

4.5 Kennington Park Intervention and Ventilation Shaft

Location

4.5.1 The proposed site, shown in Figure 4.21, is located in the north east corner of Kennington Park, within an adjacent fenced off area containing a brick built lodge building and some recently built timber structures. Kennington Park Place forms the northern boundary of the site and park, with St Agnes Place forming the eastern boundary.

4.5.2 The shaft worksite will temporarily occupy the majority of the area currently used for dog walking – this area will be relocated to another part of the park for the duration of the works.

Figure 4.21 Kennington Park - Existing Site Plan



Context

Surrounding land use

- 4.5.3 The site is located within Kennington Park which is used for recreational purposes. Kennington Park Place, which forms the northern boundary of the site, is occupied by residential properties and, directly opposite the proposed location of the shaft is the Bishops House Children's Centre. St Agnes Place, which forms the eastern boundary, has a terrace of four residential properties opposite the site.

Character

- 4.5.4 The site is located in LB Lambeth and adjacent to LB Southwark. The site is in LB Lambeth's St Marks Conservation Area (CA11) and Kennington Park itself is a Grade II Registered Park. Kennington Park Place and St Agnes Place, immediately adjacent to the site, are located within LB Southwark's Conservation Area C18 (Kennington Park Road).
- 4.5.5 There are a number of Grade II listed residential properties opposite the proposed site on Kennington Park Place and St Agnes Place, illustrated on Figure 4.22. Both terraces are set back from the road, with gardens and steps leading up to the front doors. The boundary treatments to properties on both roads are predominately railings on a brick plinth of various heights, although the high red brick wall to Bishops House Children's Centre provides a more urban definition to part of Kennington Park Place, as does the brick gable end to the terrace on St Agnes Place.

Figure 4.22 Kennington Park - Heritage Designations: Listed Buildings and Conservation Area




4.5.6 The park is lined around its edges by widely spaced deciduous trees of different ages with more mature trees lining the curved internal paths and grassed areas, shown in Figure 4.23. A number of the latter are evergreen oaks. The fenced off area in the north east corner of the park currently houses the Lodge building which was built in 1938 (Figure 4.23, photo 4) and is a rather austere two storey former warden's house of dark red bricks with hipped tiled roof set at an angle to the junction. This would be replaced by the new head house. The existing building is partly screened by shrubs and trees. This area also provides accommodation for an apiary.

4.5.7 Both the sites for the head house and work site areas are clearly visible from within the park and the adjacent roads, although the trees provide some screening.

Figure 4.23 Kennington Park - Site Analysis



- KEY**
-  Park Entrance
 -  The Old Lodge
 -  Main Arterial Road
 -  Residential Road
 -  Historic Park and Garden (on English Heritage Register)
 -  Existing Path
 -  Mature Tree
 -  Mature Evergreen Oak
 -  Existing Planting around The Old Lodge
 -  View towards evergreen oak
 -  View towards proposed head house
 -  Camera position
 -  Large Open Green Space



Movement

- 4.5.8 Kennington Park Place and St Agnes Place are both residential roads with marked parking bays. The Lodge site where the new head house would be located has an existing vehicular access point from St Agnes Place, just north of one of the park's entrances.
- 4.5.9 Footways exist on either side of both roads surrounding the shaft site. These were considered to be of poor quality and poorly maintained in the PERS audit of the site and in need of improvements to enhance the walking environment.

Constraints

- 4.5.10 There are a number of constraints for the main tunnel ventilation shaft and work site at Kennington Park:
- The site lies within one conservation area and is adjacent to another. It is overlooked by several listed buildings and lies within a Grade II Registered Park;
 - Access requirements for emergency services and for plant replacement;
 - Consideration of residential amenity and access requirements during construction;
 - Location of existing mature trees in the park; and
 - Reinstatement of current community activities on the site.

Site specific design principles

- 4.5.11 In addition to principles identified in Table 4.2 and Section 4.3, there are a number of specific urban design principles which are applicable at Kennington Park. These are as follows:

For the head house and community buildings:

- To respond positively to its setting within a conservation area, with neighbouring listed properties and within the Grade II Registered Park, whilst minimising the visual impact of the buildings.
- To provide a new community building which replaces the Lodge and community uses currently on the site.
- To minimise the bulk and massing of the head house and community buildings.
- To create a distinctive yet sympathetic addition to the park.
- To respond to the corner created by the junction of the two roads.
- To engage with the park.

For the public realm strategy:

- To ensure that the outdoor spaces associated with the buildings are of a high quality and in keeping with the design of the park and neighbouring residential properties.
- To ensure that the landscape proposals for the site conform to the wider Kennington Park strategy.
- To provide two outdoor spaces associated with the head house and community building – one fronting Kennington Park Place, and the other looking in towards the park - but which can be read as one coherent space.
- To provide planting which enhances the area's biodiversity and allows the bee keeping use to continue, but which is also in keeping with the existing mature trees within the park.
- To use planting as a buffer to partly screen the buildings from view from the streets and park.
- To re-provide the existing avenue of trees with a single species of tree.

