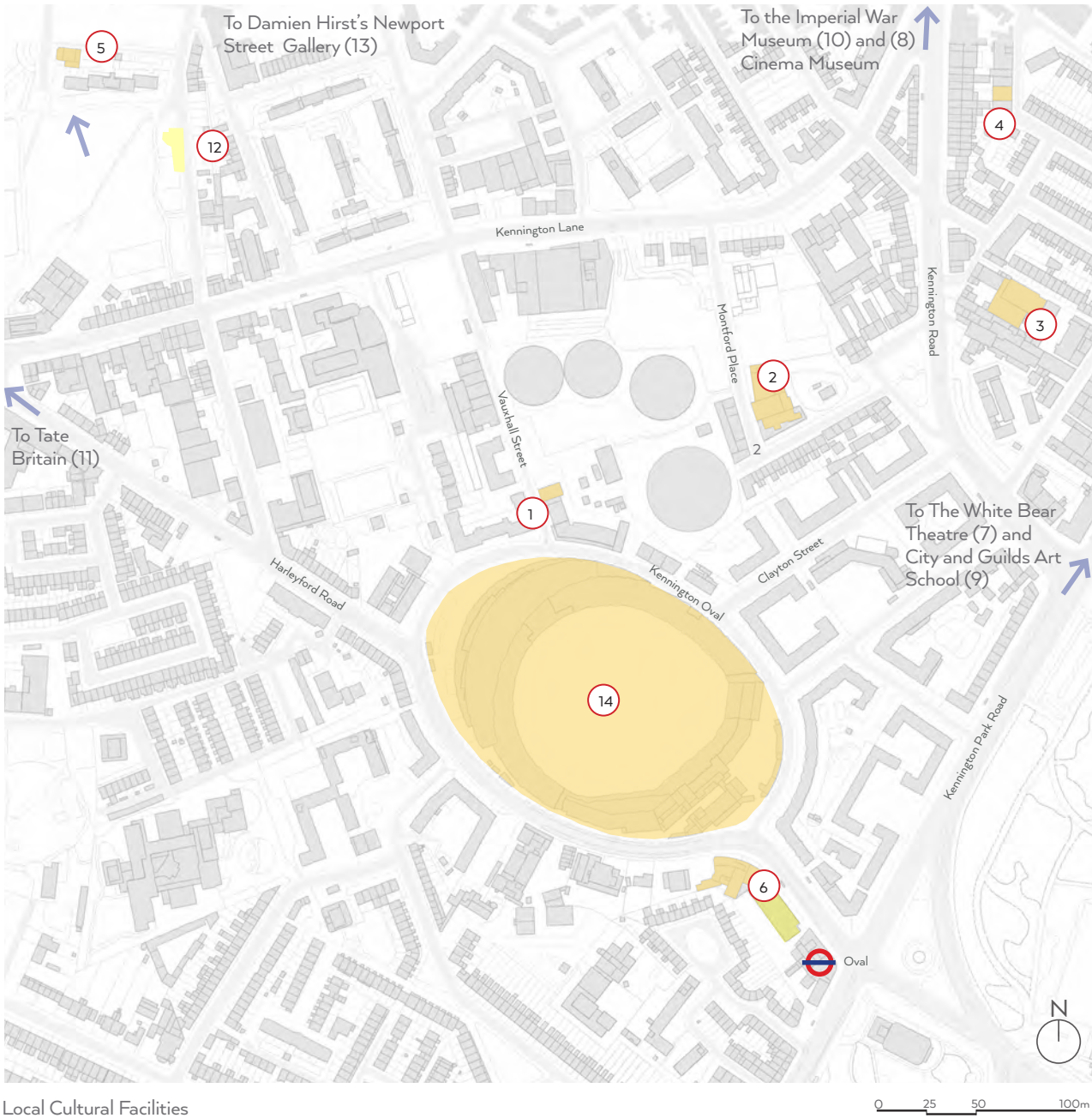
- ③ Space Station Sixty-Five Art Gallery, at 373 Kennington Road
④ The Camera Club, Gallery 1885, at 16 Bowden Street
⑤ Tea-House Theatre/Gallery, at 139 Vauxhall Walk
⑥ Oval House Theatre, on Kennington Oval (Relocating to Brixton)
⑦ The White Bear Theatre, 138 Kennington Park Road
⑧ The Cinema Museum, 2 Dugard Way, Elephant and Castle
⑨ City and Guilds of London Art School, 124 Kennington Park Road
⑩ Imperial War Museum at Elephant and Castle (1.5km away)
⑪ Tate Britain, Millbank (1.5km away)
⑫ Cabinet Gallery, Vauxhall Pleasure Gardens
⑬ Damien Hirst's Newport Street Gallery
⑭ The Kia Oval Cricket Ground

Not far beyond the Oval many major London attractions and cultural facilities such as the West End and South Bank.

CONSULTATION

The community told us that the existing cultural facilities in the area are valuable assets. They also said a cultural facility should be considered in the Masterplan.

Futurecity carried out a number of interviews with local leaders across culture, community and employment including Gasworks Gallery and Ovalhouse Theatre. Further details can be found in their report online at www.oakda.co.uk.



Local Cultural Facilities

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5.5 CULTURAL CONTEXT

VAUXHALL IS CHANGING

This change is occurring at two distinct scales from opposite ends of the cultural spectrum.

Firstly there is the large scale regeneration of huge areas of land, such as those within the Nine Elms Opportunity Area and the Vauxhall Transport Interchange.

But there is also a more interesting and organic change happening at a smaller scale that seems to be more in tune with the area’s inherent character and history.

Art galleries and artists seem to have identified Vauxhall as the place to be, and the number of gay night clubs in the area seems to have flourished.

The housing market is also accelerating, but perhaps more significantly the office market is expanding as the high demand for offices in Hoxton, Clerkenwell and nearby Bankside has resulted in businesses relocating to Vauxhall for reduced rents combined with excellent public transport and interesting office space.

The recent opening of the new gallery funded and curated by Damien Hirst’s “the King of Brit Art” has been heralded as the turning point for the area.



