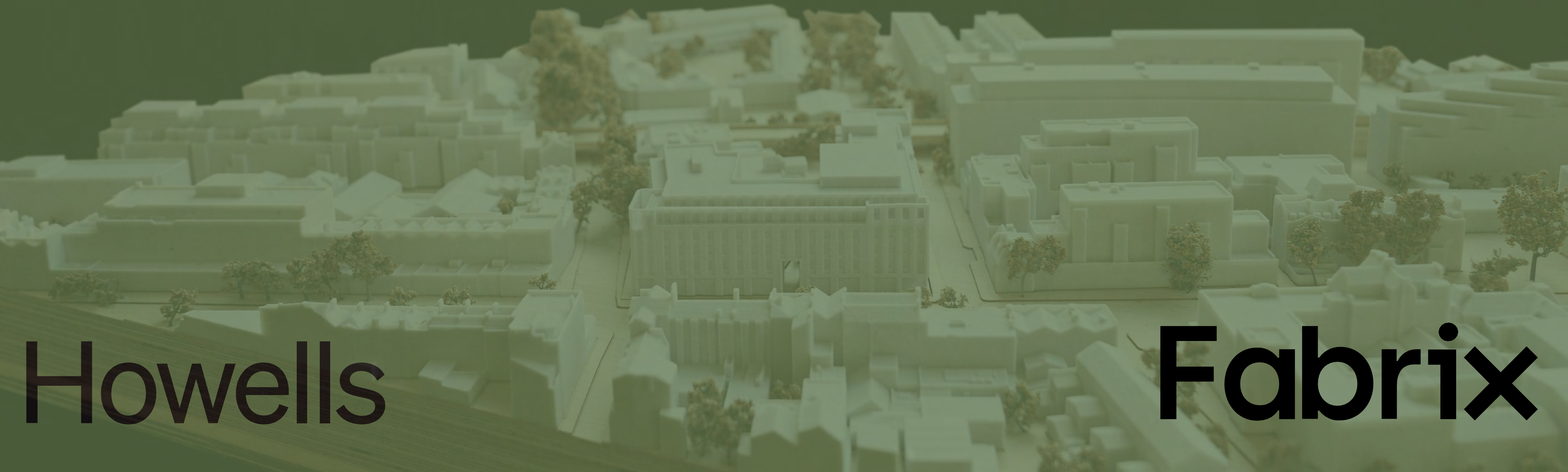


182-202 Walworth Road



Howells

Fabrix

Fabrix – What We Do

A London-based development company focussed on **breathing life back into overlooked buildings and urban spaces**. We are committed to delivering projects of the highest **design quality** and **environmental performance** that unlock value whilst directly responding to local need and delivering **meaningful social and environmental impact**.



Project Team

A world class team has been assembled to lead the project through design, planning and now construction.

Howells - Architects



Harris Bugg - Landscape



Elliott Wood - Structures



ARUP - Sustainability and Services



McLaren - Construction



An aerial photograph of a city, likely New York City, showing a dense urban landscape. The foreground and middle ground are filled with a mix of older, multi-story brick buildings and newer, taller structures. A prominent feature is a long, rectangular building with a light-colored facade and a flat roof, which is highlighted with a red outline. This building is labeled "Chatelain House". To the left of the highlighted building, there are several tracks, possibly for a subway or train. The background shows a dense cluster of skyscrapers, including the distinctive, curved towers of the Hudson Yards development. The overall scene is a mix of old and new architecture, with green trees scattered throughout the urban environment.

Chatelain House

182-202 Walworth Road - Site History



The existing building in early 2020

- Constructed in the 1980s, largely derelict and vacant with the exception of, until recently, McDonald's
- A 60m long impermeable frontage and considered by many as an eyesore
- Whilst the side wings are difficult to reuse, the **Walworth Road block has a concrete structure that can be re-purposed and extended**



The previous Durkan consent from 2015

- 54 residential units of which 17 were affordable
- A wholesale demolition of the existing building and redevelopment with a carbon-heavy basement
- No public realm or community uses other than new retail along the Walworth Road
- Scheme was no longer deemed viable by Durkan so site sold to Fabrix in 2022

Prioritising Community Engagement

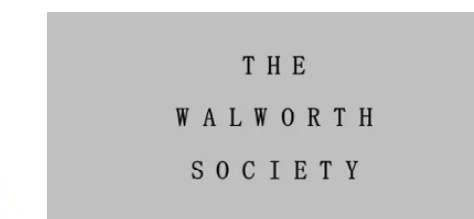
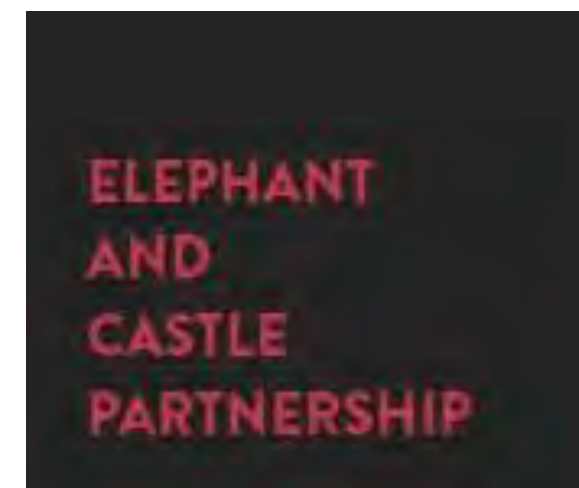
Fabrix's approach to development starts with pro-active and first-hand engagement with the local community.

