

# Further Education College

## Initial Thoughts

August 2019

# Existing Site



**0.62 ha** site

The site is currently occupied by Curry PC Workd (retail activity).

The site is bounded by Old Kent Road and St. James's Road.

Existing access from St. James's Road.

11 min walk to South Bermondsey Station.

# Existing Site

Aerial view looking North



Existing access to the site

Existing Currys PC World shop

Residential town-houses

Aerial view looking South



Industrial sheds

New residential block

# Plans of plans



- 1 6-12 Verney Road:**  
 Developer: CB Acquisition LDN Limited  
 Architect: SPPARC Architecture.

Mixed use development comprising 23, 18 and 16 storeys buildings to provide 340 residential units, 4,253 sq.m. B1 office use, 384 sq.m. community use and 192 sq.m. retail use.
- 2 Ruby Triangle:**  
 Developer: Ruby Triangle Properties Ltd a  
 Architects: Farrells (London) LLP.

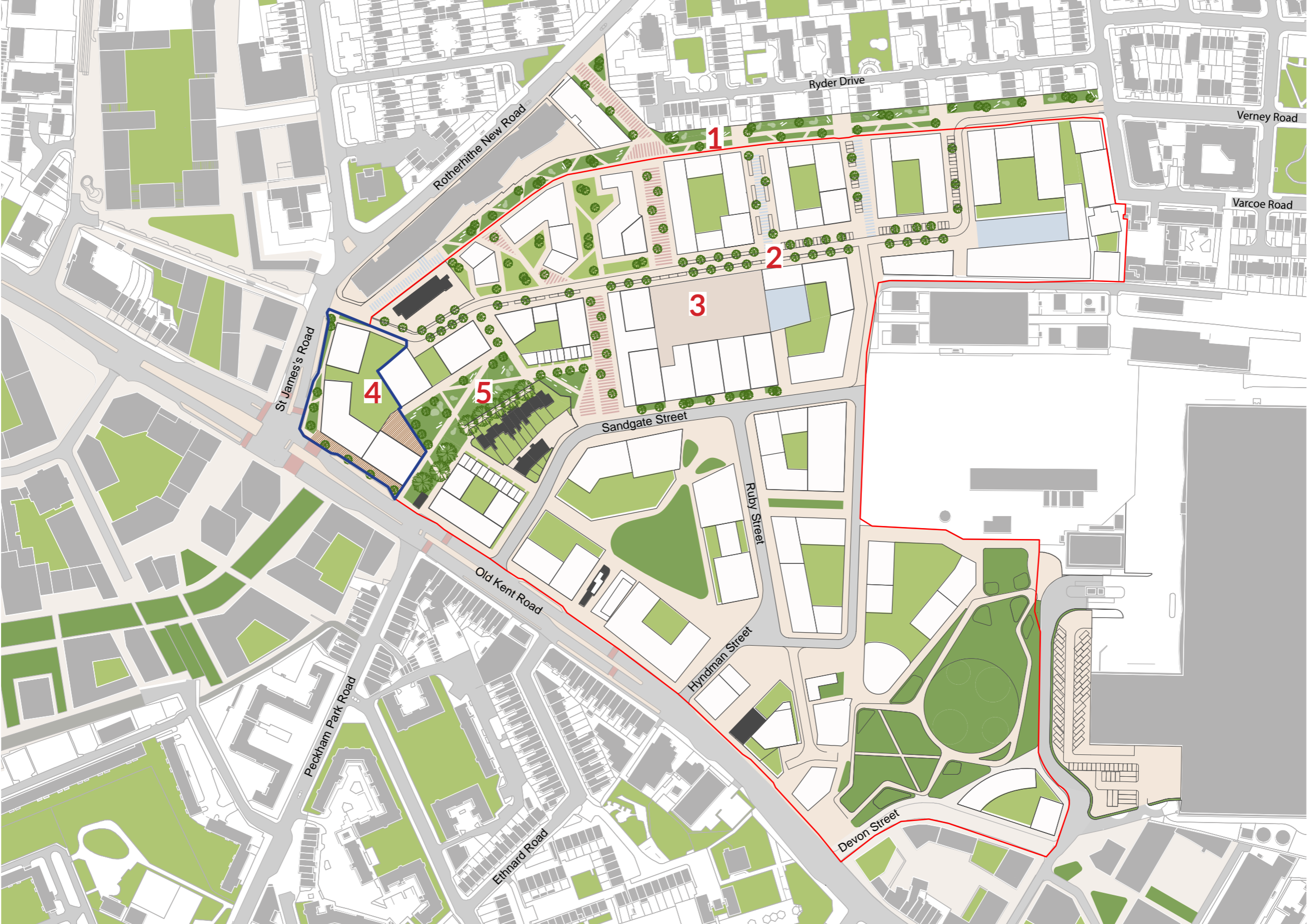
Demolition of existing buildings and redevelopment of the site to provide to 1,152 residential units and 10,849 sq.m. of commercial and community floorspace in buildings between 14 and 48 storeys
- 3 685 – 695 Old Kent Road**  
 Developer: Acorn Planning Management  
 Architects: Maccreanor Lavington.

Demolition of existing buildings and construction of a part 3, part 7, part 19 storey building comprising 107 Build to Rent units, 1,227 sq.m. of community floorspace for a church with ancillary communal facilities and 2,205 sq.m. of workspace with ancillary cafe with associated landscaping, car and cycle parking, servicing and refuse and recycling facilities.
- 4 596-608 Old Kent Road & Land at Livesey Place**  
 Developer: Civic Centre Ltd, Shaviram Developments Ltd and Old Kent Road Regeneration Ltd.  
 Architects: Maccreanor Lavington.

Mixed-use redevelopment comprising demolition of all existing buildings and structures (relocation of listed mural) and construction of three buildings of up to 38 storeys to provide 372 residential units, a place of worship, office/industrial floorspace and retail with associated public realm and landscaping and ancillary works.
- 5 Old Kent Road's Cantium Retail Park**  
 Developer: Aviva Investors Pensions Ltd and Galliard Homes  
 Architects: Alan Camp Architects and Brisac.

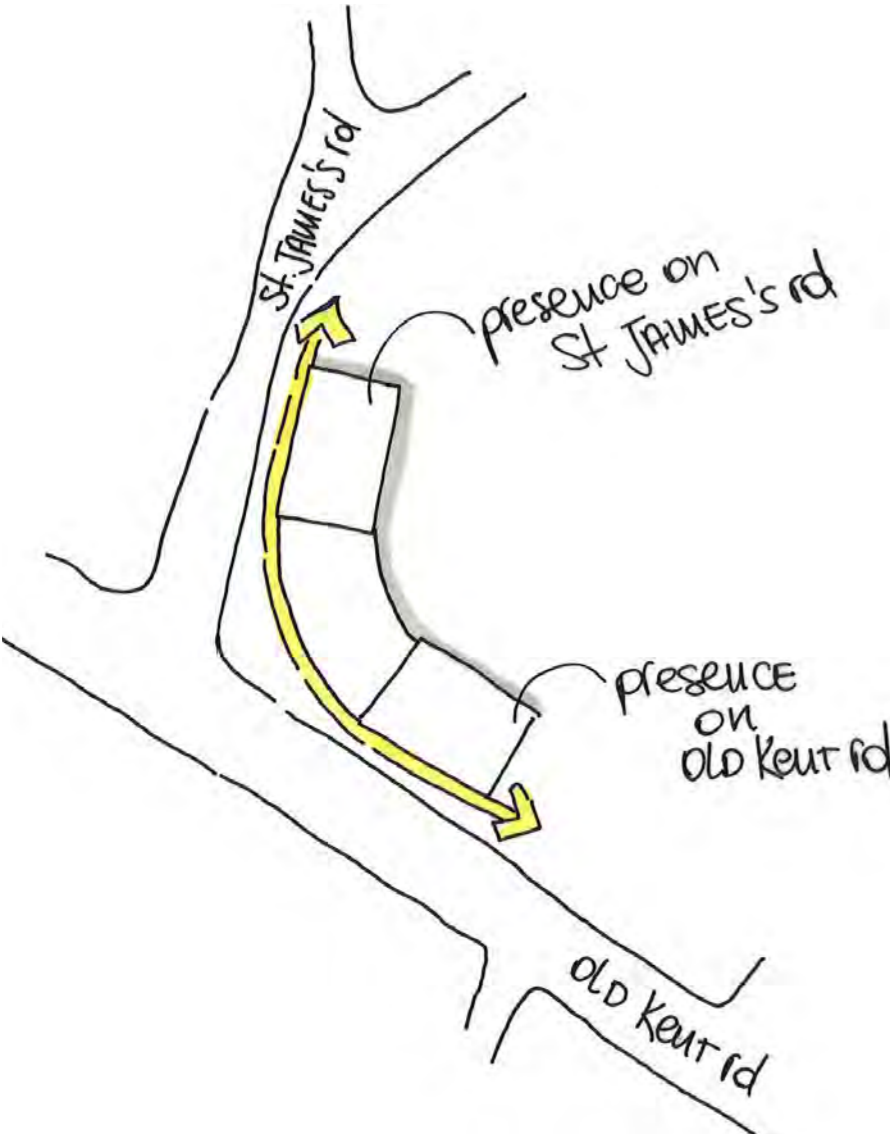
Demolition of the existing building and redevelopment of the site for a mixed-use scheme comprising 2,824 sq.m. of retail space, 5,659 sq.m. of office space, 2,800 sq.m of flexible commercial/cultural space and 1,113 new residential units in buildings ranging in height from 3 to 48 storeys.