1 Newport Street Gallery



3 Gasworks Gallery



5 Vauxhall Tavern



7 Vauxhall Pleasure Gardens



8 The Missing Link



10 Cabinet Gallery



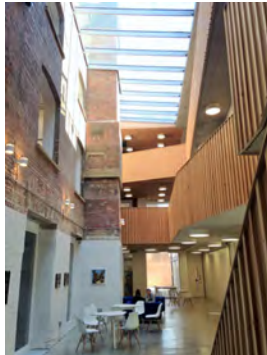
2 The Covert Club



4 Brunswick House



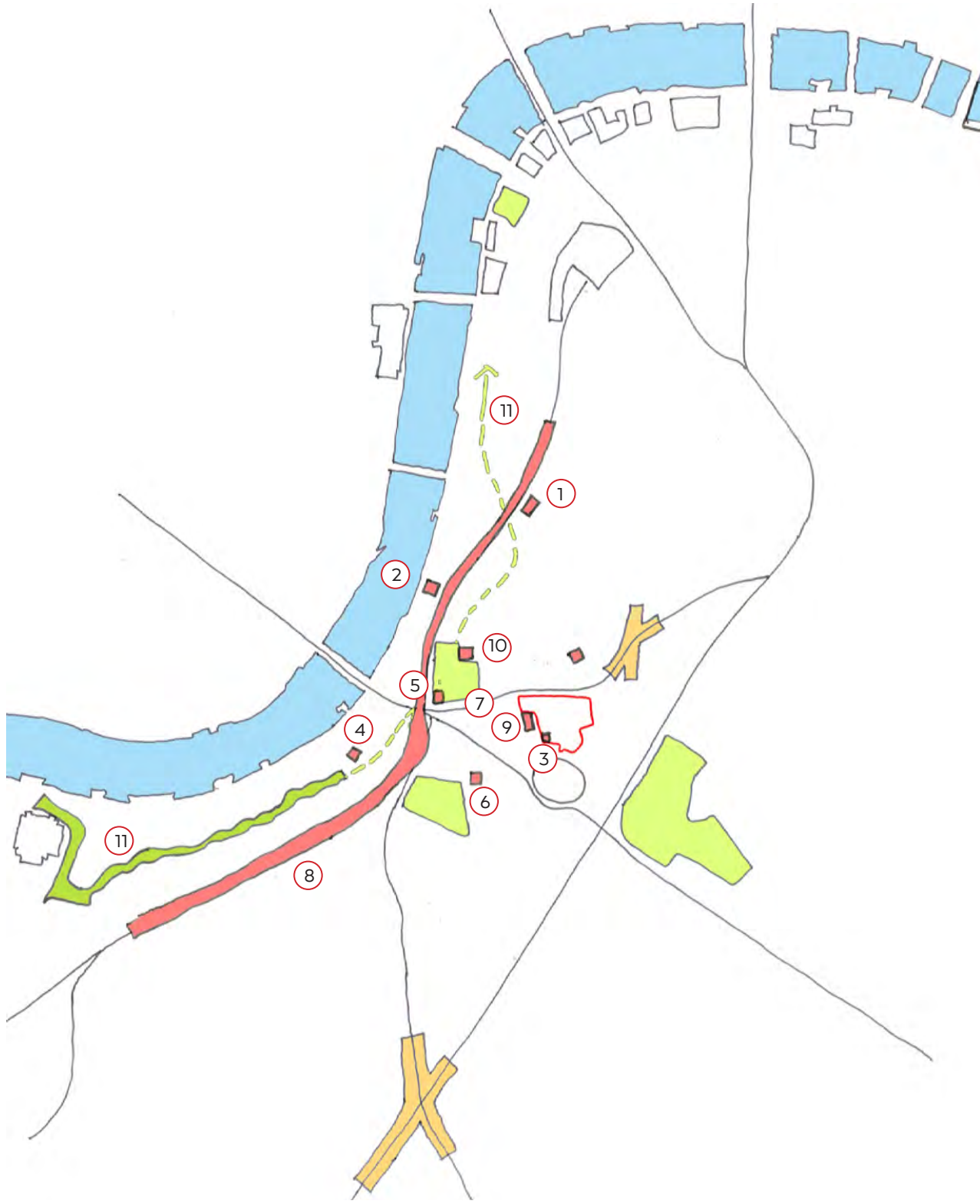
6 Italo Deli, Bonnington Square



9 The Foundry



11 Railway Arches & Lambeth Walk

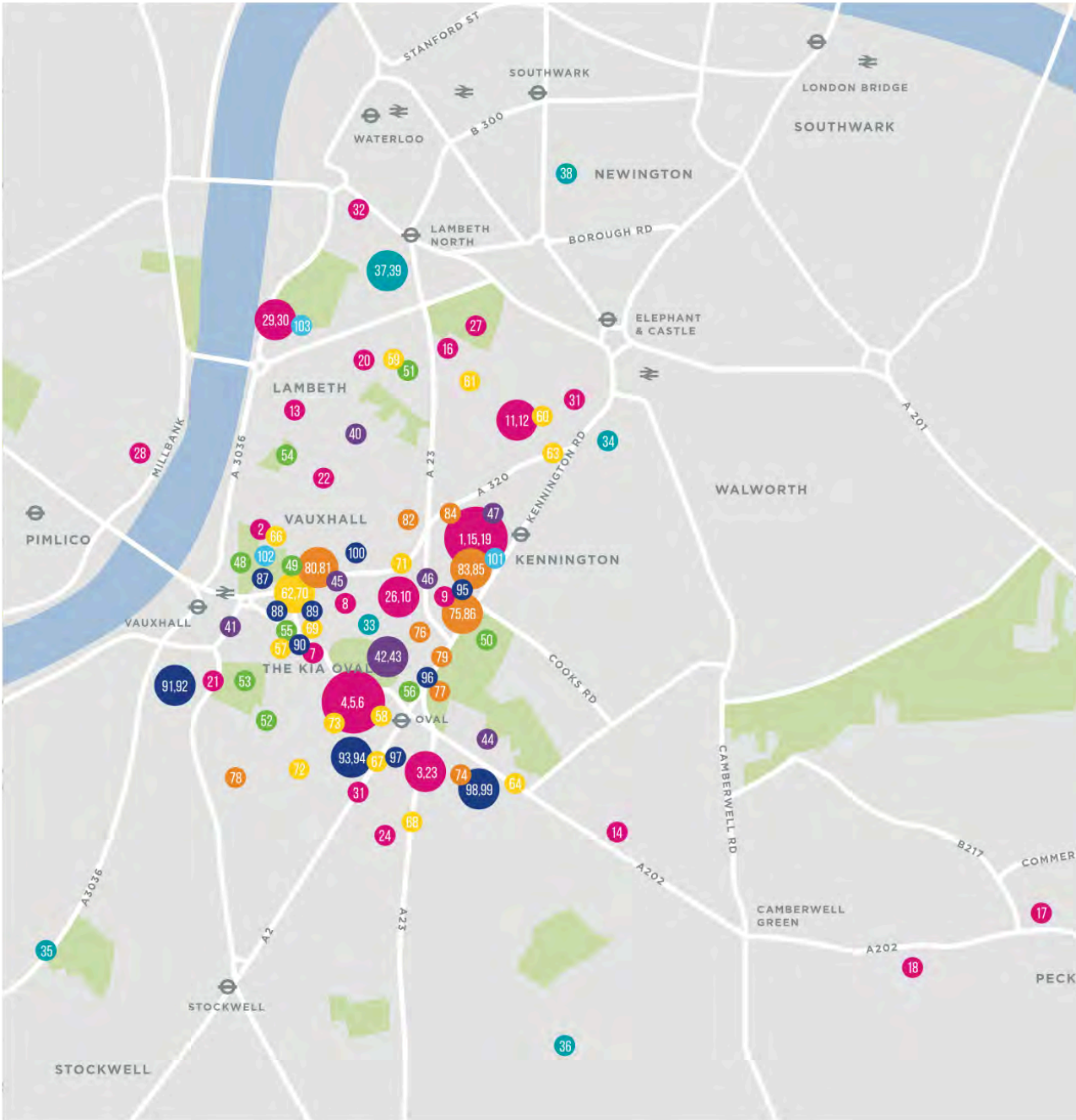


Kennington and Oval Location

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5.6 NORTH LAMBETH CULTURAL MAPPING

There is a rich diversity of cultural assets in North Lambeth which are highlighted on this page.



Theatre and Performing Arts

- 1. White Bear Theatre
- 2. Tea House Theatre
- 3. National Theatre Costume Hire
- 4. Ovalhouse Theatre
- 5. Sphinx Theatre Company
- 6. Box Clever Theatre
- 7. Corali Dance Company

Visual Arts

- 8. Gasworks Gallery
- 9. Space Station Sixty-Five
- 10. The Glassworks
- 11. Greengrassi
- 12. Corvi Mora
- 13. Beaconsfield Contemporary Art
- 14. Kapoor Studios
- 15. The Camera Club
- 16. Danielle Arnaud Contemporary Art
- 17. South London Gallery

Art and Cultural Education

- 18. Camberwell College of Art
- 19. City & Guild School
- 20. The Poetry School
- 21. National Literacy Trust

Music

- 22. Lambeth Music Service Education
- 23. Crying Out Loud Studios
- 24. Music as Therapy
- 25. The Musician's Union

Museums and Visitor Attractions

- 26. The Beefeater Gin Distillery
- 27. Imperial War Museum
- 28. Tate Britain
- 29. Garden Museum
- 30. Lambeth Palace
- 31. The Cinema Museum
- 32. Florence Nightingale Museum

Artist Studios & Maker Spaces

- 33. Gasworks Studios
- 34. Pullens Yards
- 35. 401½ Studios
- 36. Remakery
- 37. Old Paradise Yard
- 38. The Good Life Centre
- 39. Make Space

Sports and Active Lifestyle

- 40. Black Prince Community Trust
- 41. Vauxhall Climbing Centre
- 42. The Ken Barrington Centre
- 43. Surrey County Cricket
- 44. Kennington Park Sport Facilities
- 45. It's Just Cricket
- 46. Balfe's Bikes Kennington
- 47. London Petanque Club

Parks and Green Spaces

- 48. Vauxhall Pleasure Gardens
- 49. Vauxhall City Farm
- 50. Kennington Park
- 51. Roots and Shoots
- 52. The Missing Link - Vauxhall
- 53. Vauxhall Park
- 54. Pedlars Park
- 55. Harleyford Road Community Garden
- 56. Kennington Park Community Garden

Food Culture

- 57. Bonnington Cafe
- 58. Mazi Mas at Ovalhouse
- 59. The Magpie Kitchen at Roots and Shoots
- 60. Cafe at Jamyang Buddhist Centre
- 61. Kennington Bakery
- 62. Po' Boys Pop-up Restaurant
- 63. Brasserie & Wine Bar Toulouse Lautrec
- 64. The Kennington
- 65. Sally White Food Lover
- 66. Tea House Theatre
- 67. The Oval Lounge
- 68. Adulis Oval
- 69. The Beehive
- 70. The Coriander
- 71. The Pilgrim
- 72. Fentiman Arms
- 73. The Roebuck

Media

- 74. Schon Magazine
- 75. UNIT Editions
- 76. Punk Publishing
- 77. 3Objectives Ltd
- 78. Charlotte Hu Photography
- 79. Face Video
- 80. webvid.co.uk
- 81. Will Heap Photography
- 82. Mango Digital
- 83. Fulcrum Television
- 84. Monocle Films
- 85. Drive Productions
- 86. Spectrecrom Studios

Design and Architecture

- 87. Base Associates
- 88. DSDHA
- 89. Nick Leiph-Smith Architecture
- 90. Architecture Works
- 91. Perception Integrate
- 92. Arvan Williams Ltd
- 93. Blauel Architects
- 94. Rolfe Judd Ltd
- 95. Urban Salon Ltd
- 96. FT2 Architects Design
- 97. Kieran McDonnell Architects
- 98. Jones Lambell Architects
- 99. POW Architects
- 100. TFF Architects

Festivals

- 101. Kennington Village Fête
- 102. Vauxhall One Summer Screen
- 103. North Lambeth Parish Fete

Creative Employment

- 104. The Foundry
- 105. The Hub Brixton

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- Art & Culture
- Makespaces, Artists Studio
- Food Culture
- Sports & Activity Lifestyle
- Media
- Architecture
- Green Spaces
- Celebrations

5.7 SOCIAL INFRASTRUCTURE

The provision of social infrastructure uses has been reviewed in the Masterplan area’s catchment, including education, health and community uses, and open space and recreation uses (discussed in Section 08). The locations of education, health and community uses are shown on the plan opposite.

