

The OCCC Estate

Ospringe, Charing and Croydon House

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Thank you for coming to find out more about the proposals to redevelop the OCCC Estate in Waterloo – today we are sharing our fresh plans to renew the estate, making it better and safer for residents to live.

Background

In 2019, planning permission was granted for the regeneration of the estate to provide better quality new homes and commercial space. We have revisited the consented plans and are coming forward with a new alternative scheme to ensure that the renewal of the estate can now be delivered.

We remain committed to rehousing our long-term protected residents in the new development and to providing exemplar Build to Rent and affordable homes, which will create a better quality experience for renters in the borough, alongside new commercial space.

Today, you can find out more about the new plans, speak to a member of the team and leave your feedback.

We are aiming to submit a planning application to Lambeth Council in the summer.

The OCCC Estate today

The OCCC Estate is well located in Waterloo, close to many amenities and public transport links. The surrounding area has buildings ranging in uses and scale, including a mix of homes, large commercial uses, transport hubs and tourist attractions.

Ospringe House, Charing House and Croydon House form the estate. The buildings were constructed in the 1940s and while they have been maintained over the years, the estate no longer meets modern living standards and is in need of regeneration.

The project team

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Lifschutz
Davidson
Sandilands

RAPLEYS

BURO
FOUR

fabrik

CASCADE



Aerial view of the site



Photographs of the OCCC estate today



You can scan this QR code to give your views online.

If you have any questions about the plans and would like to get in touch with our project team, you can do so via e-mail or phone:



consultation@cascadecommunications.co.uk



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Why are we investing in the OCCC Estate?

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As a responsible landlord, we want to continually improve our properties for residents.

Due to their age, the buildings are now outdated and do not meet modern standards. They suffer from limitations in respect of:

- Accessibility (no lifts).
- Poor energy performance.
- Outdated security.
- Dwellings lacking central heating.
- Relationship to surrounding neighbours, including the bus depot and railway.
- Failure to meet modern space standards.

A comprehensive plan to renew the estate will enable us to upgrade the quality of the homes and amenities for all residents, improve the site's relationship with the local surroundings and provide more homes for Londoners, including new affordable homes for Lambeth residents.



A Grainger development, Seraphina Apartments, Canning Town

What is Build to Rent?

Purpose-built homes for rent, owned by one company and professionally managed. The new homes at the OCCC Estate will offer all residents good quality homes, reliable on-site services, staff and amenity spaces.

Residents will benefit from well-maintained buildings, clear standards of management and a focus on long-term community stability.

Who is Grainger plc?

Grainger is the UK's largest listed residential landlord, delivering rental homes across the country.

With over 11,000 homes and c. 4,500 more in the pipeline, we work with partners like Transport for London, Lewisham Council and other public bodies to create vibrant communities and provide homes where they're needed most.

Our aspirations for the OCCC Estate



Re-house our long-term protected residents in better quality, like-for-like homes, with improved amenities.



Deliver on our promise to build exemplar Build to Rent and new affordable homes.



Diversify housing choice in the Waterloo area, with a range of properties from one-bed studios to spacious family homes.



Build safe, high-quality, energy efficient homes that attract people to stay, creating a sense of community.



Provide a better quality rental experience for residents, with professionally managed homes and reliable on-site services.



Create tenure blind affordable housing.



To manage our buildings and the surrounding area responsibly so that they make a positive contribution to the community.



Provide high quality, safe and pleasant outdoor space for all residents.

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The previously approved plans – 2019

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What do we have approval to build?

In 2019 we received planning permission to redevelop the OCCC estate to provide new homes and commercial space. This planning consent was implemented in 2022.

The plans include:

- 215 Build to Rent apartments in one c-shaped residential building, ranging from 7-12 storeys.
- A central landscaped garden and amenity space for residents.
- Rehearsal space on the ground floor for the Old Vic theatre.
- Ground floor office space.

We remain committed to the renewal of the estate, however the recent rise in London construction costs and the wider economic landscape, alongside changes to Building Regulations and fire guidance mean the approved scheme is no longer viable to deliver.



The approved scheme (2019)

