

OVAL AND KENNINGTON

DEVELOPMENT AREA



ADDENDUM DOCUMENT

06/11/2017

INTRODUCTION

THE OAKDA MASTERPLAN

For over 150 years The Oval and Kennington areas have been dominated by the Oval Gas Works. It is in the heart of London with fantastic accessibility surrounded by many attractive buildings and streets.

The OAKDA Masterplan was developed by the Berkeley Group to explore the development potential of land on and around the Oval Gas Works site.

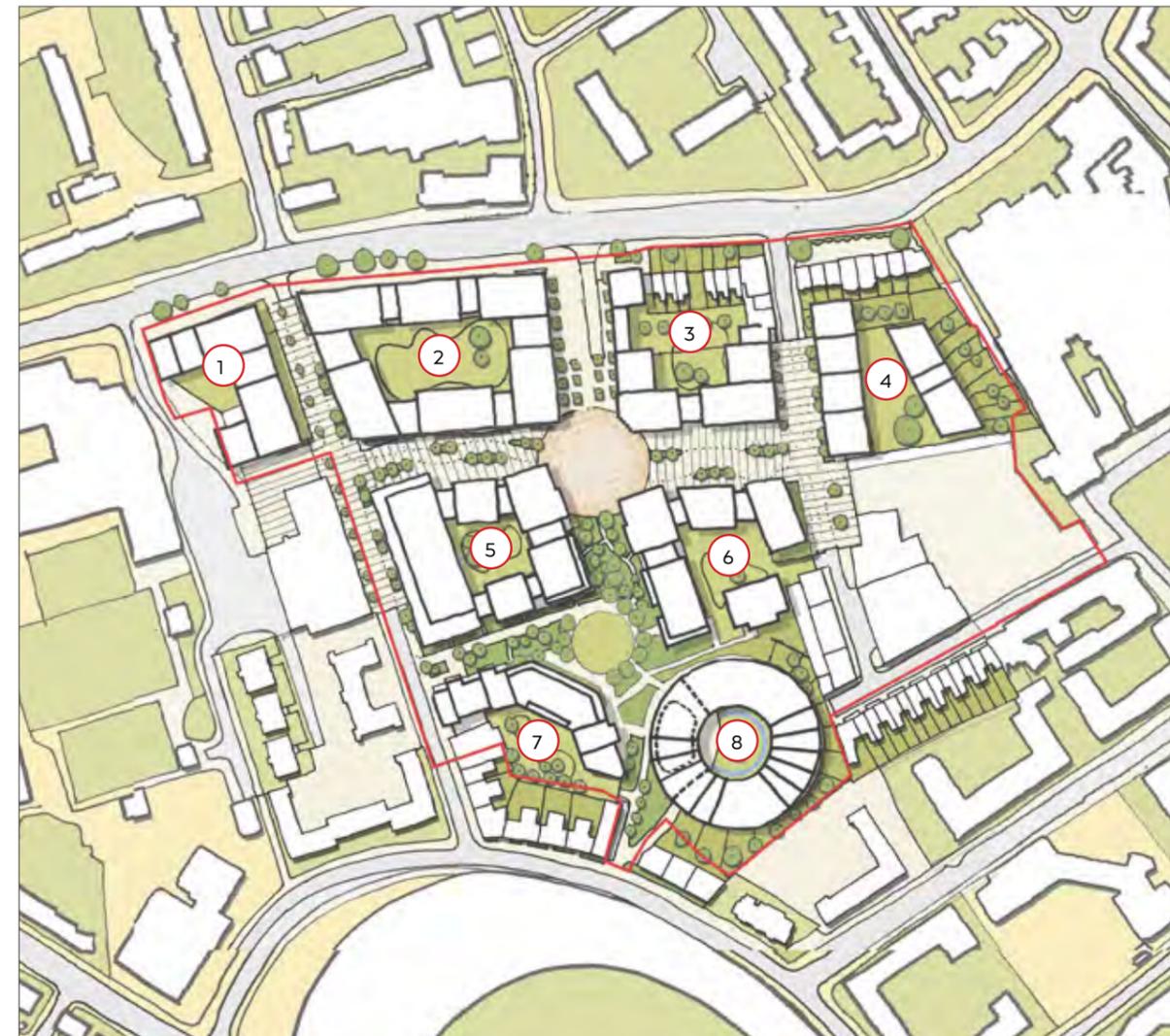
Oval Gasworks is a very large, underutilised and unattractive brownfield site that has prevented development and enhancements in the area due to its status as a hazardous installation. The site is also designated as a KIBA and this means that the site has been protected for industrial and business uses.