Education

Not all schools within the Masterplan area’s catchment (1.2km for primary schools and 2.4km for secondary) are shown on the plan. There are 22 primary schools in the area’s catchment, which collectively have a surplus of 555 spaces. There is a surplus of 156 spaces in the four nearest schools to the Masterplan area (Henry Fawcett, Vauxhall, St Mark’s and St Anne’s), all of which are an estimated 6-7 minute walk.

Several schools have planned expansions which will increase the capacity further. An extension to Wivyl primary school is also planned for the Keybridge House site in Vauxhall, although it is acknowledged that this school is intended to address demand from development in the Vauxhall Nine Elms Battersea Opportunity Area.

Secondary school children tend to travel further to school; the recognised catchment distance is 2.4km which takes in schools across the borough boundary into Southwark and Westminster. There is currently a surplus of 824 places in Lambeth’s 16 secondary schools, with additional capacity becoming available in the recently opened Durand School. There is also surplus capacity in secondary schools in Southwark.

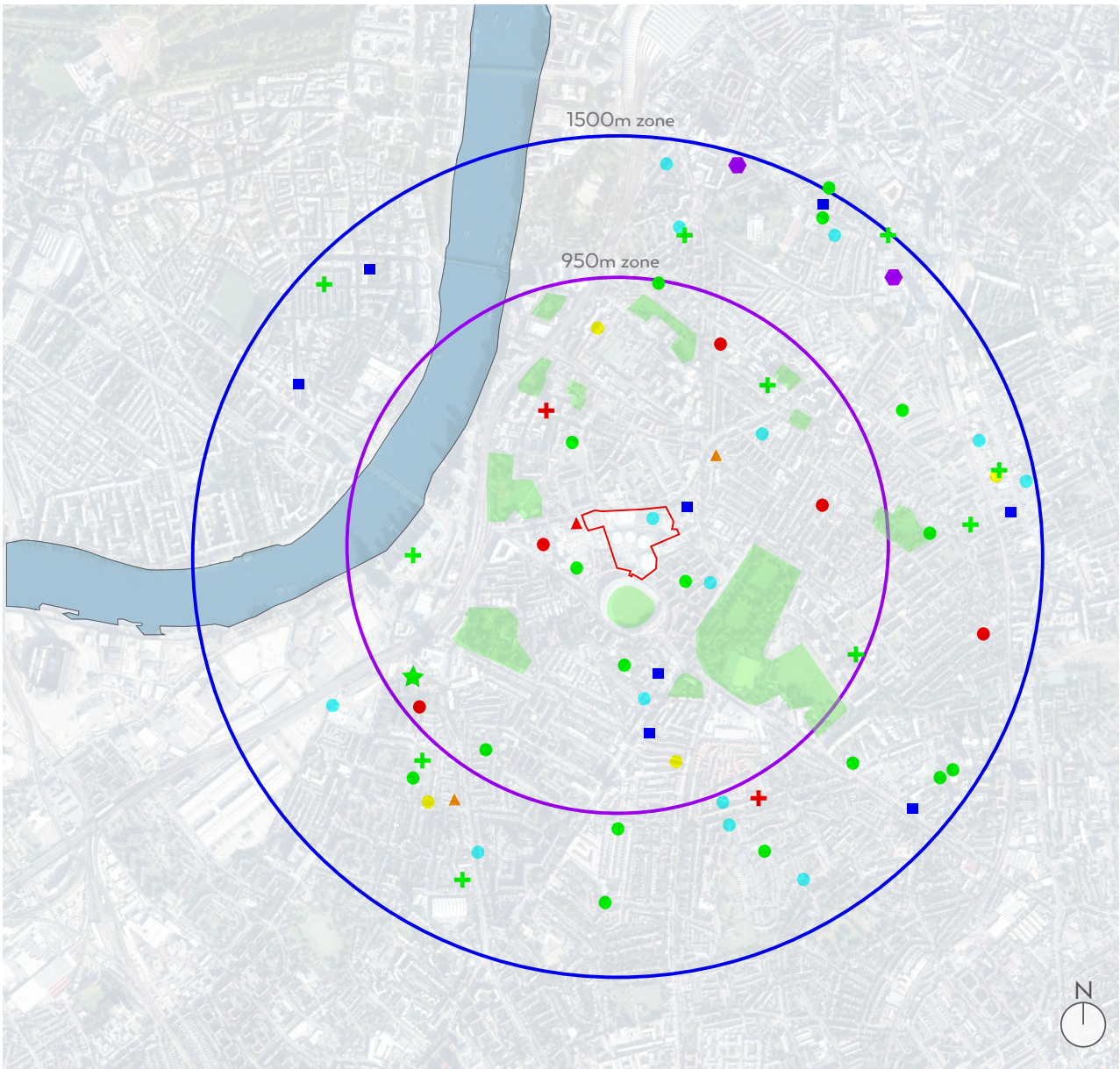
Primary Health

There are 12 GP surgeries within 1.2km of the Masterplan area. There are 66 GPs based in these surgeries. The Health Urban Development Unit (HUDU) sets a benchmark of 1,800 patients per GP. On this measure there is significant capacity (28,280 patients) in these surgeries.

Dental surgeries are also classified as primary health care facilities. There are 8 dental practices in the Masterplan area’s catchment, with 19 dentists. The HUDU benchmark for dentist capacity is 1 dentist per 2,000 patients. In comparison with GP provision in the area, the amount of provision is relatively low.

Community Uses

There are two libraries in close proximity to OAKDA; Durning Library on Kennington Lane to the north and the Tate South Lambeth Library on South Lambeth Road to the south.



Map of Local Community Uses

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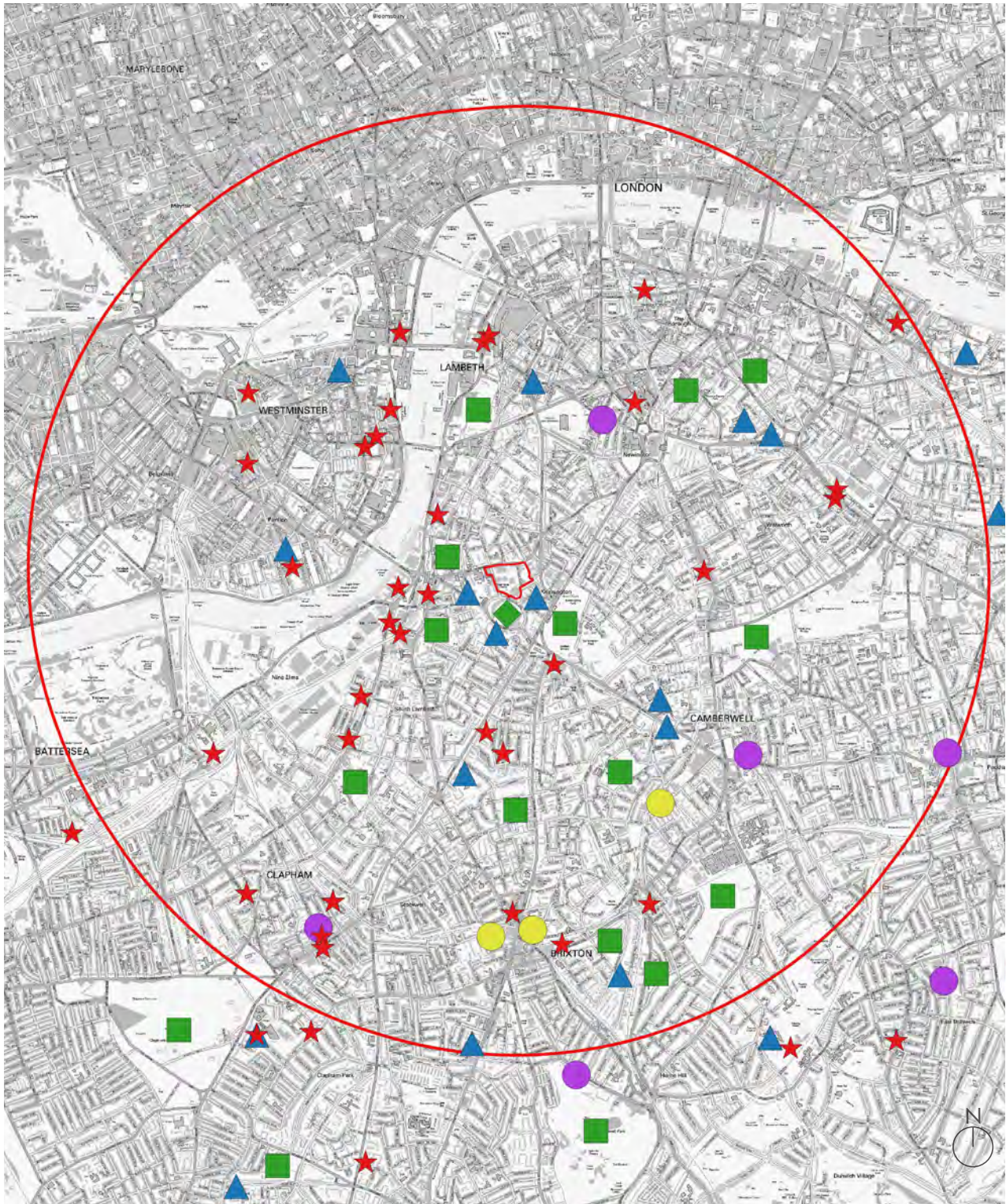
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5.7 SPORTS INFRASTRUCTURE

The area surrounding OAKDA hosts a considerable number and range of opportunities for organised and informal sports, as illustrated on the map to the right. Potential for sports facilities include the Kia Oval, local parks, sports pitches private gyms, leisure centres and schools with public sports facilities. The development of the OAKDA area is not considered to warrant provision of additional facilities on site.