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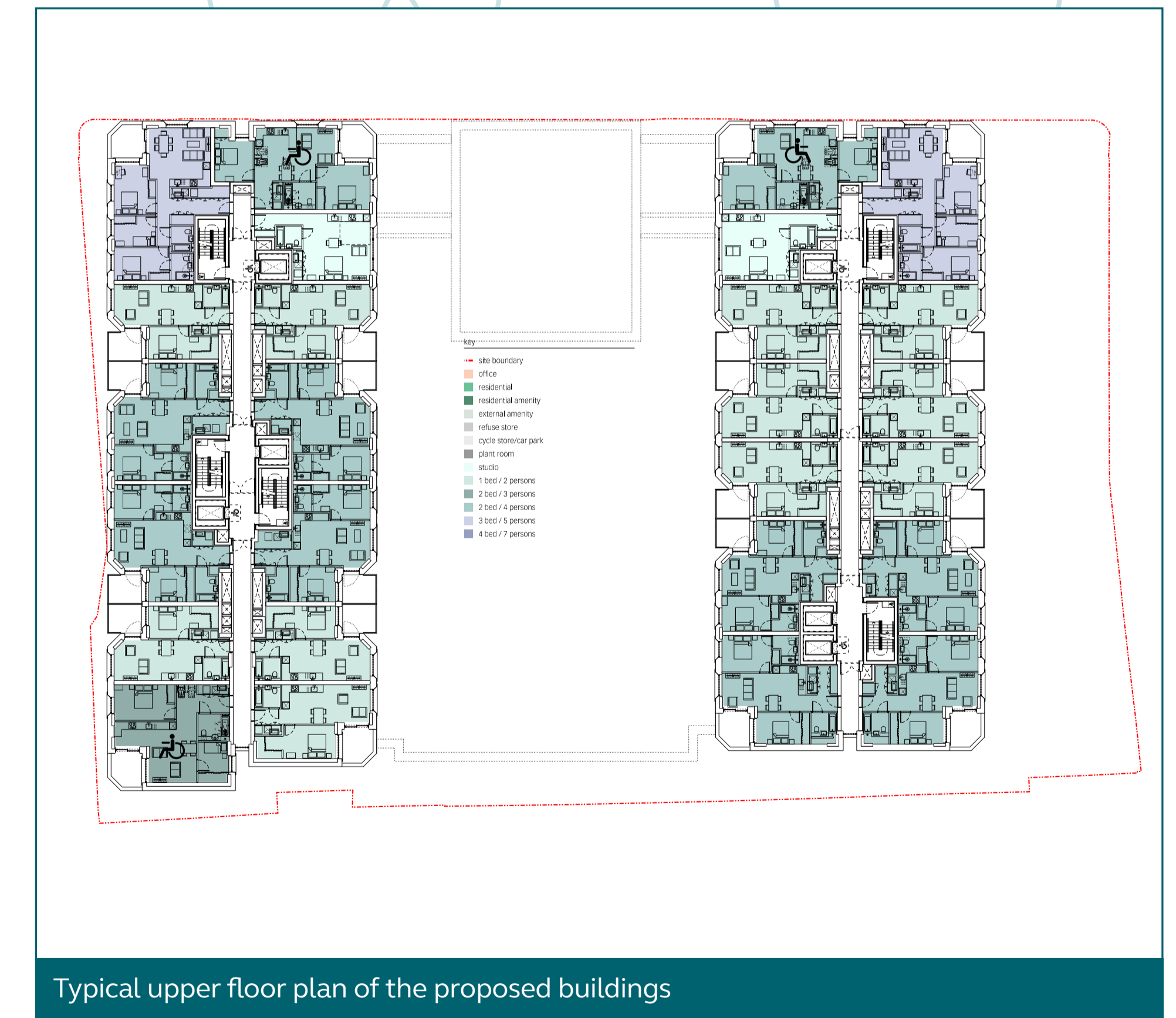
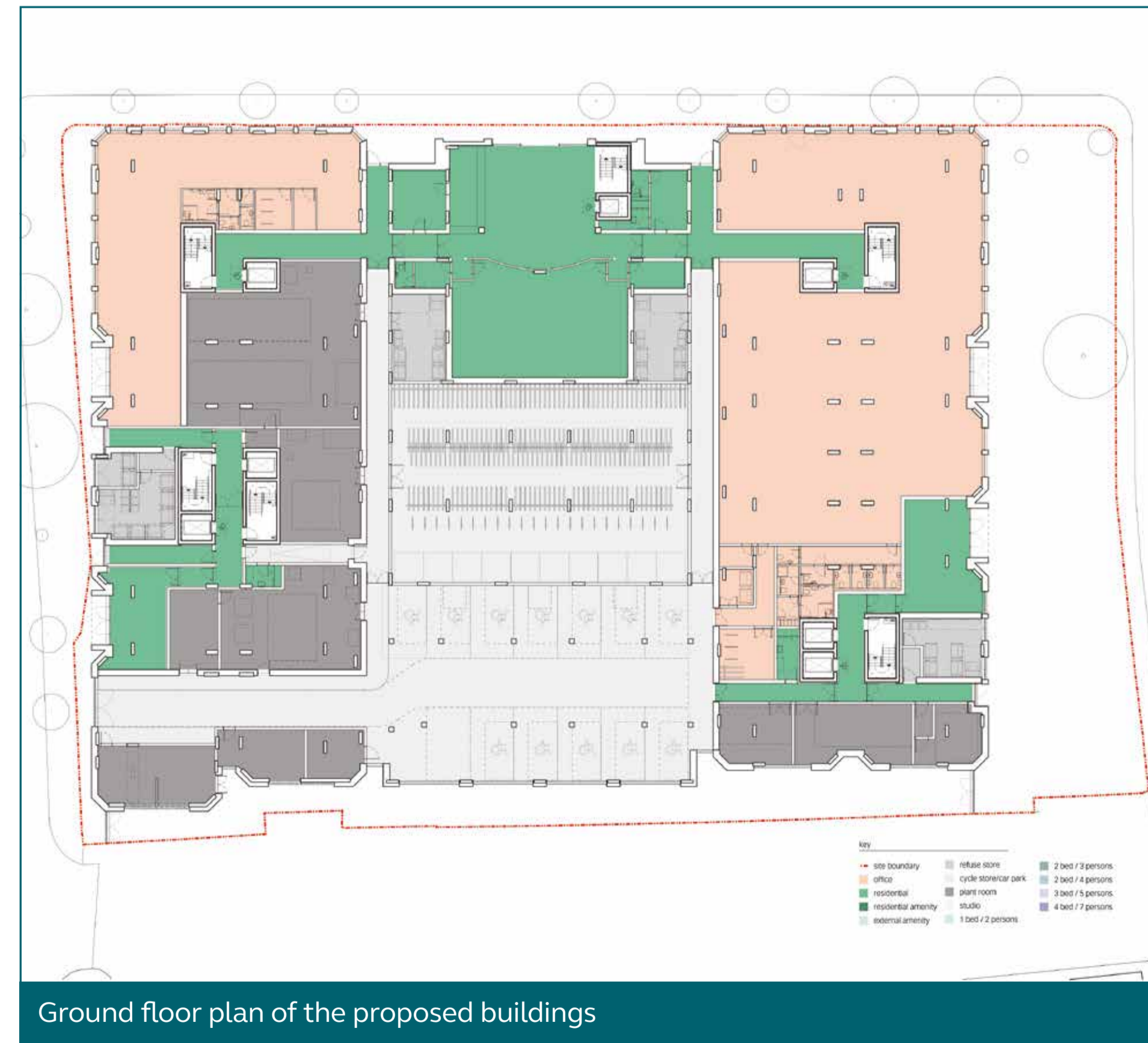
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The new proposals – 2026

