

Create Streets



Little Oval – *delivering homes and a sense of place*

Little Oval - summary and key points

1. Berkeley Group have options on the gasholder site north of Oval and have developed a high density medium to high rise master plan with Lambeth Council. This is to be discussed (and we assume agreed) by the Lambeth Cabinet in October 2016
2. Berkeley's proposed master plan is spatially well conceived. It 'connects' in the right places. It is better than many central London developments. Some elements of it have also been improved following feedback from the local community and Create Streets. Unfortunately however most neighbours consider it too bulky, too high and (based on the images they have seen) too ugly. Most of the development is six to eleven storeys with two 13 storey towers over-looking the Oval cricket ground
3. At the request of and working with the local neighbourhood forum (KOVF), residents from the Kennington Park Estate and the Save Oval Campaign group Create Streets have drawn up a sketch alternative master plan on a zero budget. We have called it: **Little Oval**.
4. Little Oval can deliver identical retail and job-generating commercial space. It can deliver comparable levels of homes. Amongst its other advantages are;
 - It is more popular locally – 92% support a master plan that echoes the “Streets & squares of Kennington,” like the Little Oval proposal, rather than the 8% who support an approach similar to Vauxhall & Nine Elms.
 - It is more flexible in the long term with more capacity to change use or type of home
 - It keeps two not one of the iconic gas holders and uses both as public spaces
 - It is lower rise (3 to 8 storey)
 - It has a much stronger sense of place but also an exciting and new 'iron aesthetic' to respond to the gasholder legacy

Impact of proposals on view from Oval



View across Oval Cricket Ground as it is now



View across Oval Cricket Ground with Berkeley proposal

Thanks to Kirk Hendry

Key points on OAKDA plan for Oval

Overall plan

To welcome

- Well connected masterplan (esp. North West)
- Well-greened streets
- Shared surfaces
- Mixed use

Not so welcome

- Overall scale and massing
- Lack of modestly larger open space (e.g. in one of Gasholders)
- Visualisations - too many of which remain glass and 'could be anywhere'
- Lack of real urban design vision (some good words but insufficient commitments). No commitment not to do another Vauxhall

Specific comments on 2016 changes

- Reduction of towers from 15 storeys to 13
- Improved focus on 'character areas' and on local heritage
- Inclusion of Mountford Place within site boundary creating improved East / West link
- Commitment to respond sympathetically to architecture of Kennington Lane and to industrial architecture of gasholders
- More flexed and improved urban form and street pattern

- Increase in buildings over nine storeys
- Continuing lack of clarity on overall GIA (though looks like very similar or increased)
- Lack of visual clarity as to what character areas will mean or of commitment to work with community meaningfully to define them

What did Save Oval / Create Streets survey show?

First survey results, March – April 2015

Local Area to act as a template

“Streets & squares of Kennington”

92

“Vauxhall and Nine Elms”

8

Number of storeys

8 storeys or below*

91

>9 storeys*

9

* 33% < 4 storeys; 58%, 5-8 storeys; 4% 9-12 storeys; 5% >12 storeys

What did residents say?

Views on the consultation

- “I was annoyed because the first I heard of it the consultation was finished and I had never heard of it despite living across the road from the site” (resident, Kennington Road)
- “We got forgotten. we hadn’t been informed, we created a bit of a fuss” (resident Montford Place)
- “The consultation was all sweet and nice But what they said was a fairy story.... As I read it [the summary of consultation] my heart sank.... It’s complete window dressing. We can do a lot more and a lot better.” (resident Kennington Park Estate)
- “There’s a lot of upset in the borough. People are up in arms.” (resident Kennington Park Estate)
- “I had never heard about it. I don’t think any of my neighbours had.” (resident, Kennington Road)