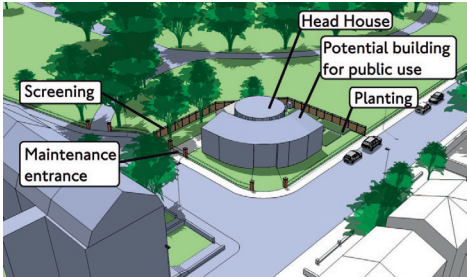
Design development

Consultation

- 4.5.12 As part of the summer 2011 consultation on the permanent shaft locations, respondents were asked to indicate their preferences on two locations for the permanent shaft at Kennington Park as follows:
- Head house to be constructed in the footprint of the existing park lodge building with the shaft location remaining as shown and connected to the head-house via a subway;
 - Head house constructed directly above the shaft in the park.
- 4.5.13 The majority who expressed a preference favoured the head house at the 'Old Lodge'.
- 4.5.14 Initial designs sought to replicate the lodge, however, through further dialogue in 2012 with local resident groups and LB Lambeth, the importance of the community uses in the existing building was recognised and this has been a consideration throughout the design process. A preference for the community facilities to be located along the road frontage on the corner of St Agnes Place and Kennington Park Place, wrapping around the head house also emerged through these discussions, also providing a buffer between the houses and the park.
- 4.5.15 This initial design concept was included in the autumn 2012 NLE consultation (extract shown in Figure 4.24). Respondents were asked whether they agreed or disagreed with four statements about the design of the proposed head house and accommodation. Respondents agreed or strongly agreed with the inclusion of natural materials, space for park related

Figure 4.24 Kennington Park - Extract from the 2012 Questionnaire

9) What is your view on the following statements about the design of the proposed head house and accommodation at Kennington Park?



Statement	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
a) I like the approach to wrapping a building around the head house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) I like the idea of including a space for activities related to the park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) I would like to see natural material incorporated into the design such as glass and wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) I support the inclusion of screening between the park and the head house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) I would like to see a simple border such as post and chain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any other comments?

activities, the approach to wrapping a building around the head house and the inclusion of screening between the park and the head house.

4.5.16 Other key themes emerging from this dialogue focused on:

- Providing planting as screening around the head house to ensure the site is in keeping with the rest of the park - this includes bee-friendly plants;
- Ensuring the design takes safety and security issues around the site into consideration;
- Providing a new architectural style rather than imitating the style of the Lodge building;
- Enhancing the conservation area and Grade II Registered Park by providing a high design quality with appropriate materials which are in keeping with the local distinctiveness and heritage of the area; and
- Restoring the existing bee keeping facilities.

4.5.17 A further meeting was held in January 2013 with local residents and community groups to discuss the feedback from the autumn 2012 NLE consultation and further design considerations for the head house at Kennington Park. Two possible scenarios, shown in Figure 4.25, were presented to attendees, showing a new, larger community component of the head house. Key themes emerging from this discussion focused on:

- Ensuring that there is a connection from the site in to the park for users of the community building and bee keeping purposes;
- Considering screening like railings rather than solid fencing;

- The use of high quality materials; and
- The vehicular access should be moved to Kennington Park Place which is busier than St Agnes Place.

4.5.18 In March 2013, TfL met again with local residents to discuss the design response. These requests related primarily to the Kennington Park Place elevation and involved the adjustment of the main roof element so that the sloping sections faced north. This had the impact of reducing the bulk of the building on this elevation. A similar request was made during informal consultation with English Heritage for the community building.