# Existing Planning Context

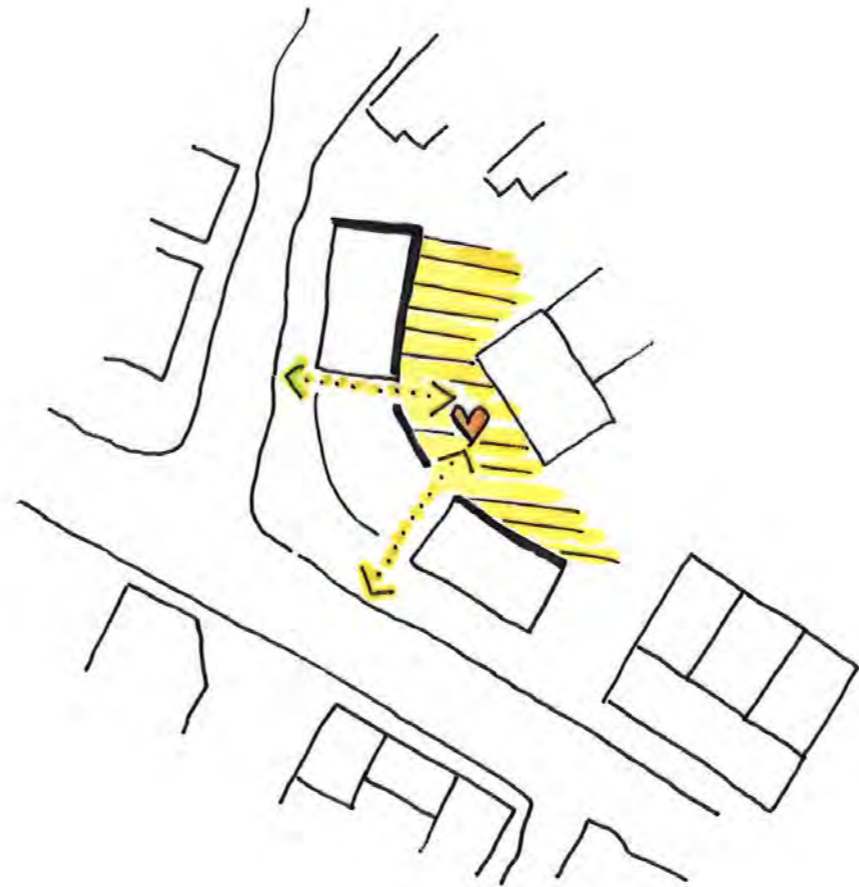


# Design Principles

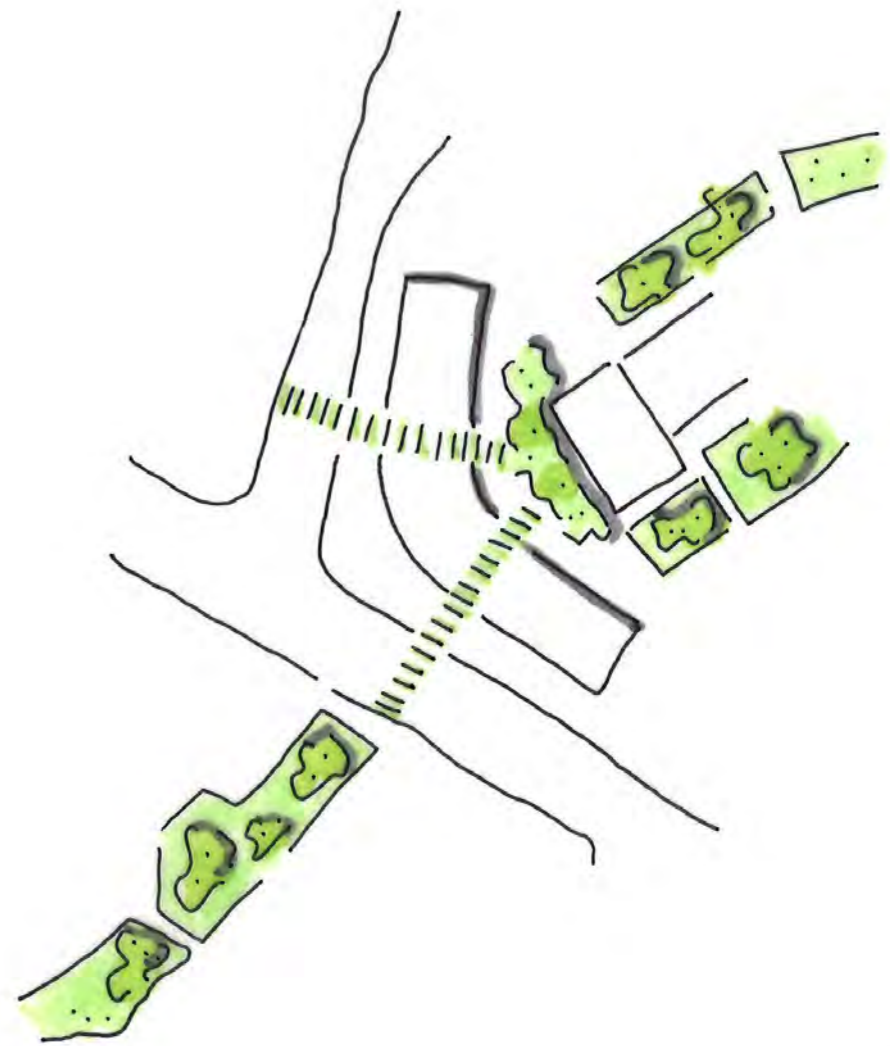
A building related to its context



Make a local place

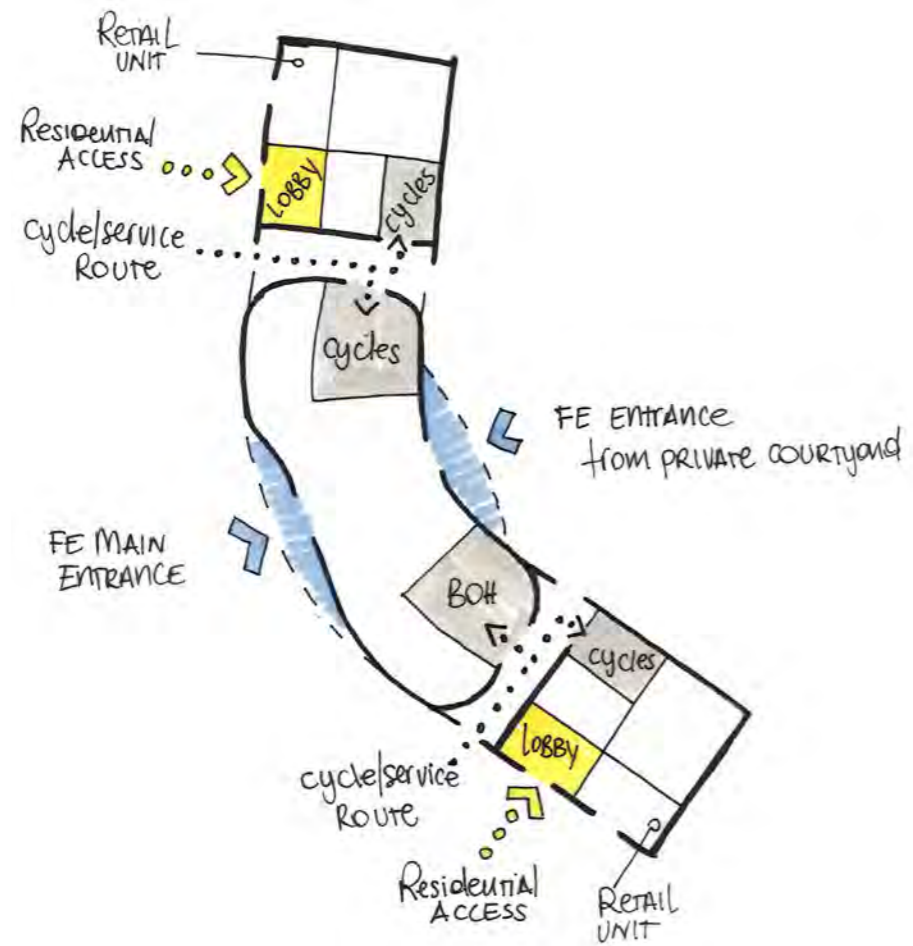


Enhance natural environment

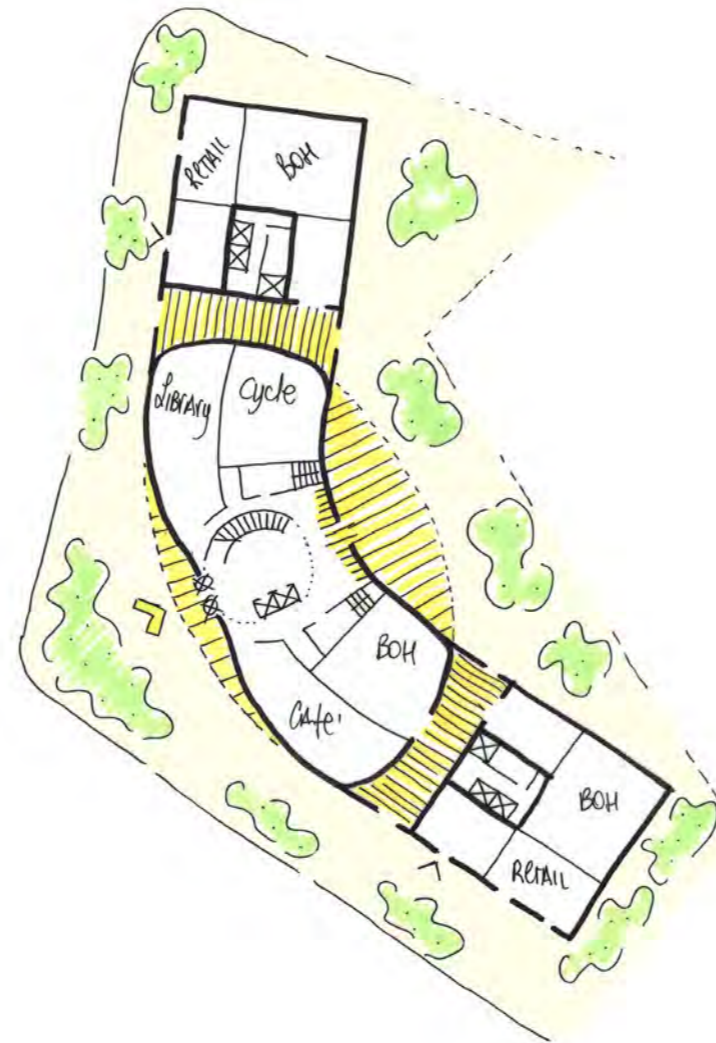


# Design Principles

A coherent access strategy...



... and building layout



Fitting within existing planning context for the area



# Proposed Development | Site Plan



1:2000 @ A1 0 20m 80m






# Ground Floor




## FE College - Area Summary \*

Use	NIA(sq.m)	NIA (sq. ft.)
Auditorium	148	1,594
BOH	250	2,695
Cafe	189	2,029
Cycles	174	1,869
Library	183	1,965
Plant	186	1,999
Projection room	79	855
Room	892	9,598
<b>Total</b>	<b>2,100</b>	<b>22,599</b>

