

VISION AND PRINCIPLES

Student housing led, mixed use building

Our vision is to create a distinctive student housing led development that **diversifies the mix of uses** in the area and uses the existing trees to provide a soft, landscaped setting for this part of the Old Kent Road in line with the Council's emerging masterplan.

The "Pearl" of Old Kent Road

The shape and size of the site calls for a slender building to face the street. Adjacent consented schemes will be tall, red brick clad buildings and our proposal for this site offers a contrast in the form of a **lighter, finer building** creating relief in terms of height and architectural detail.

Greening the site

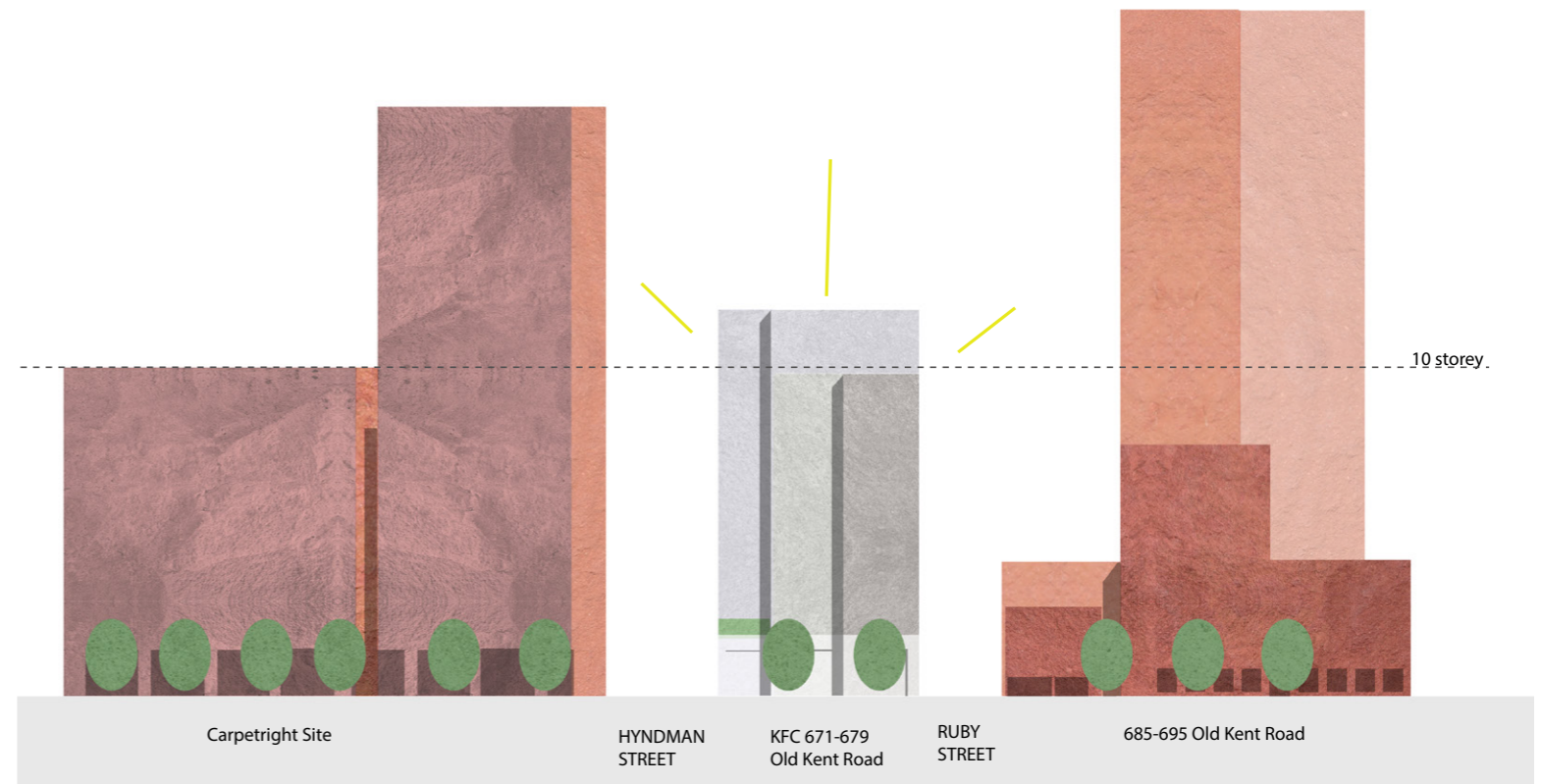
Our proposal celebrates green space, retaining the mature trees and creating new green spaces to the front and rear of the site. A new public **pocket park** will link the emerging public spaces of Ruby Triangle and Livesey Park.