4.5.19 This feedback is reflected in the final design as set out in the following section.

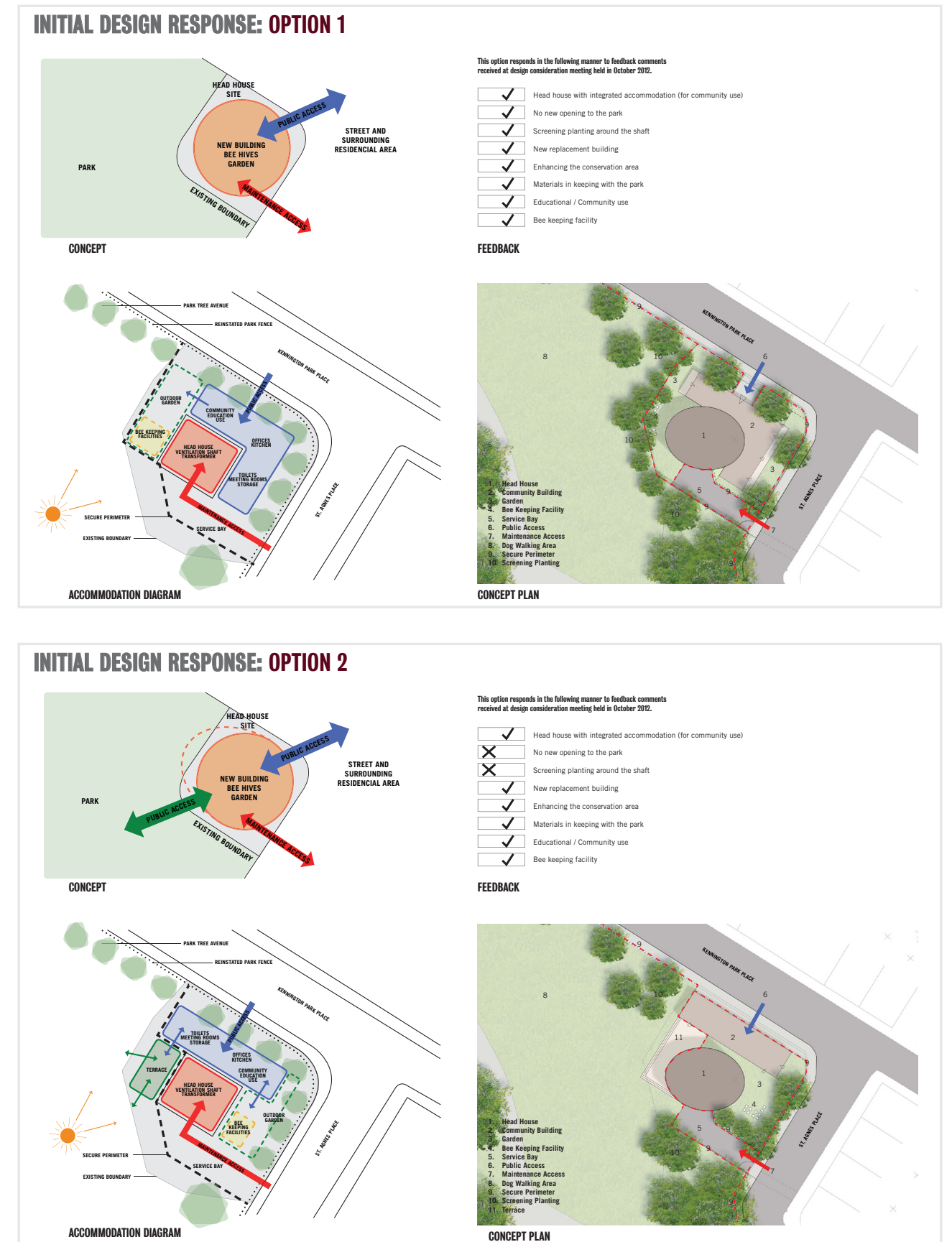
Design evolution

4.5.20 Consultation with local residents in 2012 identified the need to provide alternative space for the current community use. This influenced the decision to provide additional accommodation on the site. Initially this was discussed as a wrap-around structure, partially screening the head house, providing some activity and engagement with the roads and addressing the corner. However, in considering the resultant footprint of the building and the need for maintenance of the head house it was decided to provide separate buildings on the site – two pavilions on the edge of the park.

4.5.21 As a result the buildings were sited to:

- engage with St. Agnes Place and to a lesser extent, Kennington Park Place;
- respond to the corner condition; and
- partially screen the head house which is setback further into the park.

Figure 4.25 Kennington Park - Earlier Design Options Presented to Local Residents in January 2013

