

22 Shad Thames Redevelopment

Community Newsletter

Lateral, owners of 22 Shad Thames are delighted to announce exciting plans to develop and improve the existing building.

Located in the London Borough of Southwark, the existing building is opposite the junction of Shad Thames and Gainsford Street and directly backing onto St. Saviours' Dock. Formerly known as the David Mellor Building, and now known as the Conran Building, the building was built in the early 1990s.

Lateral feel that given the existing building is in good condition and has high architectural quality, it seems desirable from an environmental point of view to retain and extend the existing building. This will maximise the site's potential and adhere to modern sustainable office standards rather than demolishing and starting again.

Lateral carefully considered the relevant local and national planning policies. Their aim is to deliver high quality sustainable office accommodation which responds well to the history, height and scale of the surrounding area, whilst maintaining the architectural quality and its appearance.



Bird's eye view of the site

Lateral would be delighted to receive comments or questions on the plans, please use the contact details listed overleaf.



Dockside view of the existing building



View of existing building from Shad Thames

Lateral⁺

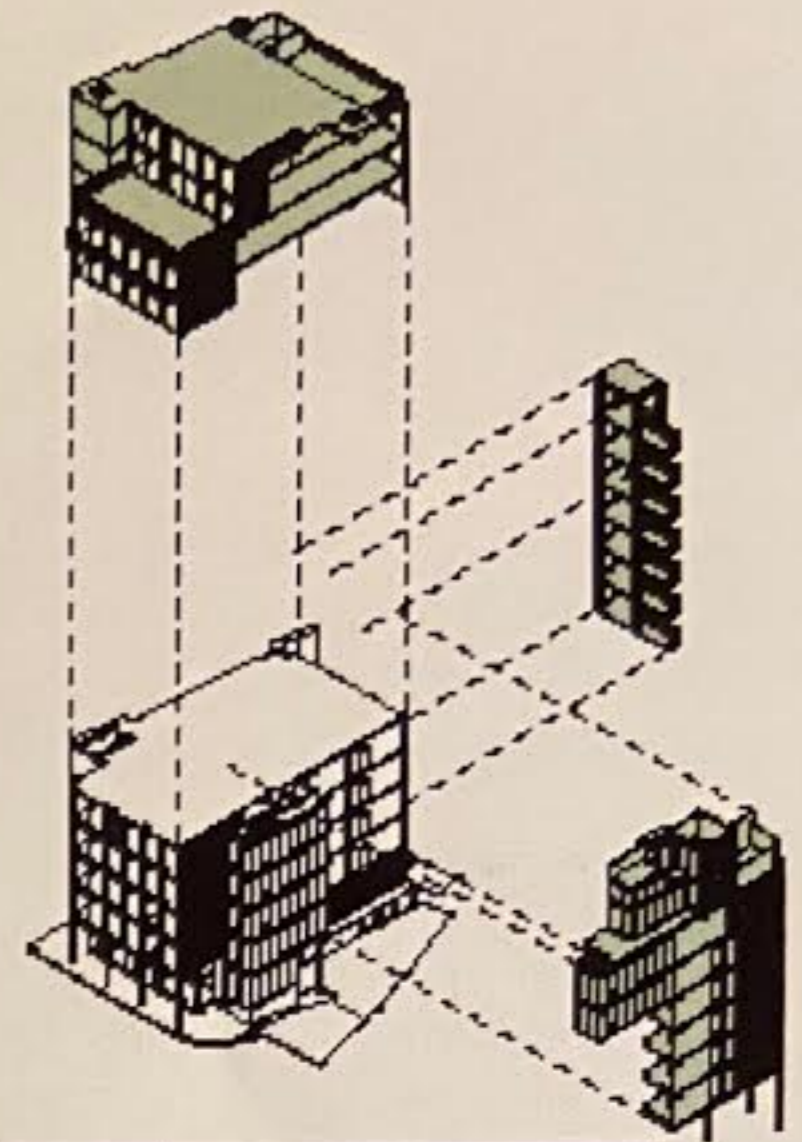
Proposals Overview

Consideration by Lateral was given to the heritage, townscape, overlooking and the impact on adjacent properties of daylight / sunlight. The existing building also does not comply with current energy and sustainability policies, which the proposed development will improve.

The proposed scheme as detailed right, comprises of three new floors of office accommodation. Raising its height will deliver a more elegant building which will act as a bridge to the adjoining buildings.

The proposals have been designed in such a way that the additional floors of office accommodation will still allow for the set back appearance of the top floors. The new building will be basement, ground floor and eight storeys.

A side extension will provide much needed meeting rooms and will fit within the streetscape and adjoining buildings. Projecting rear 'pods' towards the dock as illustrated right will add much needed amenity space for all floors in the form of wintergardens and balconies.



Concept of the proposed extensions



CGI images indicate how the proposed design will sit in the streetscape of Shad Thames and along the dock.

Additional Scheme Details

The new proposals for 22 Shad Thames will also deliver:

- The commercial land use of the current building as predominately offices will be maintained;
- The ground floor may provide an active street frontage;
- The new side extension will provide an opportunity to add greenery and soft landscaping to the side;
- The large window in the southern facade on each floor of the existing building facing directly onto residential bedroom windows at Saffron Court opposite will be replaced with a solid wall as part of the side extension, resolving the current overlooking issue between the two properties;
- The proposed development will be car free with the current basement parking space being converted to cycle parking in line with the emerging planning policies.

Provide feedback or ask a question?

Please tell us your thoughts, ask a question or request further information. Please do not hesitate to get in touch with us on:



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