Since purchasing the site in February 2022, our team was focussed on building relationships with a wide range of local community representatives, in order to understand the area's needs within the surrounding context and ensure the scheme directly responds.

Early stage engagement feedback allowed us to begin designing with key features in mind:

1. Ground floor uses with genuine community benefit
2. Dedicated C3 affordable housing
3. Public realm and green spaces to help create connections

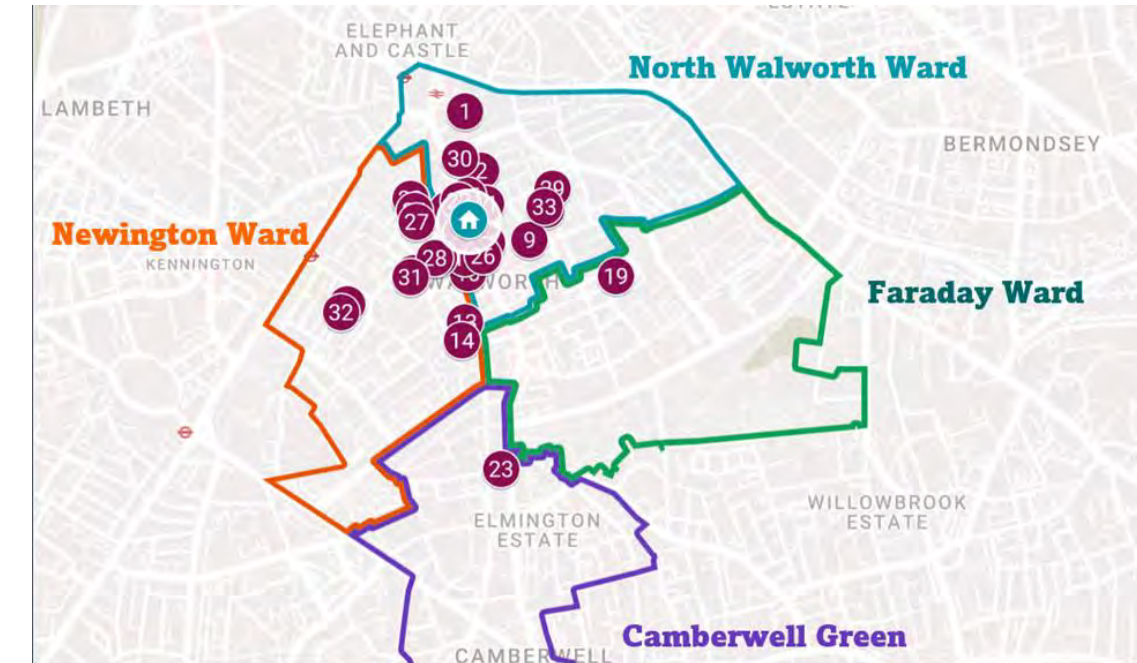
"Fabrix are changing the face of the property development industry. They behave like community activists on their own projects. They don't just consult the community, they become part of the community."



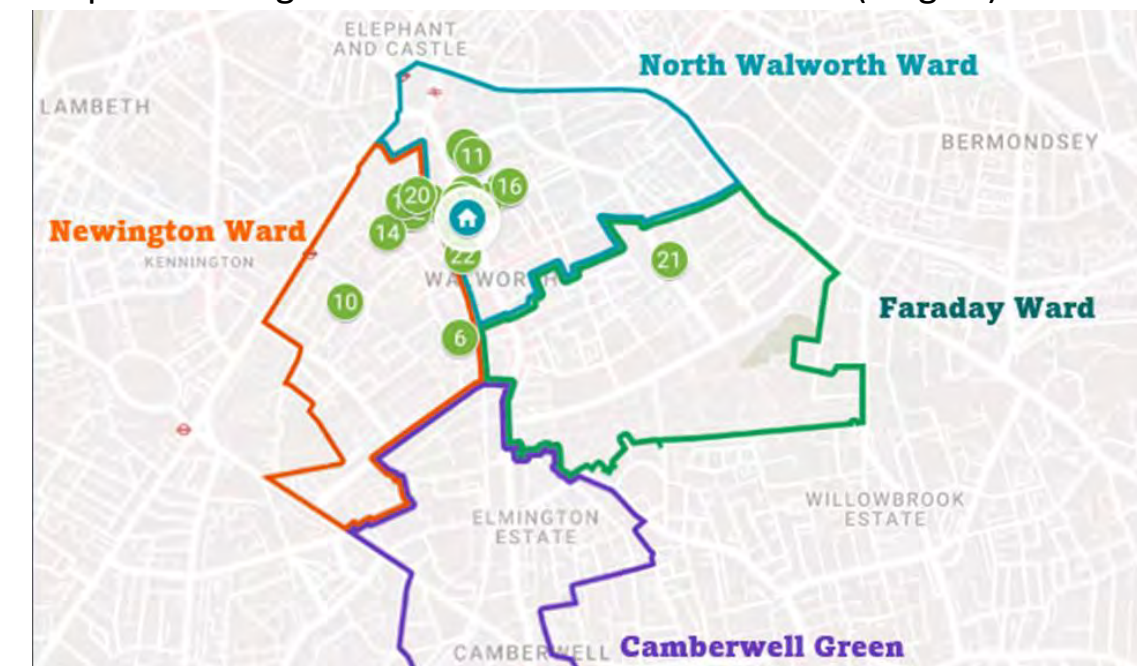
Community Engagement - Headlines

Our proposals have been directly informed by feedback from the local community proactive engagement, which has included:

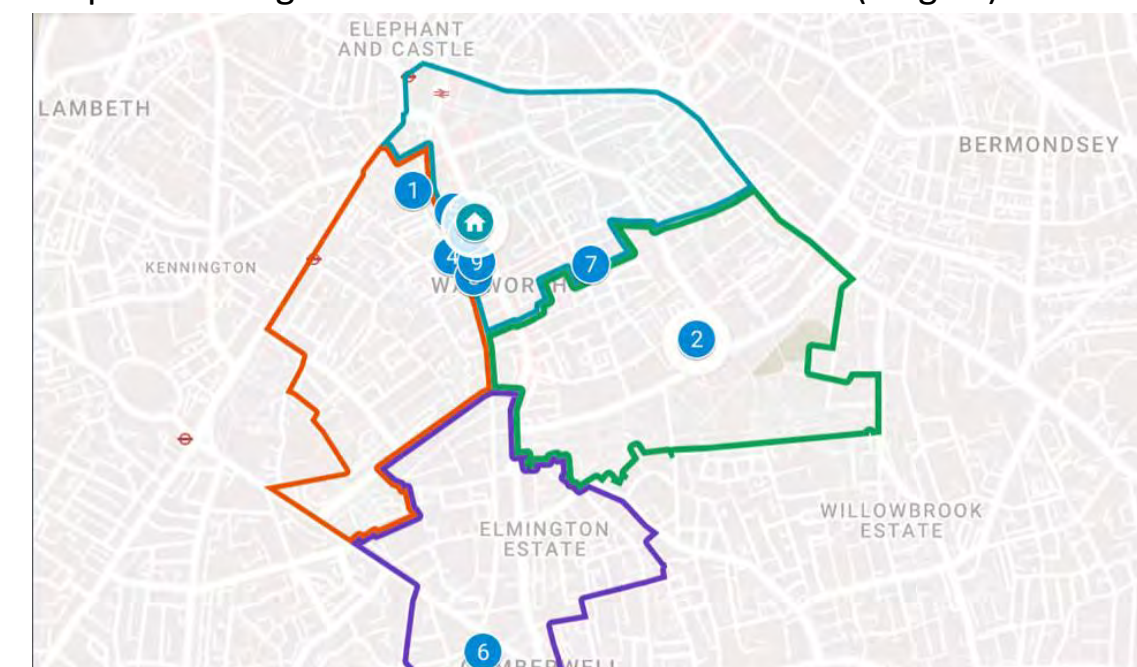
- Extensive meetings with key local community and political stakeholders, including but not limited to: *North Walworth and Newington Ward Councillors, Walworth Community Garden, Inspire, Walworth Town Hall Community Space Board, Community Southwark, Active Communities Network, Pembroke House, The Trunk, Hotel Elephant, The Walworth Society, London College of Communication, Manor Place Depot TRA, Amelia Street Residents and Walworth Police Station*
- Ongoing volunteering with local charities, with a focus on helping to build relationships and engage with ‘harder-to-reach’ groups, including Inspire’s (and now Penrose Halls) youth and crafts clubs and Walworth Golden Oldies
- **Five** public drop-in exhibition events attracting a total of **134 attendees**
- Three promotional flyers to c. **2,400** addresses
- E-newsletters sent to individuals who have signed up to receive project-related updates
- **95 surveys completed** either online or via paper copies at drop-in events
- 4 door knocking sessions, to **500 properties** in the area
- **Two local residents** speaking in favour of the scheme at planning committee and unanimous planning consent achieved on 26 Nov 2024



Maps indicating from where feedback is received (Stage 1)



Maps indicating from where feedback is received (Stage 2)



Maps indicating from where feedback is received (Stage 3)

Community Engagement Timeline

February	March	April	May	June	July	August	September	October	November	December	During 2024
<p>Met with:</p> <ul style="list-style-type: none"> LB Southwark The Walworth Society 	<p>Pre-App 01</p>	<p>Met with:</p> <ul style="list-style-type: none"> Hotel Elephant 	<p>Met with:</p> <ul style="list-style-type: none"> Hotel Elephant Walworth Society Pembroke House Walworth Community Garden Stephen Platts and Colin Wilson from LB Southwark 	<p>Pre-App 02</p> <p>Met with:</p> <ul style="list-style-type: none"> We Walworth Pembroke House Low Line <p>Initiated and attended</p> <p>Walworth Road heritage and design walk-around and workshop, led by co-chairs of The Walworth Society</p>	<p>Public Consultation 01</p> <p>Met with:</p> <ul style="list-style-type: none"> LB Southwark Councillors Walworth Town Hall Community Space Board Hotel Elephant Inspire 	<p>Pre-App 03</p> <p>Met with:</p> <ul style="list-style-type: none"> Manor Place Depot TRA Chair LB Southwark Transport and Waste Officers at a Transport and Waste Workshop 	<p>Southwark Design Review Panel</p> <p>Met with:</p> <ul style="list-style-type: none"> Community Southwark Pembroke House Walworth Police Station <p>Presented to the Elephant and Castle Partnership</p>	<p>Public Consultation 02</p> <p>Pre-App 04</p> <p>Pre-App 05</p> <p>Met with:</p> <ul style="list-style-type: none"> London College of Communication Active Communities Network Walworth Town Hall Community Space Board Ewan Oliver (Previously Lendlease) Pembroke House The Walworth Society <p>Presented to The Walworth Society</p> <p>Catherine Brownell (LB Southwark)</p> <p>Regular volunteering with Inspire's Youth and Craft Clubs begins</p>	<p>Met with:</p> <ul style="list-style-type: none"> Community Southwark The Trunk Local residents Jim and Nicole Beedell Joined Elephant & Castle Partnership night-time walk around workshop 	<p>Public Consultation 03</p> <p>Pre-App 06</p> <p>Met with:</p> <ul style="list-style-type: none"> Southwark Charities Community Southwark North Walworth Safer Neighbourhoods Team Police Officers Carneval del Pueblo <p>Presented to Walworth's BAME network at The Trunk, including Cllrs Seaton and Ennin (facilitated by Linton Rankin).</p> <p>Volunteered at the Walworth Golden Oldies Christmas Lunch</p>	<p>Met with:</p> <ul style="list-style-type: none"> Ongoing volunteering with the Walworth Golden Oldies Ongoing volunteering with Inspire Multiple meetings with Amelia Street Residents Ongoing meetings with Walworth Police Station Neighbourhood walkabout with Met Police Safer Neighbourhood Team Walworth Town Hall Community Space Board Elephant Park Head of Landscape Design The Walworth Society Multiple meetings with Pembroke House Cllrs Merrill and Seaton