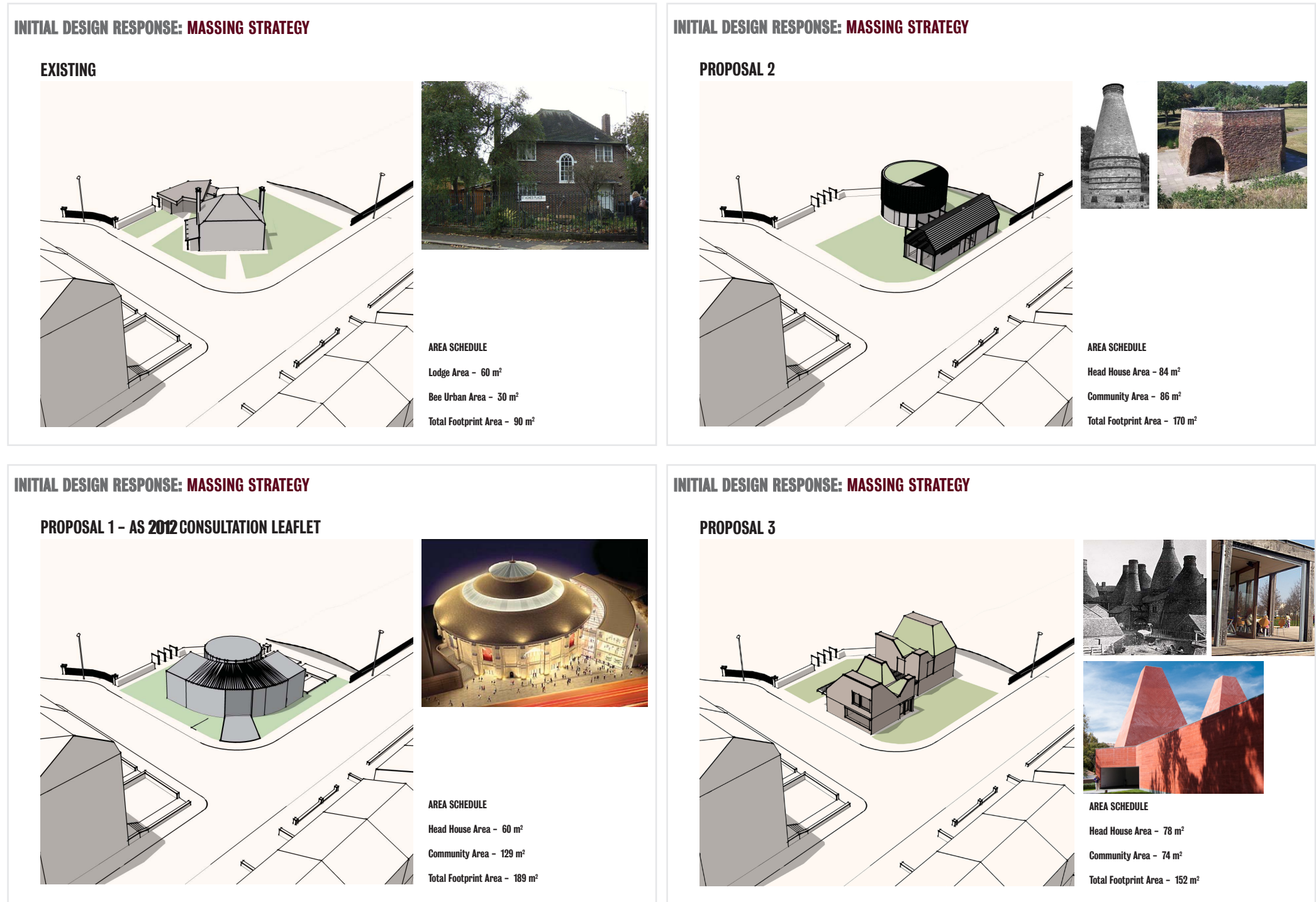


4.5.22 The head house and community building would be linked by a timber pergola providing shade to the space beneath and helping to define the south-facing terrace onto the rear garden.

4.5.23 The size of the head house was largely driven by the vent requirements and the distance required between vents. The resulting dimension influenced the footprint for the community facility, creating two pavilions of a similar size. The inspiration for the roof form of the head house and community building came from historical references to potteries that existed in the local area (see Figure 4.26), and were discussed at consultation meetings. This approach also has the advantage of reducing the size and bulk of the roof structure whilst creating a distinctive appearance. The roof slopes could be landscaped with sedum, better integrating the pavilions with the park and increasing biodiversity on the site.

