

HELLO & WELCOME

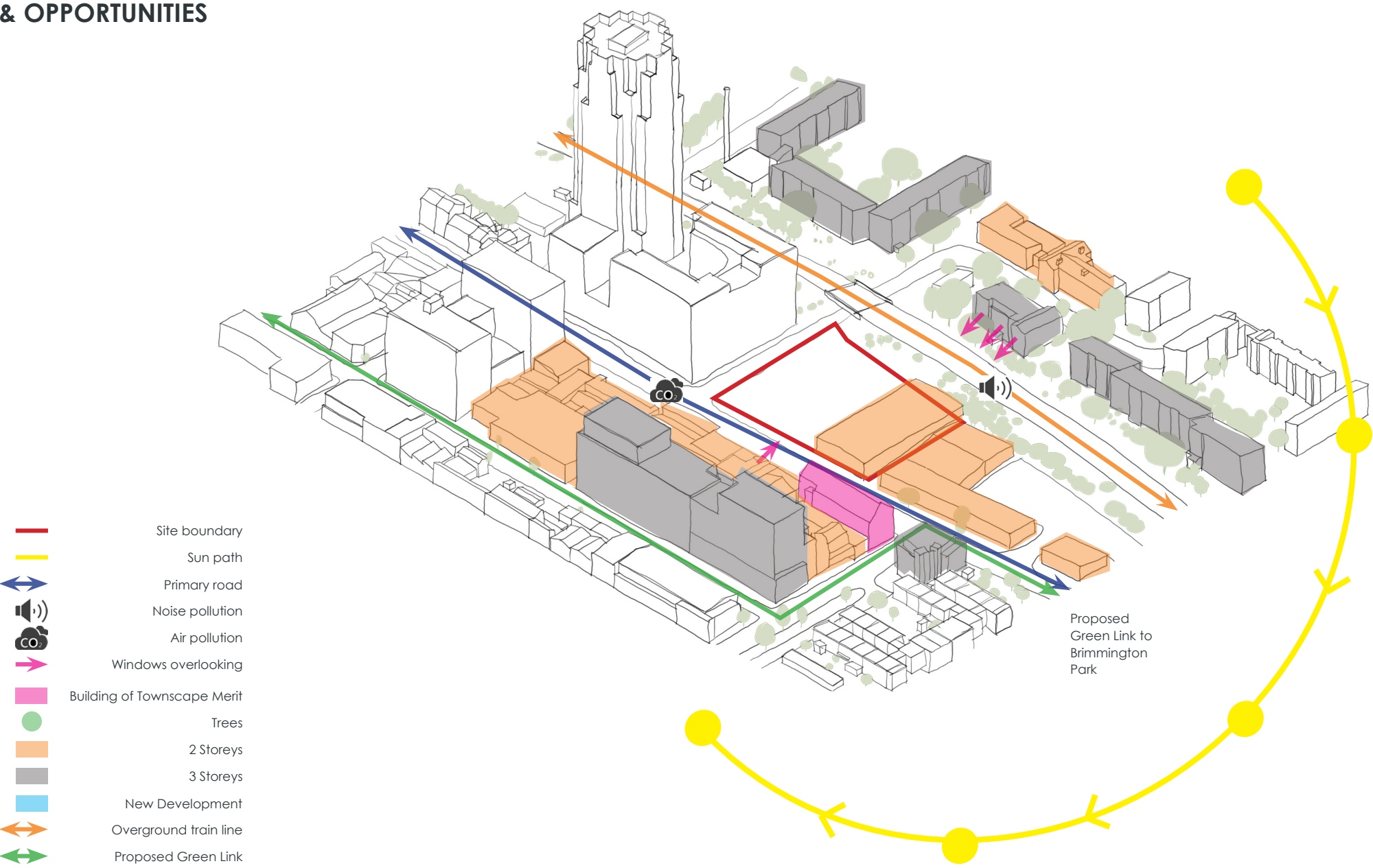
Please find an update outlining our new proposals to redevelop the land at 257-283 Ilderton Road to provide a mixed-use development of industrial floorspace and student housing.

The Site: 257-283 Ilderton Road is a 0.346-hectare sized site located in the London Borough of Southwark on the corner of Ilderton Road and Sharratt Street. The site is currently occupied by a warehouse and a car parking area that was previously used by Leathams. The site is bounded to the west by Ilderton Road which has a mixture of industrial areas, commercial shops and residential areas facing onto it. Immediately to the north of the site is Sharratt Street and directly to south is the Canterbury Industrial Estate. East of the site, beyond the train line is a residential area, Lovelinch Close in the London Borough of Lewisham.

The site is well linked with the Manor Grove bus stop being directly adjacent the site which provides routes from Surrey Quays to Brockley Rise. The site is within nine minutes walking distance of South Bermondsey Station.