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We are seeking a new planning permission for:

- c.380 professionally managed, high-quality, Build to Rent homes delivered across two distinct buildings of 12 to 20 storeys including:
 - 24 like-for-like replacement homes for our existing long-term protected residents
- A pavilion building on Wootton Street connecting the residential buildings, providing the main entrance, reception area, residents' lounge and gym.
- High-quality outdoor amenity space within a landscaped garden at podium level, roof terraces for all residents and an improved garden space fronting Windmill Walk.
- Ground floor office space.
- Car-free scheme, except for 13 blue badge bays.
- c.486 long-term cycle spaces for residents and 15 for the office tenants.



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Why are we bringing forward new plans?

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Key changes include:

- A new design with homes split across two residential buildings.
- An additional c.165 homes, including affordable homes for Lambeth residents.
- The addition of second staircases to all buildings and alignment with new fire safety guidance and Building Regulations.
- The removal of the rehearsal space for the Old Vic theatre.
- More sustainable, energy-efficient buildings, which are better insulated and with low carbon heating.

Why is change needed?

As a responsible landlord, Grainger remains committed to investing in the renewal of the estate to improve the quality of homes for its residents and provide much needed new homes in Lambeth.

In the face of rising construction costs and changes in Building Regulations and fire safety standards, it has not proved possible for us to deliver the consented plans.



Residential shared amenity building, view of the podium

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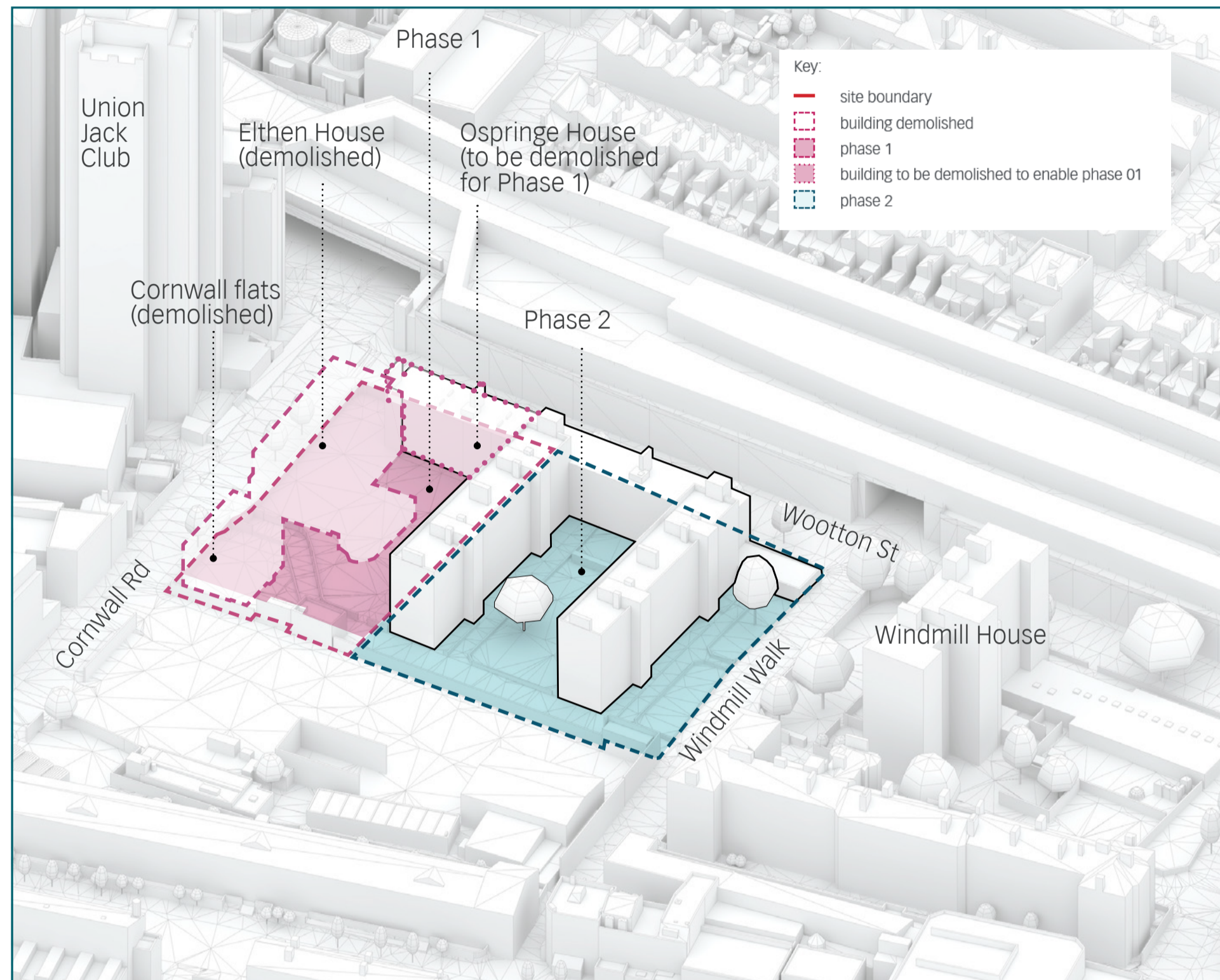