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Map of Local Sports Facilities

5.8 WASTE

Lambeth has an identified shortfall of waste management capacity, of 231,433 tonnes of waste per year between the capacity of existing safeguarded waste sites in Lambeth and the London Plan apportionment to 2031.

The London Plan advises that 80,000 tonnes per hectare is likely to be economically viable as a level of waste management on new waste management sites. This figure has been used to calculate the total demand for waste management land needed to address the shortfall, equating to 2.8ha of land.

No major waste facilities are expected to come forward in the borough in the Local Plan period, but there is scope for smaller-scale facilities, such as reuse facilities and on-site waste management, which could contribute to meeting the borough’s waste apportionment. KIBA land is identified in the London Plan and Lambeth Local Plan as being suitable for waste uses. There is therefore an expectation that KIBA land provides opportunities for waste management uses, so possibilities for such uses must be considered for the Masterplan area.

Any waste management facilities on site must also balance the wider aims of the masterplan and not detract from the opportunity to deliver a high quality mixed use development.

The masterplan must also consider waste and recycling as an integral part of the vision throughout the masterplanning and development process. Consideration must be given to:

- Construction and demolition waste:
 - Opportunities to recycle.
 - Sustainable materials.
 - Suppliers and contractors with strong recycling credibility.
- Commercial and residential waste:
 - Ensuring existing residents on site recycle as much as possible.
 - Existing commercial occupiers manage space and waste as efficiently as possible minimise waste taken from the site.
- Employment
 - Innovative opportunities to re-use and recycle items.
 - Create value and employment through this process.



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5.9 EMPLOYMENT PROPOSALS

The plots as indicated on the plan opposite would provide the following:

- 1 The Masterplan proposes B8 space at ground floor and two basement levels, and Class B1a office space at first floor to replace existing uses on this site.
- 2 Replacement foodstore with basement car parking, providing equivalent foodstore floorspace as existing and space set aside for servicing. New retail opportunity on Kennington Lane. Class B1a office space at ground and first floors fronting Vauxhall Street and Woodall Street. More detail on the proposed retail use is provided later in this section.
- 3 Flexible B1c Class space at ground floor fronting Montford Place, and B1a office space fronting Cutler's Way and Phoenix Street. The corner fronting Gas Holder Place could be used for retail or food and drink use, subject to detailed planning.
- 4 Class B1a office space at ground floor fronting Montford Place.
- 5 "The Generator" employment space discussed later in this section would provide a mix of flexible Class B1c space. B1b Class and Class B1a office space at ground floor. This would accommodate central shared facilities, the employment space management and also community uses. There is not considered any need for sports facilities in the OAKDA Masterplan Area.

- 6 Class B1c space at ground floor fronting Phoenix Street.

The Class B1c spaces are allocated as suitable for uses that contribute to the borough's waste management capacity, such as reuse and recycling-related businesses. The amended Local Plan could prioritise such uses by requiring that the space is limited to uses that meet these objectives, and only allowing them to be let for alternative B1 uses if there is no demonstrable demand for the waste management uses.

More detail on the types of businesses proposed and how they contribute to the borough's waste management is provided later in this section.

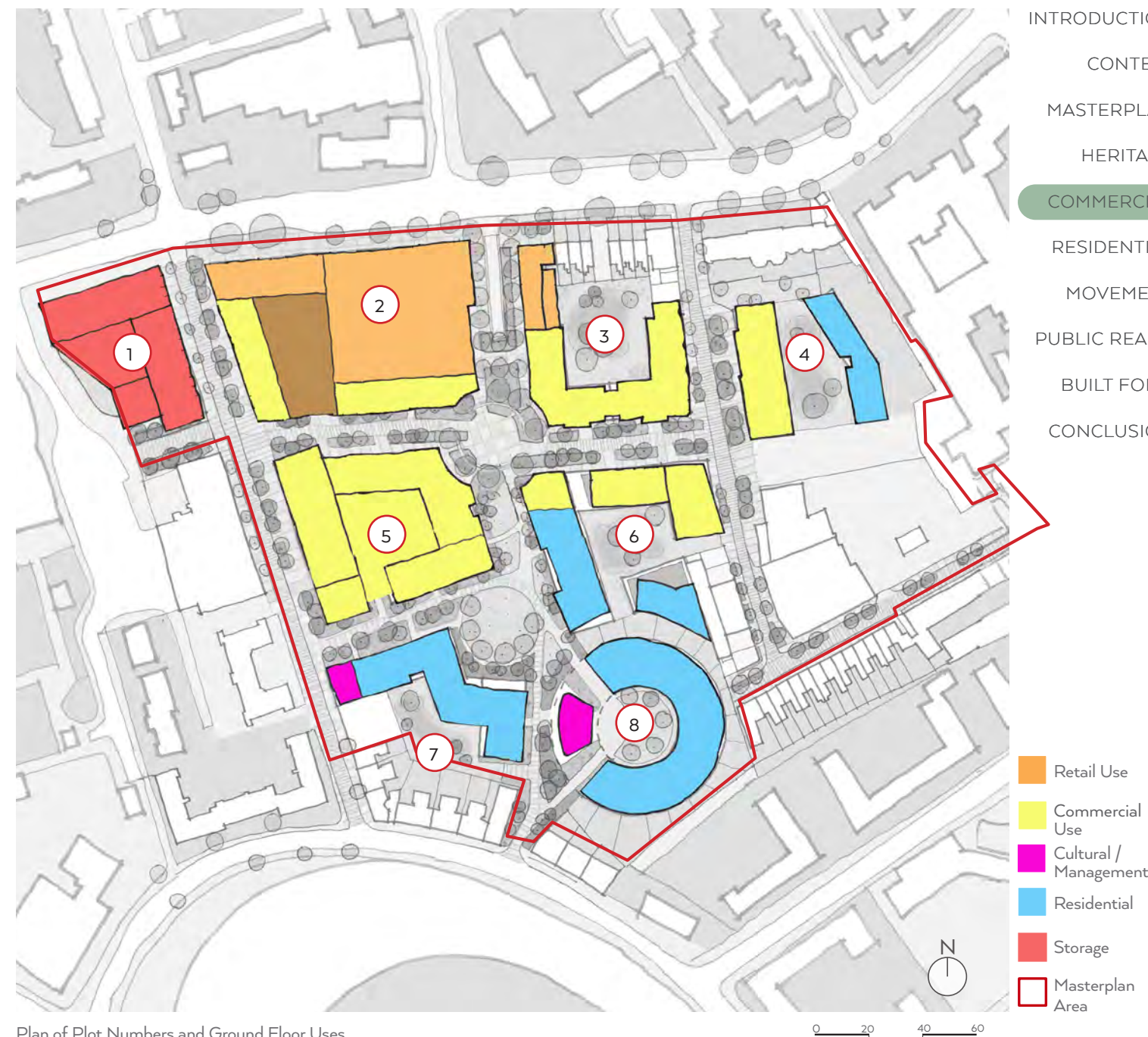
Some smaller commercial spaces are also proposed for the southern part of the Masterplan area:

- 7 Class, D1 or D2 space provided at ground floor with access off Woodall Lane. The space could be used as an extension to the Gasworks Gallery (Class D2) or to provide a D1 use such as a nursery or dental (discussed at later in this section) or potentially community space.

- 8 Ancillary Residential For Management Space

The existing employment-generating B Class uses at the Beefeater Gin Distillery and the office use at Kennington Lane (currently Alton and Co.) are expected to remain unchanged during the lifetime of the Plan. Local Plan policies would ensure they are protected and retained.

The Masterplan Area generally is also considered appropriate for a hotel use, subject to meeting detailed Local Plan policies.



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5.9 EMPLOYMENT PROPOSALS

PROPOSALS

The Masterplan proposals increase the total amount of B Class employment space to 24,538sqm, which is an increase of 10,366sqm (73%). This includes the sites that are not expected to change. If these sites are set aside, the increase in B Class floorspace is 99%.

The additional 10,366sqm of B Class space will come forward primarily on sites currently occupied by the Gas Works, the Tesco foodstore, the TfL site, Big Yellow and Axis. Of this a total of 7,907sqm of new B class employment space will be provided on the Oval Gas Works site alone.

Up to 1,430 jobs will be provided over the Masterplan area. This is generated by the new B class employment space, replacement foodstore and the D1 and D2 uses. This represents a 465% increase on the job numbers currently provided in the OAKDA Masterplan Area. Of the 1,430 total jobs, 1,112 will be provided from B class employment space alone.

The Masterplan has considered the likely timing of delivery of the individual plots, recognising their ownerships and the current status of the land (e.g. whether it is operating successfully or under-used).

Plot 5 is currently contained on land occupied by the Oval Gas Works, which is among the least well-performing parts of the Masterplan in terms of optimising its potential. Should the KIBA be de-designated and planning permission secured, the Oval Gas Works site will come into the ownership of Berkeley who would look to bring it forward for planning immediately. Accordingly, this plot has been chosen as the best location for “The Generator”, including some of the area’s flexible B1c space suitable for waste management uses, to ensure it comes forward early in the Plan’s lifetime.