\*Areas shown are net internal areas

-  Residential Access
-  College Access
-  Service Route

1:500 @ A3 0 5m 20m 

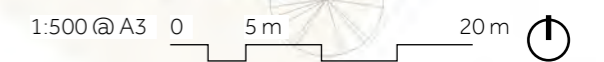
# Typical Floors



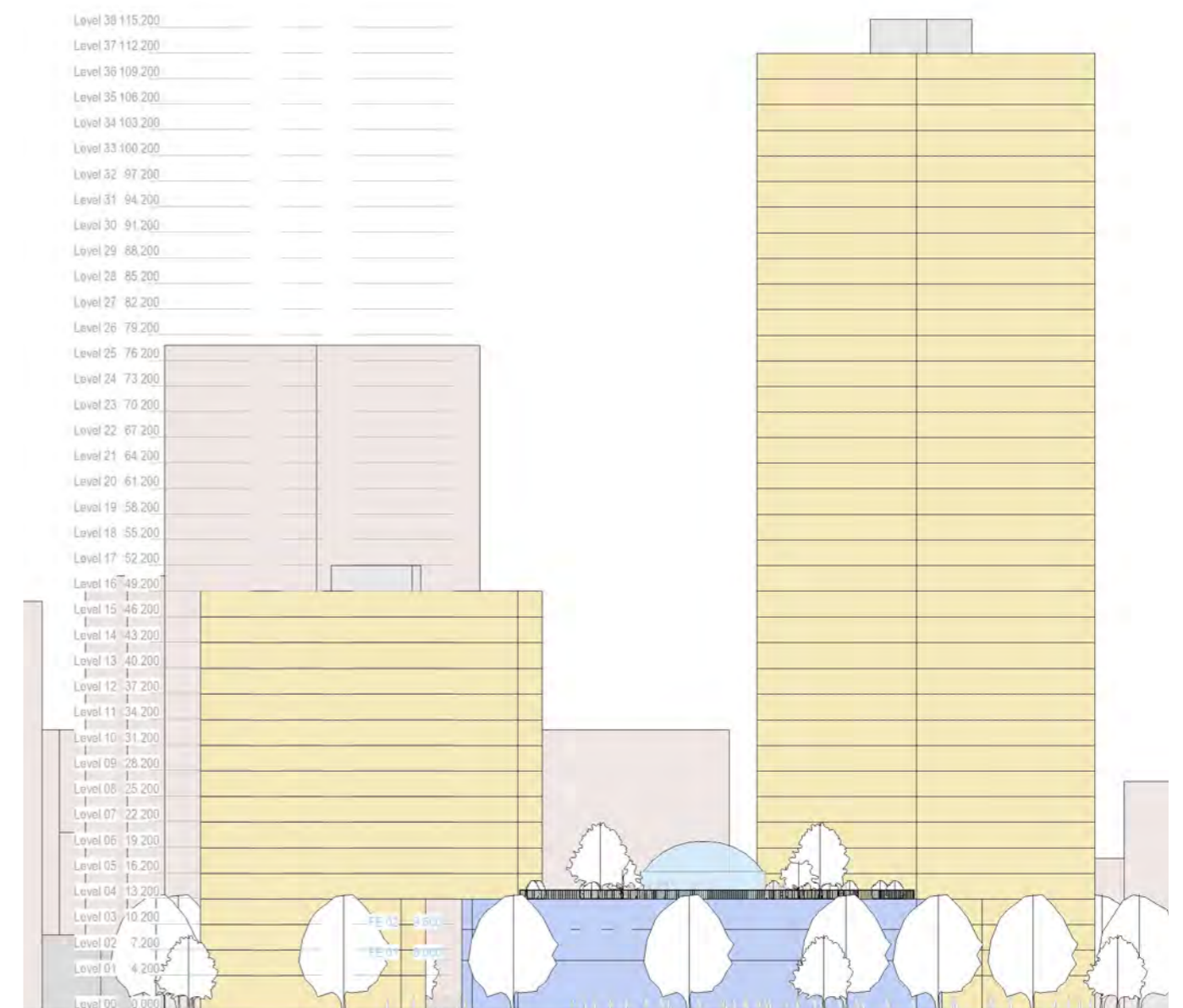
Level 01



Level 02



# Roof Level & Section



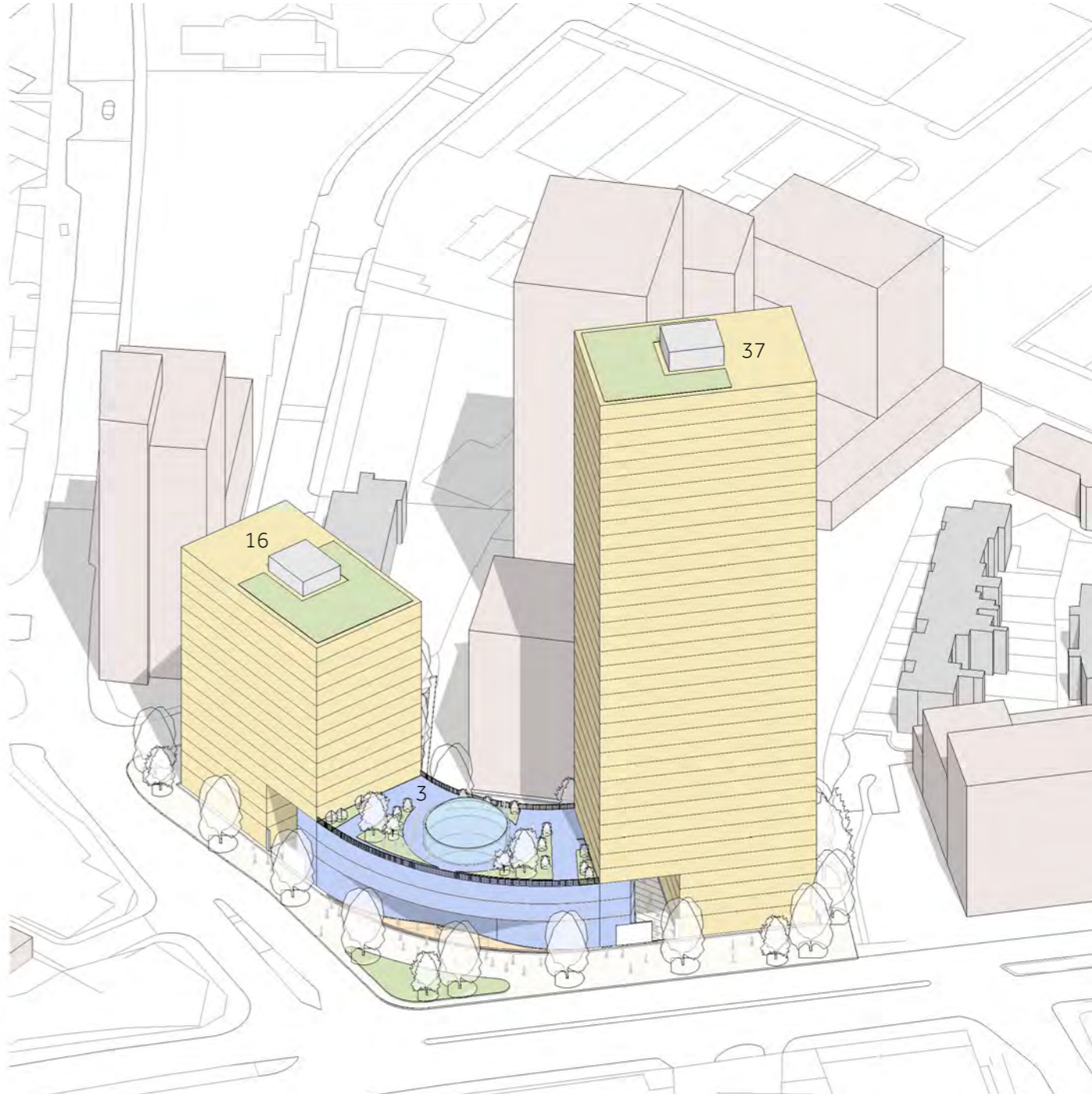
Level 03