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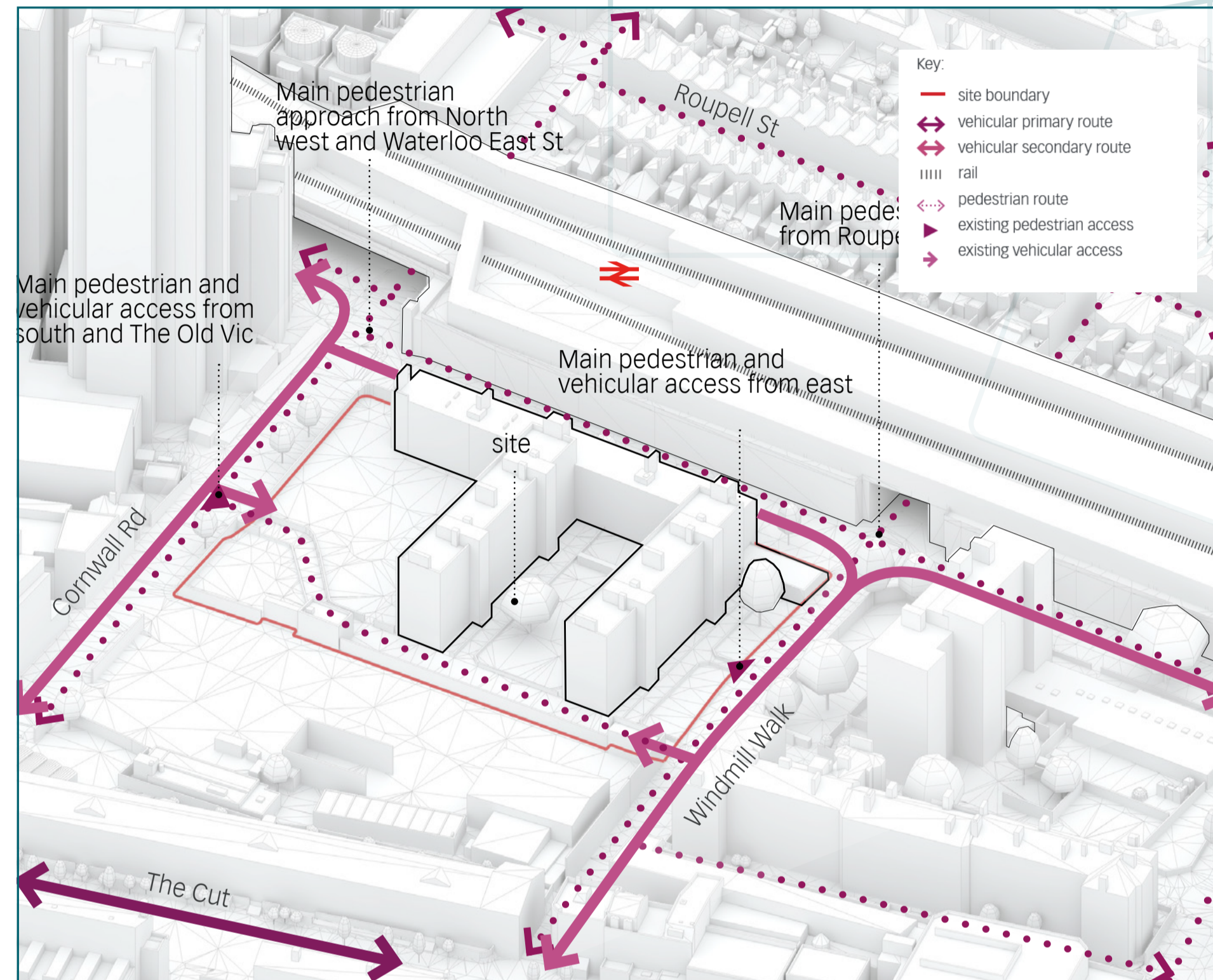
Key considerations



Existing buildings and demolition on the site

The development will be completed in two separate phases in order to allow the majority of the 24 protected residents currently living on the site to move only once from their existing home.