4.5.24 Vehicular access to the building was originally proposed from St Agnes Place. Following feedback from residents in January 2013, vehicular access is now proposed from Kennington Park Place.

Figure 4.26 Kennington Park - Massing Studies



Proposed head house and community building

Amount and layout

4.5.25 The concept is to locate the head house and community buildings within the existing fenced off area in the north east corner of the park and to reduce their impact on the park and neighbouring listed properties. The proposals for the buildings and landscape seek to reflect the sensitive setting of the site.

4.5.26 The head house is located on the western side of the fenced off area with the community building, slightly more to the north and close to the pavement on St Agnes Place (see Figure 4.27).

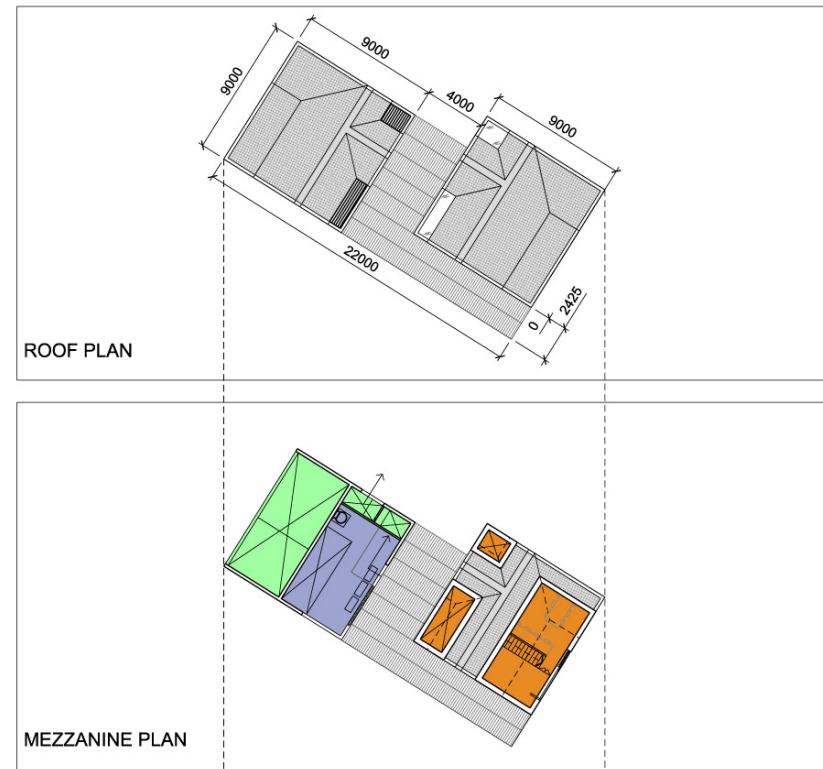
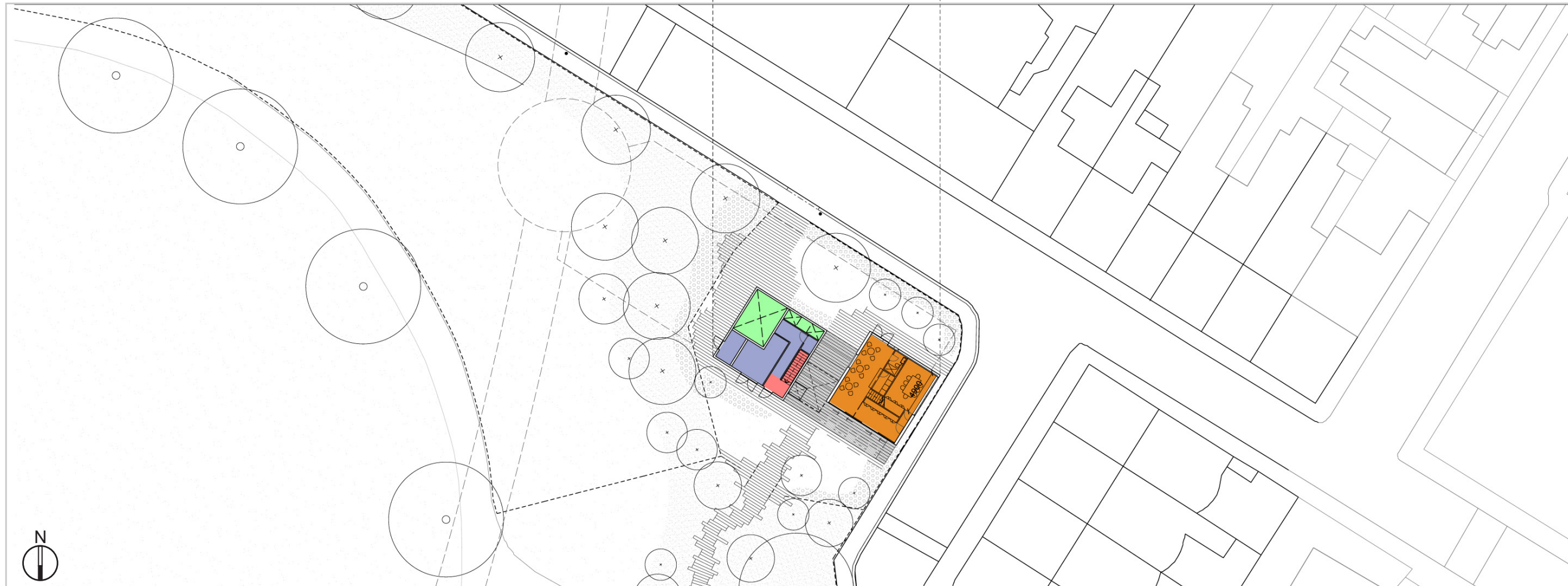