Key view

**“This is
Kennington
not
Vauxhall”**

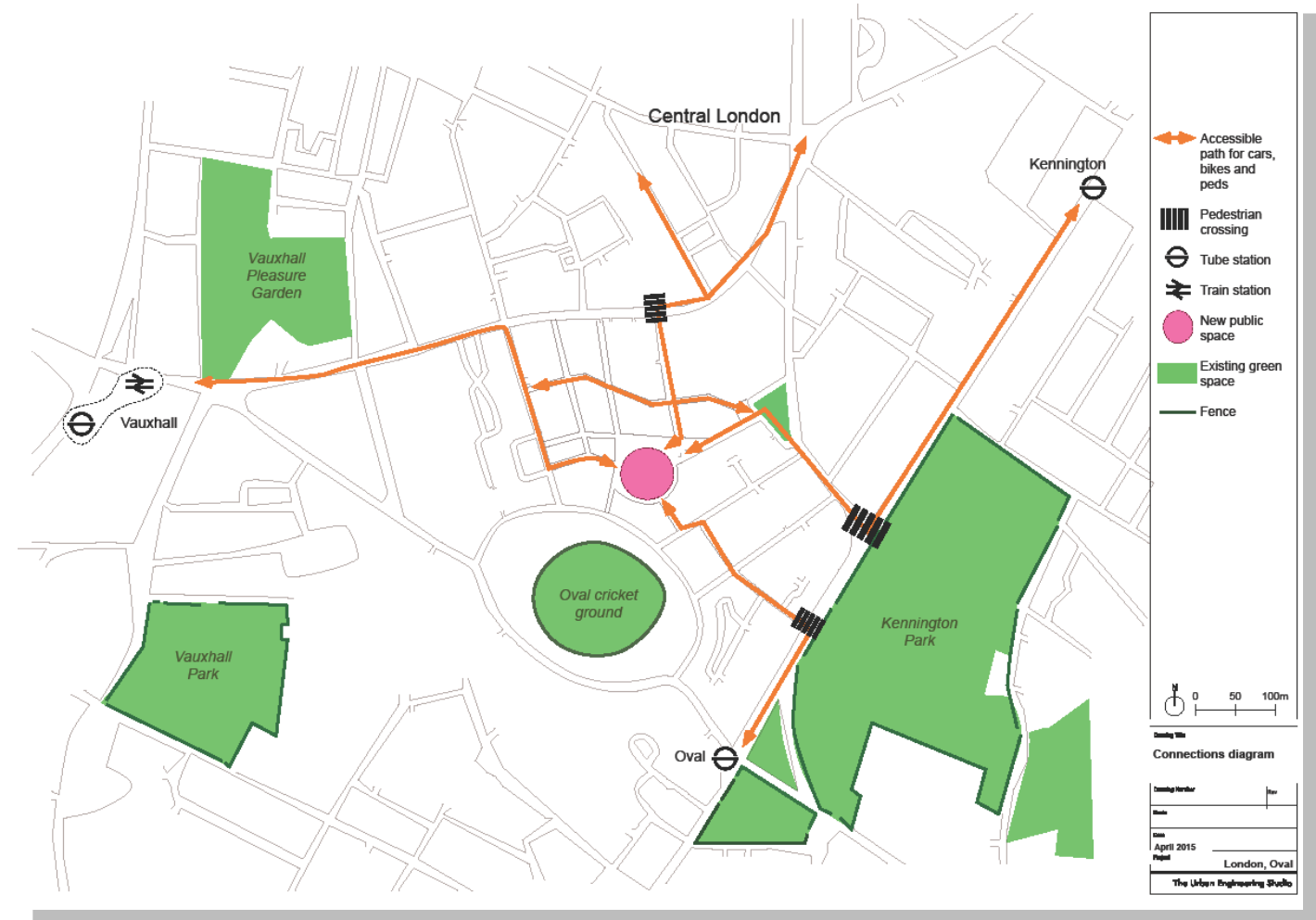
Recommendation one: you should not look at this site in isolation

- There should be three interlocking plans
 - ***The Neighbourhood Plan*** (the area of KOV neighbourhood forum)
 - ***The Master Plan*** (for the site plus its immediate environs towards Kennington, Oval and Vauxhall)
 - ***The Site Plan*** (for the specific site)