Public Consultation 01 (July 2023)



Inspire Youth Club Volunteering Sessions



Presenting to The Walworth Society (October 2023)



Tour of Walworth with The Walworth Society Chairs (June 2023)



Presenting to The Trunk and Local Councillors (December 2023)



Volunteering at the Golden Oldies Christmas Lunch (December 2023)

Engaging with 'harder-to-reach' groups

Volunteering with Walworth Golden Oldies and Inspire Youth & Craft Clubs



The Vision

An ambitious, mixed use redevelopment bringing an underutilised site back into use as a focal point for the Walworth Road and the local community.

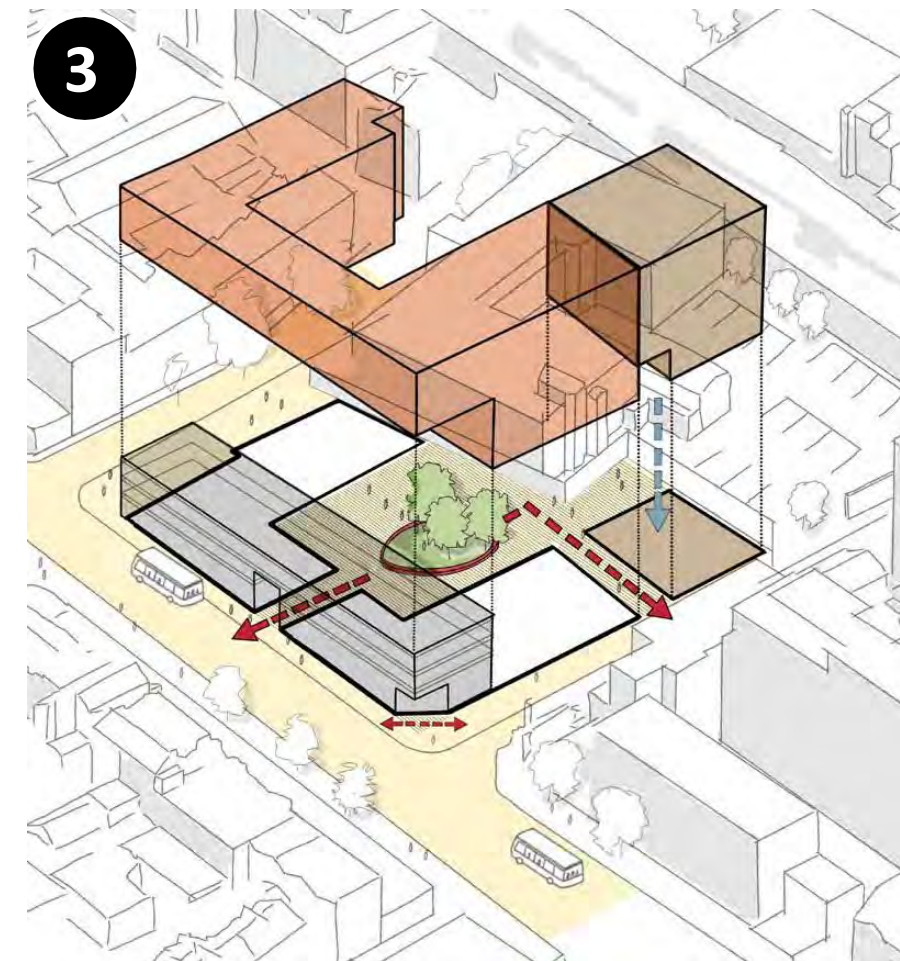
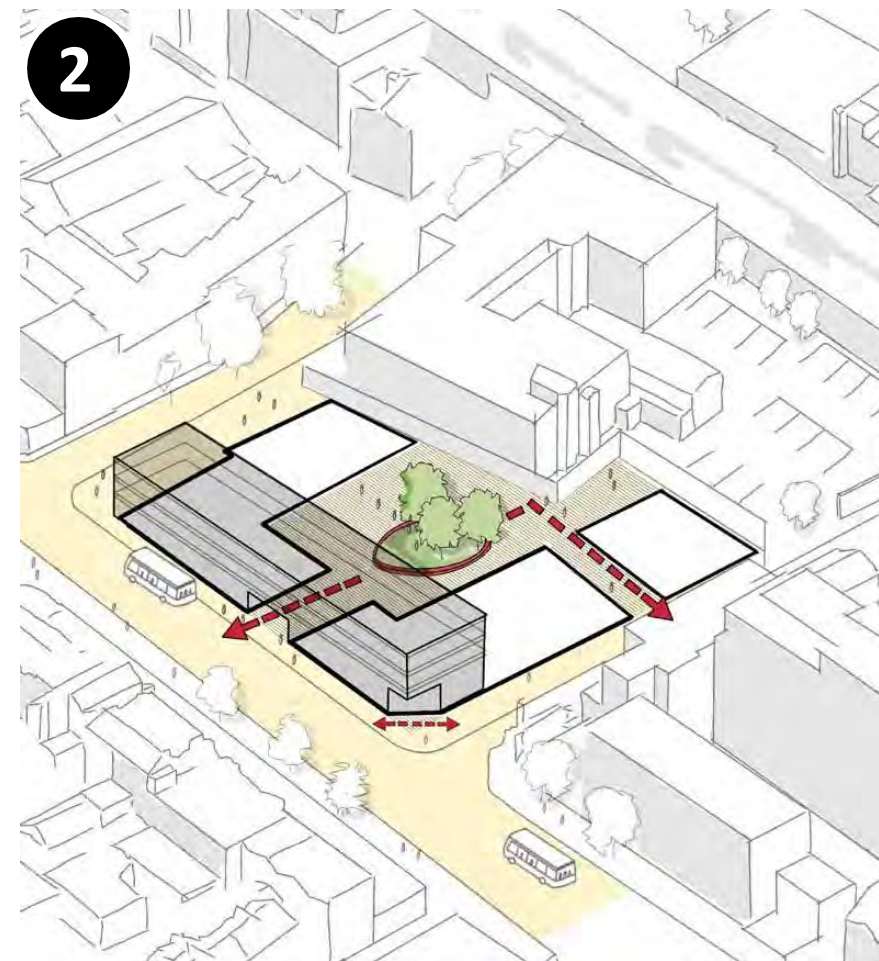
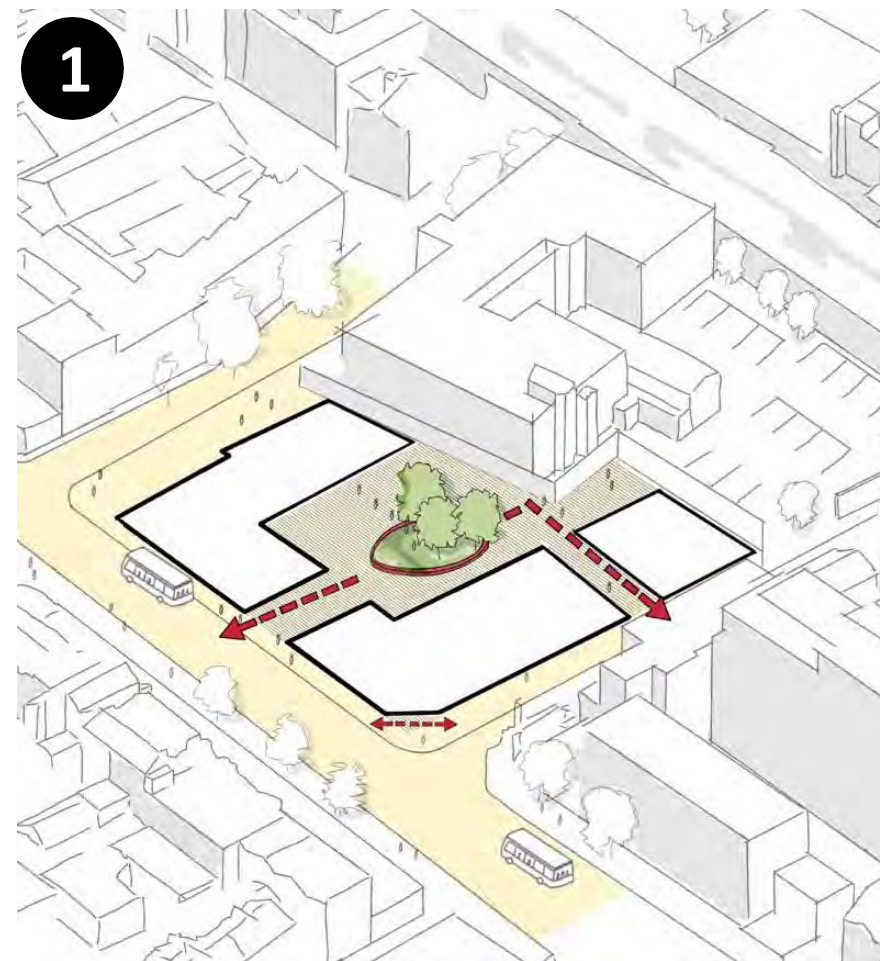
The **high-quality architecture and urban design** responds to its context and acts as a **bold and positive contribution** to the surrounding conservation area.

A new public route and landscaped courtyard space and dedicated community space will offer environmental, well-being and social benefits to the community, **bring together local residents, students and the wider public** and help foster a mixed and balanced community.