Figure 4.27 Kennington Park - Proposed Layout of the Head House and Community Building

	Internal Accommodation
	Ducts / Risers
	Escape Route
	Community Centre

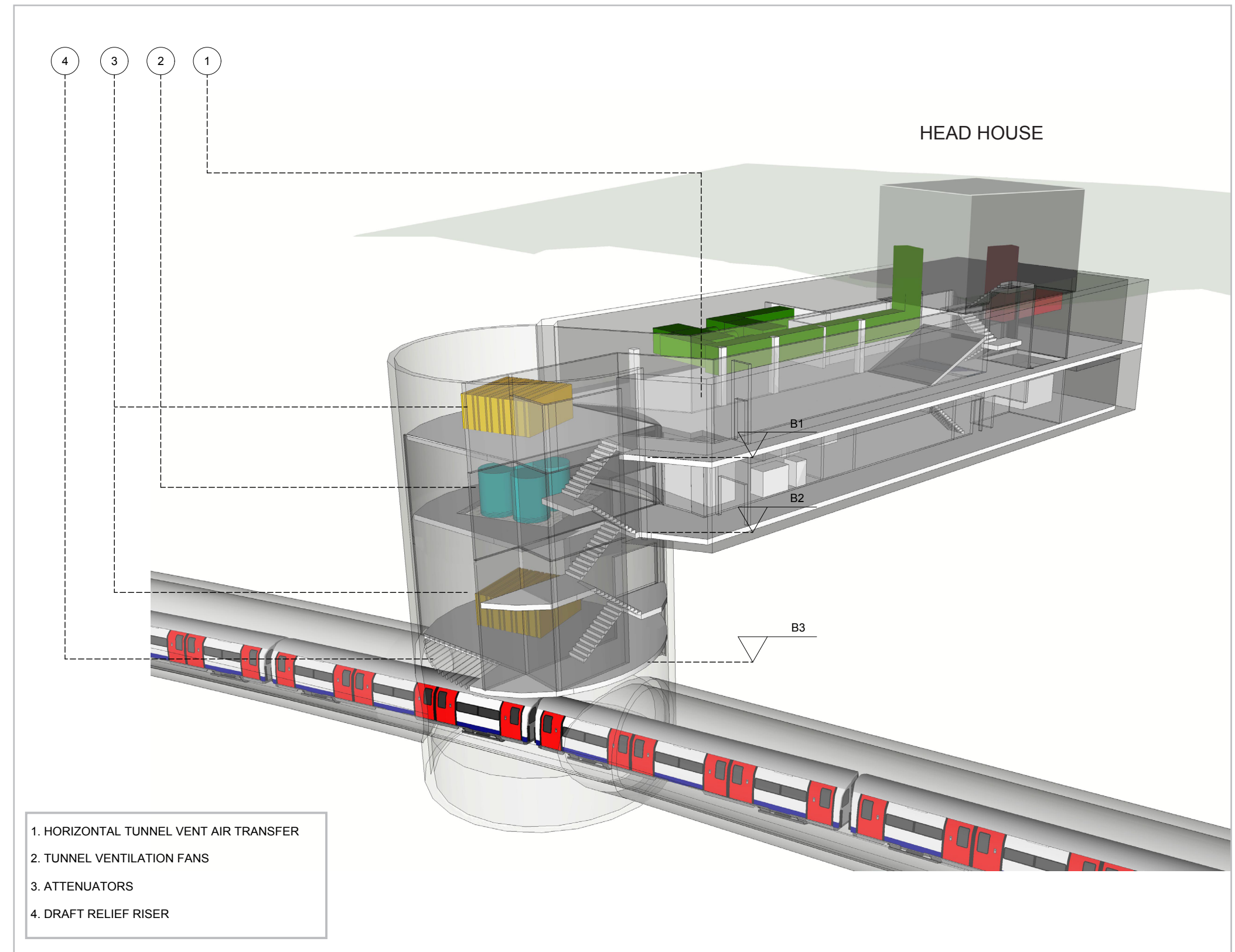


4.5.27 Above ground, the head house building would provide 81m² of accommodation at ground level and a further 81m² at mezzanine level for the main tunnel ventilation and intervention and maintenance access. In addition, the head house would provide at least 45m² main ventilation, 9m² stair pressurisation, 4m² intake to the underground substation and 4m² extract from the substation of external louvres to allow for ventilation. The ventilation would need to be on all four sides of the building to allow for adequate separation between the intake and extract.

4.5.28 The shaft would be constructed west of the fenced off area and connected to the head house via a below ground link allowing venting and intervention access. The shaft would be 13.5m in internal diameter and 25m deep. It would be located directly over the tunnel and incorporate access stairs to the tunnels and ventilation plant (attenuators and fans) as shown in Figure 4.28.

4.5.29 The proposed community building would provide 81m² of accommodation for community education uses and ancillary facilities at ground level, with a further 28m² at mezzanine level. Two outdoor garden spaces for community use - one fronting Kennington Park Place and one facing into the park - would be accessed from the community building. Access to the community building would be via St Agnes Place, with doors on the north side of the building.

Figure 4.28 Kennington Park - Overview Diagram of the Shaft and Head House



Scale

- 4.5.30 The footprint of both the head house and community building would be nine metres square which, as mentioned above, is largely driven by the technical requirements for the head house. Two separate pavilion buildings (rather than one combined structure) reduces the impact on the site, allowing views between them to the park beyond.
- 4.5.31 At the highest point, the head house roof level is 8.6 metres, in order to achieve the required vent area on the west elevation. The height of the highest part of the community building would be lower with a single storey expression to Kennington Park Place. The massing of the pavilions proposes the highest sections facing towards the park, limiting the impact on the conservation area.
- 4.5.32 Generally, the scale of the two buildings would be modest in terms of the surrounding terraces and the impact has been minimised by the undulating profile of the roofs.

Appearance

- 4.5.33 The head house and community buildings, conceived as ‘two pavilions in the park’, would be separate but linked by a covered terrace and common architectural language, as illustrated in Figures 4.30 and 4.31. Given the sensitive setting of the park and nearby heritage assets, the two buildings seek to lessen their visual impact. Although both buildings take up a larger footprint than the current Lodge and outbuildings, the design proposes an informal arrangement of structures which would allow visual and physical connection with the park and allow community uses to continue on the site.

- 4.5.34 A sympathetic choice of materials (elevations of predominantly London stock brick) and the carefully articulated roof form would also reduce the visual impact of these buildings on the conservation area.
- 4.5.35 The buildings would be sculptural in form. The distinctive form of the roofs would give the buildings a strong identity whilst reducing the bulk, particularly of the head house, and lessening its impact on the surrounding park and properties.