Improved public realm

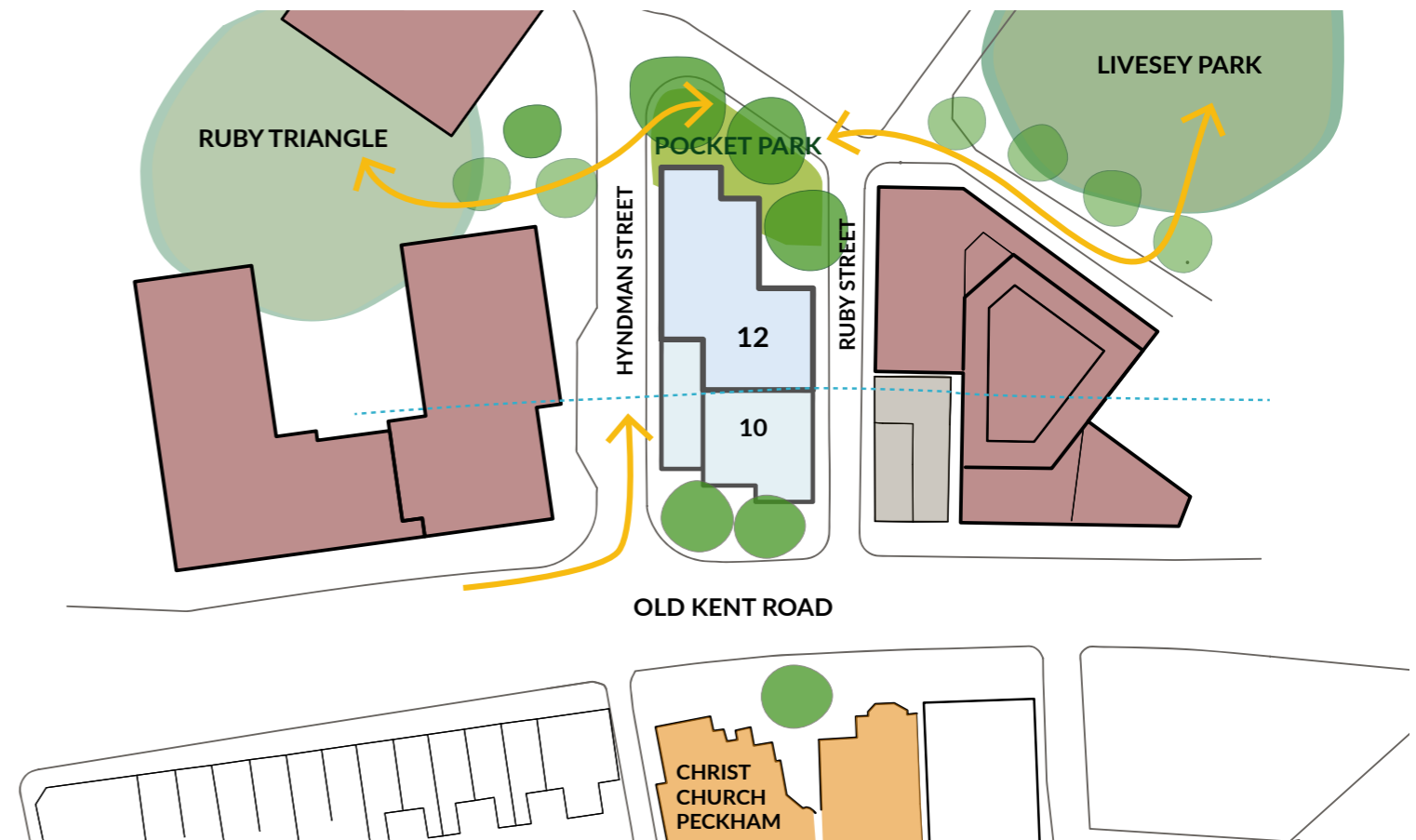
The KFC and associated traffic, litter and anti-social behaviour will be replaced with a modern, high quality commercial space. The public realm and pedestrian and cycle experience around the site will be uplifted to create a desirable and sustainable destination along the Old Kent Road.