Recommendation two: a green route from Kennington Park to Kennington Lane

One key theme for the master plan is:

creating a pedestrian access north from Kennington Park through Kennington Park Estate onto site of large Gasholder and north to Kennington Lane



Thanks to David Taylor of urban engineering studio

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Recommendation three: some clear urban design principles to 'embed' your vision

Urban design principles


- Squares with usable green space
- Connections in site – both east / west and south / north
- High density low rise (below 8 storeys)
- Not a park plus towers (“we’ve got the park, we’re not looking to produce another park”)

Use & tenure

- Adaptability
- Mixed use (SME commercial & retail as well as residential)
- Social housing
- Family housing as much as possible

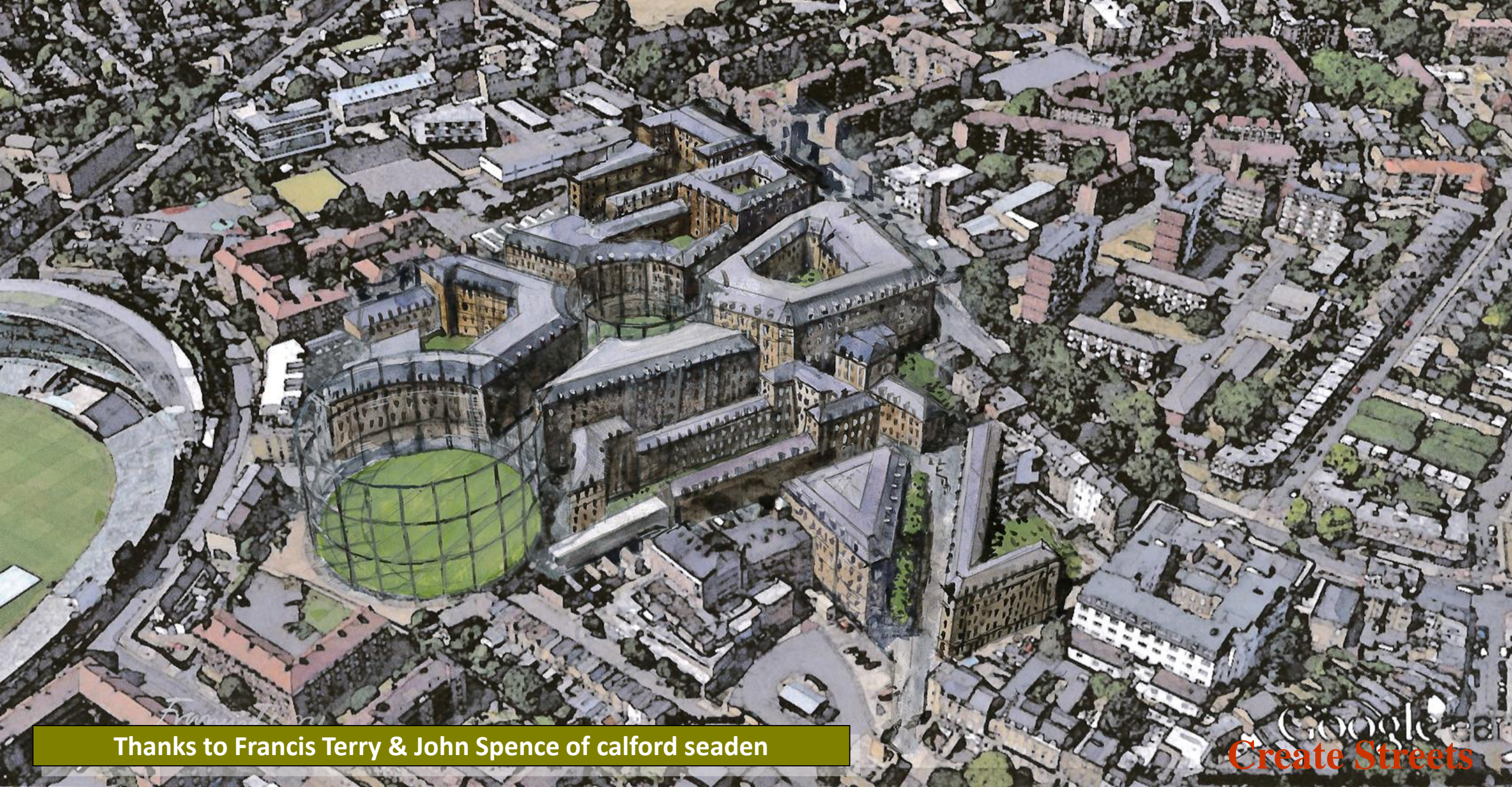
Design implications

- Trees on street