Figure 4.29 Kennington Park - Historical Maps

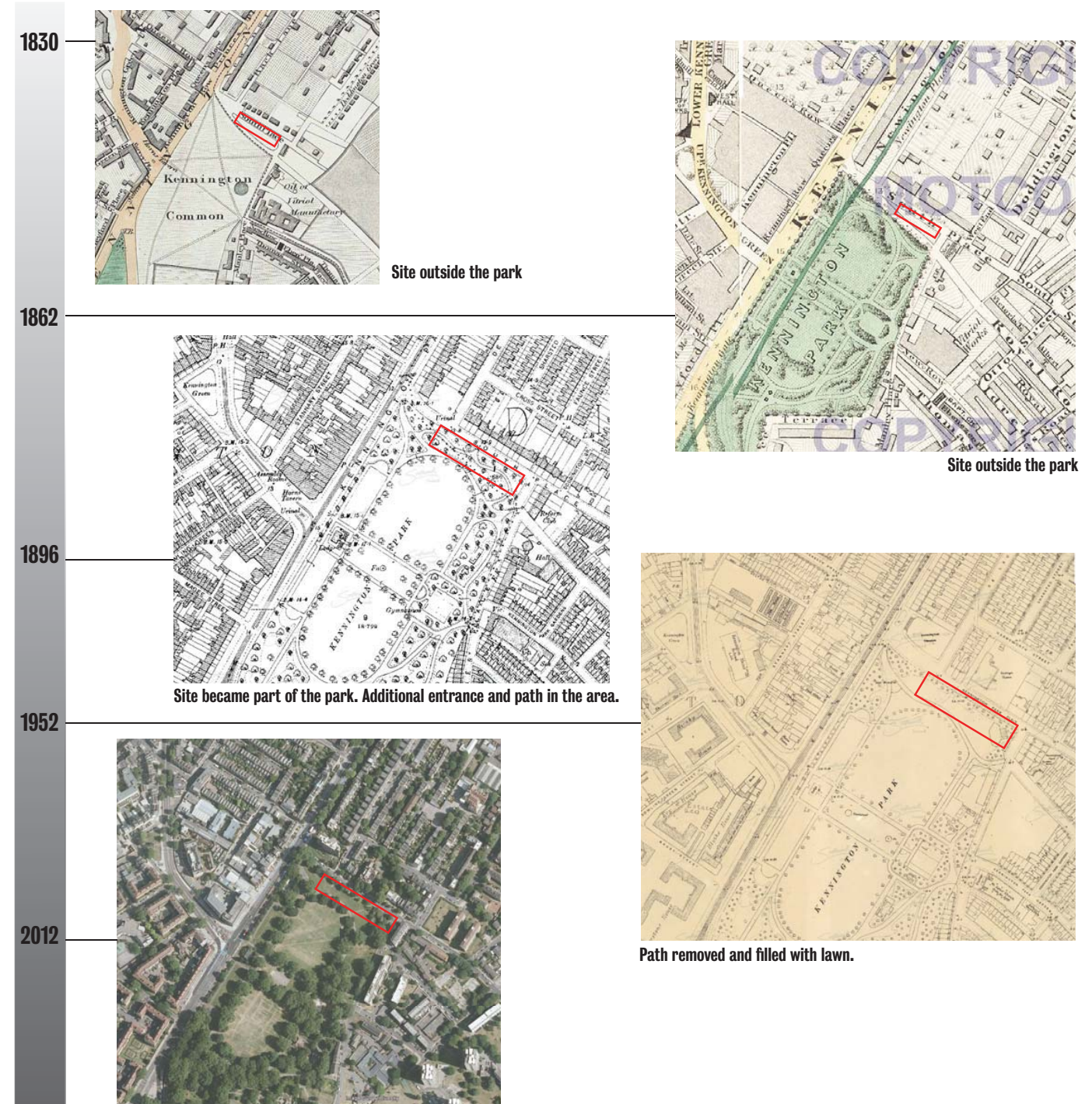


Figure 4.30 Kennington Park - Illustrative Visualisation of the Proposed Community Building, from St Agnes Place



4.5.36 The two buildings are given a similar architectural treatment in spite of their very different function, as illustrated in Figure 4.32. Where the roof form of the head house is designed to aid the ventilation to the underground accommodation below, the form of the community building is a play of form and light. Part of the community building has an upper level in the volume of the roof and part will be a double height space

with the inside of the roof volumes lit from above. The glazed doors to the south open out onto the terrace creating a strong link with the garden and park beyond. The effect will be an intimate but bright community space.

4.5.37 In winter or when the building is closed the large screens would be pulled down to provide security and protection - this is illustrated in Figure 4.33. When the

Figure 4.31 Kennington Park - Illustrative Visualisation of the Proposed Head House and Community Building as seen from Kennington Park Place



Figure 4.32 Kennington Park - Photomontages of the Head House and Community Building



building is open the screens would be hinged up to provide a canopy with shading over the south facing terrace.

- 4.5.38 The proposed material palette responds to the context of the nearby buildings. Local yellow stock brick would be used for the majority of the facades. The bond and texture of the brick would be varied to provide interest. The base of the buildings would be built in Flemish bond whereas on the upper half of the buildings the bond would be textured with protruding headers or lattice brickwork with missing headers. The resultant texture would give interest to the elevations of the buildings, and further assist in reducing the bulk of the buildings.
- 4.5.39 In conclusion, the design rationale demonstrated in the above sections should ensure that the new head house and community buildings both preserve and enhance the character and appearance of both the St Mark's and Kennington Park Place conservation areas and the settings of the adjacent listed buildings.

Figure 4.33 Kennington Park - South Elevation Study: top image shows when the screens are open, and the bottom image when the screens are closed



Proposed landscape

- 4.5.40 Reinforcing the existing character of the park and enhancing the site's ecology and biodiversity are key aims of the soft landscaping strategy (illustrated in Figure 4.34) for the permanent shaft site at Kennington Park. These are however, illustrative proposals and full details will be submitted to the local planning authority for agreement.
- 4.5.41 Along Kennington Park Place, most of the existing trees (which vary in species, size and condition) would need to be removed during construction works. These would be replaced with a line of single species avenue trees (London Plane) to help strengthen the northern park boundary and to tie in with existing mature London Plane trees at the north west park gate. Several large specimen trees and shrubs would also be planted along the western boundary of the site to screen the head house from the park. Shrub plantings will also be provided along the northern, eastern and southern boundaries with ornamental trees to screen the site from adjacent residential properties and streets.

Figure 4.34 Kennington Park - Illustrative Landscape Masterplan



4.5.42 During consultation, there was significant support for the tree and shrub planting for the proposed community garden fronting Kennington Park Place to be appealing to bees and other pollinating insects. Trees and shrubs would be selected to provide staggered flowering seasons, providing visual interest for park and community garden users and other wildlife such as birds and bats - examples are shown in Figure 4.35.

4.5.43 The pergola between the head house and community building could be covered with vines and climbing plants to add to the site's biodiversity and to provide natural shade for the outdoor community areas. The western façade of the head house would also be covered with climbing plants to soften the elevation.