Ethelm House and Cornwall Flats have already been demolished, the partial demolition of Ospringle House is required to construct Phase 1.

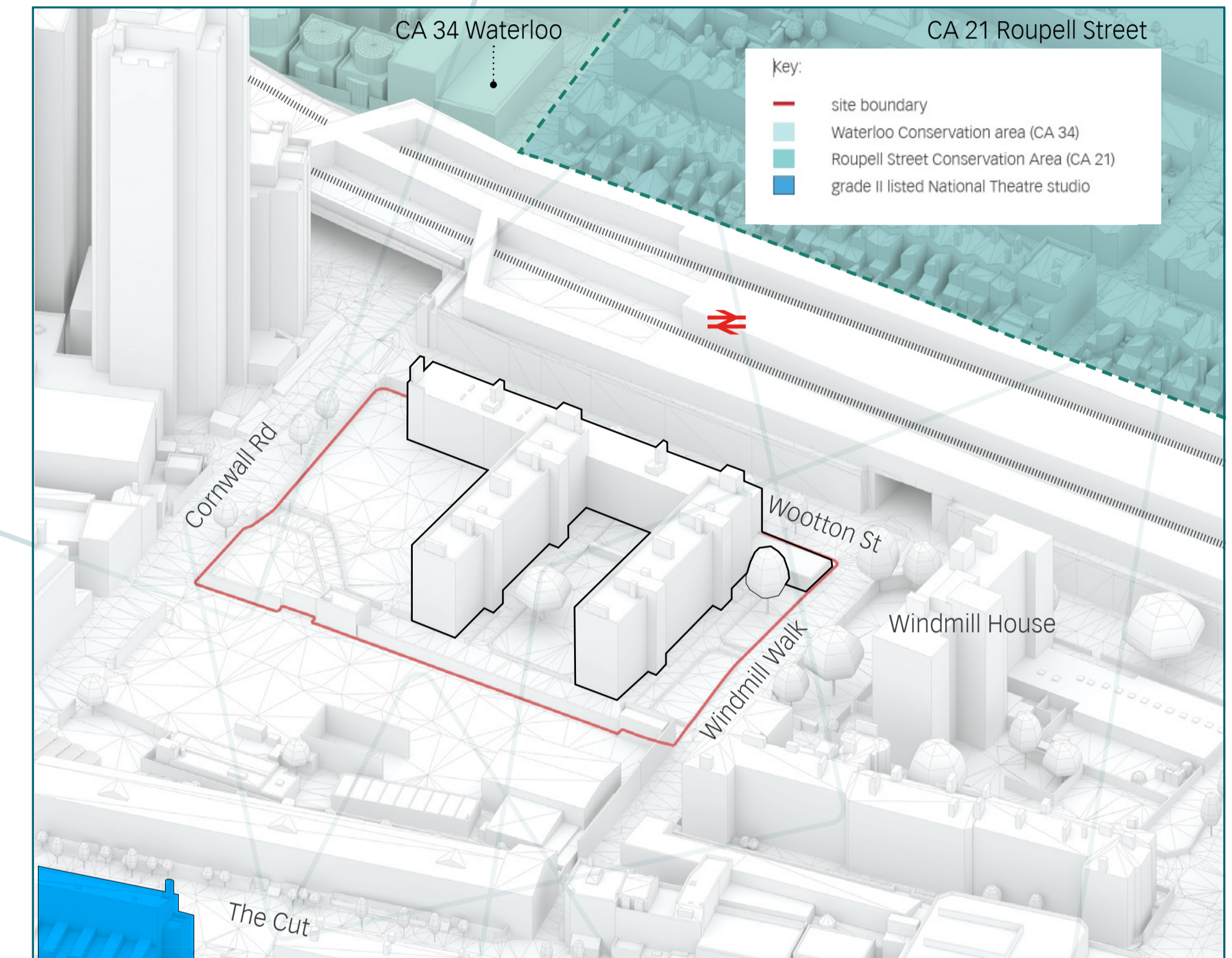


Existing arrival and access (vehicles and pedestrian)

The diagram above illustrates the main vehicular and pedestrian routes and existing access to the site.

There is an opportunity to introduce active frontages on Wootton Street to create a more engaging, double-sided street.

Other considerations include how to respect the amenity of Windmill House and allow for green space on site.