- Retention of one or two gasholders – to be used as London ‘square’ not a building – possible name: “Little Oval”
- Not glass and steel – London bricks
- Contemporary version of Kennington vernacular not slavishly following it but very much ‘following on’ from it
- Encouraging people to walk / bicycle (some non-vehicular streets)
- Possible reuse of previous street-name: “Gasholder Place”
- Active frontages with doors on streets



Agreeing a ‘Design Code’ with the developer might be way to ensure does not descend into glass & steel with a few brick panels

Recommendation four: Little Oval site plan



Thanks to Francis Terry & John Spence of calford seaden

Recommendation four: Little Oval key features

v. Chaplin Street – echoing Kennington Estate & historic Kennington

iv. Gasholder Circus – taking advantage of the ‘iron’ aesthetic

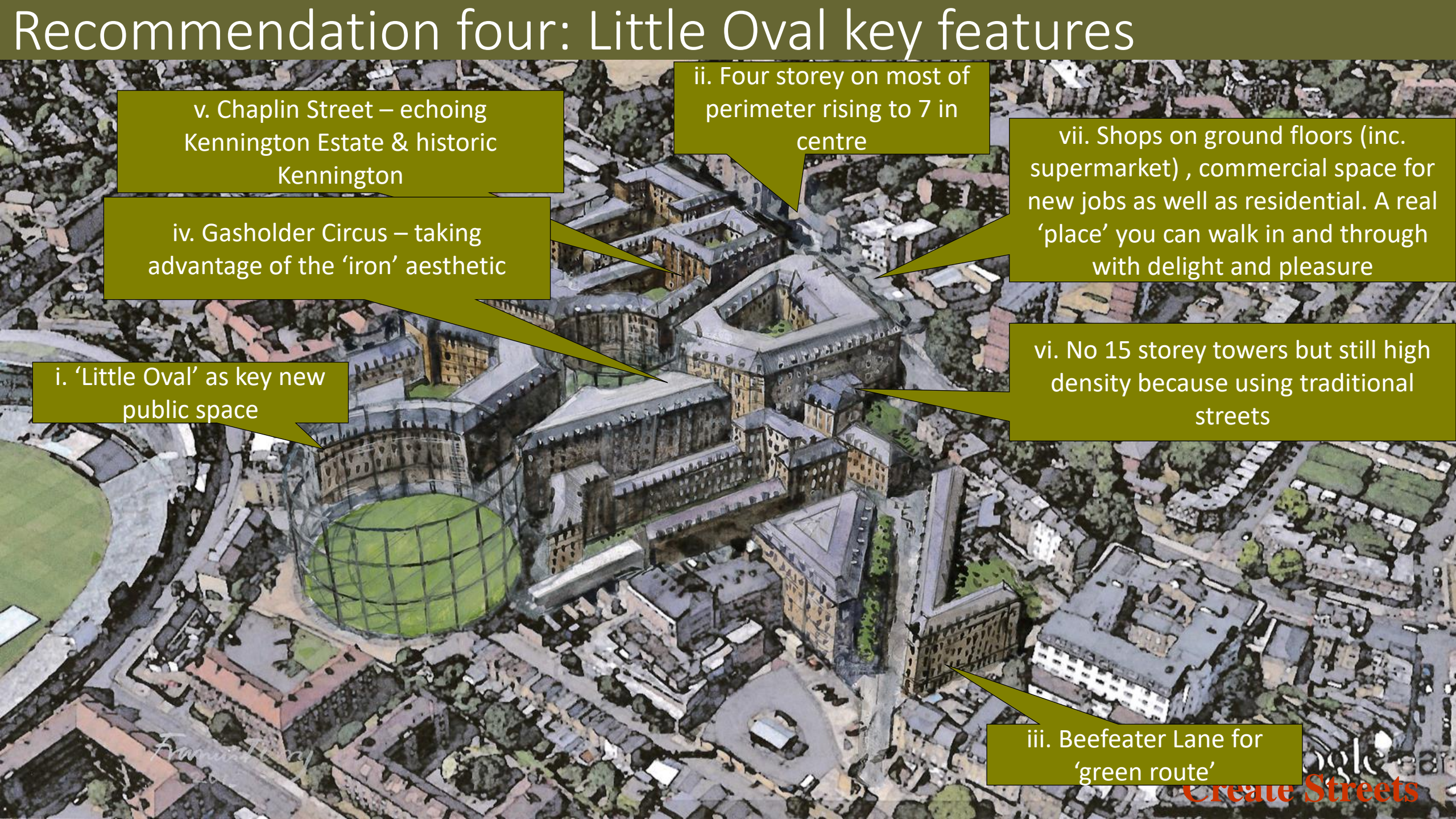
i. ‘Little Oval’ as key new public space