The site lies in the Old Kent Road Opportunity Area, an area proposing significant regeneration, poised to deliver 20,000 new homes and 10,000 new jobs over the next 10-20 years. The Opportunity Area also proposes an extension of the Bakerloo Line that will provide two new underground stations along Old Kent Road by 2030 providing direct services to Oxford Circus in 14 minutes. There are also plans for a new station on the existing Overground line between Surrey Quays and Queens Road Peckham to the north east of the site.

3.3 CONSTRAINTS & OPPORTUNITIES



^ Site considerations when designing the scheme

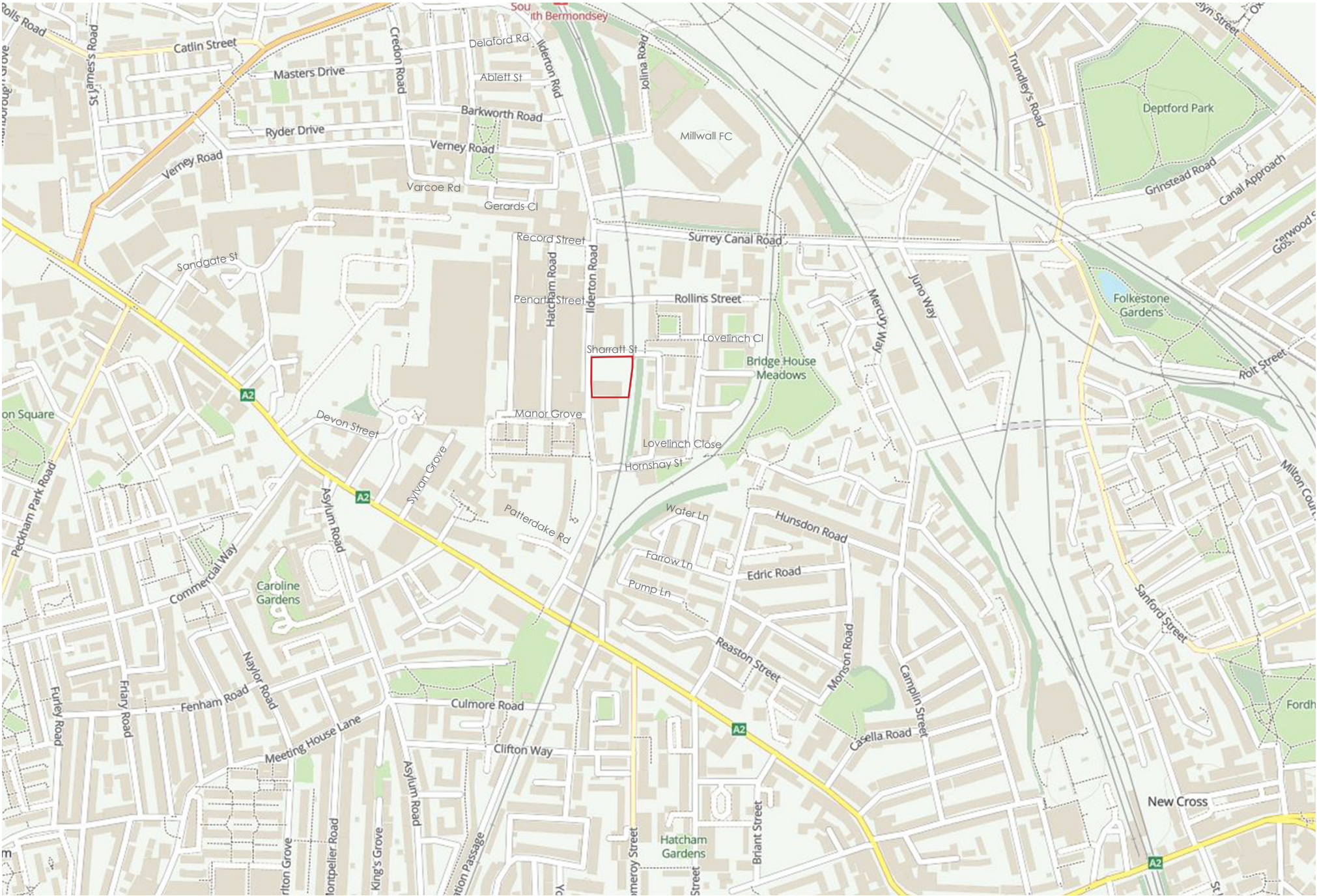


^ Aerial overview of site



257-283 ILBERTON ROAD

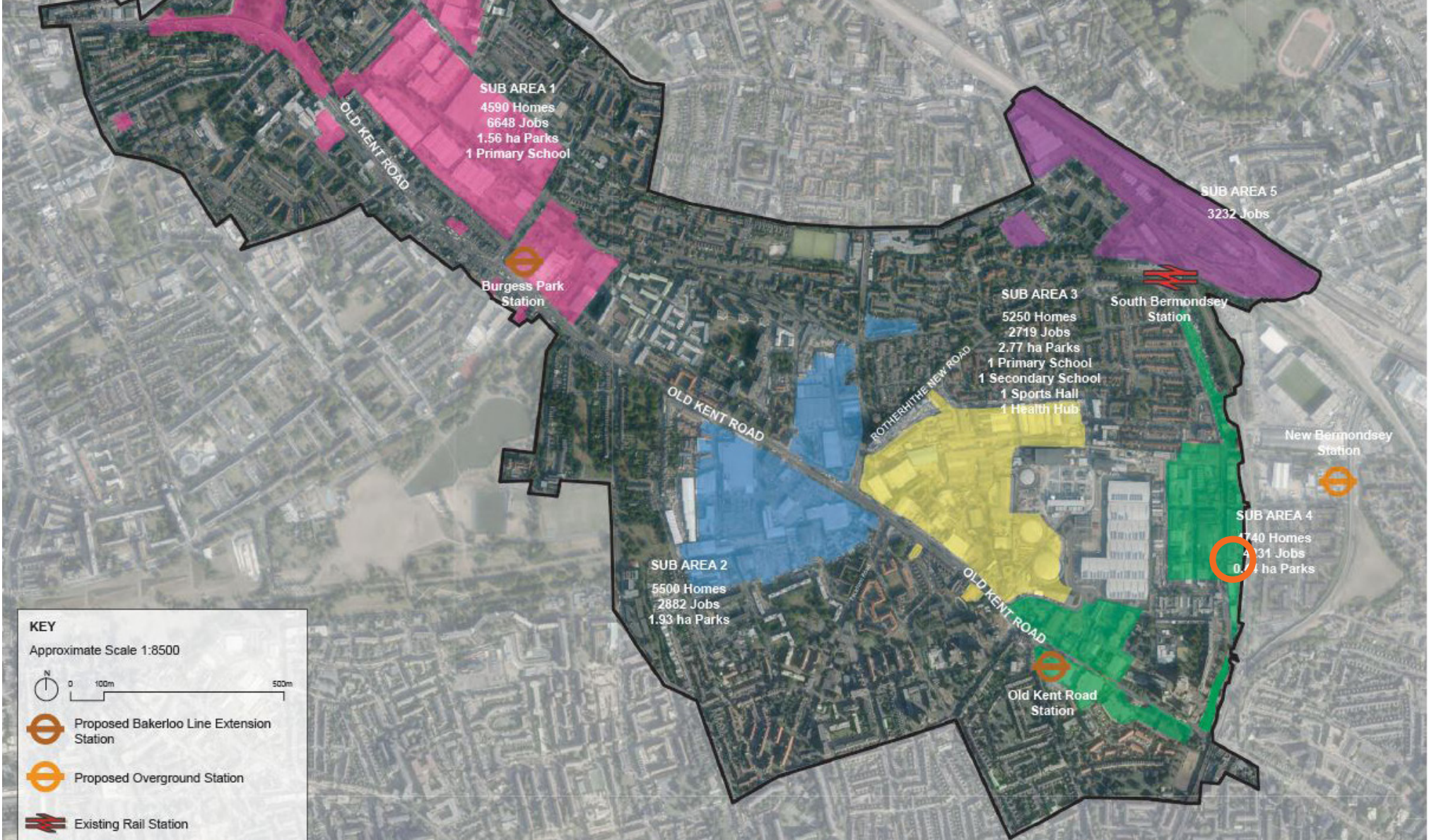
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^ Old Kent Road area



^ Extracted from Southwark Old Kent Road AAP - Indicative building heights and locations.



^ Extracted from Southwark Old Kent Road AAP - Sub Area Map showing our site within Sub Area 4

DESIGN & LAYOUT

The site is part of Site Allocation 16 (Hatcham Ilderton & Old Kent Road (South)) within the Old Kent Road Area Action Plan. The OKR16 Site Vision states that: "The east side of Ilderton Road is suitable for depot and industrial uses, also within mixed use development that provides new homes"

Close to the site there have been a number of significant planning applications have been approved or are under consideration. These include:

A - Ilderton Wharf – Planning approval has been granted at committee for a 9-25 storey building containing 170 homes and a replacement builders merchant.