Enhancing the Masterplan area’s employment offer has been at the centre of the Masterplanning process.

EMPLOYMENT HUB

The employment zone is focused in the northern half of the Masterplan area, which is accessible to Kennington Lane providing vehicle access to the Masterplan area for servicing. This will enable servicing primarily from Vauxhall Street or Montford Place with limited vehicle access on the routes within the site and no access to the southern, ensuring that the routes are optimised for pedestrian priority.

The main east-west route through the Masterplan Area (Phoenix Street) will become the commercial heart of the development. It would enable businesses to have a front door and street-facing presence to display items and services. This would promote activity and a sense of a place for employment. Phoenix Street will link with the new public square (Gas Holder Place, discussed further at Section 08) at its centre.

A mix of B Class spaces will be provided, including B1a (office) spaces and B1c (light industrial) spaces, designed to be sub-dividable so as to be occupied by a range of users including SMEs. This will ensure that the space is flexible enough to adapt to change in the way people work and a changing market.

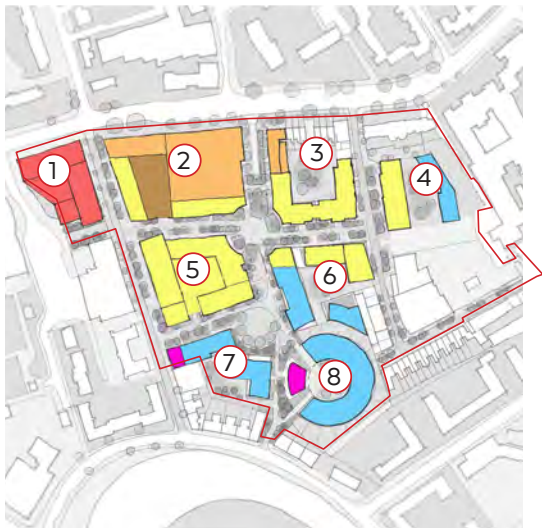
The main employment space (“The Generator”, discussed on the following pages) would be located on the south side of Phoenix Street, at Plot 5. This would provide a mix of office and flexible B1c class employment space over the full plot at ground floor level, with frontages on all four sides. This would also provide centralised facilities for the area, such as training, meeting space, and the administrative space for a managing company or shared space operator.

The amounts of B Class employment floorspace and associated numbers of jobs that would be provided in each Plot (and the plots that are not expected to change) are set out in Table 3.

Plot	Use Class	Type	Approx Proposed Floorspace m2	FTE jobs
1	B1a/B8	Office / Storage	8,589	241
2	B1a	Office	2,110	283
3	B1a/B1c/B1b	Office / Industrial	1,666	
4	B1a	Office	462	39
5	B1a/B1c/B1b	Office / Industrial	7,302	611
6	B1a	Office	605	
Subtotal			20,734	1,174
Gin Distillery	B2	General Industrial	3,563 (existing)	15 (no change)
Alton & Co.	B1a	Office	241 (existing)	24 (no change)
Total B Class			24,538	1,213

2	A1	Supermarket	3,272	163
2	A1/A3	Other Retail	578	28
3	A1/A3	Other Retail	235	12
3	A4	Pilgrim Pub	161	4
8	D2	Gym	214	6
7	D1	New Gallery	178	4
Total All Uses			29,176	1,430

Table 3: Proposed Employment Generating Uses



Plot Key

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5.10 THE “GENERATOR”

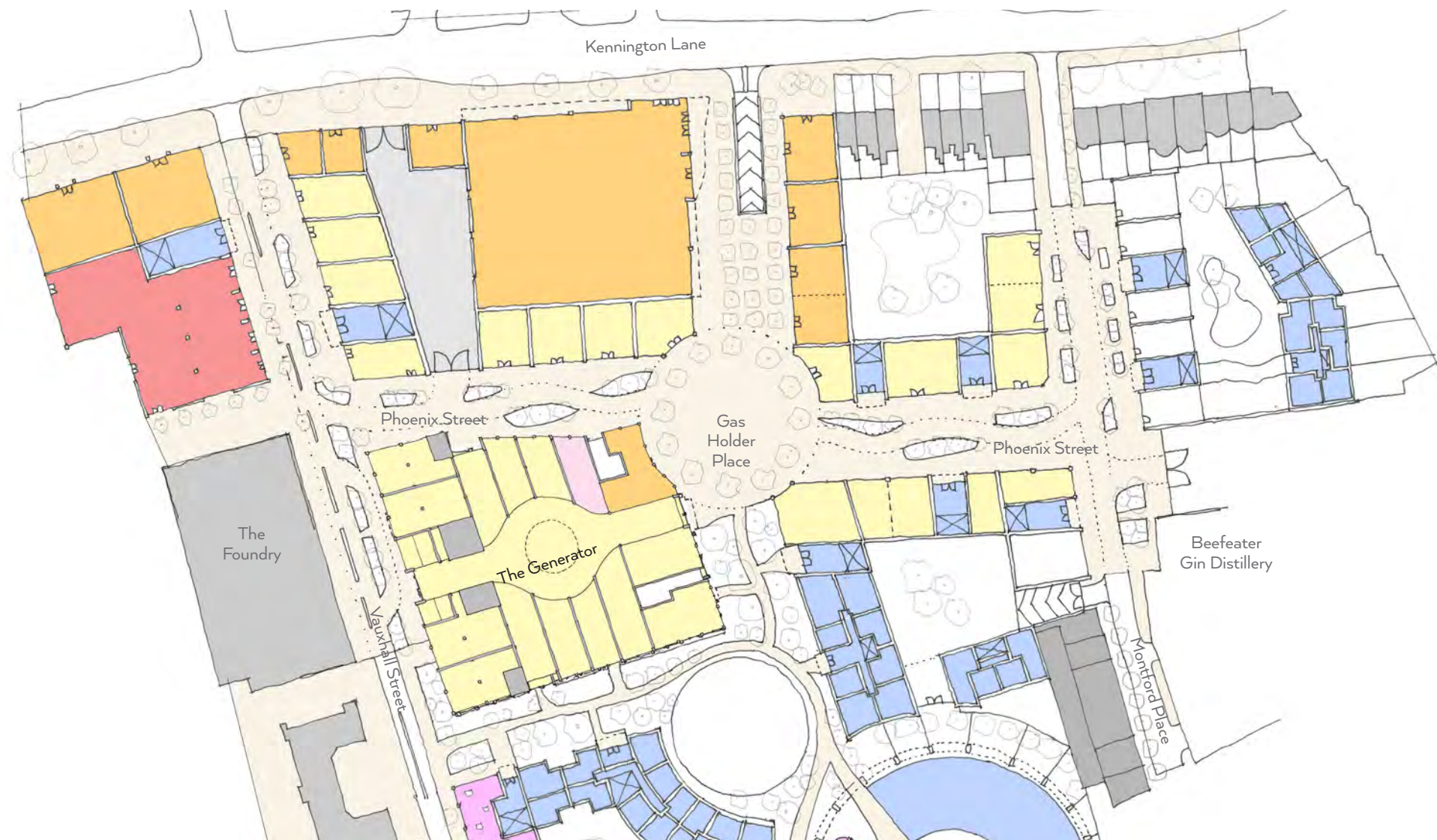
The Generator will be based around a full block podium with frontage on all four sides. This allows The Generator to be fully delivered on the Oval Gas Works site. This will create a defined commercial ‘offer’ with greater visibility, whilst presenting a front door to Vauxhall Street and encouraging links to the Foundry.

The provision of commercial space will be at mostly ground floor with an additional 4 storeys facing onto Vauxhall Street to ensure that it can have good access and maximize flexibility. The exception will be the two storey units which back onto the double height space of the supermarket. Residential above provides a balance of uses and additional active frontages throughout the day.

Phoenix Street running east-west will start adjacent to the existing Foundry, which will be better connected to the space at the rear of the Big Yellow Box site. At the opposite end of this street will finish at the commercial space located on the LUL site, and will help to draw the adjacent Beefeater Gin Distillery into the Masterplan site.

Phoenix Street is where business is done, and the Gas Holder Place public space becomes the heart of the scheme. This is where there will be interaction between the business uses, retail uses and the residents who live above, and elsewhere. All of these uses can compliment each other, for example the commercial supporting restaurant and cafe uses throughout the week and residential supporting them at the weekend. Here they will be a centralised facility for the businesses which can:

- Present a highly visible ‘front door’ for The Generator.
- Display items, or services, that businesses are selling.
- Offer support for new businesses.
- Provide centralised facilities for training, meeting spaces and IT.
- “The Generator” is located within a landmark building and is visible from Kennington Lane it will act as a marker in the development.
- Provide a connection to local employers and linkages to local job initiatives and training.