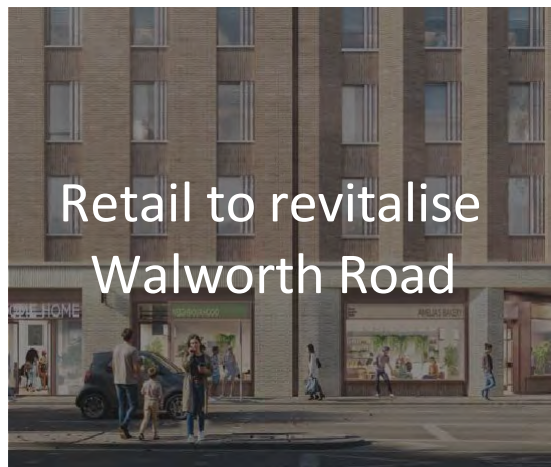


Core Principles

1. A new public courtyard and permeable routes were created on the ground level, connecting to Walworth Road, Amelia Street and the Low Line.
2. The existing structural grid of Chatelain House was retained, fronting onto Walworth Road. With route into courtyard underneath.
3. A high-rise scheme was immediately discounted. Low rise blocks, which are in keeping with local context, were added on top and around the retained structure to create a new urban block which optimises the site.



The Ground Floor Given Over to Community- & Public-facing Uses



A new Public Courtyard



- student entrance/amenity space
- retail
- community space
- community retail space



A redevelopment with a new publicly accessible 'green heart' at its centre

- activated by new residential, retail and community space
- with a new pedestrian route linking Walworth Road to Amelia Street
- gates so that it can be closed during the hours of darkness
- a place of respite from the bustle of Walworth Road for the whole community to enjoy



Routes into the Courtyard

The courtyard routes are marked by a pair of glazed brick portals, creating welcoming entrances, civic in feel