An opportunity to kick-start regeneration

University of London wants to occupy the student housing in September 2023. Other, larger, redevelopment schemes in the area are likely to be much slower to start.



Concept elevation showing the site as the "pearl" of the Old Kent Road between the recently consented planning applications



Concept plan showing the site as a green hub, linking together the emerging public realm

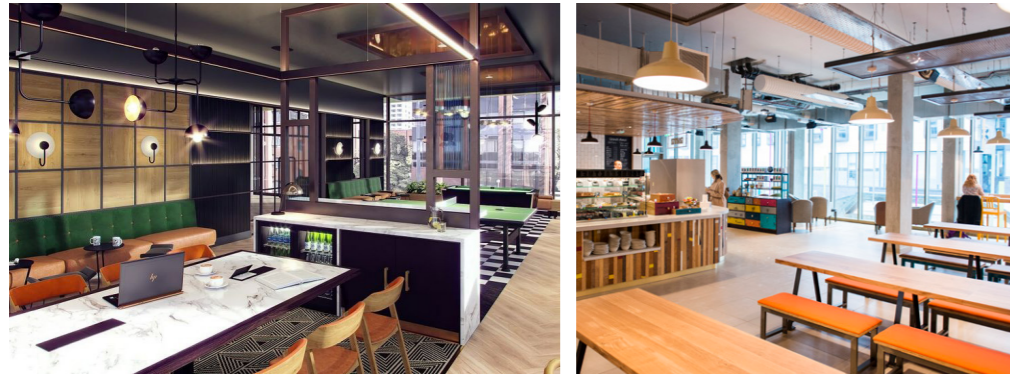
THE PROPOSAL

Our proposals will create:

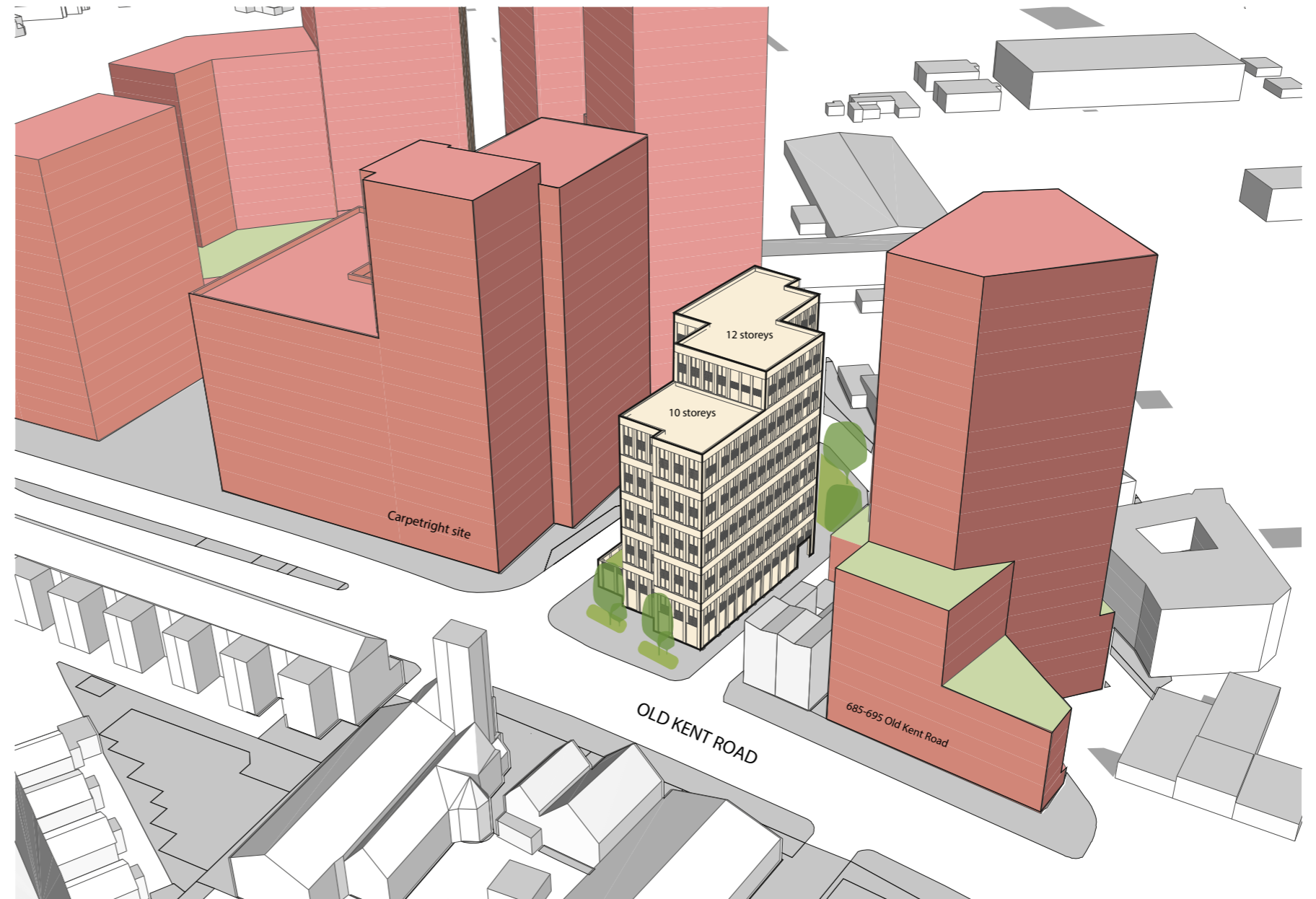
- 273 student homes
- 10-12 storey building
- 35% affordable student bedrooms
- Over 300sqm of retail/restaurant space at ground floor.

As University of London will be taking all the student housing to serve its existing campuses in Southwark, our scheme will help all students studying in the area, with 35% of the rooms being offered as affordable student rooms.

Ground floor - Retail or restaurant



Student accommodation



Aerial view of the proposal from the south next to the consented planning schemes