Conservation Areas in the London Borough of Lambeth

The site does not fall within a conservation area, although conservation areas lie to the north, south and east. Illustrated on the diagram above is Waterloo and Roupell Street conservation areas, made up of 19th and early 20th Century development, with a mix of residential terraces and substantial commercial buildings.

Roupell Street Conservation Area is a key heritage asset requiring a sensitive design response, with opportunity to improve north-south connections and pedestrian links between the South Bank and The Cut.

None of the buildings on the site are listed, but properties along Roupell Street to the north are Grade II listed, plus the Grade II* listed Old Vic Theatre and Grade II listed National Theatre Studio lie to the south.



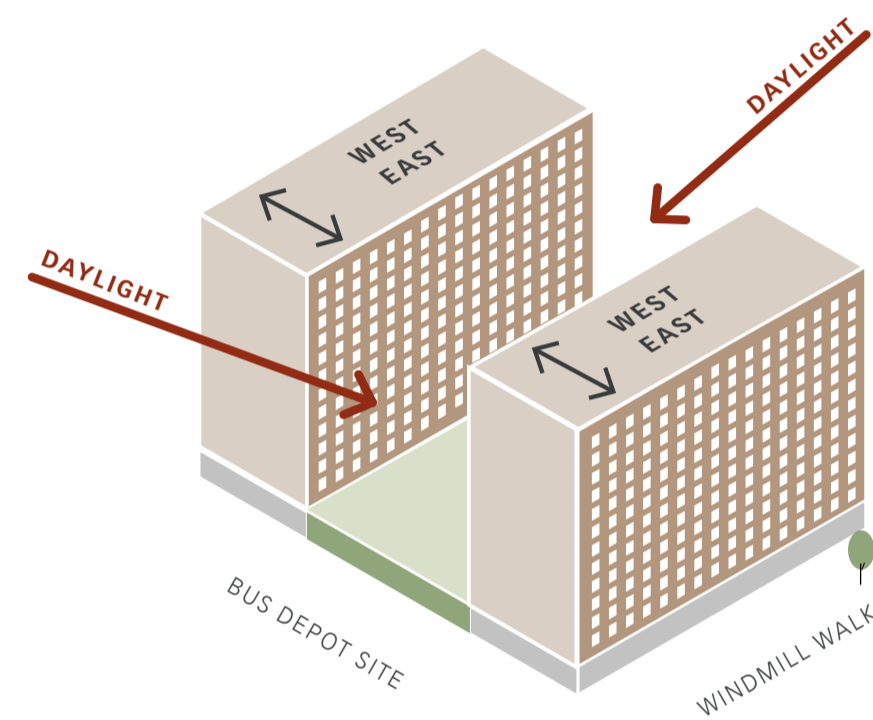
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Developing the design

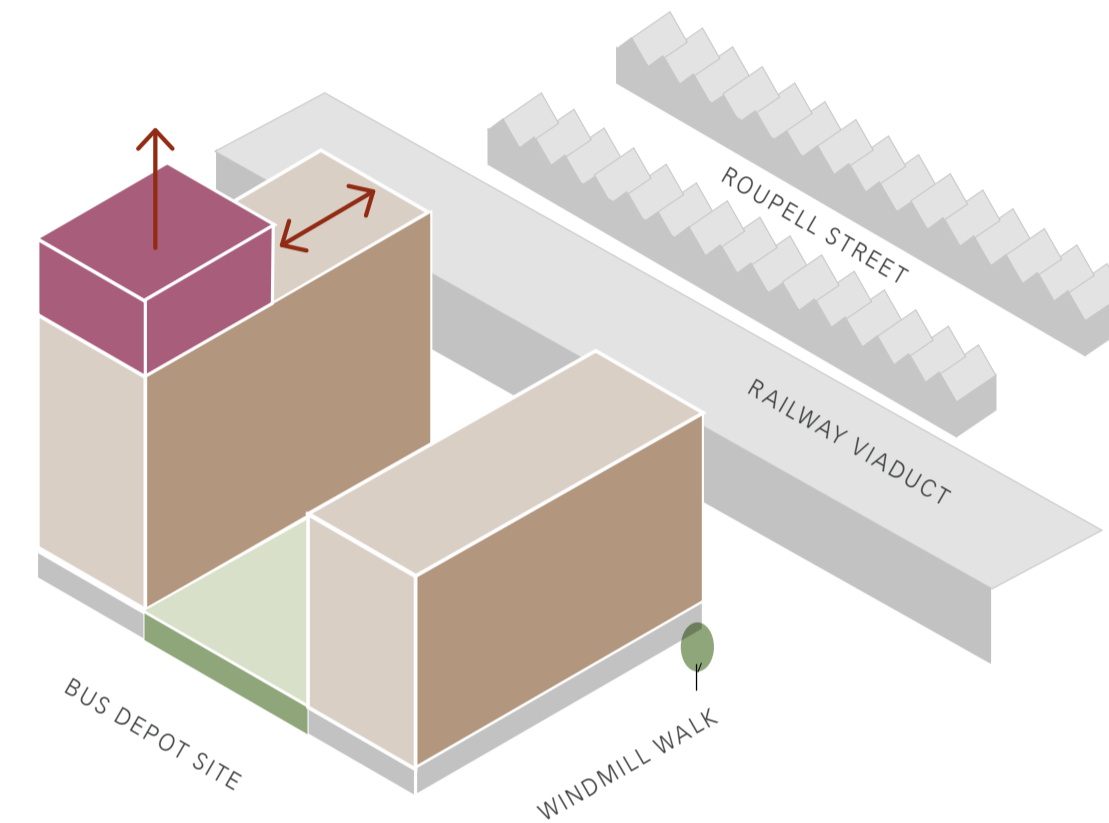
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The new design carefully considers the proposed buildings within the context of the local area, respecting key views, reducing the massing of the building in key locations and considering the relationship and impact on neighbouring buildings and conservation areas.