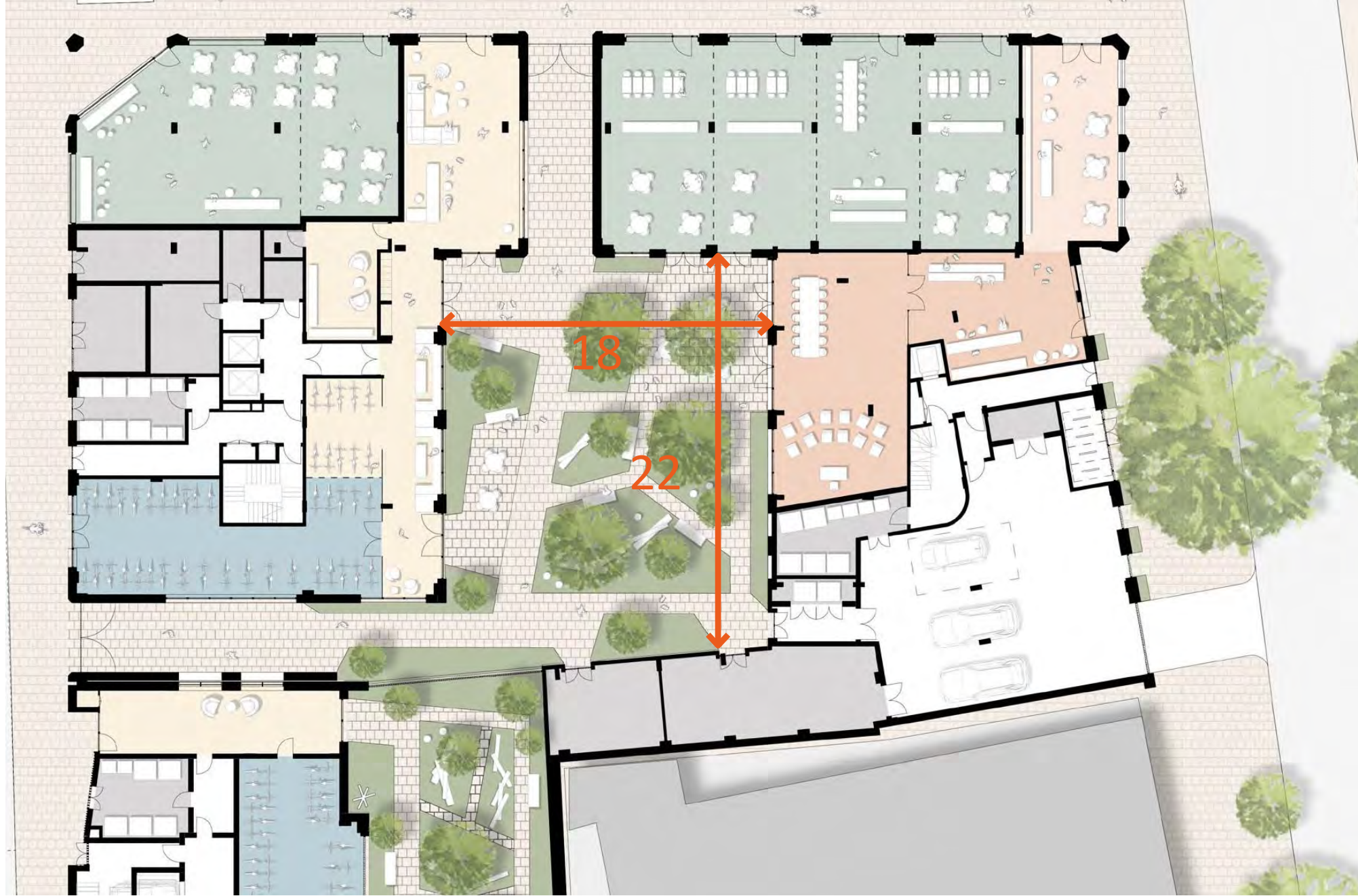


Double-height entrance into Courtyard off Walworth Road



Single-height entrance into Courtyard off Amelia Street

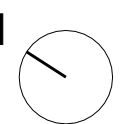
Courtyard Comparison



Chatelain House - Courtyard Garden



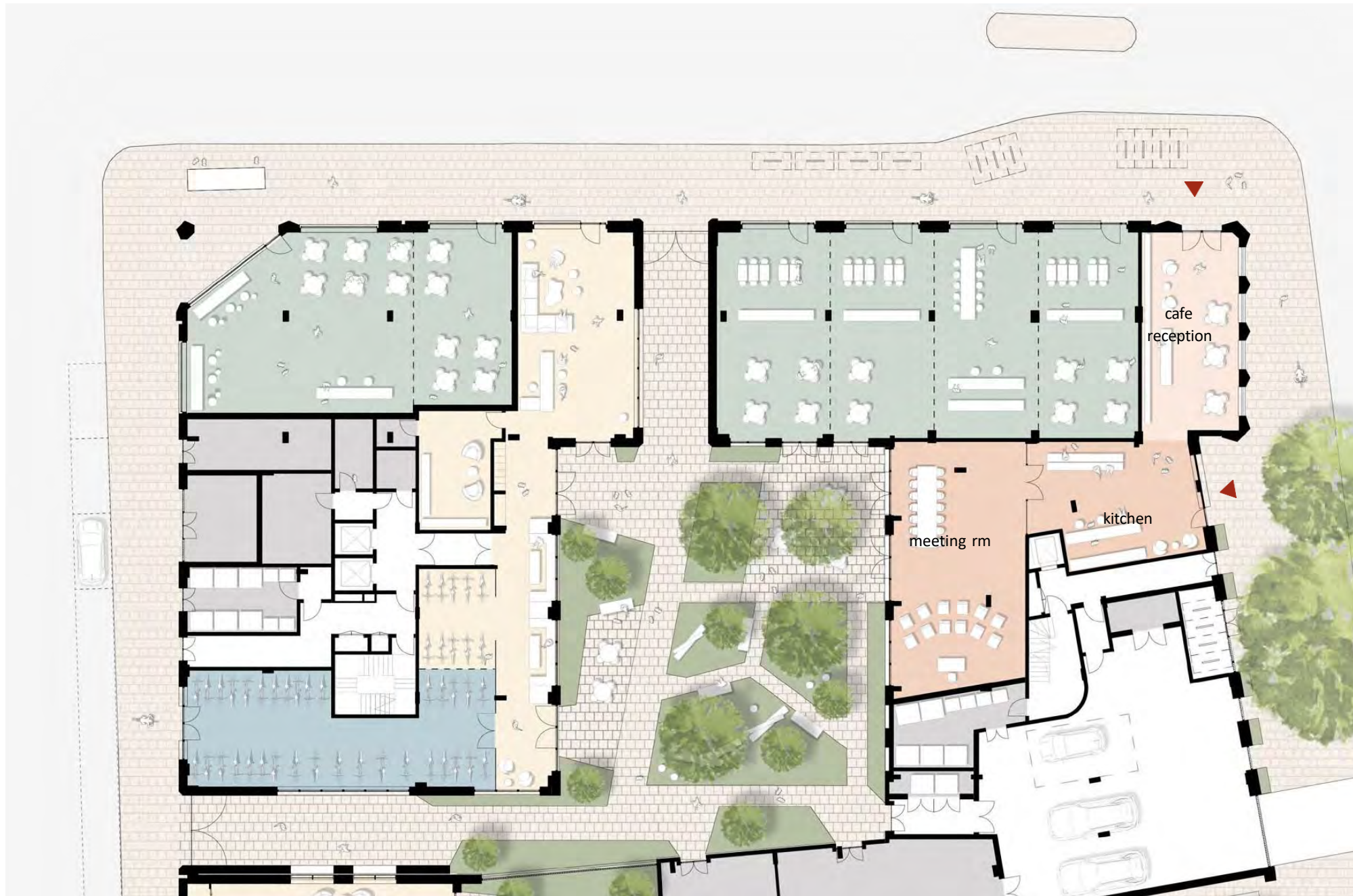
The Courtyard Garden is comparable in size to Walworth Square



The Community Kitchen – A New Community Space with Purpose

The vision for the Community Kitchen is for it to create a **place for people to gather, cook and eat together** – **providing access to healthy, fairly low-cost food** and its preparation helping to **build connections** and **tackle the increasing issues of loneliness, whilst also supporting local emerging food businesses from marginalised communities.**

We are partnering with Pembroke House on the operation of the Community Kitchen, which is being steered by a local collective of residents, food businesses, growers and producers – ensuring the space is operated as a genuine community asset



Illustrative View showing proposed Community Space



Hackney School of Food (copyright Jim Stephenson 2020)

- Approximately 245m² with an entrance on both Walworth Road and Manor Place
- Direct access to the courtyard garden
- Incorporating a community kitchen offering a dedicated space for cooking and eating together, tackling loneliness, connecting young and old, and supporting access to healthy, fairly-priced food.
- Conceived with and to be operated by local charity Pembroke House, as part of grassroots initiative the Walworth Neighbourhood Food Model