With the gas holders no longer needed and being decommissioned, there is an opportunity to transform the area into a thriving and attractive neighbourhood creating new high quality public realm, public squares, homes and workspaces that benefit the whole community. Redevelopment could also enable the listed Gas Holder No.1 to be retained and refurbished, celebrating the site's best aspects and protecting it for the future.

The OAKDA Masterplan will reclaim this site and integrate it back into the Kennington and Oval neighbourhoods delivering new homes, workplaces, amenities and public open space. The Masterplan will enhance and respect the distinctive character of the local area and create a sustainable mixed-use development that will provide jobs and homes in well-designed buildings, set in high quality public space that will benefit the whole community.

However these benefits to the area would only be deliverable if the gas works is removed and the area de-designated from industry land to enable mixed-use development, including housing. The Local Plan Review proposes the partial de-designation of the KIBA, to enable the principle of development as set out in the Masterplan.

Since the previous draft submitted to Lambeth in 2016, there has been further assessment and analysis. This document will explain the amendments to the OAKDA Masterplan and provide an overview of what it will deliver.



OAKDA Masterplan

N

4 OAKDA plot no.

Masterplan Area



INTRODUCTION

WHY HAS THE MASTERPLAN CHANGED?

The OAKDA Masterplan had evolved through expert analysis, engagement with the Council, with the local community and other key stakeholders over a period of nearly two years.

In August 2017 the Mayor issued new guidance which set out the ‘Threshold Approach’ to affordable housing and viability. Since May 2016, Berkeley have been able to undertake further site investigations which has given more detail about the remediation required on site in order to redevelop a residential led scheme. Furthermore there have been discussions with Historic England about the main gas holder which is now listed and how the refurbishment works will be carried out in order to convert the holder into a residential building.

During 2017 Berkeley Homes has also established a partnership with Tesco, and an agreement to bring the Tesco supermarket site within the OAKDA area forward for redevelopment. This will require the re-provision of the supermarket in the new buildings along with a temporary store while that is being constructed. Berkeley Homes having control of the two largest and most central sites in the OAKDA area means that greater benefit can be derived from their delivery. This represents an opportunity to revisit the Masterplan Strategy.

Achieving 35% affordable housing on site on Oval Gas Works and the Tesco sites requires more homes and commercial space to be delivered to ensure the scheme is viable. Achieving this additional quantum of development requires increases in the height of some buildings on the site.

The impacts of the proposed buildings would be assessed in detail through any planning applications submitted for sites in the OAKDA area. The increased density also increases public benefits of developing in accordance with the OAKDA Masterplan, notably an increase in the number of homes and jobs provided. It would also yield a greater Community Infrastructure Levy, which is a further additional public benefit arising from the increased density.

This Addendum demonstrates that the location of the taller buildings is proposed predominantly for the central parts of the OAKDA area where impacts on local views and heritage assets would be minimised. It sets out the the expected additional quantum of homes, and commercial space and jobs that would be deliverable with the additional height proposed.

The Addendum document completes the OAKDA Masterplan and brings it up to date, reflects the new partnership between Berkeley Homes and Tesco, and is consistent with the Mayor of London’s most up-to-date housing policy guidance.