Accommodation schedule

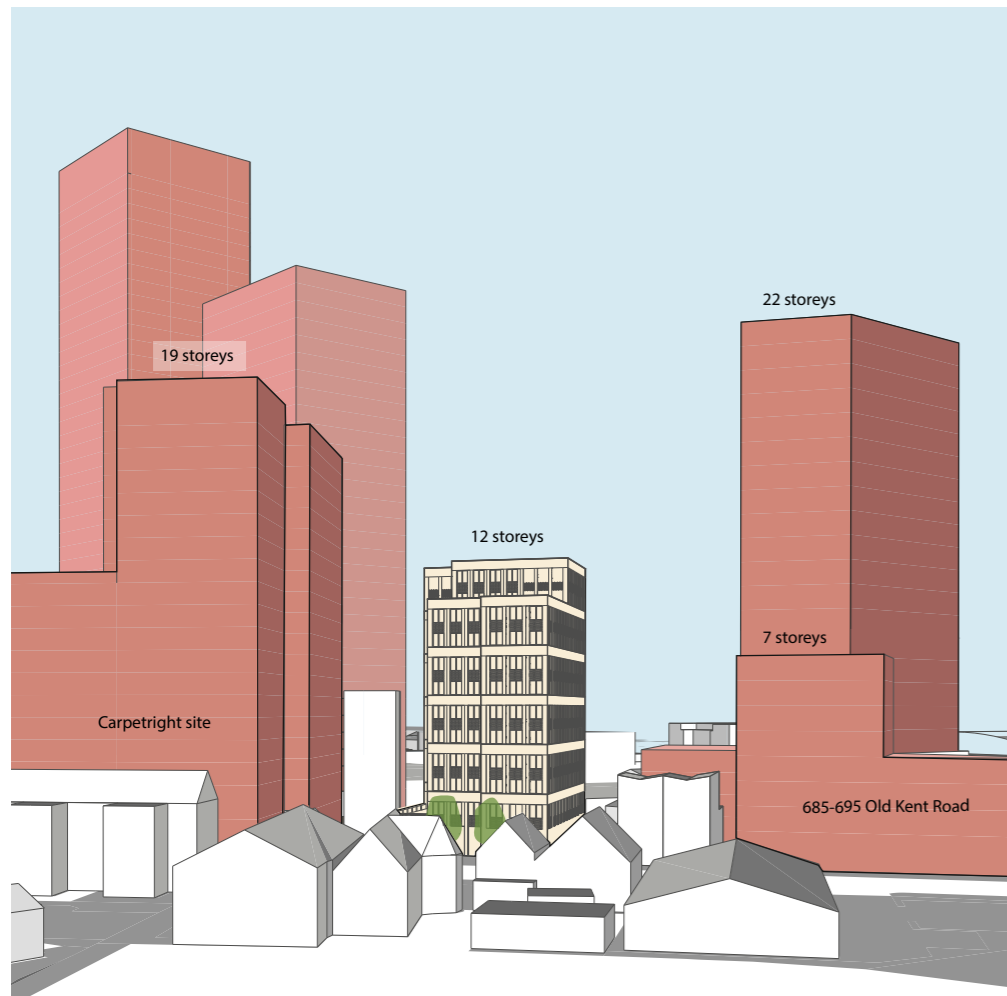
	No. Floors	Standard Ensuite	Total Standard Ensuite	Studio	Total Studio	Accessible Ensuite	Total Accessible Ensuite	TOTAL
Basement	1	0	0	0	0	0	0	0
Level 1 (GF)	1	0	0	0	0	0	0	0
Level 2	1	21	21	1	1	3	3	25
Levels 3-10	8	21	168	3	24	3	24	216
Level 11-12	2	10	20	3	6	3	6	32
Total bedspaces			209		31		33	273
			76.6%		11.4%		12.1%	

MASSING AND TOWNSCAPE

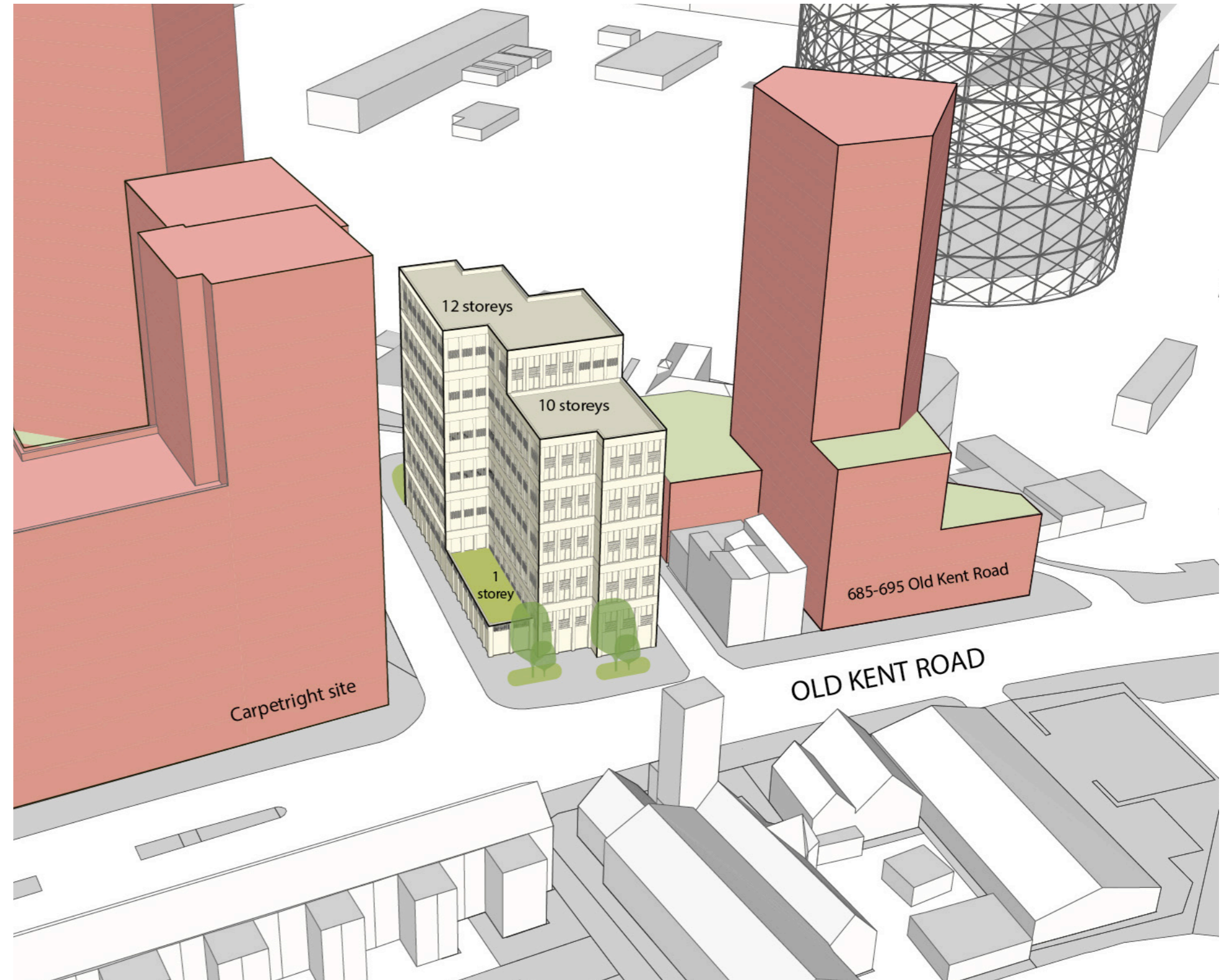
Our plans create a slender 10-12 storey building that respects the masterplan principles for 'shoulder height' buildings facing onto Old Kent Road and ties in with the lower elements of adjacent consented schemes.