Walworth Living Room





Illustrative View showing proposed Community Space



Illustrative View showing proposed Community Cafe/Reception Space

View into the Community Kitchen from Manor Place



The Community Kitchen's High Street Entrance



35% On-Site Affordable Homes – all for social rent

A Typical Upper Floor



- A ground plus five storey affordable residential block with 20 Affordable Homes, equating to 35%
- 100% of the Affordable Homes to be social rent
- Registered Provider secured ahead of planning committee
- Four apartments p/floor, all with south-facing balconies
- a mix of family-sized units - 2 bed (56%), 3 bed (40%)
- Stand-alone block with dedicated private and shared outdoor amenity space







Student Residential Homes

A Typical Upper Floor



- 283 student bedrooms in a mix of studios (73%) and clusters (27%)
- Will meet Borough-wide shortfall of student rooms and will help free up existing housing stock (equivalent of 113 family homes)
- Dedicated internal amenity spaces will support studying and socialising
- Community kitchen and courtyard garden will provide opportunities for connections to be made between the new student residents and diverse existing communities, tackling loneliness, improving food education and enabling students to become active and productive members of the local community



New Shops Serving the local community

A new parade of retail units will front onto Walworth Road, alongside the Community Kitchen and entrance to the student homes.

The retail units have been designed flexibly to be subdivided or opened up – ranging in size from xxx to xxx sqm.

A mapping exercise to understand local need will be undertaken ahead of active marketing, to help secure occupiers that will proactively add to the existing offer on the Walworth Road and complement the healthy food ethos of the Community Kitchen.



Social & Environmental Sustainability

The structural embodied carbon saving of concrete frame retention of the existing building is the equivalent of **115 return flights between London and Sydney!**

Structural **embodied carbon saving of 21%** due to the retention of the existing concrete frame.

Targetting **BREEAM Excellent**. Using solar panels on the roofs and air source heat pumps throughout the building.

Giving the ground floor over to the local community through **community space** and **publically accessible courtyard garden**.

Prioritising the **health and wellbeing** of residents and the local community.

Blue and green roofs and courtyard garden contribute to -

Urban Greening Factor of 0.465

Biodiversity Net Gain of 143.59%

Facade Concept



A Walworth Road Clinic- a finely proportioned brick facade



B Corner Blocks - a grander, more sculpted version of the terrace



C **D** Side Streets - a more modest facade with subtly detailed window surrounds



Walworth Road Terrace



Amelia Street Terrace



BLOOM BAR

WELCOME HOME

NEIGHBOURHOOD

AMELIA'S BAKERY

AMELIA'S BAKERY



WALWORTH ROOTS

WALWORTH PHARMACY



GOOEY FOOD STUDIO

CATCHUP

WALWORTH STREET

Construction Timeline

- 30 March 2026 – Start on site
- 8 April 2026 – Scaffolding works commence
- 15 April 2026 – Hoarding install commences
- 30 April 2026 – Demolition works commence
- 3 July 2026 – Demolition works complete and construction commences
- Spring 2028 – Target completion

NLA AWARDS 2025

WINNER

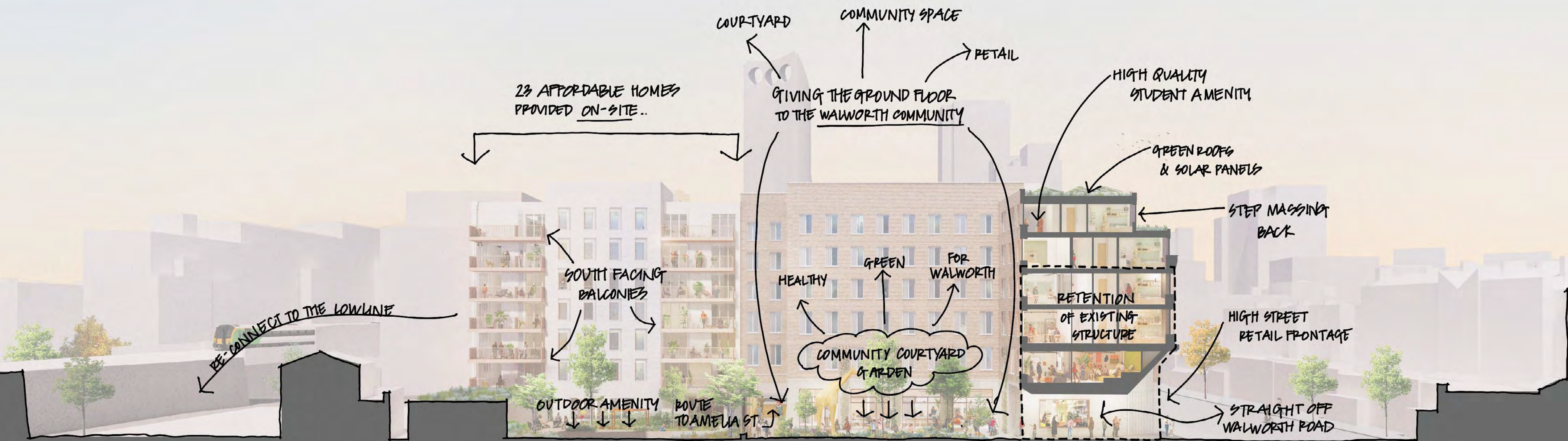
Retention of concrete frame saves **21%** of structural embodied carbon

Which is the equivalent of **115** return flights between London and Sydney

245m² pioneering **Community Kitchen** with a high street presence onto Walworth Road

20 Social Rent Homes provided **on site (35%)**

580m² public courtyard garden providing a **green, healthy space** for local people to enjoy, with **22 new trees** across the site



Thank you!