**Ossory**

2018

London | UK

**Project Details:**

Sector Residential / Industrial

Client Milton Group

Lead Architect Child Graddon Lewis

Location Willowbrook, London

Local Authority Southwark

Status Pre-Planning

Area GIA: 16,800m²

Cost: £14 Million

Planning Consultant Rolfe Judd

Principal Designer Child Graddon Lewis

**Project Summary**

Ossory is the redevelopment of the ABC Selfstore site to the south of Old Kent Road, south east London. The proposal seeks to repurpose the existing site with flexible light industrial accommodation at ground plus 1st floor, with residential comprising 160 homes staggered from 2nd - 14th floors, and generous communal residential roof terraces.

The building mass responds sensitively to the site by addressing a series of site constraints. The approach of drawing a new axis for the massing to follow, kinks the building, aligning it with future consented developments. The contemporary monolithic design, coupled with a highly refined material palette gives subtle reference to the industrial heritage, while acknowledging a change in outlook for the future.

With this mix of uses being considered a relatively new building typology for London, careful consideration is sought for how the commercial aspects operate without disrupting the quality of living for residents above. To achieve this an undercroft area at ground floor is provided for parking and off-street servicing. This, together with technical measures, mitigates impact from traffic, noise and vibration. The industrial components are proposed as two individual volumes, comprising 7m high access points and arranged on a 7m x 7m grid, offering considerable flexibility for a variety of operators.

Ian Givin was Project Architect for Ossory at Child Graddon Lewis.