B - 227 Ilderton Road – Planning approval was granted in 2021 for a 253 residential unit, part 2/3, 9 and 28 storey mixed-use development comprising 3,581 sqm of industrial floorspace at ground and intermediate levels, 598 sqm of internal loading yard and 445 sqm ancillary plant and equipment at the former Leathams distribution centre. Construction is underway

C - 301-303 Ilderton Road – Resolution to grant planning approval at committee for a 15-storey building containing 59 flats and commercial space.

D - 313-349 Ilderton Road – Planning approval was granted for 250 student rooms and 58 homes in two buildings of 11-15 storeys in height together with 1,739 sqm of commercial floorspace. The site is currently under construction.

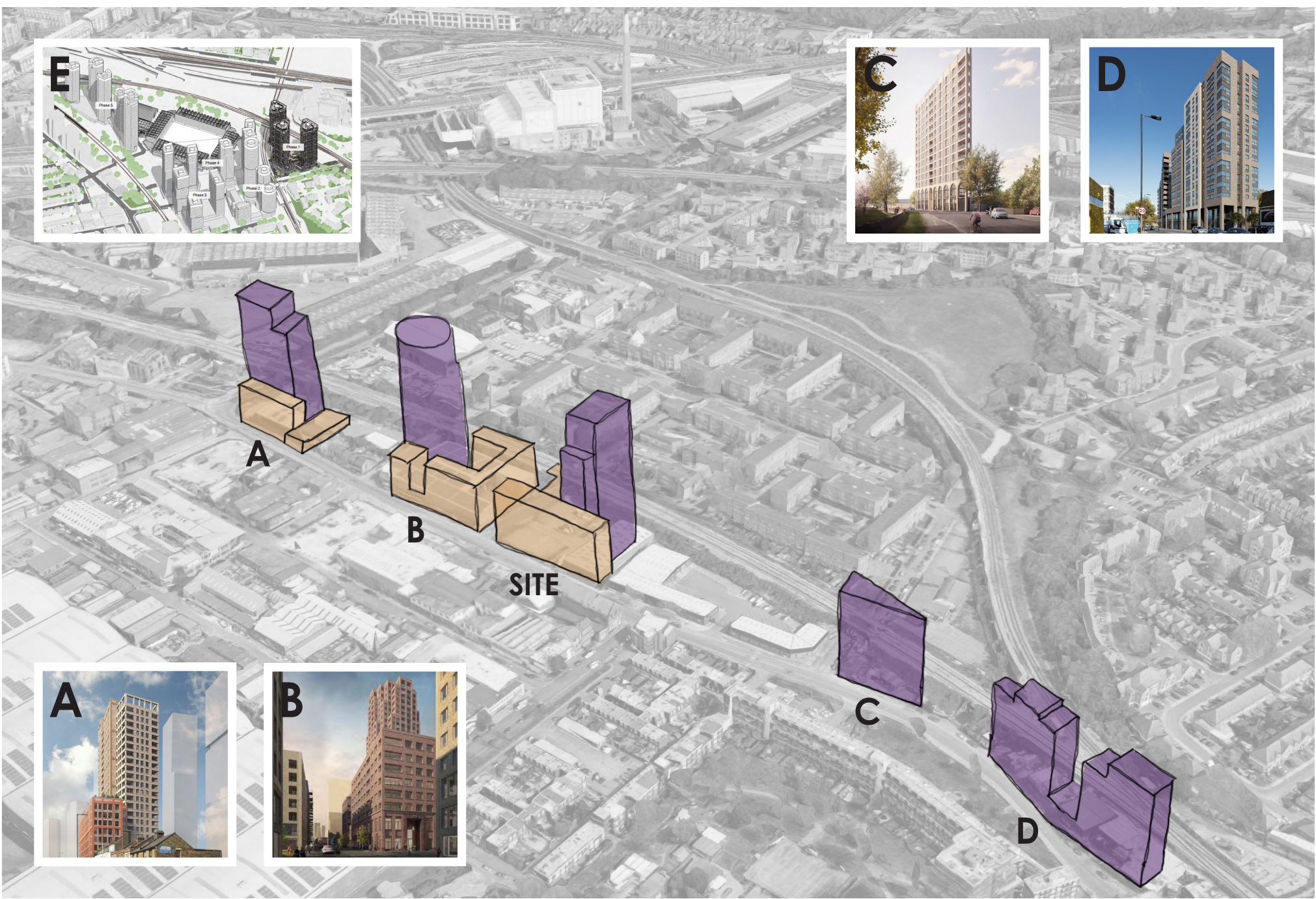
E - As well as these schemes the **New Bermondsey** planning application in Lewisham remains outstanding. This scheme promises to bring forward up 400,000 sqm of floorspace including commercial residential, leisure, food and drink and retail uses, together with the new Surrey Canal Overground station estimated to open in 2025.