ii. Four storey on most of perimeter rising to 7 in centre

vii. Shops on ground floors (inc. supermarket), commercial space for new jobs as well as residential. A real ‘place’ you can walk in and through with delight and pleasure

vi. No 15 storey towers but still high density because using traditional streets

iii. Beefeater Lane for ‘green route’



Recommendation four: 'Little Oval' site plan



- Squares with usable green space
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Recommendation five: elevations strongly referencing range of Kennington & South London styles but 'moving on' too



i. Modern but respectful

ii. Variety in a pattern. Strong 'verticality' so no huge blocks

iii. Some large windows for light



Thanks to Gluckman Smith



iv. Rounded corners – just like Kennington !



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Recommendation five: special, unique treatment of Gasholder Circus elevations with an 'iron aesthetic'



Thanks to Francis Terry & John Spence of calford seaden

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Recommendation five: streets which feel like a cross between London and central Paris – opening into circuses



Central Paris



City of London



Kennington Lane



Brixton Road

Mount Pleasant Circus



Thanks to Francis Terry & John Spence of calford seaden

Create Streets

Comparable numbers of homes and jobs

We've run three scenarios. We are able to deliver identical amounts of commercial and retail space and (in scenario three) comparable residential space



	Scenario 1	Scenario 2	Scenario 3	Berkeley
Number of full storeys	3 to 5	3 to 5	3 to 7	3 to 15
Number of set back mansards / penthouses	None	Up to 2	Up to 2	TBC
Retail space*	4,070	4,070	4,070	4,070
Community retail	500	500	500	TBC
Office, industrial (inc "Generator")	12,200	12,200	12,200	12,200
Storage	0	0	0	8,600
Residential	51,707	70,811	83,918	TBC
Number of homes based on Berkeley Master Plan typology split	731	1001	1187	"Around 1,250"
Number of residents	1,468	2,010	2,383	"Up to 2,510"
Estimated number of jobs	1400	1400	1400	1405**

* Not including Pilgrim Pub, kept under all scenarios

** This reflects our scepticism that storage will support 35 jobs.

Thanks to Francis Terry & John Spence of calford seaden

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Residents support concept of development but feel this is too high

Second survey results, Nov - Dec 2015

Do you support
(score out of 10)