Illustrative Layouts of Proposed Employment Generating Uses at Ground Level



Illustrative Section through the Generator, Phoenix Street, Office Space and Supermarket

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- Back of House and Delivery for Retail
- Retail Use
- Commercial Use
- Cultural
- Residential
- Storage
- Masterplan Area

5.11 THE “GENERATOR” - CONCEPT

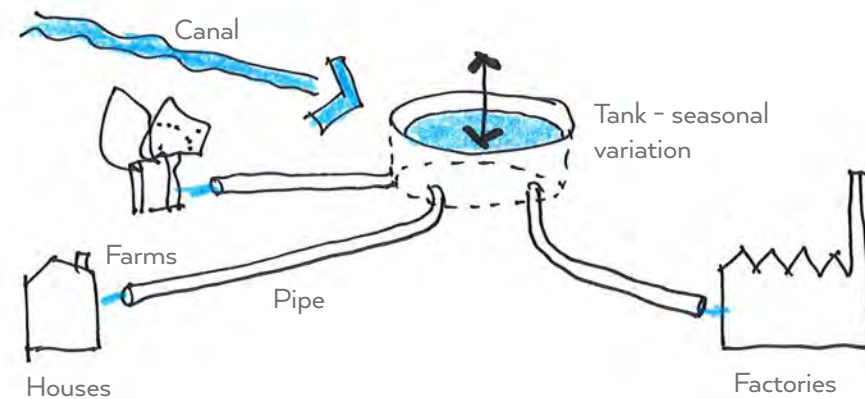
The employment hub at the heart of the Masterplan (i.e. Plot 5 as shown on the previous page) could be brought to life by giving it an identity.

An example of an identity that could be used for the OAKDA Masterplan is the concept of “The Generator”.

The Generator concept draws on the site’s heritage and history of uses and some of the successful community, artistic and sporting enterprises that are located in the area.

1800’S - WATER WORKS

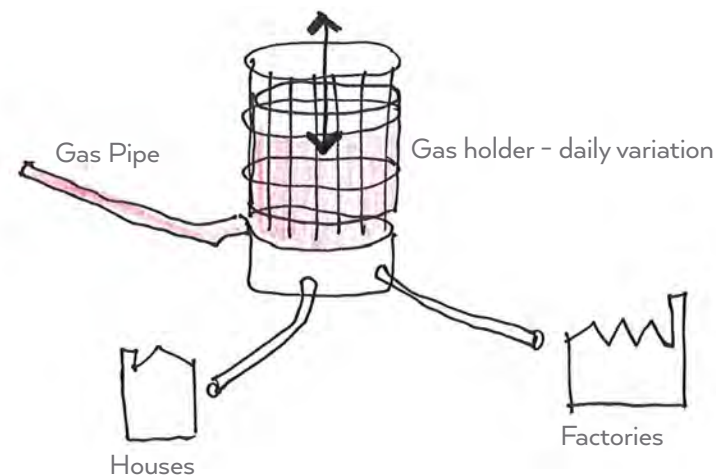
The site was used to store water in the 1800’s based around two large water tanks fed from the nearby river Effra (a tributary of the Thames). The tanks dealt with the seasonal variation of rainfall, securing a clean water supply for houses, factories and farms in this area of Lambeth.



1800's - Water Works

1900’S - GAS WORKS

When an alternative water supply was found, the site’s tanks were turned over to a gas company to store town gas. Eventually five gas holders were constructed on the site, which stored gas generated through the night (when the gas holder would rise) and distributing the gas to houses and factories in the local areas during the day (when the gas holder would fall).

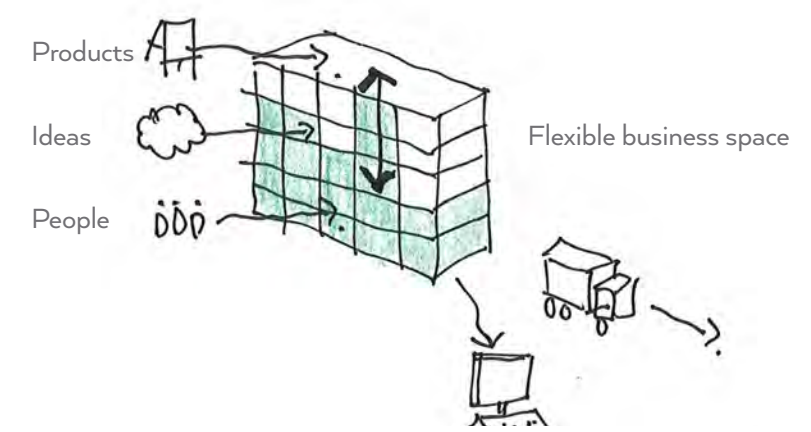


1900's - Gas Works

2000’S - “THE GENERATOR”

With the gas supply now stored within the pipe network, the gas holders are no longer required. An employment building with a similar function could provide a flexible home to new businesses; where products, ideas and entrepreneurs are collected together on site, replacing water and gas. With the right type of accommodation, such a facility could be flexible enough to meet the changing needs of new businesses.

These historic and present-day uses have the common characteristic of drawing in and then releasing resources, or people and ideas.



2000's - "The Generator"

EXISTING LOCAL ENTERPRISES



The Foundry:
Brings together charities and organisations involved in social justice and human rights issues, and provides support and training for them.



The Gasworks Art Project:
Offers studio space to local and international artists to collaborate together on projects which are and exhibited in the gallery on site.



Surrey County Cricket Club:
Attracts talented young cricketers from across London, provides facilities and coaching and assembles teams across all age-groups.

5.11 THE “GENERATOR” - RICH RESOURCES IN THE LOCAL AREA

Research on the local area by Futurecity has identified that the Kennington and Oval area has a high proportion of well educated, creative and entrepreneurial residents. The community is diverse, and there are a range of businesses, charities and cultural enterprises that already exist. The Generator can both use and support the exciting growth in the area for small businesses to thrive.

DRAWING IN FROM THE LOCAL AREA

The concept of The Generator is to draw in ideas, people, products, services, and energy from this area of Lambeth to populate the workspaces, but also to utilise the centralised facilities, training programmes and collection of like-minded business people and organisations.

For example:

- Graphic Design Firm relocate to The Generator (from Shoreditch) as the partners both live in the area
- A business expands and moves into new premises at The Generator
- Partners develop business skills at a Generator seminar course
- A Start Up firm receives mentoring advice at The Generator

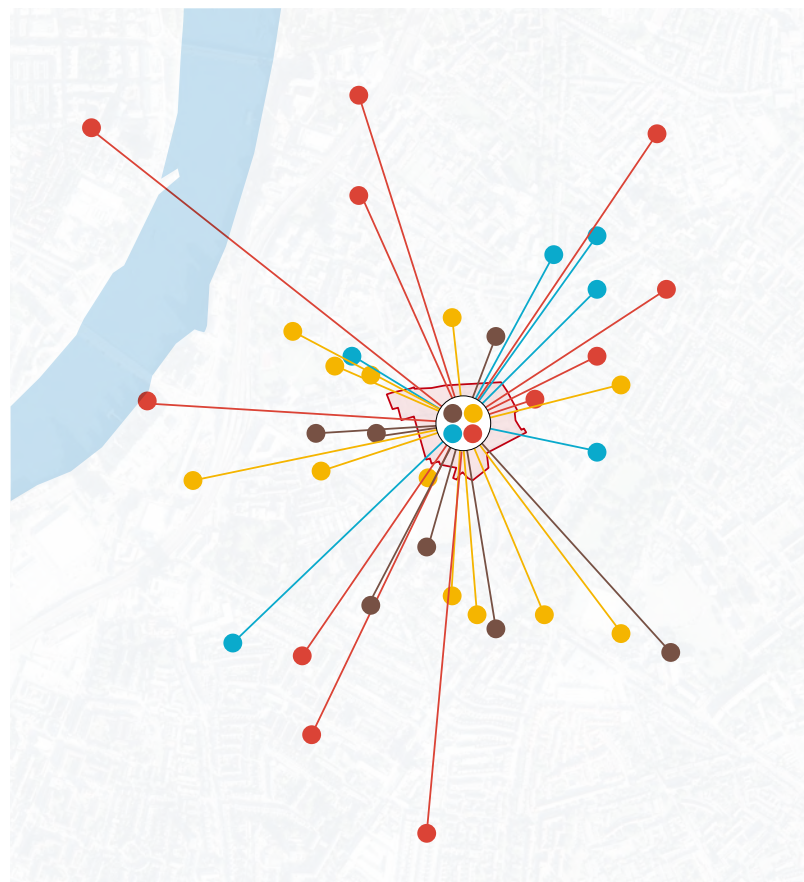


Diagram of how The Generator will “draw in” from the local area

THE BLAST ZONE

The Generator could have benefits both for businesses located on the site, and for those in the wider area. Taking the concept of the gas holder health and safety blast zones, which restricted development, The Generator could turn it on its head and have a beneficial blast zone, blasting out energy, creativity and dynamic business activity.

For example:

- A Design Office finds a new 3D printers at The Generator after seeing an exhibition
- New business venture formed when two entrepreneurs meet networking at The Generator
- Local job seeker finds work at a furniture upcycling workshop at The Generator
- Sixth formers do work experience in a cycle repair workshop



Diagram of the “Blast Zone” of the Generators benefits

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5.11 THE “GENERATOR” - KEY INGREDIENTS FOR SUCCESS

For the employment space to be a success there are a number of key ingredients which are required:



FLEXIBLE SPACE

Generous employment space that has the following characteristics:

1. Proximity to a main road (access).
2. A critical mass of units.
3. Close to centralised facilities and retail if possible.
4. Flexible and simple accommodation.
5. Cheap to build if proposed across ground floor i.e. cheaper to run due to no lifts and stairs.