^ Proposed street view looking north along Ilderton Road

257-283 ILBERTON ROAD

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^ Adjacent development in the immediate area



^ Proposed ground floor

Our proposals have been developed from a residential scheme to bring forward a student accommodation scheme with mixed use development. This consists of a nine storey block that addresses the street and a taller 31 storey element that is set back from the street. The development provides 6,525 sqm of self storage operated by Karbon Self Storage and 1,472sqm of affordable industrial workspace or “fablabs” together with up to 615 student rooms.

The height and massing of the development has been designed to mirror the Leathams development to the north of the site at 227 Ilberton Road with both the height of the tower and shoulder onto Ilberton Road being matched. As with the Leathams scheme a slot in the building line on Ilberton Road has been created to match the rhythm of the Leatham’s site and to create an entrance to the student residences.

The adjacent street view highlights the nine-storey shoulder which is subdivided into a two-storey amenity space, to be more comfortable at a human scale and a seven-storey student accommodation element above.



^ Proposed second to fifth floor plan showing student flat layout

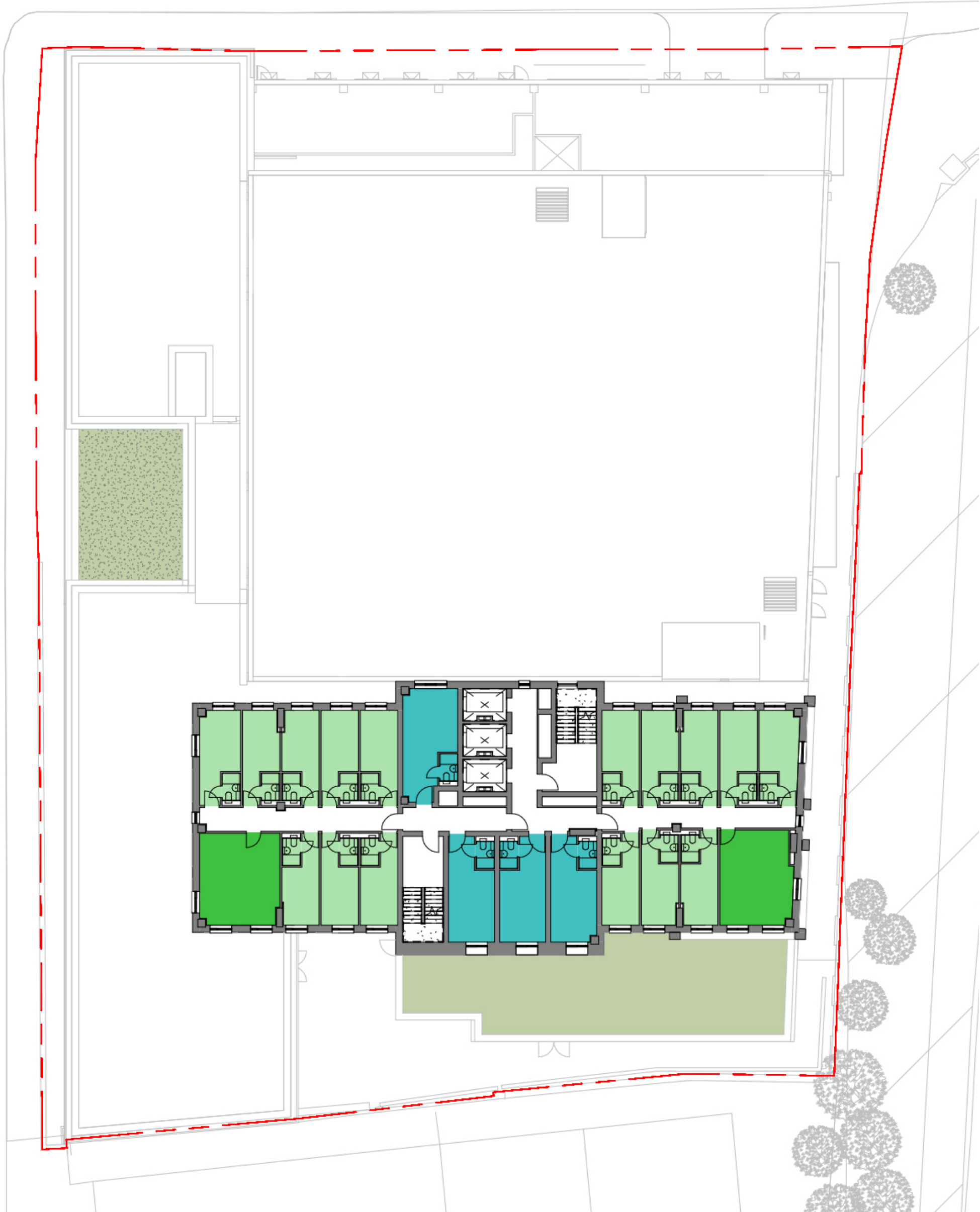


^ Proposed street view

- EN-SUITE ROOM
- COMMUNAL KITCHEN
- OBIP STUDIO
- AMENITY
- CYCLE STORE



^ Proposed second to fourth floor plan



^ Proposed twelfth to nineteenth floor plan

DESIGN & MATERIALS

257-283 ILBERTON ROAD

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The student scheme takes concept from the previously proposed residential scheme, by changing the horizontality of the tower into a design that emphasises the verticality of the taller element.