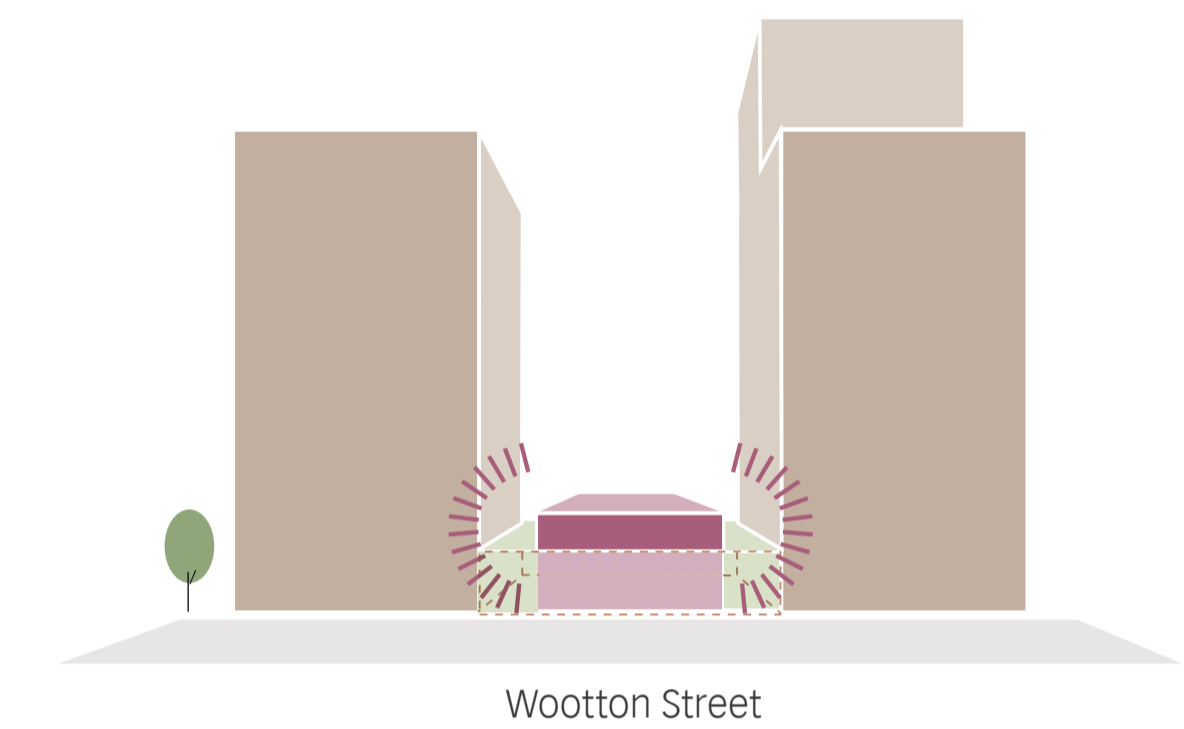
East west orientation of massing

- Reduces bulk visible in townscape views
- A sensitive design on the southern boundary to safeguard future development
- Allows daylight into courtyard from two directions