# Proposed Development | Massing

Aerial view looking North



Aerial view looking South

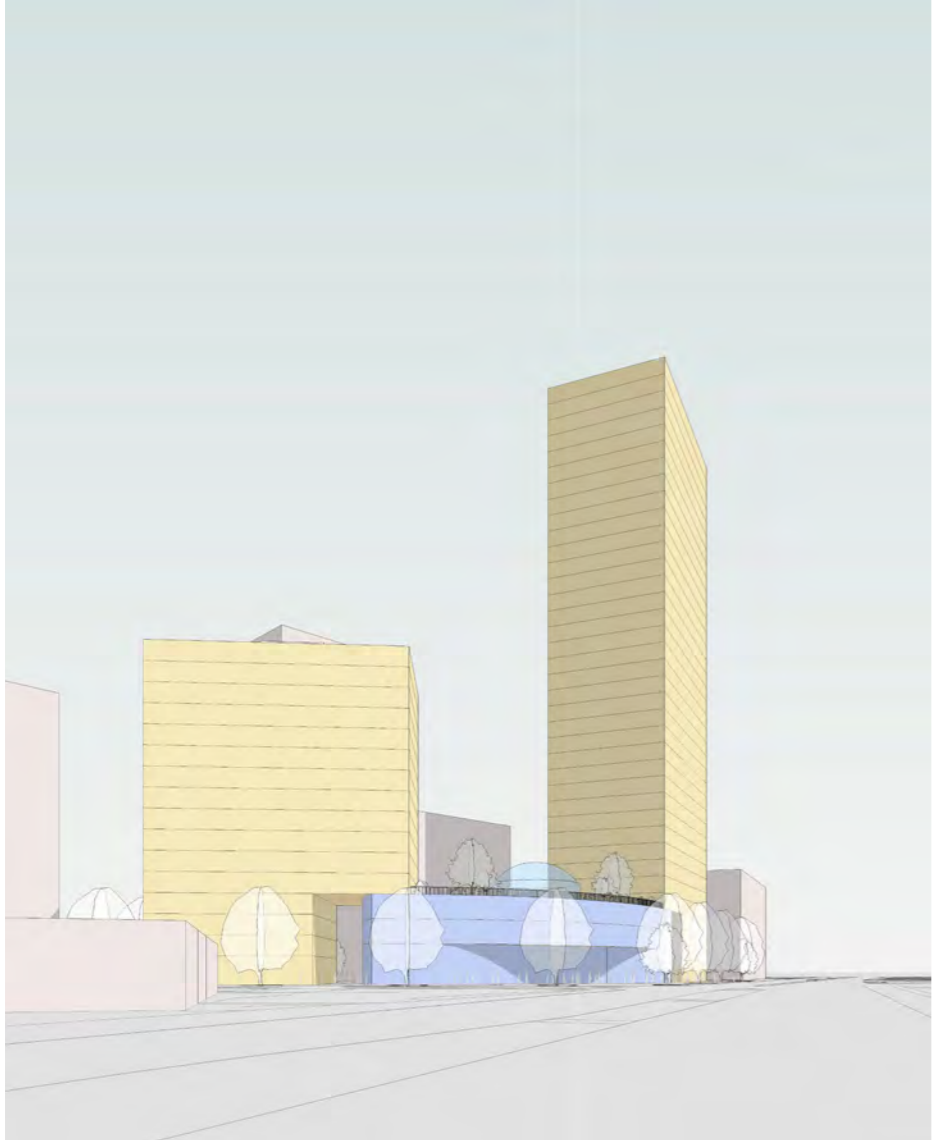


Areas Summary by use

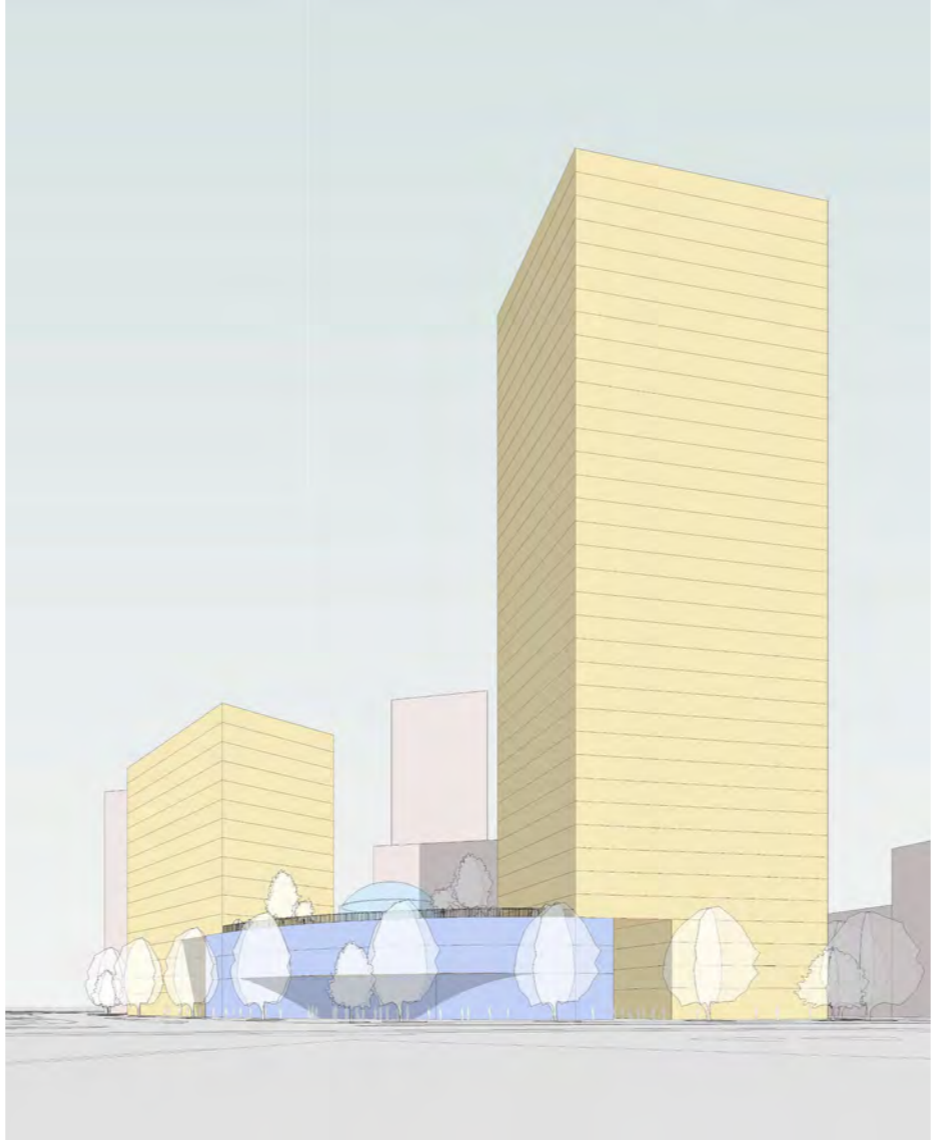
Building Use	GIA (sqm)	GIA (sq. ft.)	Units
Residential	42,242	454,685	422
Education	3,196	34,407	
<b>Total</b>	<b>45,438</b>	<b>489,092</b>	<b>422</b>