Redevelopment of Gas-holder & supermarket sites*

Keeping a large supermarket on the site*

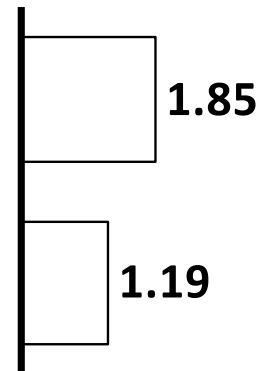


People strategically support both redevelopment & keeping the supermarket

Do you support the height of

Most of the scheme at 6-10 storeys**

Two 15 storey towers in the middle of the scheme***



People are opposed both to the average height plus the two towers

* 0 strongly oppose, 10 strongly support

** 5 about right, 0 too high, 10 not high enough

*** 0 strongly opposed, 5 neutral, 10 strongly in favour

Local residents prefer Little Oval and its use of the Gas-holder site

Second survey results, Nov - Dec 2015

Score (out of 10) as
"right style and visual
form for the site" for

Create Streets plan

8.14

Berkeley Homes /
OAKDA Masterplan

2.97

Which is you
preferred approach
to large gas-holder
(# respondents)

Create streets plan:
public open space

119

Berkeley Homes /
OAKDA Masterplan:
building

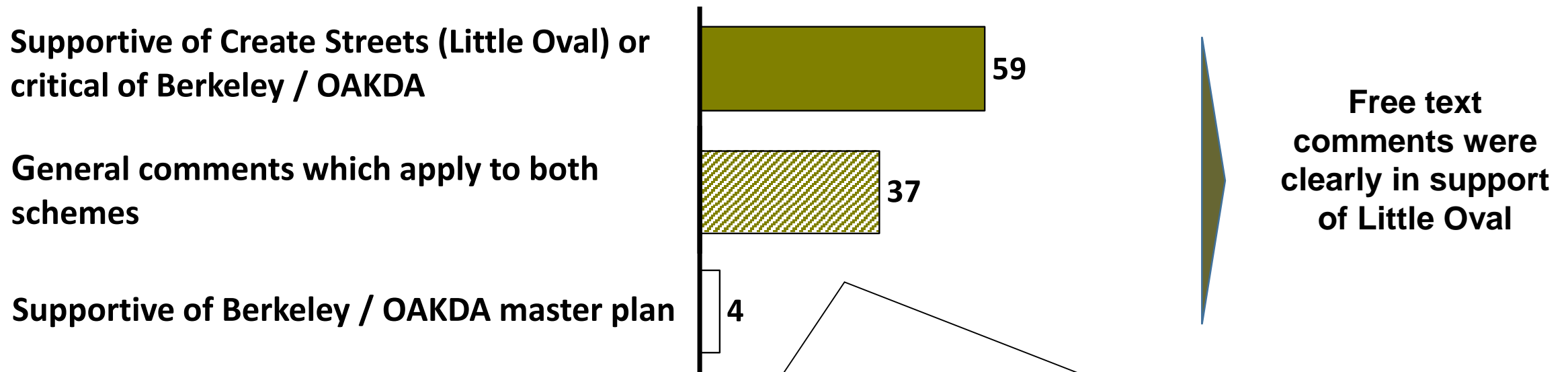
11

Little Oval is
nearly three times
as popular as
OAKDA master
plan

Little Oval use of
Gas-holder site is
preferred by over
ten to one

Local residents prefer Little Oval and have many suggestions to contribute

Analysis of free text comments in second survey results, Nov - Dec 2015



E.G "I don't mind using the Phoenix name in development due to its historical links. Statues of figures of local significance could be incorporated in the new public squares and green spaces, Charlie Chaplin, Field Marshal Montgomery, Vincent Van Gogh, and Lily Savage and representations of our diverse communities. The Gas Holder presents a great opportunity as an arts/entertainment space and could include landscaping to provide an amphitheatre and some structures and facilities to support outdoor theatre and cinema even. The Gas holder structure could easily support temporary projectors and screens."

Local residents prefer Little Oval and have many wider points to contribute

Sample of comments comparing the schemes from residents and neighbours

“The gasholders at Oval are a London icon and should be incorporated in any development- not knocked down or dwarfed by tall blocks of flats. The Little Oval proposals put together by Create Streets will provide the same level of housing without impacting on views, respecting the local area and offering a place that people really want to live in the future.” *Helen Monger, Chair, Kennington, Oval and Vauxhall Forum*

“Create Streets plans, even in this early form, show a clearer vision. The Haussmann style Parisian approach, denser buildings with less height, narrower, characterful streets, gambrel roof flats. But it's not just a Parisian style, you can see how this style exists around the back of Tower Bridge and could work really well with this, retaining a Victorian industrial look, but one that is still very pleasing”

“Please use Kennington brick and "proper" houses...this should look like Kennington, not Vauxhall”

“Let's keep Kennington and the Oval as it is - human scale, low to moderate rise.”