The building form and elevational treatment have been designed to respond to the context of the area and provide a unique and distinctive design that complements the evolving streetscene of this part of Ilberton Road. The use of brick and palette of brick tones proposed will create a visually interesting development that will blend in well with the emerging streetscape on Ilberton Road.



^ Proposed window elevation



^ Proposed commercial bays and residential front entrance

1

RED MULTI BRICK
with light grey
mortar in stretcher
bond

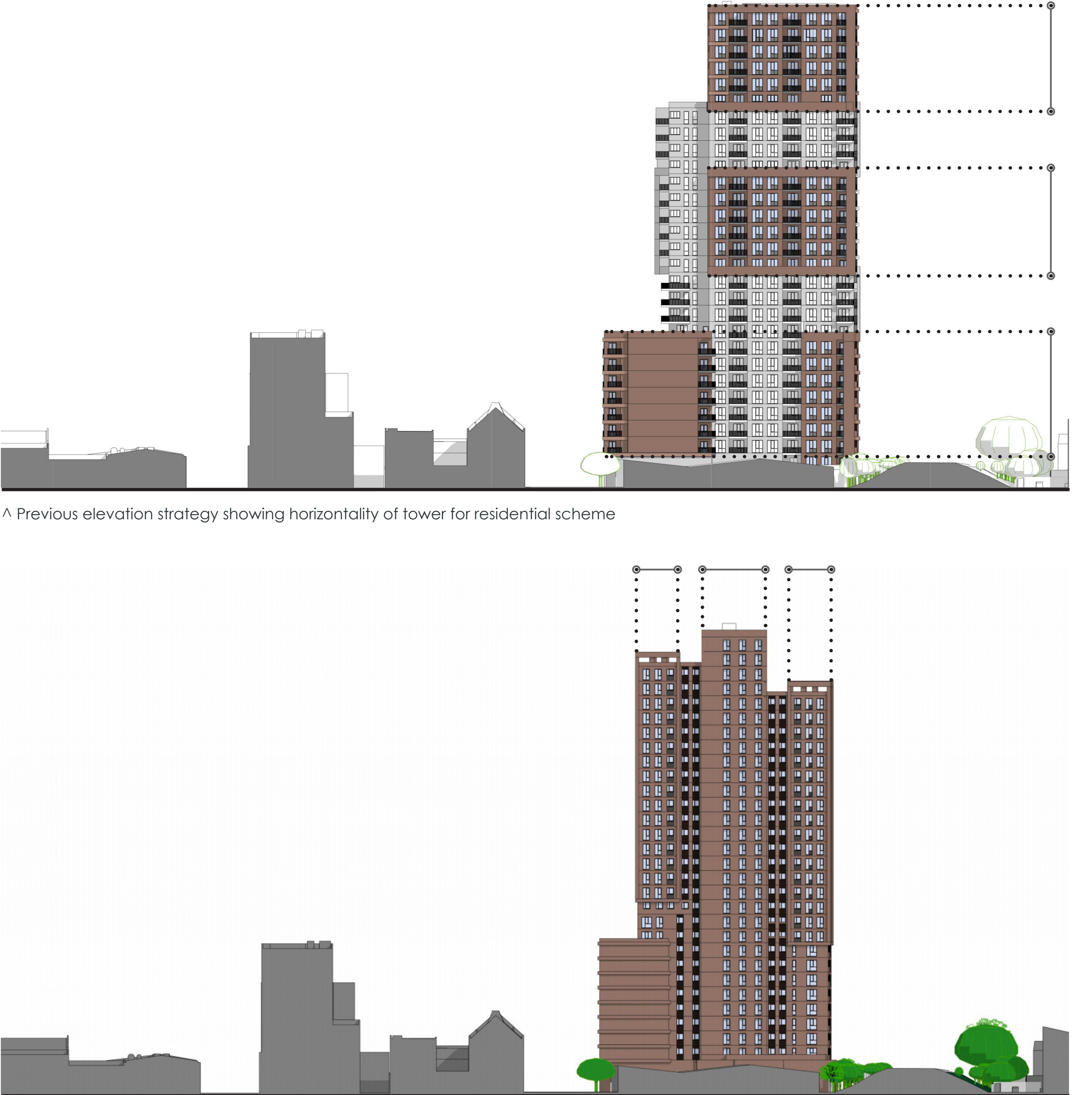
2

BLACK BRICK
with light grey /
white mortar in
stretcher bond

3

GREY MULTI
BRICK
with light grey
mortar in
stretcher bond

^ Proposed material selection



^ Proposed elevation strategy showing verticality of tower for student scheme

SELF STORE & TRANSPORT

257-283 ILBERTON ROAD

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The student component of the development will be car-free with only 1 disabled-parking space. There will be extensive covered cycle parking including 361 resident spaces including 6 visitor parking spaces, all available at ground floor.

Servicing of the student component of the scheme will be from a service yard to the south of the site facing onto Ilderton Road, thus minimising the need for vehicles to stop on Ilderton Road and cause congestion. Positioning the service yard at the south side provides the opportunity to share this space with the adjacent opportunity site in the future.

Servicing of the Self-Storage facility will occur from Sharratt Street. There will be 7 covered parking spaces on-site and a further two spaces within the curtilage of the site on Sharratt Street.

The Karbon Self Storage facility will provide 6,525 sqm of self storage in this new karbon workshop. Karbon has discovered that many self-storage facilities are used by entrepreneurs as warehousing facilities and as such is working with Southwark Studios to provide affordable workspace or “fablabs” to help these businesses grow.



^ Proposed Karbon Self Store elevation by 360 Architecture



^ Proposed Karbon Self Store axonometric by 360 Architecture



^ Proposed servicing and transport strategy

KARBON Self-Storage

KARBON Self Storage is created by EQT Exeter, a leading global alternative investment manager who delivers Self-Storage facilities in large format buildings across major UK and European cities. To ensure they position themselves uniquely within this competitive market, they have built the KARBON Self-Storage brand identity.

