

Opportunities and considerations



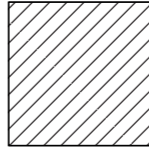
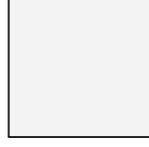
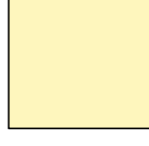


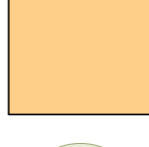
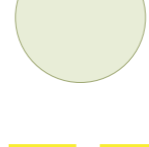
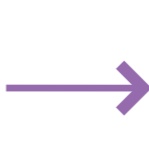


Opportunities

- The existing mature trees.
- The quiet, residential nature of Wansey Street.
- The surrounding historic and contemporary architecture.
- The Old Town Hall and the new Walworth Square.
- Better pedestrian links north east to Victory Primary School, Victory Place, and Victory Community Park.
- Better pedestrian and cycle links north over Heygate Street.
- Improved cycle connections through the site.
- New public play facilities.
- South facing homes and amenity space.
- The community and education facilities proposed for the new Energy Centre.
- The proposed new retail facility facing Walworth Square.
- Excellent public transport links.

Existing site considerations

- The scale of the existing homes on Wansey Street and of Garland Court and the Peabody Estate.
- The noise and pollution from Heygate Street and Rodney Road.
- The relationship between Garland Court and the new Walworth Square and minimising disruption to the existing residents.
- Larcom Street conservation area.
- Existing on street parking.
- Minimising disruption due to demolition and construction logistics.
- Existing utilities.

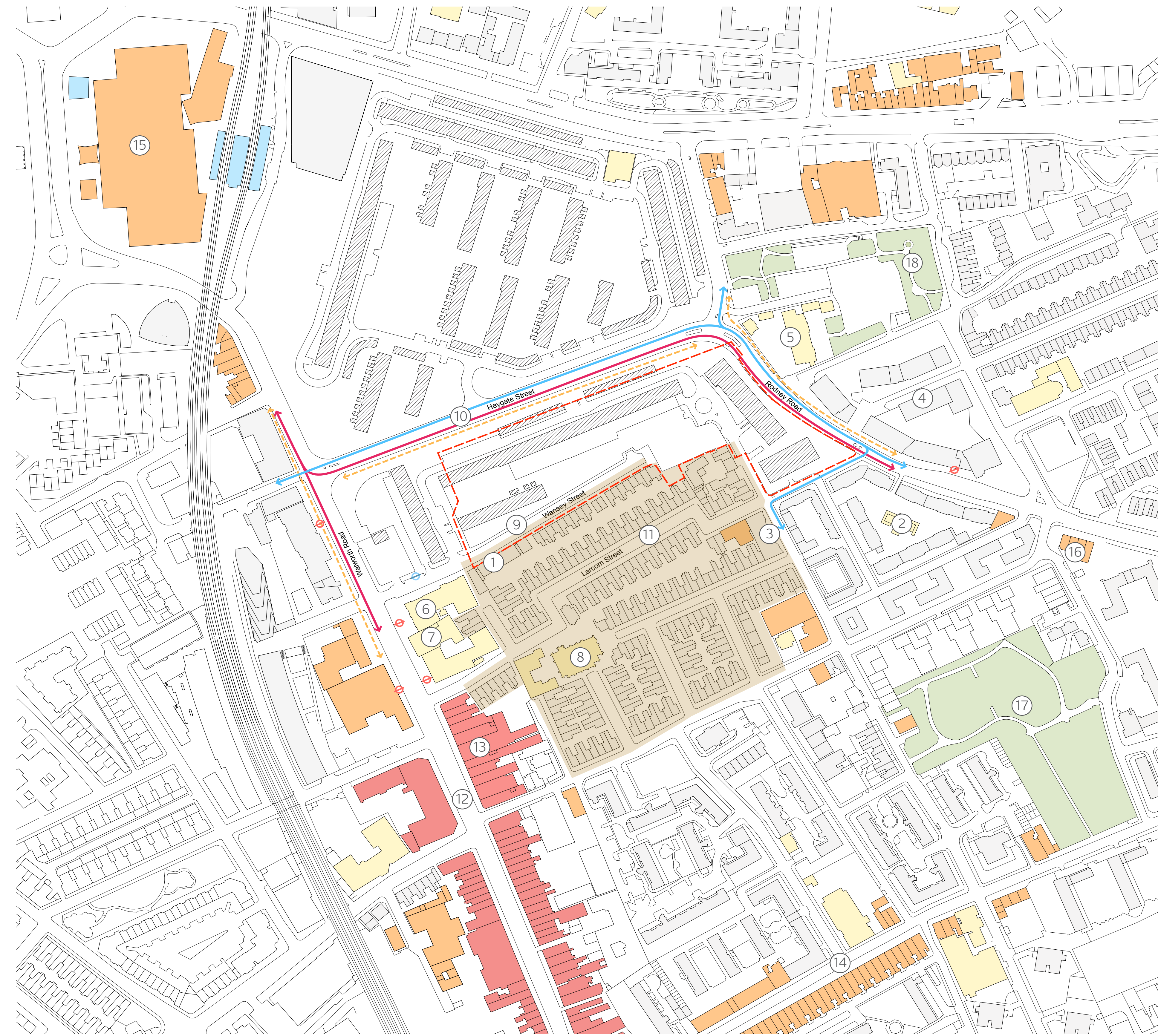
Drawing key:

-  Heygate Estate
-  Existing Homes
-  Old Town Hall
-  Community Garden
-  Larcom Street Conservation Area
-  Adjacent low-rise housing
-  Existing trees
-  Sun Path
-  Poor pedestrian links
-  Improved pedestrian links
-  Vehicular noise and pollution

Site context and local character

Understanding the character of the local area in terms of its facilities, amenity space, built form, architecture and destinations is an important part of

design development. The photographs and mapping on this page are the start of our understanding of the local area.



Key:

- Heygate Estate
- Existing Homes
- Community
- Commercial
- Walworth Road Shops
- Larcom Street conservation area
- Green Space
- Existing trees
- Key pedestrian routes
- London Cycle Network
- Bus route
- Cycle Hire
- Bus Stops

Local open spaces



17. Nursery Row



18. Victory Community Park

Local developments



1. Garland Court



2. Peabody Estate



3. Brandon Street



4. Trafalgar Place

Key local buildings



5. Victory Primary School



6. The Old Town Hall



7. Newington Library



8. St John's of Walworth

Key local streets



9. Wansley Street



10. Heygate Street



11. Larcom Street



12. Walworth Road

Local business



13. Baldwin & Co.



14. East Street Market



15. Shopping centre



16. Rodney Road shops

Urban design principles

Retained trees



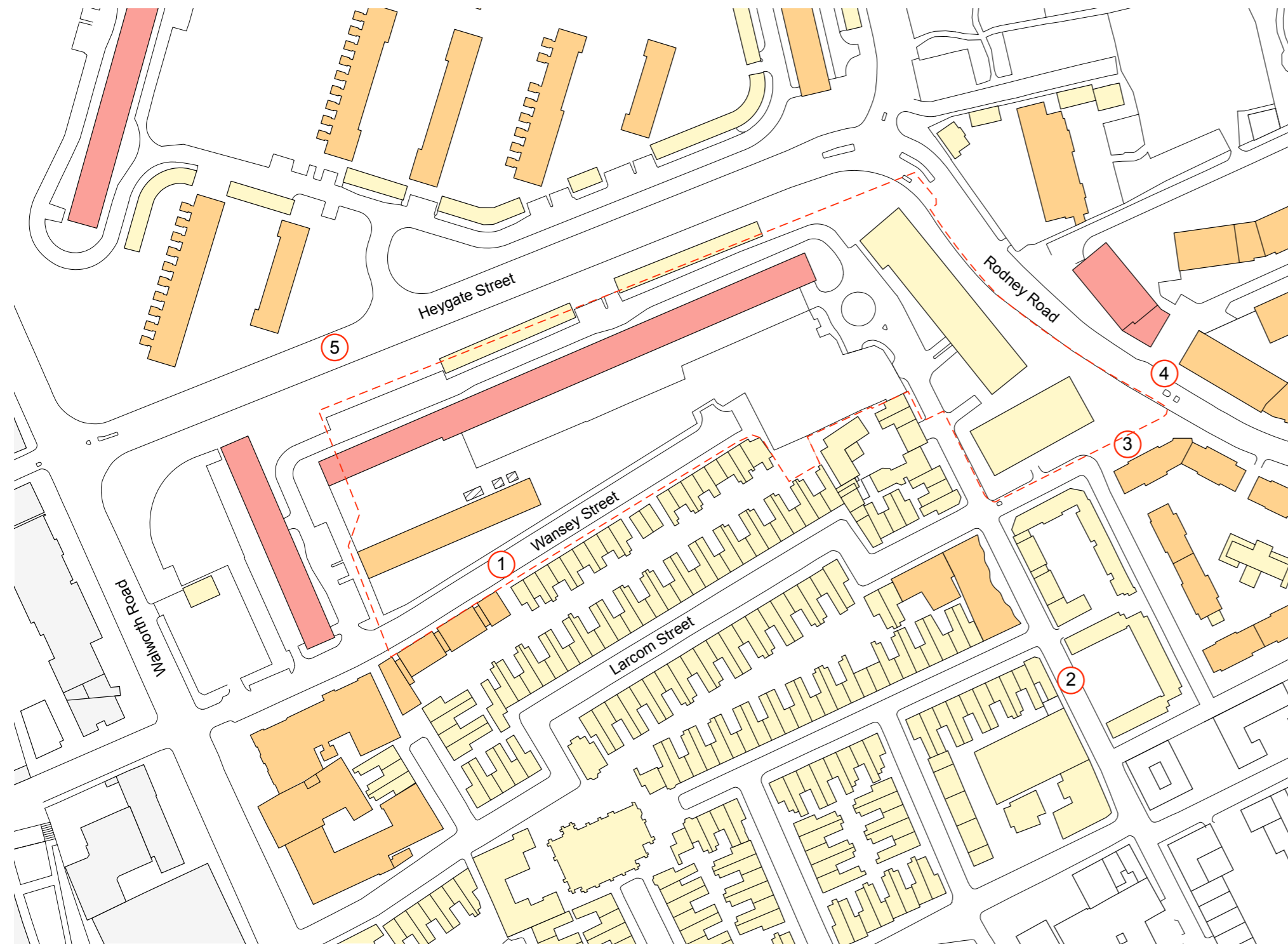
- Trees to be retained
- Trees to be removed

Building lines and active edges



- ▭ Continuous mansion block frontage
- ▭ Continuous terraced housing frontage
- ▭ Continuous community / retail frontage
- ▴ Communal entrances
- ▴ Individual entrances