“Although there are good things about Berkley homes development, I prefer Create Streets' plans”

“Berkeley's proposals could be worse: they are mostly acceptable but I personally prefer the more domestic urban approach in Create Streets' proposal.”

“Any opportunity to create more green routes from Kennington and Oval through to Vauxhall and Albert Embankment would be a valuable benefit to the area, especially for pedestrians and cyclists in addition to the general well-being of residents. More green routes, along with the environmental benefits they bring, would also greatly enhance and create stronger connections and growth between the different pockets of communities, such as Bonnington Square in Vauxhall, that are currently strangled by the busy arteries of traffic that converge around Vauxhall Cross.”

Conclusion: key advantages of Little Oval

1. Little Oval can deliver identical retail and job-generating commercial space.
2. Little Oval can provide very similar number of homes (1187 versus 1250)
3. Little Oval is more popular locally – nearly three times as popular in our poll
4. Little Oval is more flexible in the long term with more capacity to change use or type of home
5. Little Oval keeps two of the iconic gas holders and uses both as unique public spaces
6. Little Oval is lower rise (3 to 8 storey) and does not need 15 storey towers overlooking the Oval
7. Little Oval has a much stronger sense of place. It references the very popular nearby Georgian architecture and the neighbouring Kennington Park Estate. It also proposes an exciting and new ‘iron aesthetic’ New Orleans-style balconies referencing the gas-holders and also the ironwork around nearby Courtenay square
8. Via proposed use of locally-led ‘design code’ Little Oval could provide work for a range of architects and designers all working within this broad, locally popular ‘visual language’
9. Little Oval connects better East / West from Vauxhall to Kennington Park – it is integrated with a wider response to the neighbourhood and with the work of the local neighbourhood plan – instead of being opposed by them. It includes more links into and through the site
10. We believe that the human-scale street feel of Little Oval will enhance the local community, and allow the site to blend into its surroundings, preserving its historical context and linking directly to the existing street layouts, encouraging more walkers and cyclists to pass through the site, and stimulating the many new residents to engage with the surrounding community - whilst attracting substantial extra visitors to both its office spaces and its iconic gas-holder park and cafés.

Conclusion: suggestions to Lambeth Cabinet for 5 September

A message to Lambeth councillors and cabinet members:

*You have potentially a very decent master plan from Berkeley Group with some very good elements and aspirations in front of you. However it also raises some serious questions about massing and density. **You can make it better and you don't need to sacrifice your main aspirations of more homes and more affordable homes to do so.** You should;*

- 1. **Improve east-west links:** review with Berkeley Group and TfL how to open up the site East / West to create a better green link to Kennington Park*
- 2. **Insist on a popular design code:** oblige Berkeley Group to work with the local Neighbourhood Forum and other local community groups on a provably popular design-code for the site so that local fears of 'another Vauxhall' do not come to pass*
- 3. **Tone down density and scale:** understand how much profit Berkeley Group will make on this site. Reducing this a little (by a modest reduction in density and a slight increase in affordable housing) will still make for an incredibly buildable and viable development. By our estimates a 10% reduction in GIA will make for a MUCH more human development with more light, more sense of place and (probably) happier residents*
- 4. **Keep two gasholders:** push Berkeley Group to keep one of the locally listed Gasholders in addition to the Grade II listed Gasholder One. Doing so will make for a better more, distinctive place – and might even make the scheme more profitable in the long run*

These points are meant to be constructive and achievable. We recognise the pressures you are under to achieve more housing and more affordable housing. This is potentially a very decent scheme. We'd certainly give it 6 out of 10 and it could quite readily be improved further. You can, and should, make it better.