Artists impression of the proposed Lime Grove public space



RESIDENTIAL

SCHEME PROPOSALS

This Addendum to the OAKDA Masterplan proposes to provide a further 250 new homes, to deliver up to 1,500 homes across the sites, in comparison to the 1250 dwelling quantum in the originally submitted masterplan. This will yield a population of approximately 3,300 people.

AFFORDABLE HOUSING

The changes to the quantum of the development within the Addendum Masterplan will help facilitate the commitment to reach 35% affordable homes (on the basis of habitable room) with a 70:30 split between social/affordable rent and intermediate on each site in accordance with the GLA's latest guidance and Lambeth affordable housing policy.

PROPOSALS FOR HOUSING MIX

The Addendum Masterplan seeks to achieve the mix of dwellings to be compliant with Lambeth's Local Plan Policy H4, as follows, but acknowledges that different mixes maybe more appropriate and/or viable on different sites.

HOUSING STANDARDS

All dwellings within the Addendum Masterplan would comply with standards set out in the London Housing SPG which has superseded the London Housing Design Guide since the originally-submitted Masterplan was completed.



Indicative section through an apartment building



KEY BENEFITS

- Around 1500 high quality new homes.
- Mix of tenures – 35% affordable.
- Increased activity in a currently under-developed location.

EMPLOYMENT PROPOSALS

EMPLOYMENT CHANGES

The Addendum to the OAKDA Masterplan includes all of the commercial proposals of the originally-submitted Masterplan but adjusts the proportion and location of these.

RETAIL

The supermarket is retained within a more efficient (ie slightly smaller) footprint and therefore there is a slight reduction in retail space than envisaged by the OAKDA Masterplan.

WORKSHOP SPACE B1(c)

This B1(c) use is located in a bespoke facility in plot 6 closest to the other existing similar industrial uses of the Distillery and Substation on Montford Place.

OFFICE SPACE

The concentration of commercial B1(a) space has been moved to masterplan plot 5 with the Oval Gas Works Generator building. This will create a critical mass of attractive office floorspace

JOB NUMBERS

Although the total of employment space has not altered significantly, the change in proportion of retail to office space has seen a 240 job increase in the employment provided.

Plot	Use Class	Type	Approx Proposed Floorspace m2	FTE jobs
1	B1a/B8	Office / Storage	8,589	241
2	B1a	Office	1197	178
3	B1a	Office / Industrial	586	
4	B1a	Office	462	39
5	B1a	Office / Industrial	10,157	1033
6	B1c	Office	800	
Subtotal			21,791	1,491
Gin Distillery	B2	General Industrial	3,563 (existing)	15 (no change)
Alton & Co.	B1a	Office	241 (existing)	24 (no change)
Total B Class			25,595	1,530

2	A1	Supermarket	1,750	107
2	A1/A3	Other Retail	0	0
3	A1/A3	Other Retail	148	9
3	A4	Pilgrim Pub	161	4
8	D2	Gym	1,307	20
7	D1	Dentist	147	
Total All Uses			29,108	1,670

Table of Proposed Employment Generating Uses



Plan of Plot Numbers and Ground Floor Uses



0 20 40 60m

KEY BENEFITS

- Addendum to the Masterplan will support up to 1,670 jobs.
- Range of employment space to be provided including a range of active uses.
- Employment hub The “Generator” to be created to support smaller-sized businesses.

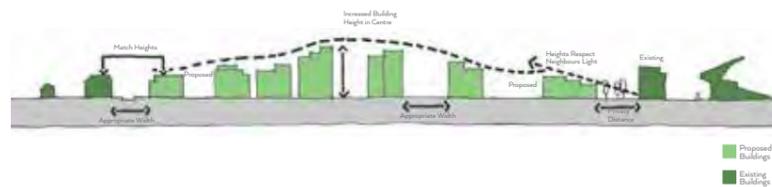
MASSING UPLIFT STRATEGY

OAKDA PRINCIPLES

The originally-submitted Masterplan set out massing principles (below) to guide development across the plots. It presented a 3d masterplan solution to show how the height of buildings across the site could fit within those principles and deliver public benefits originally envisaged by the masterplan.