Figure 4.35 Kennington Park - Potential Planting and Species

Avenue Trees - London Plane Trees (*Platanus x hispanica*)



Orchard and Flowering Trees



Cherry Accolade (*Prunus accolade*)



Ornamental Pear (*Pyrus calleryana*)



Almond (*Prunus dulcis*)



Apple (*Malus pumila*)



Plum (*Prunus domestica*)



Quince (*Cydonia oblonga*)



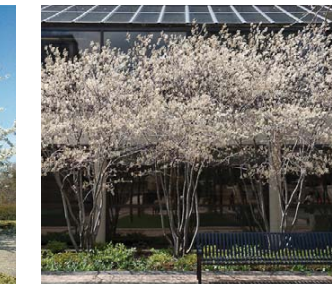
Maple (*Acer campestre*)



Cherries (*Prunus cerasus*)



June Berry (*Amelanchier lamarckii*)


















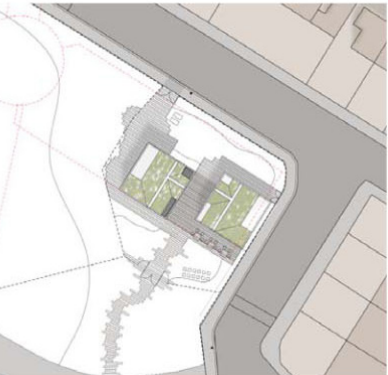






Medlar (*Mespilus germanica*)



- 4.5.44 In addition, both buildings would be provided with sedum roof covering with sedum species specially selected to attract bees and insects (see Figure 4.36).
- 4.5.45 Longer grass and wildflower meadow species (see Figure 4.36) are proposed along the northern perimeter of Kennington Park, and between the park and the head house and community building site. Again, this would be designed to provide both a seasonal interest (rather than more lawn grass) and to increase the area's biodiversity by attracting invertebrates and birds.
- 4.5.46 Whilst this site is under construction, interim community and dog walking facilities would be in place and a temporary fence erected. Following the completion of works, the adjacent park path, footpath and road surface – which would have been disturbed during construction – would be reinstated, as would the dog walking area with agreed fencing and gates.

Figure 4.36 Kennington Park - Potential Planting and Species (continued)

<p>Shrub</p> 	<p>Rosemary (<i>Rosmarinus officinalis</i>)</p> 	<p>Myrtus (<i>Myrtus communis</i>)</p> 	<p>Lavender (<i>Lavandula spp.</i>)</p> 	<p>Portugal laurel (<i>Prunus lusitanica</i>)</p> 	<p>Honeysuckle (<i>Lonicera spp.</i>)</p> 	
	<p>Flowering currant (<i>Ribes sanguineum</i>)</p> 	<p>Rose (<i>Rosa spp.</i>)</p> 	<p>Marjoram (<i>Origanum spp.</i>)</p> 	<p>Love-in-a-mist (<i>Nigella damascena</i>)</p> 	<p>Viburnum (<i>Viburnum bodnantense</i>)</p> 	
<p>Grass Meadow and Wild Flower</p> 	<p>Grass Mix - <i>Agrostis tenuis, Cynosurus cristatus, Festuca rubra, Phleum bertolonii</i></p> 		<p>Wildflowers Cornflower (<i>Centaurea cyanus</i>)</p> 	<p>Prairie Tickseed (<i>Coreopsis tinctoria</i>)</p> 	<p>Foxglove (<i>Digitalis</i>)</p> 	<p>Ox Eye Daisies (<i>Leucanthemum vulgare</i>)</p> 
	<p>Sedum Roof</p> 					
<p>Sedum kantschaticum</p> 		<p>Sedum reflexum</p> 	<p>Sedum anglicum</p> 	<p>Sedum album</p> 		

4.5.47 In terms of hard landscaping materials, a hard standing surface would be provided around the buildings to allow for maintenance access and community use (see Figure 4.37). Textured concrete pavers are proposed for this purpose with vehicular strengthened paving in the area designated for head house servicing and maintenance. The existing road surface and footways would be reinstated.

4.5.48 Access to the community building and gardens from the park side would be emphasised with concrete paving sleepers filled with loose gravel and the provision of gates in the boundary fence. The park boundary railings along Kennington Park Place and St Agnes Place would be removed for the construction period and then reinstated with a low wall to match existing park boundary fence on completion. Unlike the existing close boarded timber fence marking the boundary of the Lodge, new railings would be installed to allow visual permeability and also to encourage passive surveillance into the site. This would include a gate linking the park to the community garden, which was supported as a proposal at the consultation stage.

Refuse & servicing

4.5.49 Maintenance access for the head house would be via a new access route leading off Kennington Park Place. Refuse and servicing for the community building would also be by this route.

4.5.50 The area between the head house and the community pavilion would include a break out area for major plant replacement which it is anticipated would occur approximately once in every 20 years. Minor plant replacement would be through the double doors on the south elevation of the head house.

Figure 4.37 Kennington Park - Potential Hard Landscape Materials

1. Existing park footway to be reinstated (Tarmacadam)



6. Existing road surface to be reinstated



2. Existing park railings to be reinstated with new panels; and
3. Railings around head house site to match park railings



7. Existing footway to be reinstated (Tarmacadam)



4. Articulated gates to outdoor garden



8. Concrete pavers



5. Fence to dog walking area (Vertical steel bar fence)



9. Concrete paving sleepers in soft landscape