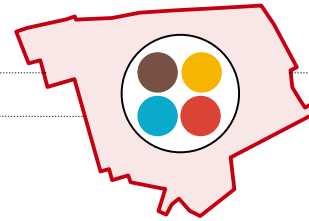
TYPES OF BUSINESSES

The flexible employment space in The Generator could accommodate a range of businesses, ranging from those which make and sell products, to businesses that promote up-cycling and reuse of items, to service businesses which provide information, or to community orientated enterprises who engage with the local community in addition to traditional office occupiers.

The right mix of different businesses can help to create an interdependency that can benefit the whole enterprise.

PUBLIC SPACE

If the employment spaces can be based around or along public space then this can provide connections between businesses, the transfer of ideas and information sharing. Giving each business unit a front door and shop front provides them with a place to create an identity and be seen by either their customers, competitors or businesses in similar sectors.



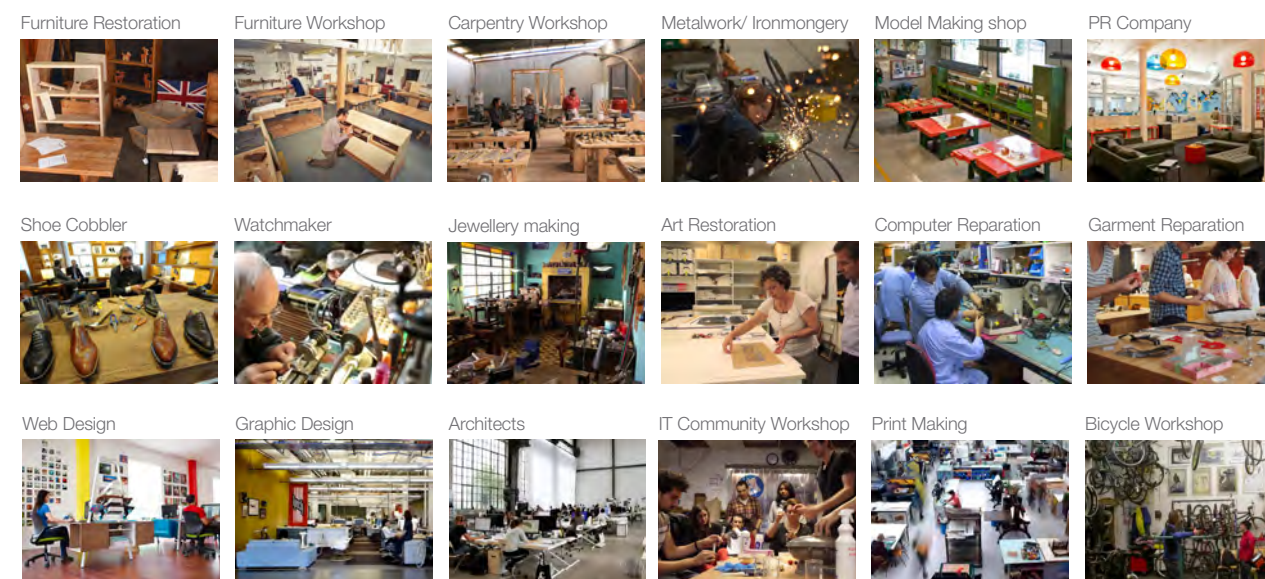
CENTRALISED FACILITIES

High quality and accessible centralised facilities are a vital part of successful employment concepts. These rooms and spaces would provide meeting places, business support, an IT hub, business servicing, as well as a location for education/training programmes.

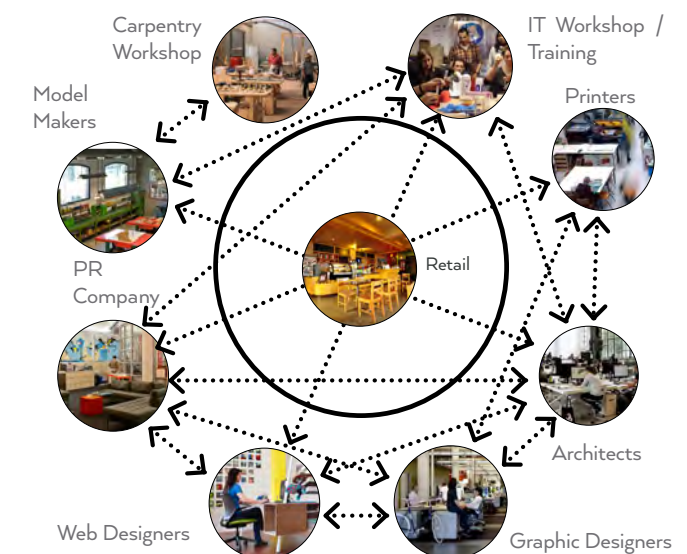


IDENTITY

Giving the employment provision a name can help establish an identity and a common vision for the site.



Types of Businesses



Business Interdependency

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5.11 THE “GENERATOR” - ARRANGEMENT

The Generator is formed from two main components which combine to provide the critical mass of space and the different types of accommodation needed to make it successful. These are:

1. GROUND FLOOR PODIUM

This stretches across the whole of plot 5 of the masterplan and has the following features:

- Main access from Vauxhall Street
- Possible link with the Foundry at ground level
- Potential for deliveries to be made on Vauxhall Street (to avoid the majority of lorries / vans needing to access the Oval GasWorks site)
- Frontage to the streets on all four sides
- Direct access to the Gas Holder Place public space
- Large footprint allowing flexibility
- Ground floor only which keeps rent and running costs low for the operator and tenants (no lifts / stairs)
- Located above the basement (potential for some parking spaces within this to be for commercial use and also servicing)
- Lightwell or glazed atrium in the centre of the podium to bring natural light into the building
- Generous floor to ceiling heights are possible allowing for different internal uses
- Allows uses which have requirements for deep space.

2. UPPER FLOOR OFFICE BUILDING

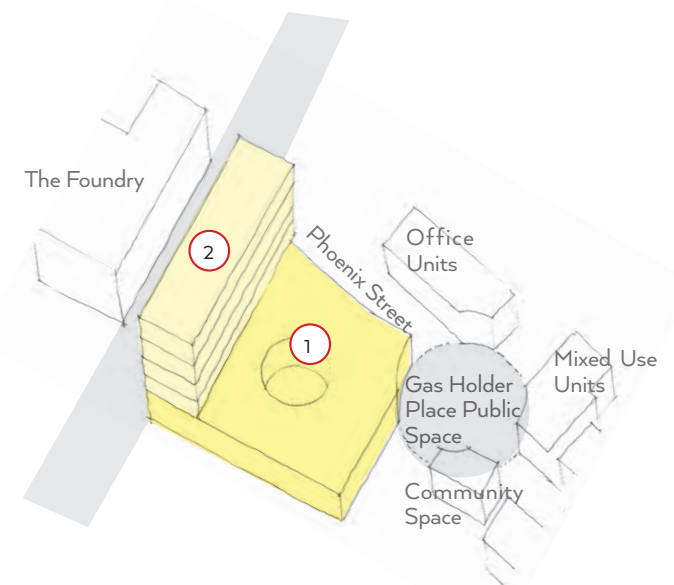
This is a long office building located on the western side of plot 5, on top of the Generator Podium, facing Vauxhall Street. This has the following features:

- Main Access from Vauxhall Street
- Relates to the Foundry opposite
- Suitable for tenants requiring shallower space and with open plan or cellular arrangements
- Repetitive floors plate allows flexibility in tenants and multi-occupancy serviced office configurations
- Possible roof terrace to top floor to tempt high profile tenants
- Highly efficient
- Central core connects through to facilities provided within the podium below

THE ‘GENERATOR’ DIAGRAM

The diagram for the ground floor area of the Generator has been developed to give the facility and strong identity and to maximise the synergy between tenants:

- Two entrances; one on Vauxhall Street and one onto the Gas Holder Place
- Entrances connected using a central co-working area
- Co-working area is a shared, multi-use space which is lit from above and will be the heart of the Generator facility
- Cafe located between the co-working area and the Gas Holder Place public space
- Management facilities located close to the main Vauxhall Street entrance and adjacent to the co-working area
- Upcycling unit on the corner of Vauxhall Street and Phoenix giving it a prominent street presence
- Community space located on Gas Holder Place, with potential connections through to the co-worker space



3d Diagram the arrangement of the Generator



Diagram of the organisation of the Generator

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5.11 THE “GENERATOR” - WORK SPACES & MAKING

WORK SPACES AND MAKING SPACES

The ground floor work units provide the commercial space which have the following characteristics, which are essential for successful use by tenants in the long term:

- Glazed frontage to the street.
- Signage zone for advertising.
- Large footprint allowing flexibility from small units to large units. Interconnecting secure doors can provide this flexibility at low cost.
- Ground floor only (no lifts / stairs).
- Lightwell/atrium in the centre of the podium provides natural light to otherwise deep space.
- Natural ventilation.
- Generous floor to ceiling heights allowing for different internal uses.
- Simple finishes with low cost surface mounted services for ease of fit out.



OFFICE SPACES

The upper floor work commercial space which have the following characteristics, which are essential for successful use by tenants in the long term:

- Suitable for tenants requiring shallower space and with open plan or cellular arrangements.
- Repetitive floor plate allows flexibility in tenants and multi-occupancy serviced office configurations.
- Possible roof terrace to top floor to tempt high profile tenants.
- Highly efficient.
- Central core connects through to facilities provided within the podium below.
- Combination of glazing and solid panels to the external wall to provide good daylight but limit overheating.
- Natural ventilation options to be considered.