1. Respect existing street heights around the edges
2. Respect neighbours
3. Optimise height in suitable locations

This resulted in the building height as show below



Originally-submitted Masterplan September 2016

OGW PROPOSALS

The evolution of the design developed in consultation with LBL officers and councillors and presented at the public exhibition held on 15th and 16th November 2016. These proposals had developed in plan and massing from the OAKDA Masterplan layout for plot 5 to 8, as the detailed designs were progressed, albeit the all the principles stated by the OAKDA Masterplan were maintained.

This included proposing taller buildings in some areas of the site than originally envisaged by the OAKDA masterplan in order to deliver more employment space and more dwellings. These are shown below and detailed on the following page.

The planning submission for the OGW site, as with all the Masterplan plots will include technical assessments of the impact of the massing to ensure that the proposals meet with acceptable planning criteria.



Masterplan Updated with OGW 2016 Proposals

ACHIEVING THE UPLIFT ASPIRATIONS

In considering how the Addendum to the Masterplan could achieve the uplift in employment space and residential, the scale of development has been re-assessed.

The central area of the site was identified as the location where the scale of development could be optimised without excessive increases to heights on existing streets, or impacting further on neighbours. Therefore building heights have increased to the southern parts of masterplan plots 2 and 3 and the northern parts of plots 5 and 6. These are detailed on the following pages.



Addendum Masterplan Proposals



OVAL GAS WORKS CHANGES IN 2016

PLOT 8

Following consultations with Historic England and LBL the feedback received was that the scale of development shown in the original OAKDA Masterplan was not sympathetic to the retained listed gasholder frame.

Therefore the scale of development was reassessed and an alternative proposal emerged which maintained the 10 storey overall height but which stepped down on both sides as a series of roof terraces towards the south. These steps coincided with the structure of the gasholder frame which was considered to achieve a much better relationship with the listed structure than the more drastic drop in massing which was shown in the original OAKDA masterplan.