# Proposed Development | Views

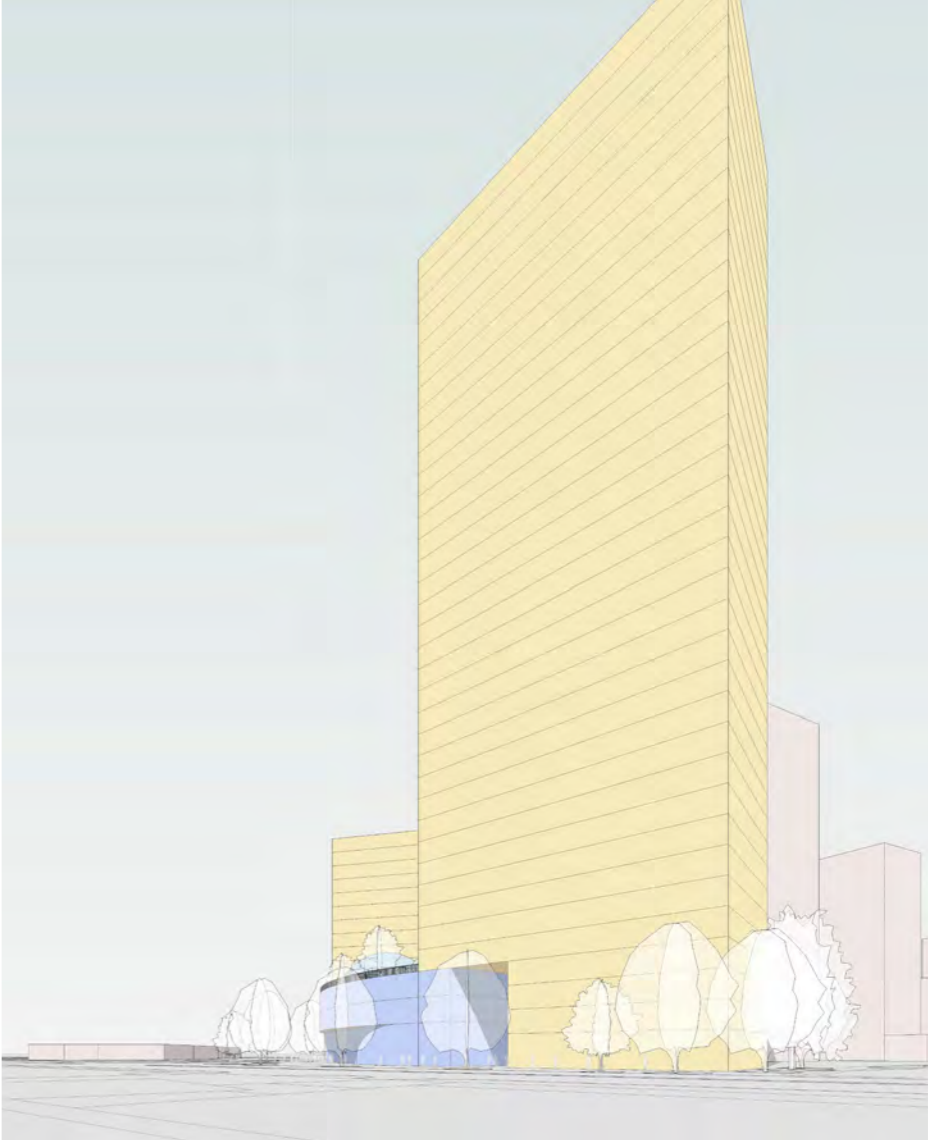
View 1



View 2



View 3

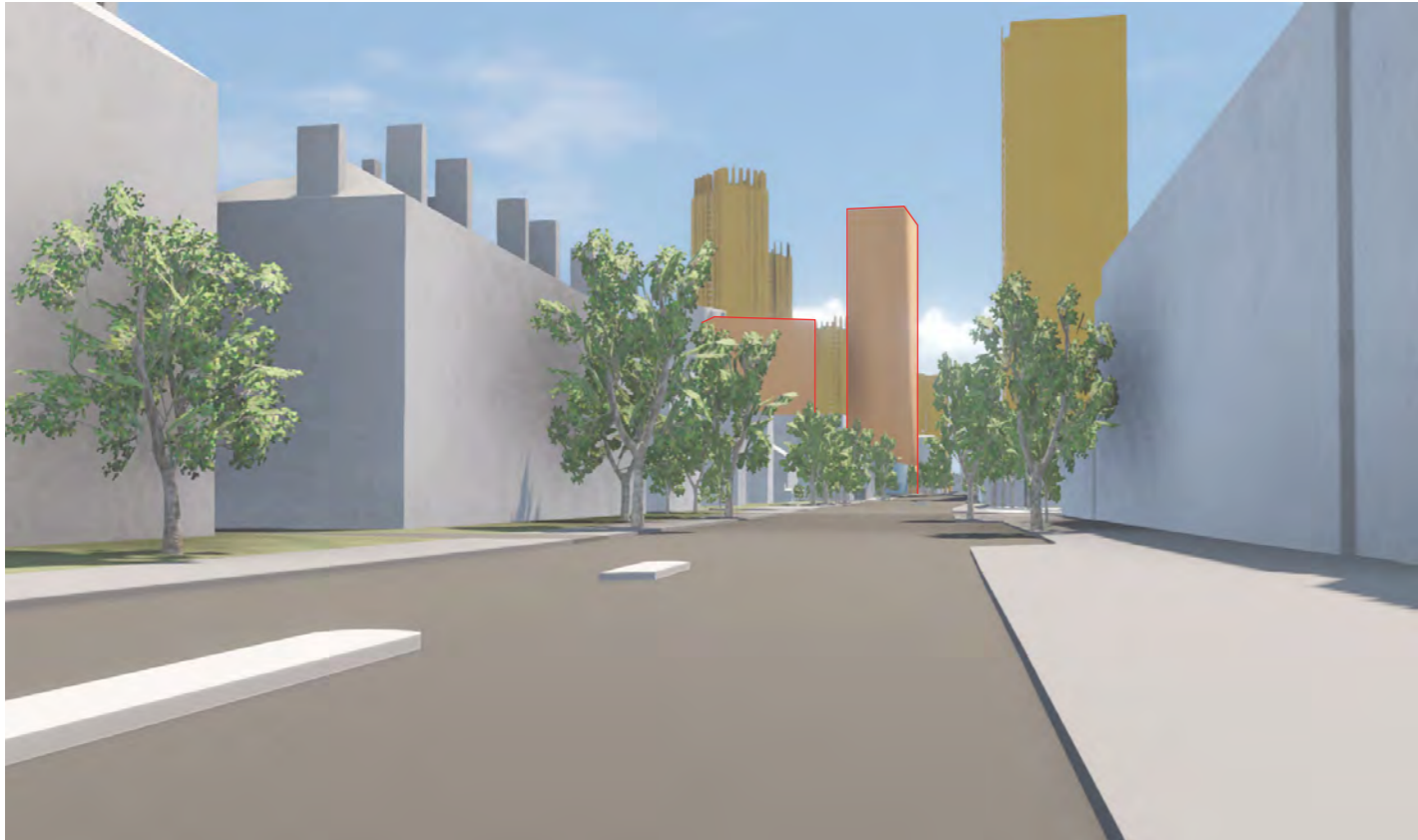


- Residential
- College



# Proposed Massing

View 4



View 5



View 6



# Proposed Massing



# Proposed Massing





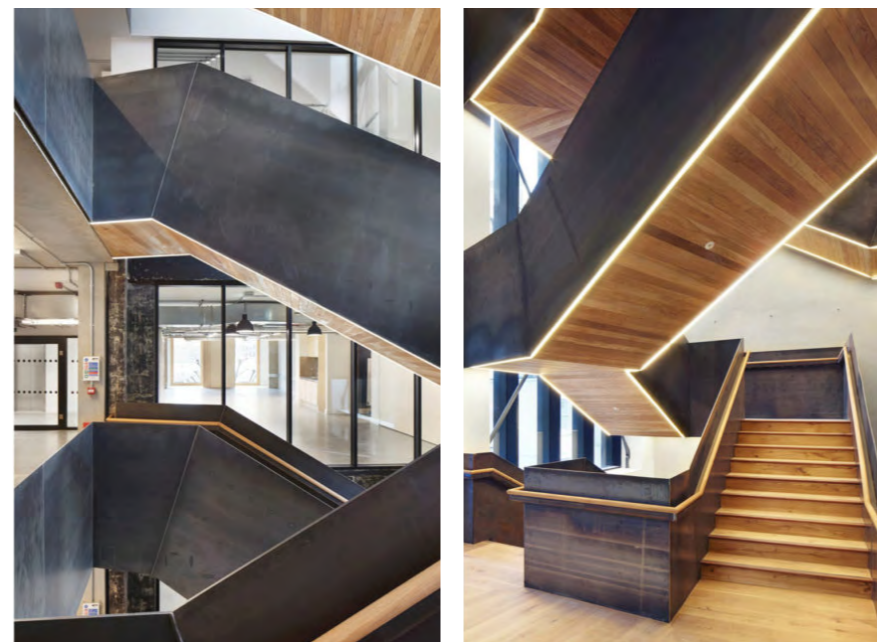