CO-WORKING AREA / CAFE

Co-working is a style of work that involves a shared working environment, and independent activity. It is attractive to work-at-home professionals, independent contractors, or others who work in relative isolation, as it is the social gathering of a group of people who are still working independently, but who share similar values. There is the potential for synergy from working with people who value working in the same place alongside each other.

Co-working can take place in private living rooms or in public places such as suitable cafés, galleries or multi-functional places. In fact these are some of the ways that co-working organisations develop their communities prior to completing the facility.

The co-working space will be located in the centre of the Generator where it can influence activities in all other areas of the building. It will be the meeting point for the building’s occupants and visitors. The first space to be occupied in the morning and the last to be left at night. It will be based around the theme of work, rest and play and include

Work:

- Open plan ‘hotdesks’ to encourage collaboration.
- Some permanent desks.
- Brainstorming spots.
- Private team spaces.

Rest:

- Quiet spaces where people can get away.

Play:

- Breakout areas are meant to encourage conversation and relationships.



MANAGEMENT

The management of a co-working space is traditionally undertaken by a company that has the sole interest in the platform. The workspace provider owns or leases the whole building and offers a complete service to its tenants, for a return. Whilst this model promotes the success of the co-working space in isolation, due to the vested interest of the provider, there is no guarantee that it would work in harmony with the rest of the residential development, existing local commerce or the wider community.

It is therefore anticipated that Berkeley will manage the employment space in its entirety, potentially looking within the operator’s market for a partner that has specialist skills in co-working spaces.

Berkeley will ensure that the management of the space focuses on the configuration best suited to its sustainable growth and evolution. This would include more affordable and flexible spaces, aimed at ‘start-ups’, SMEs and CICs. Co-working would operate around a central shared space with the ability to spill over into public cafes areas, this generates activity and enables interaction between a variety of people and businesses.

These uses would be underpinned by commercial market space, this blend of uses also ensures that the commercial offering is both viable and vibrant.

Considered management will enable a diverse business community that will enhance the organic growth of the whole OAKDA site. A buoyant and close knit workforce will support local retailers, which in turn will create a destination for not only people within Lambeth, but also those visiting the developing cultural scene. This would make a huge contribution to the sustainability of the local area’s economy and character, by improving diversity and longevity of the sites current economic offer.

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5.12 THE “GENERATOR” - CASE STUDIES

CASE STUDIES

Berkeley have had early discussions with the following organisations. They are all examples of the type of occupier which could feature in The Generator and help manage and activate this element of the commercial offer in the Masterplan.

IMPACT HUB, WESTMINSTER



Date established: 2011
Industry sector: businesses and social enterprises that have a positive social and environmental impact

Impact Hub Westminster is one of the largest workspaces run by Impact Hub, a global network of 68 locally owned collaborative work spaces across 49 countries. It is a joint venture between Architecture 00, Westminster City Council and a private investor. It reached capacity just six months after opening in 2011.

Its primary aim is to help facilitate the growth and survival rate of start-ups with a positive social and environmental impact. Members work across a broad range of sectors including technology, education, environmental sustainability and impact investment.

A fourth London Impact Hub opened in Brixton in 2014. The founders of Hub Westminster were invited by Lambeth to deliver a two-year pilot to test the viability and demand for an enterprise space within Brixton Town Hall. In its first year, Impact Hub Brixton has more than doubled its target for members, events and the number of people reached through its activity.

THE TRAMPERY, LONDON FIELDS



Date established: 2013
Industry sector: creative industries, particularly fashion

Originally founded by Charles Armstrong in 2009, The Trampery is a social enterprise offering its members access to creative workspace, specialist facilities, events and networks. Its first premises are in Beviden Street, five minutes walk from Old Street Station.

The Trampery London Fields provides predominantly hard creative services such as: managed co-working space, studio space, equipment-for-hire services for start-up and emerging businesses, storage, concierge, networking rooms and events. It is located in a 1960s office block, with co-working space on the ground floor.

The building also comprises the 1880s Morley Hall, which offers event space, and a café run by Old Street cycling workshop Look Mum No Hands.

Studio 13, the co-working space, is home to approximately 21 businesses in the fields of gaming, clothing, accessories, architecture, design, advertising and photography.

MAKERVERSITY



Date established: 2013
Industry sector: design and digital manufacturing

Makerversity is a pioneering community of emerging maker businesses. Based in central London, they are providing access to a range of studio, event and fabrication spaces and prototyping tools for their diverse member businesses.

Set up by innovative practice Something and Son, Makerversity started as a disused and derelict space on the lower floors of Somerset House. Makerversity is a 100% self-funded organisation and spent their first 6 months refurbishing the space. By early 2014, after 9 months of hard work, the location was full, with over 60 businesses operating from the space and learning programmes beginning in earnest.

Currently, Makerversity has 140 members. Member turnover is about 20% per year and the current occupancy rate is around 90%. Members work across a range of making activities including Internet of Things devices, fashion, installation design, furniture making, electronic goods, app development, physical and digital making, knitting, 3D printing and agriculture. Several member businesses are on track to graduate this year and move to larger spaces.

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5.13 RETAIL, TOURISM AND CULTURAL

RETAIL RESPONSE

The Masterplan proposals would re-provide a food store in the same location as the existing Tesco supermarket with equivalent floorspace. This is consistent with what local people identified in the consultation; they value the convenience of the existing foodstore and want it to be retained.

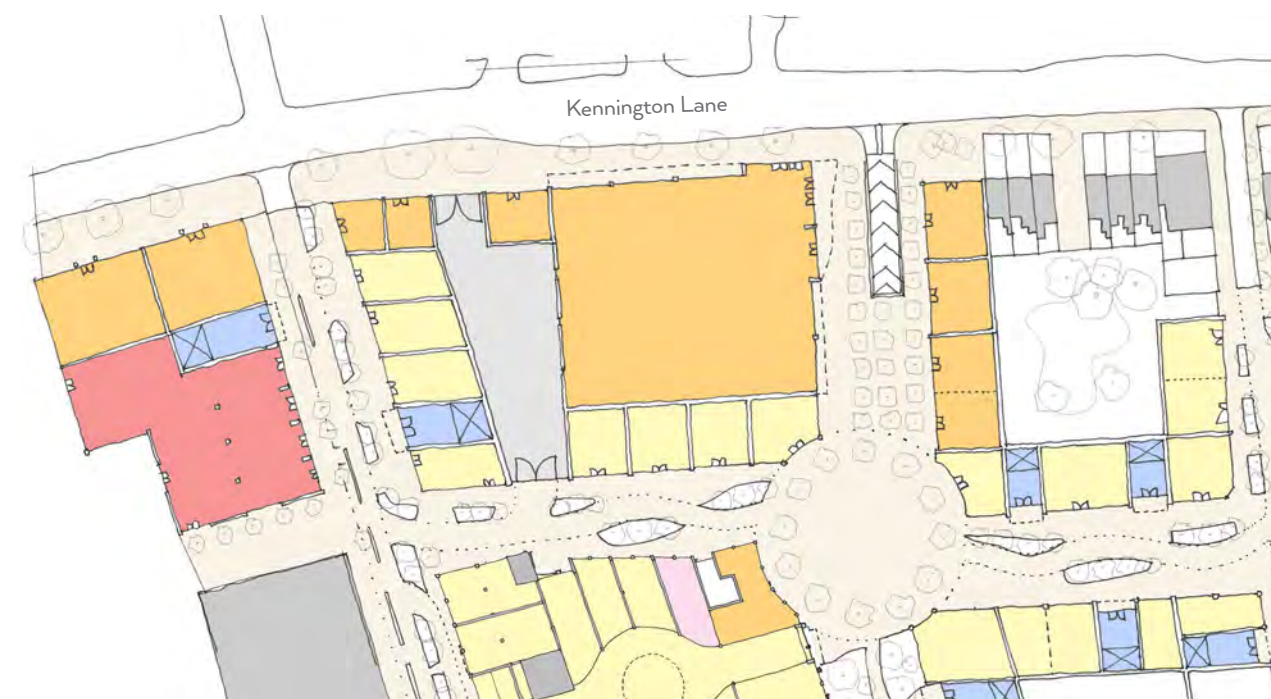
The new foodstore would have car parking in a basement level, providing a similar number of spaces as the existing car parking area. This also addresses local people's concerns about the anti-social behaviour that occurs on the existing surface level car park.

Given the foodstore will be located in close proximity to around 1,250 new homes, it would almost certainly provide a greater number of jobs than the existing foodstore due to increased business. It is expected the enhanced and more heavily used foodstore would provide for is up to 135 full-time equivalent jobs.

A further 813sqm of retail or food and drink spaces would be provided in frontage buildings on Kennington Lane and on the central access route into the site leading from Kennington Lane, as indicated on the plan opposite local people were eager to see new opportunities for food and drink uses in the area. These new retail opportunities would provide capacity for a further 40 jobs.

As referred above, the commercial space (priority for B1) on Phoenix Street could also enable opportunities for some retail or food and drink uses, such as in the corner of Plot 3 fronting Gas Holder Place. Food and drink uses are necessary to support the successful operation of the main employment use.

The Pilgrim public house within the Masterplan area would not be expected to change.



Proposed additional Retail

■ Retail Use



Artists impression of retail leading off Kennington Lane

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