The overall proposed massing is **lower** than the consented neighbouring schemes, creating a clear dip in the streetscape massing profile.

The step in plan invites pedestrians towards the pocket park from Old Kent Road.



Proposed massing sits much lower than the consented neighbouring developments



A series of stepped planes presents a slim front to Old Kent Road set at 10 storeys in height and stepping up to 12 storeys to the north.

PROPOSAL PLANS

Ground floor

The ground floor provides a large flexible commercial space ideal for retail or restaurant use, and easily divided into more than one unit if required.

The entrance to the student accommodation is from Ruby Street with lift access to the accommodation floors. Two separate lifts, sized to meet TFL cycle requirements, provide access to cycle storage in the basement.

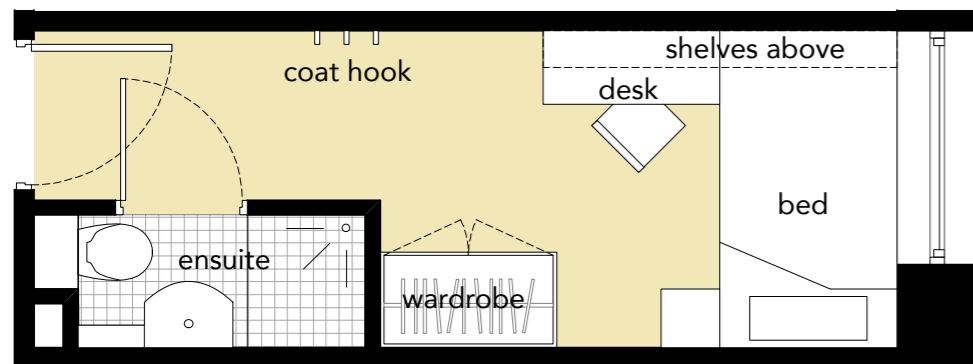
A large communal amenity space for students opens directly onto the pocket park.

Accommodation

Each floor provides 3 cluster flats with 5-9 student rooms sharing a communal kitchen and dining space. 10% of bed spaces are offered as studios with their own kitchens. All student residents will have access to a landscaped communal terrace at 1st floor in addition to the amenity space at ground level.