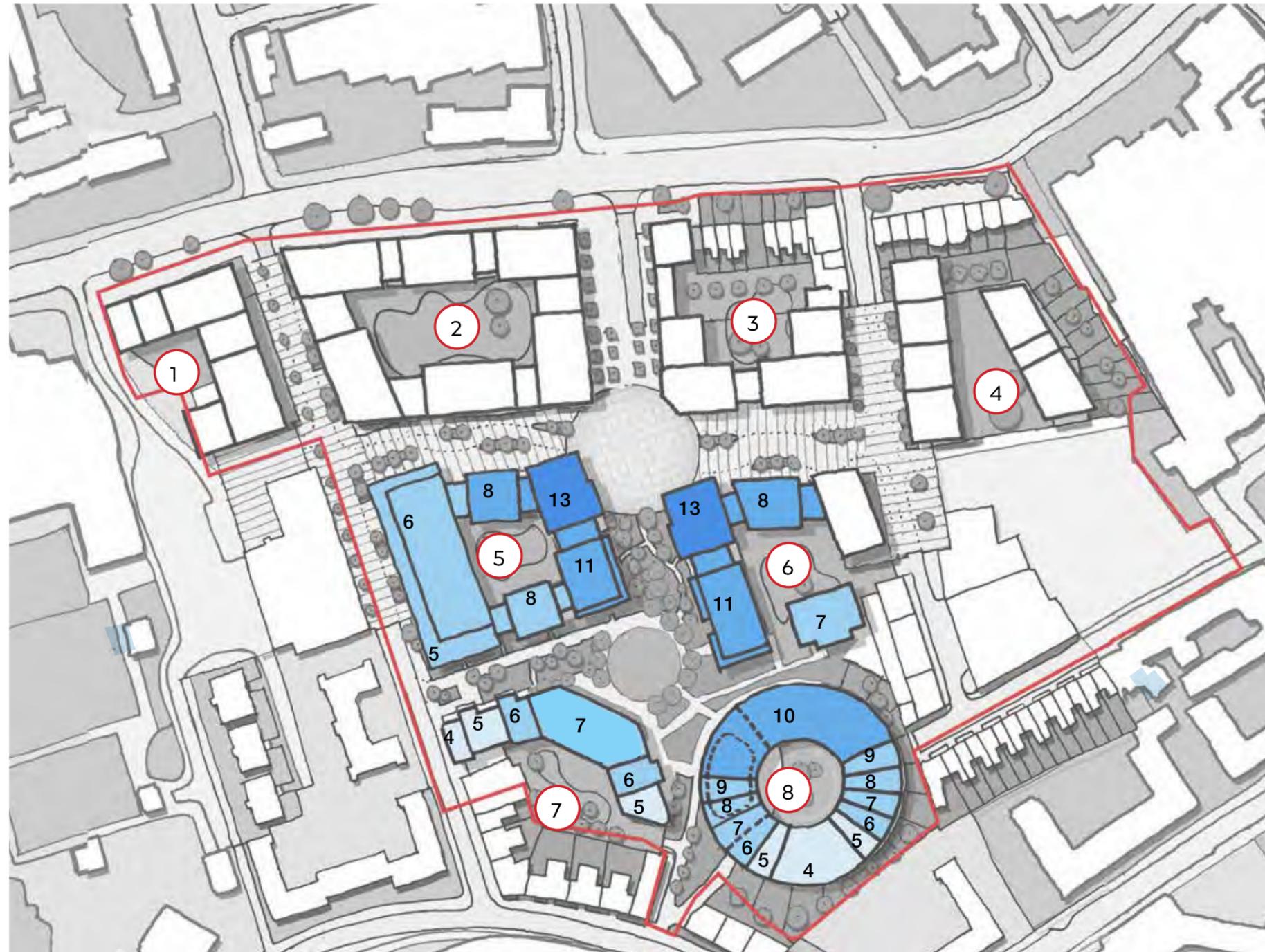
PLOT 7

The scale of development on this plot was increased in order to provide a single building which could efficiently provide +70 social rented dwellings as a standalone entity.

The edges of the buildings, closest to the neighbouring existing buildings were kept relatively low - 3 storeys high on Vauxhall Street and 4 storeys high close to Kennington Oval. The scale of development was stepped up, away from the boundary, as a series of terraces to create a seven storey building which completed this perimeter block. It was also considered that this scale of building better defined the south western edge of the Lime Grove public space.

SUMMARY

These scale of development changes were primarily to achieve a better design within the townscape, to secure historic England support on heritage grounds as well as ensuring that affordable housing could be delivered. The increase in accommodation also allowed more commercial space to displace residential in plot 5 to deliver more commercial space than was envisaged by the OAKDA masterplan. This met a key criteria for Lambeth of providing more jobs as part of the proposals.



Illustrative 2016 Masterplan Heights

ADDENDUM MASTERPLAN HEIGHTS IN 2017

HEIGHTS

The last iteration of the massing proposals was driven by the need to deliver increased public benefits in the form of affordable housing on the OGW and Tesco sites. However, in parallel to this objective it is considered that this also brings other improvements to the design, as well as other public benefits.

In assessing where additional height could be located the massing principles of the OAKDA masterplan were reinforced and continued which identified that the centre of the site was least sensitive to taller buildings. This is where the majority of the increased height has been located although there have also been increases in height elsewhere on the perimeter where there would be least impact.

The Addendum scale of development has evolved to create the following distribution of buildings:

Plot 1 (Big Yellow) - Heights increased by one storey, now ranging from 5-7 storeys.

Plot 2 & 3 (Tesco) - Heights increased on Kennington Lane to eight storeys to help define this high street, with increased point block heights up to 15 and 16 storeys on the corners to Gasholder Place and up to 8-10 storeys across the rest of the plot.