KARBON SELF STORAGE is Self Storage based on:

- Carbon Reduction
- Sustainability
- Environmentally Responsible
- Welcoming and Friendly
- Secure
- Civilised (people-focused and comfortable)
- Smart Technologies

The KARBON Self Storage building should always be synonymous with the KARBON brand. This visual and physical connection keeps it attractive to the target market, particularly when combined KARBON's environmentally conscious values. When reviewing competitors brand application within their building portfolios it is inherently limited to how brand colour is applied to facades and signage can be maximised across the building. KARBON self storage has a different approach, creating an opportunity to differentiate within the market and to integrate the brand name and values into the architecture itself. The key components of the architectural composition are:

- The Black Box
- The Ground Floor Brick Plinth
- The Brand Signage
- The Shopfront
- Business Units
- The Revealed Corridor

The Karbon Building brand guidance has the flexibility within a standard 6x6m structural grid so the building form can be adapted to respond to specific site context.

Street Front View

Fab Labs Workplace

The workplace units are provided to support start up businesses. They are functional robust spaces, sized to accommodate light manufacturing type companies.

The units should be 2 storey in height which allows for mezzanine space located above an amenity block of roller and kitchenette. The mezzanine should not connect to the unit frontage, rather held back to maximise transparency and light into the unit from the street front.

The workplace units are to be fully glazed onto the street creating maximum visibility and presence for new start-up businesses. Controlled signage zone and types as identified above (and in Section 2.4) will allow company names to be displayed without the KARBON brand being overpowered by others.

Shopfronts are to be fitted with roller shutters at ground floor level to provide suitable security.

Internally the units are finished with robust, neutral, industrial quality materials to allow incoming tenants to apply their own brand - a blank canvas for individuality.

Metal Mesh Balustrade

Plywood wall Paneling

Flag Signage Company Sign

Concrete finish to floor

Precedent images to support brand aesthetic and design approach

Workplace Unit Typical Section

Key:

- 1. Black PFC metal mesh balustrade infill
- 2. Birch plywood wall paneling
- 3. Concrete finish to floor