# Design Inspiration

University of Oxford The Beecroft Building by Hawkins Brown

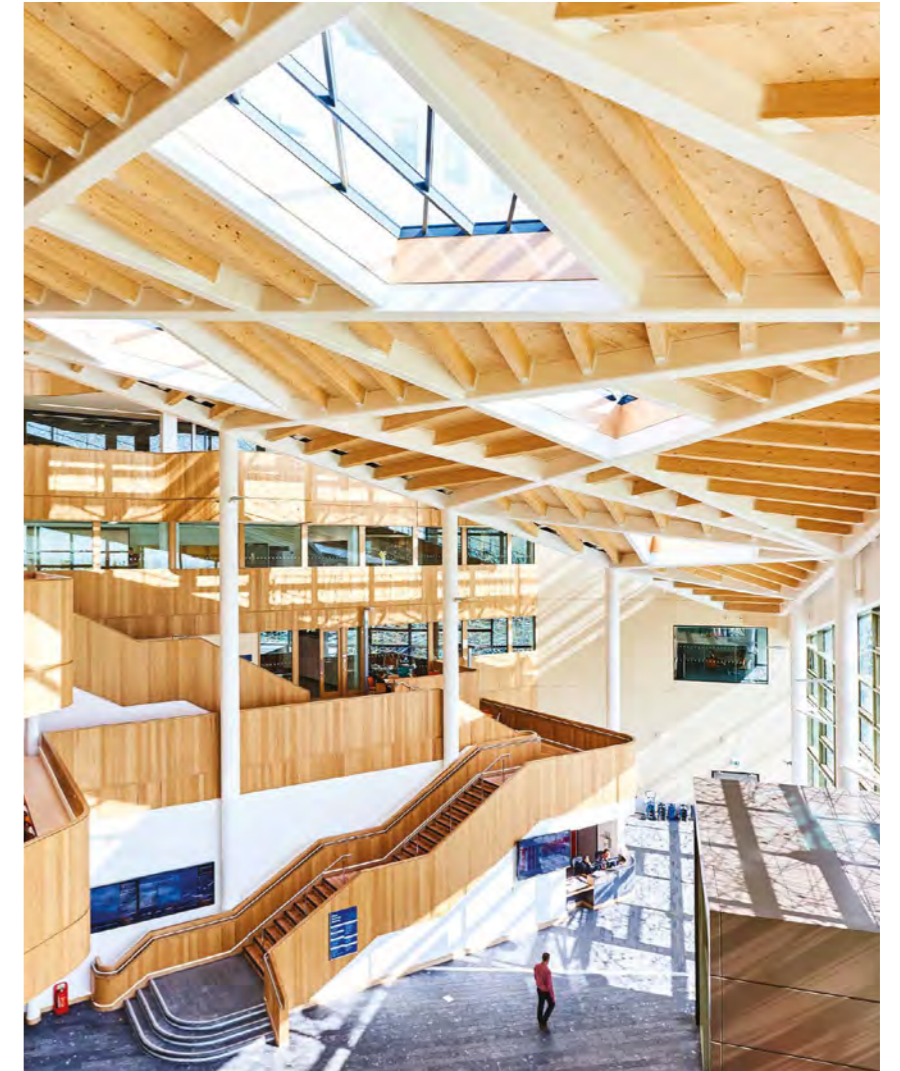


Upper-floor

Bartlett School of Architecture by Hawkins Brown



Newcastle University by Hawkins Brown

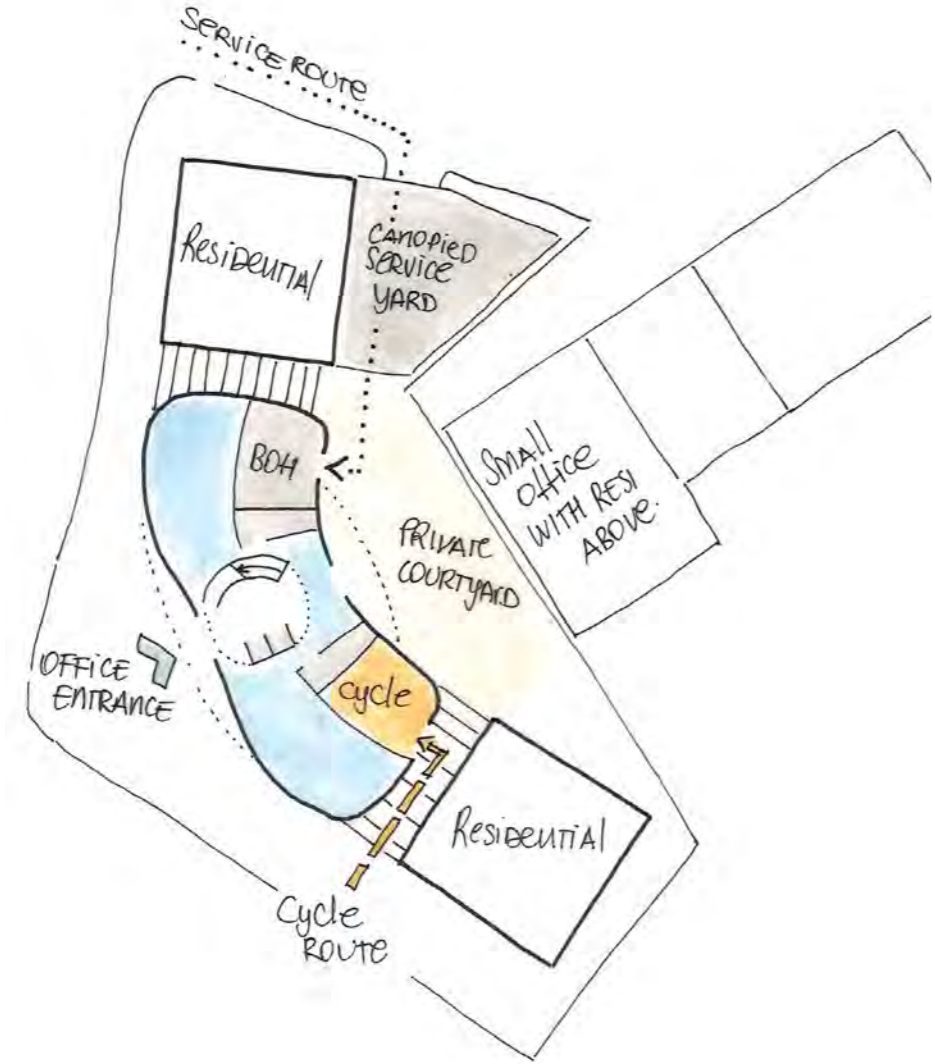


Main stair

*Stairs 'conceived as a social generator'.*