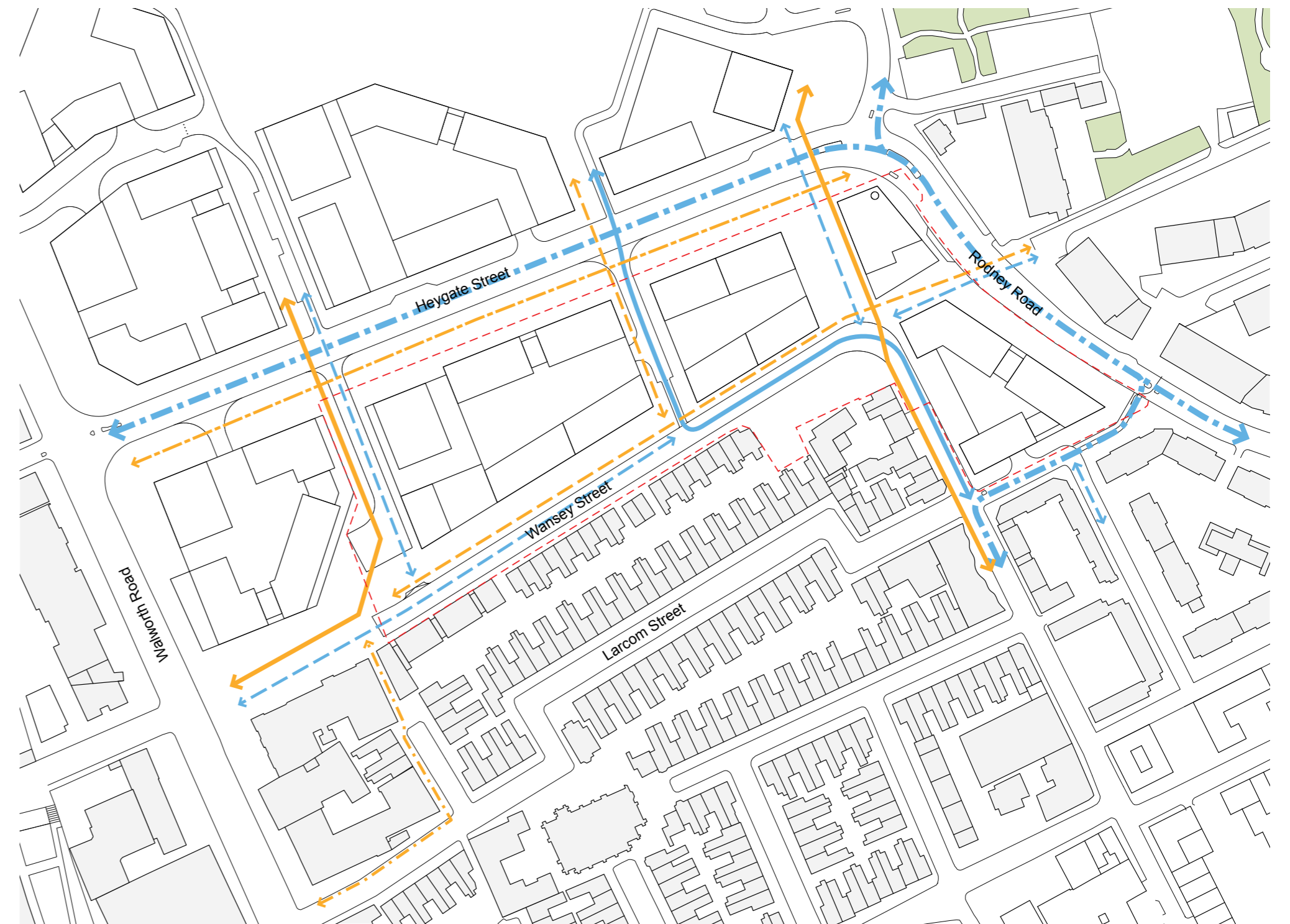
Adjacent building heights and street character



- ▭ 1-3 storeys
- ▭ 4-8 storeys
- ▭ 9+ storeys



Cycle and pedestrian links



- Key proposed pedestrian routes
- - - Secondary proposed pedestrian routes
- ⋯ Existing pedestrian routes
- London Cycle Network
- Recommended cycle routes
- - - Further routes available to cyclists

Key design topics for discussion

Heygate Street environment

- A tree lined boulevard
- Consistent building lines
- Mansion block typologies
- Front doors and entrances from the street
- Overlooking onto the street



Walworth Square

- Next to the Old Town Hall but clearly separate from the housing in Wansey Street
- High quality materials
- Active frontages to all sides of the square
- Gateway to the central shopping street



Wansey Street environment

- A tree lined residential street
- Elegant terrace houses, set behind mature trees and planting
- Front doors and activity to streets providing natural surveillance
- Designs respond to the newly formed conservation area
- Parking for family homes



Pocket Park

- A small local park with play equipment for children
- Places for parents to sit and relax whilst supervising their children
- Strong relationship to the public facilities in the Energy Centre
- Cycle lane connecting Brandon Street to new park



Rodney Road environment

- Responding to the architecture of the Peabody mansions and Victorian school
- Meeting the scale of the surrounding existing buildings
- Responding to the curve of the road
- Front doors and entrances from the street



Energy Centre

- A stand out building or one that blends with its surroundings
- Public / community facilities for local people and visitors
- Provide heating to all buildings across the Heygate Masterplan and Trafalgar Place