Student rooms

All student rooms are provided with an ensuite bathroom and designed to be an efficient use of space. Over 10% of student rooms are wheelchair accessible.

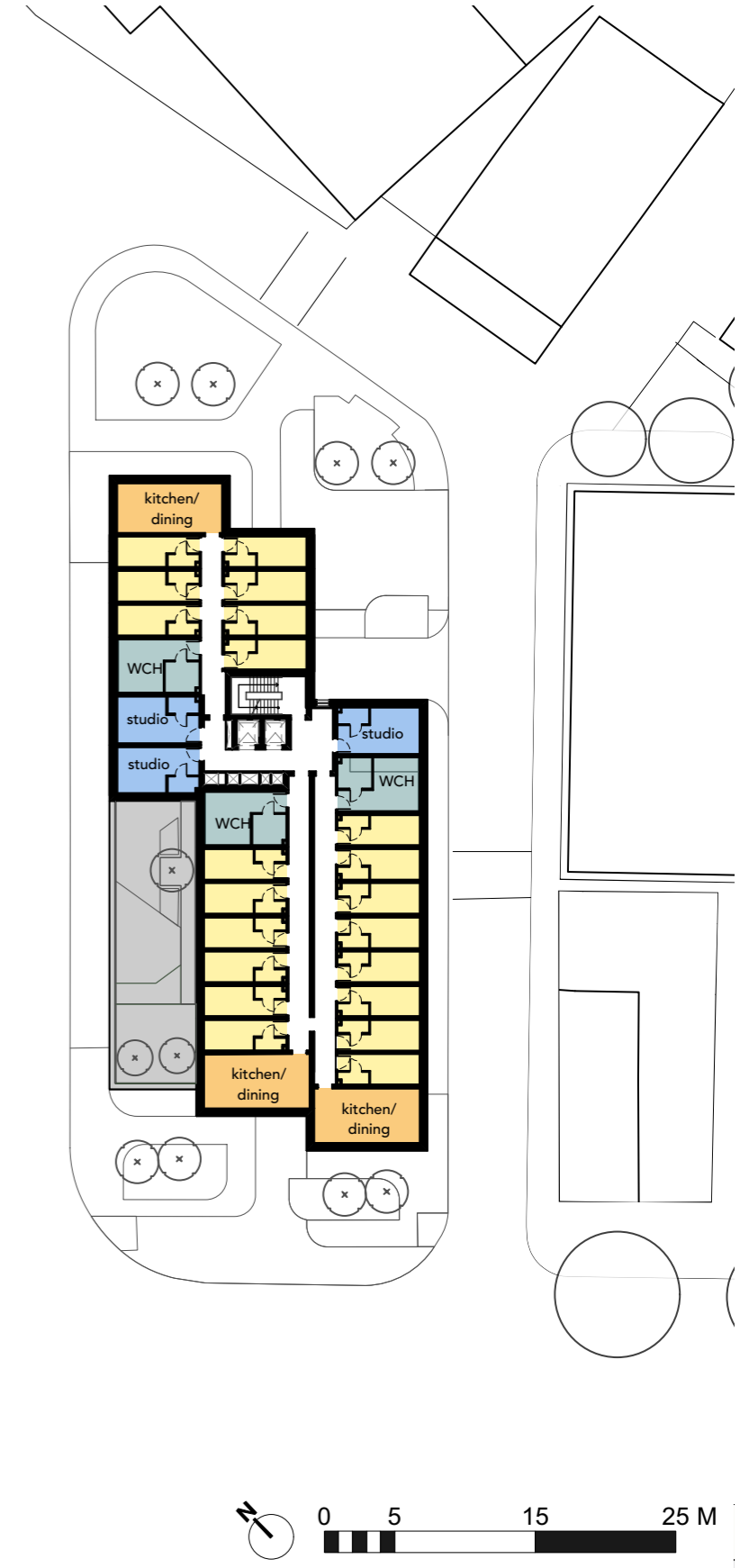


Typical student room

CHANGE IMAGE RETAIL/ RESTAURANT



Ground floor plan



Typical plan