# Additional Study | Office

Ground Floor - Access strategy



Aerial view looking North



Aerial view looking South

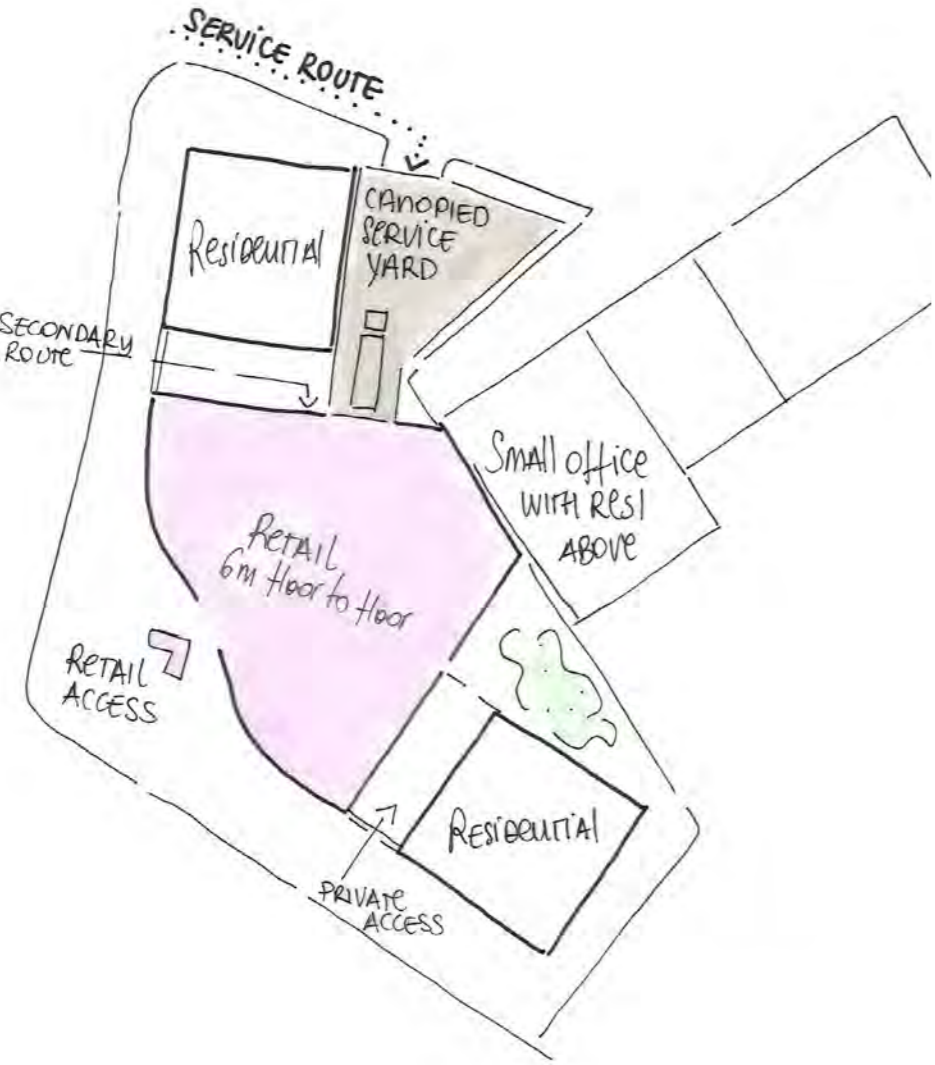


Areas Summary by use

Building Use	GIA (sqm)	GIA (sq. ft.)	Units
Residential	41,972	451,301	419
Office	4,289	46,171	
<b>Total</b>	<b>46,217</b>	<b>497,473</b>	<b>419</b>