Plot 4 - (TfL land) - Heights increased by one storey ranging from 4 up to 8 storeys.

Plot 5 - Increase in height of the commercial building on Vauxhall Street to 7 storeys. Residential wings increased in height to 10 storeys to the north and the tallest block raised to 18 storeys on Gasholder Place.

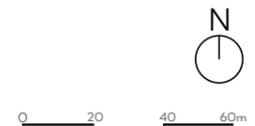
Plot 6 - Increase in height of the tallest element raised to 16 storeys on Gasholder Place and the residential wings increased in height to 10 and 8 storeys to the north and south.

Plot 7 - this building has increased by one storey to a maximum height of 8 storeys with a set back 'penthouse' level.

Plot 8 - The building within the gasholder has not increased in height.



Illustrative Proposed Masterplan Heights



- 4 OAKDA plot no.
- up to 5 storeys
- 6-8 Storeys
- 9-12 Storeys
- 13-18 Storeys
- Masterplan Area

ASSESSING THE MASSING UPLIFT

ASSESSMENT OF IMPACT

The massing has been designed so that it minimises impact on:

- Privacy / daylight / amenity within the new development.
- Local key views.
- London Strategic Views
- Relationships to the retained heritage assets on the site

ASSESSMENT OF STRATEGIC VIEWS

From a planning perspective, the upper limits to potential increases in massing are the protected strategic views that apply to the site. These set maximum building heights across the site and defined by the London Plan. These views are shown (right).

The Addendum to the Masterplan massing respects these limits and therefore the proposed buildings do not encroach on these protected zones.

The impact of the increases in building heights on local views have been assessed. These assessments have been discussed with planning, design and conservation officers.

ASSESSMENT OF HERITAGE

The increase in building heights does not directly affect the listed gasholder or its setting, as the buildings in the vicinity of the structure and within the gasholder have not increased significantly. The gasholder is complemented by the revised building form within, which is in keeping with the nature and geometry of the gasholder frame. The increased building heights do not constitute a negative impact on this heritage asset.