^ Proposed workspace concepts

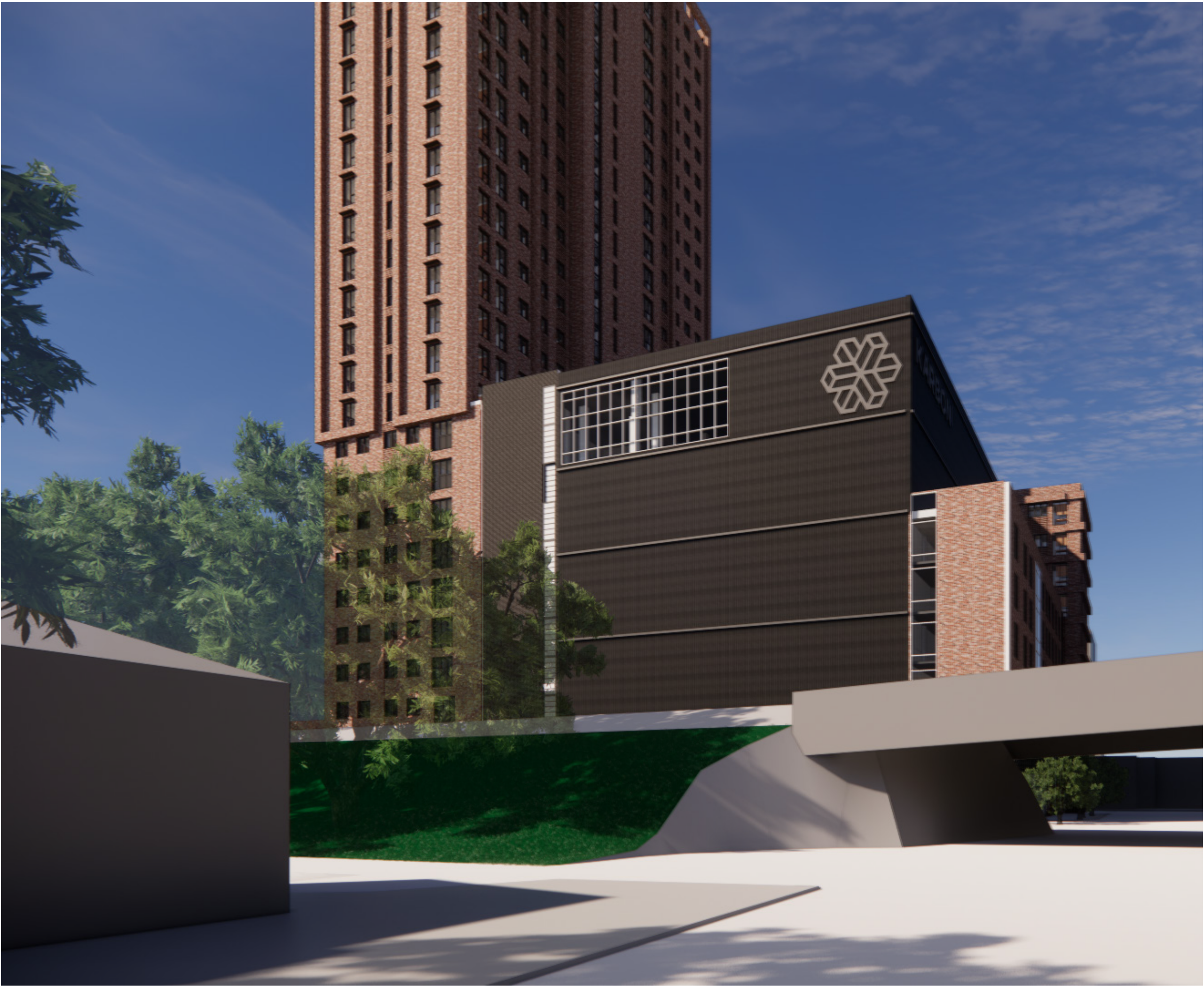
About the Developer

Karbon Self Storage is new venture established by EQT Exeter to create a series of self-storage facilities across London and key commuter towns in the UK. EQT Exeter, is a venture created through the combination of Exeter Property Group and EQT in 2021 and is a global leader in real estate investment management. EQT Exeter has 350 million sqft of floorspace across 1,800 buildings under management and has developments of 80 million sqft in progress. Karbon's facility at Ilderton Road will be its first operation.

Housing

It is proposed to build 615 student rooms. The scheme will deliver 81.7% en-suite rooms, 14.1% studio flats and 5.2% wheelchair accessible flats.

UNIT	min. AREA	NUMBER	%
En-Suite Room	13m²	496	80.7
Studio Flat	18m²	87	14.1
Accessible Studio	24m²	32	5.2
Total:		615 rooms	



^ Proposed west elevation



^ Proposed street view

Note

You can see these boards again online and provide comments via our website, www.257ildertonroad.co.uk

Timing

- Planning Submission Spring 2023
- Planning Approval Autumn 2023
- Start on Site Summer 2024
- Completion Autumn 2026

Scheme summary

- Development of a brownfield site adjacent to the Old Kent Road AAP
- 615 new student rooms are being proposed for the student accommodation in a building between nine and thirty-one storeys
- Self store unit and commercial 'fablabs' for local businesses developed alongside student scheme development

Thank you!

Thank you for taking the time to look at this update. It would be really helpful if you would take a few more minutes to leave us your thoughts.

Please feel free to talk to us. We greatly appreciate your views.