# Additional Study | Retail

Ground Floor - Access strategy



Aerial view looking North



Aerial view looking South

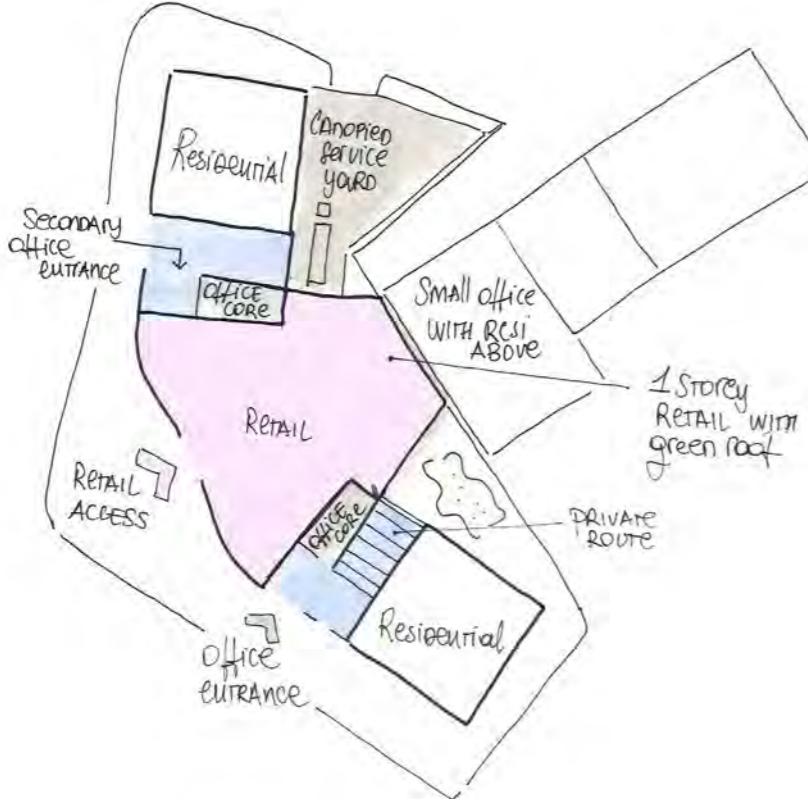


Areas Summary by use

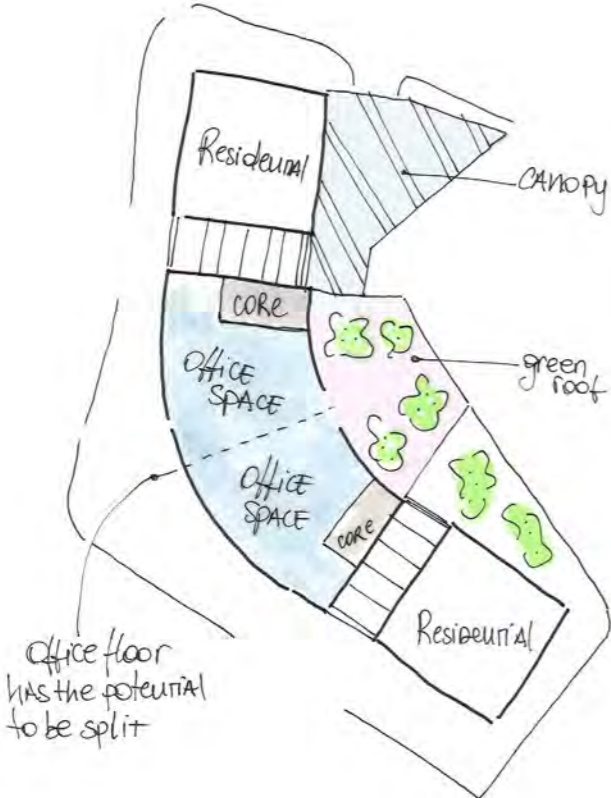
Building Use	GIA (sqm)	GIA (sq. ft.)	Units
Residential	43,479	468,005	435
Retail	1,658	17,844	
<b>Total</b>	<b>45,137</b>	<b>485,849</b>	<b>435</b>

# Additional Study | Office & Retail

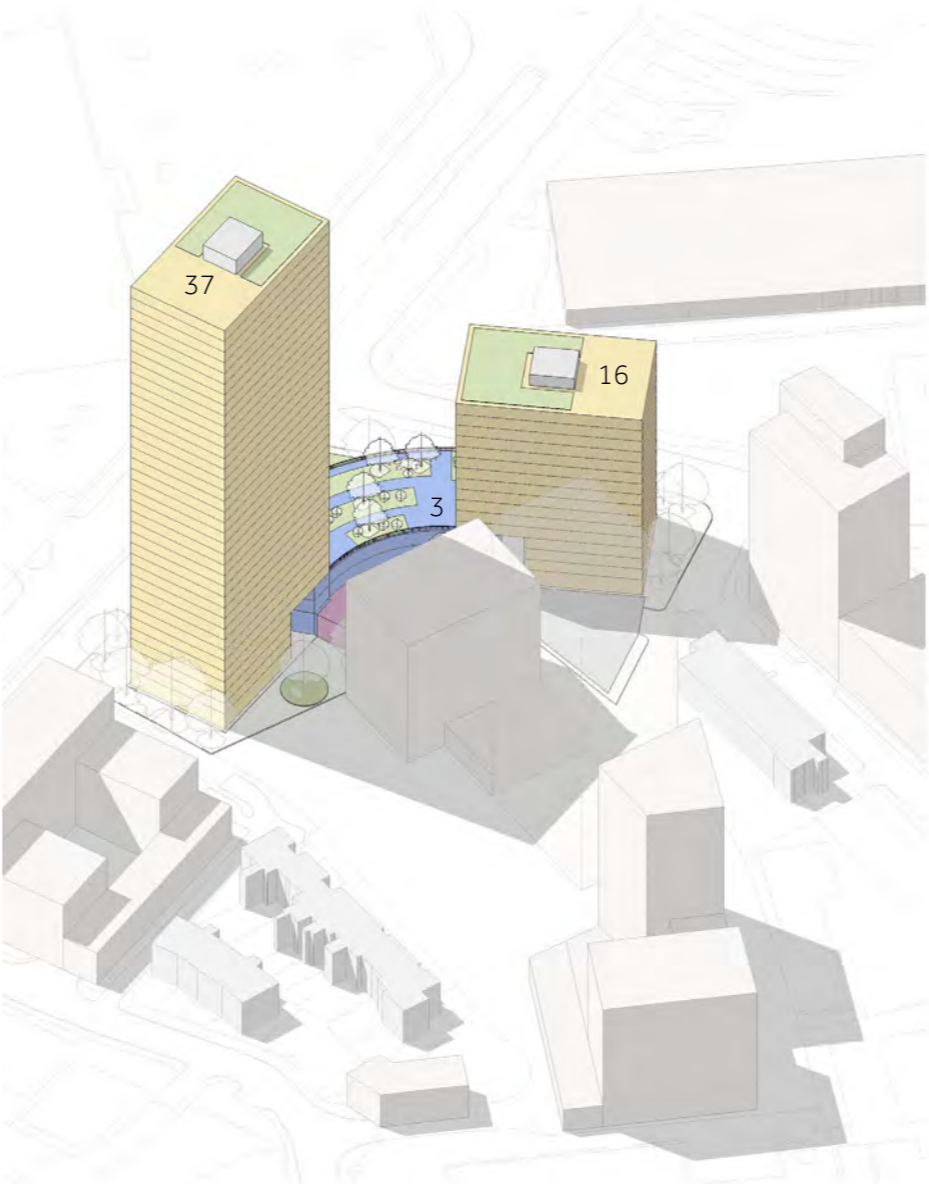
Ground Floor - Access strategy



Level 01



Aerial view looking North



Aerial view looking South



Areas Summary by use

Building Use	GIA (sqm)	GIA (sq. ft.)	Units
Residential	42,242	454,685	422
Retail	1,427	15,359	
Commercial	2,804	30,186	
<b>Total</b>	<b>46,473</b>	<b>500,231</b>	<b>422</b>

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