Photo of Strategic View: 4A.2



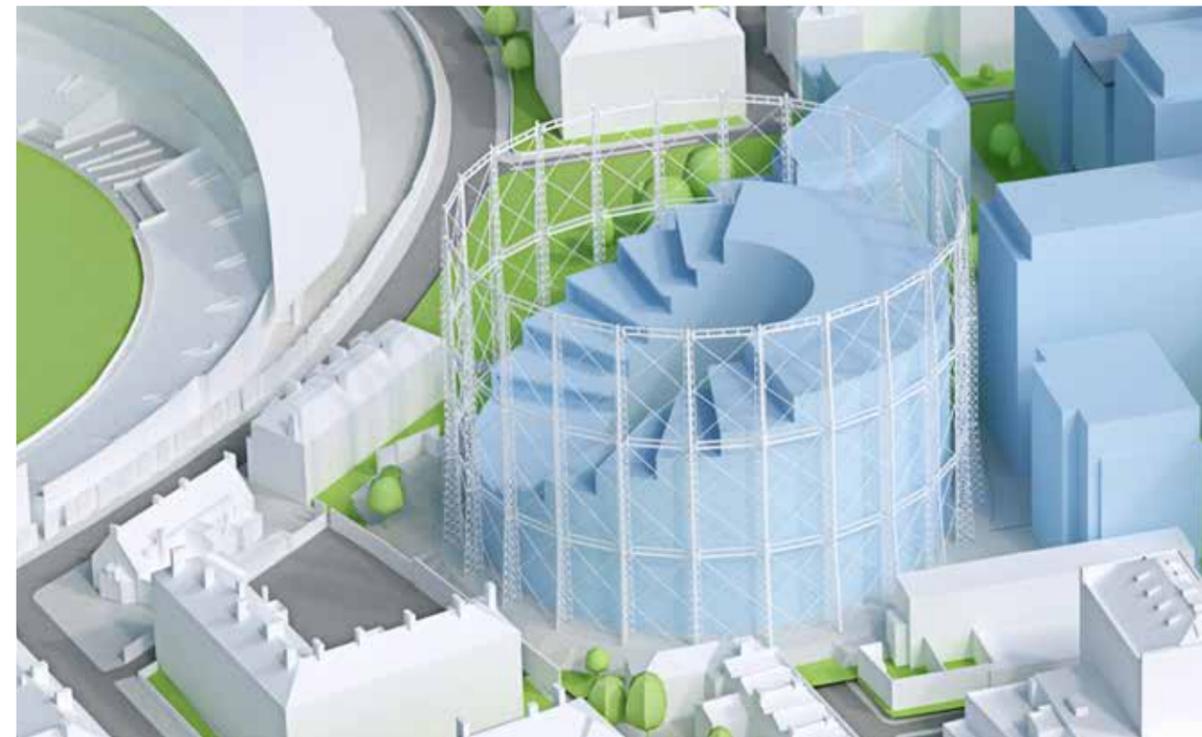
Photo of Strategic View: 2A.2



Photo of Strategic View: 18A.3



Photo of Strategic View: 2B.1



3d View of Gasholder Building

KEY LOCAL VIEWS

1 MONTFORD PLACE

This is a sensitive view from Montford Place, a residential street east of the site. The view is through the Kennington Conservation Area, with Grade II listed buildings on the south side of the street and a view of the Grade II listed gasholder no.1 at its end.

A regular stepping form within the gasholder (based on the proportions of the gasholder frame structure) to a maximum height of ten storeys would relate to the scale of the distillery on the right and step down to a height of four storeys towards the lower scale of the existing residential terraces on the south side of the street.

A large part of the upper gasholder would remain visible against open sky, ensuring that the frame would remain legible and that the new structure within the gasholder would appear secondary to it. The solid built form within the gasholder frame would echo the original gasholder tank, which at its tallest sometimes projected above the top of the frame. The proposal causes no harm in this view.



1. Artists impression of proposed massing along Montford Place

2 KENNINGTON LANE

The interwar Pilgrim public house and adjacent mid-19th century Italianate terraced houses at Nos 251-261 Kennington Lane are unlisted positive contributors within the Kennington Conservation Area, at its south-western edge. The Tesco store beyond and the taller post-war Vauxhall Gardens Estate, out of view on the right, are outside the conservation area. Tall buildings at Vauxhall are seen on the skyline beyond (not shown).

The proposed massing of the development within the Masterplan would repair the low-quality street frontage currently provided by the Tesco car park and store to the west of the conservation area. The taller buildings within the Masterplan area would be set well back behind the buildings fronting the Kennington Lane.



2. Artists impression of proposed massing along Kennington Lane

KEY LOCAL VIEWS

3 KENNINGTON PARK ROAD

This is a view from within in the Kennington Conservation Area across Kennington Green, with Grade II and Grade II* listed buildings and the existing Grade II listed gas holder forming the backdrop of the Green with the locally listed distillery beyond.

The proposed massing would be visible beyond the Green to either side of the distillery. The form of the building proposed within the gasholder frame on the left would allow the upper part of the gasholder frame to remain clearly visible against open sky above the proposed new structure. Appearing at a similar height to the foreground buildings, the visibility of development to the right of the distillery would reinforce the enclosure of the west side of Kennington Green, and its simple architectural forms and brick finish would complement the character of the Conservation Area.



3. Artists impression of proposed massing on Kennington Park Road

4 KIA OVAL CRICKET GROUND

This view is taken from the south-eastern corner of the Oval Cricket Ground. The frame of the Grade II listed Gas holder No.1 is an important local landmark that characterises some views from the ground. The buildings flanking the gasholder beyond the Cricket ground are not within a conservation area.

The proposed development would be visible in the backdrop to the cricket ground. The gasholder's guide frame would remain clearly legible against the open sky. Taller blocks would be set back from the northern edge of the cricket ground managing the change in scale to create a layered and modulated backdrop to the cricket ground with the listed No.1 Gasholder remaining clearly visible as a landmark feature of in the view.



4. Artists impression of proposed massing from the KIA Oval Cricket Ground

SKETCHES FROM WITHIN THE OAKDA MASTERPLAN



Artists impression of proposed massing from Cutler's Way looking south



Artists impression of proposed massing from Kennington Lane looking south

Proposed Buildings

COMPARISON OF HEIGHTS

3D COMPARISON

The 3D massing views of the OAKDA site shown opposite indicate the differences between the massing of the original submitted masterplan and the Addendum masterplan.

ORIGINALLY SUBMITTED OAKDA MASTERPLAN



Indicative built massing and height of the originally Submitted Masterplan

ADDENDUM TO THE OAKDA MASTERPLAN



Indicative built massing and height of the Addendum to the Masterplan

KEY BENEFITS

THE MASTERPLAN

The OAKDA Masterplan process has provided an in-depth analysis of the area and the wider context, which has informed the proposed Masterplan. Collectively this analysis has informed the resulting proposals. It will enable the delivery of around 250 extra new homes and a further 240 new jobs, whilst not harming local amenity, London-wide views or heritage assets.

The initial technical studies established the key opportunities and constraints, and identified an initial setting against which the Masterplan proposals have been developed.

The Masterplan has sought to respond to each of these factors, drawing on the local identity which will allow the site to be reclaimed and integrated back into the Oval and Kennington area, to the benefit of local residents and the wider area in Lambeth.

The proposed Masterplan will deliver a substantial high quality mixed use development, providing jobs, homes and public space that will enhance the local area.

The Addendum to the Masterplan will optimise the delivery of jobs and homes in the Masterplan area.

SITE ALLOCATION

The draft Masterplan has been subject to detailed analysis and public consultation. Feedback from the local community has been prioritised by Berkeley since the inception of the Masterplan over two years ago. The feedback we received from numerous consultations has been continuously fed into the masterplan process and used to shape the key benefits of the masterplan throughout its evolution. It has also benefited from detailed pre-application discussions on its two largest sites, which have informed the parameters of the Masterplan and its Addendum.

HERITAGE

- Heritage assets reflected in the Masterplan
- Industrial heritage underpins key design themes, land uses and layout
- Surrounding Conservation Areas preserved and the area of Kennington Conservation Area in the Masterplan will be greatly improved.
- Grade II listed Gas Holder No 1 refurbished and retained
- Other element of the cultural heritage to be reflected in the landscape and building design.

COMMERCIAL

- 543% increase in the number of jobs provided in the masterplan area over the existing situation
- Masterplan will support up to 1,670 jobs, a 550% increase on the current number of jobs on site.
- Range of employment space to be provided including a range of active uses.
- Landmark commercial building, 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.
- Dedicated community space 'The Engine Room'
- Development of an Employment and Skills Plan and inclusive growth in the local economy

WASTE

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

NEW HOMES

- Up to 1500 high quality homes for Lambeth's growing population
- A range of sizes and tenures to meet the needs of the local community.
- Affordable housing will comprise low rental value homes and intermediate homes
- Increased activity in a currently under-developed location.

MOVEMENT

- Large impermeable Gas Works site opened up and publicly accessible for the first time in 150 years.
- New links to underground, rail stations and bus stops
- Pedestrians and cyclists given priority throughout the Masterplan area.
- Preservation of one-way system and Quiet way along Vauxhall Street
- Sustainable transport encouraged for workers and residents
- No through routes for vehicles with the exception of restricted access for service 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 build 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
- Grade II listed Gas Holder No.1 retained as a dominant feature in the Masterplan.
- Key local and Strategic London views maintained.