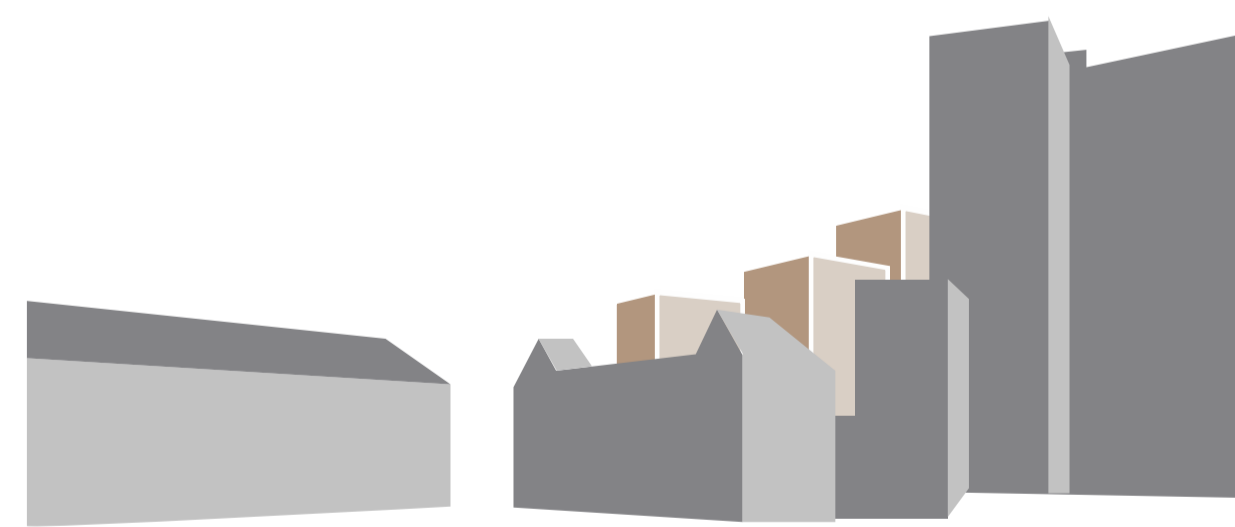
Height placement

- Height located sensitively to adjacent properties and in sensitive townscape views from Roupell Street



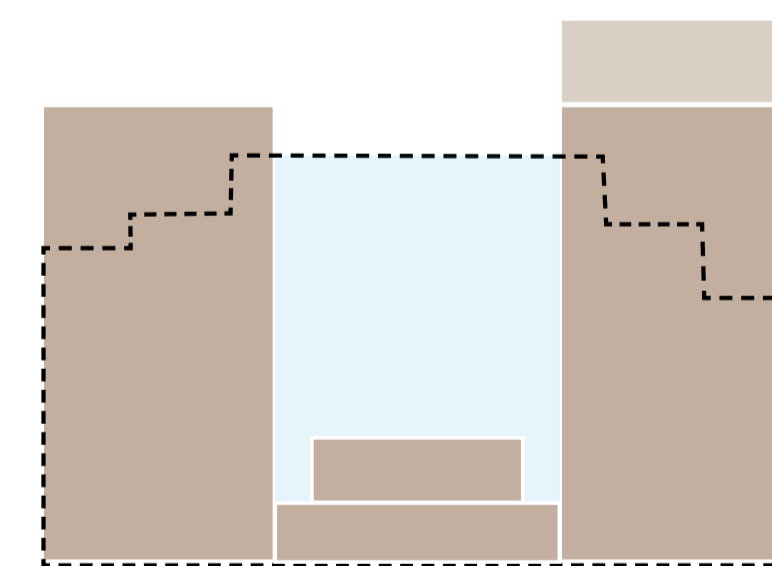
Pavilion amenity building

- The pavilion signals the entrance, creates variation and interest to the street, provides opportunity for internal amenity for residents and acts as a buffer to the podium from the railway to the north



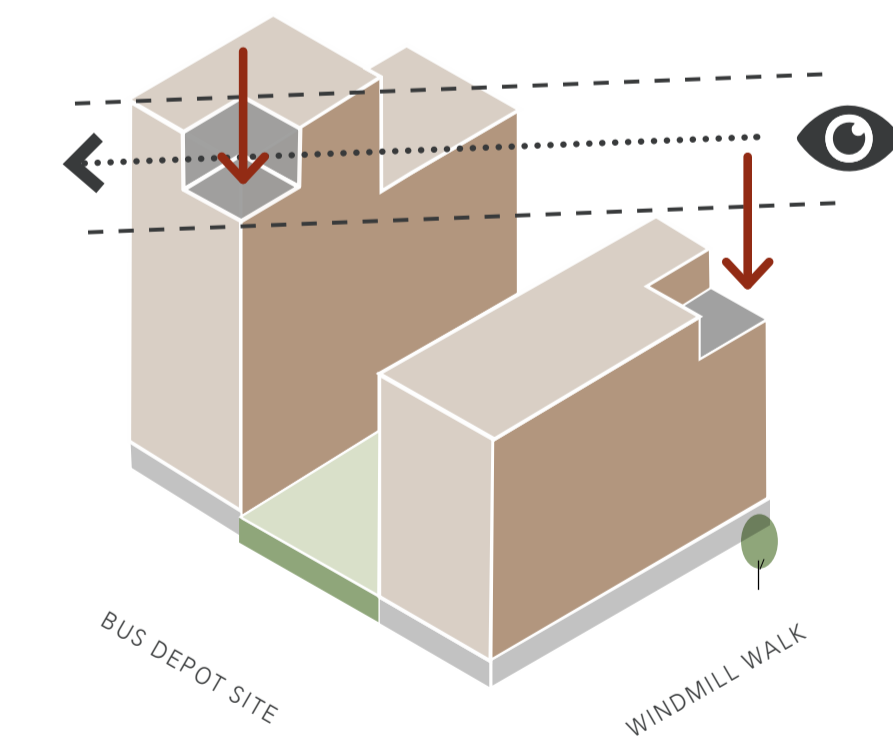
Stepped massing in context

- Stepping in mass helps buildings to sit appropriately within a varied context and form a transition between the existing neighbouring buildings



Additional visible sky from the north

- Additional visible sky compared to consented scheme
- - - Consented scheme outline



Carving away mass

- This increases the perceived sky gap between the two buildings from the wider townscape views from Lower Marsh, Theed Street and Windmill Walk

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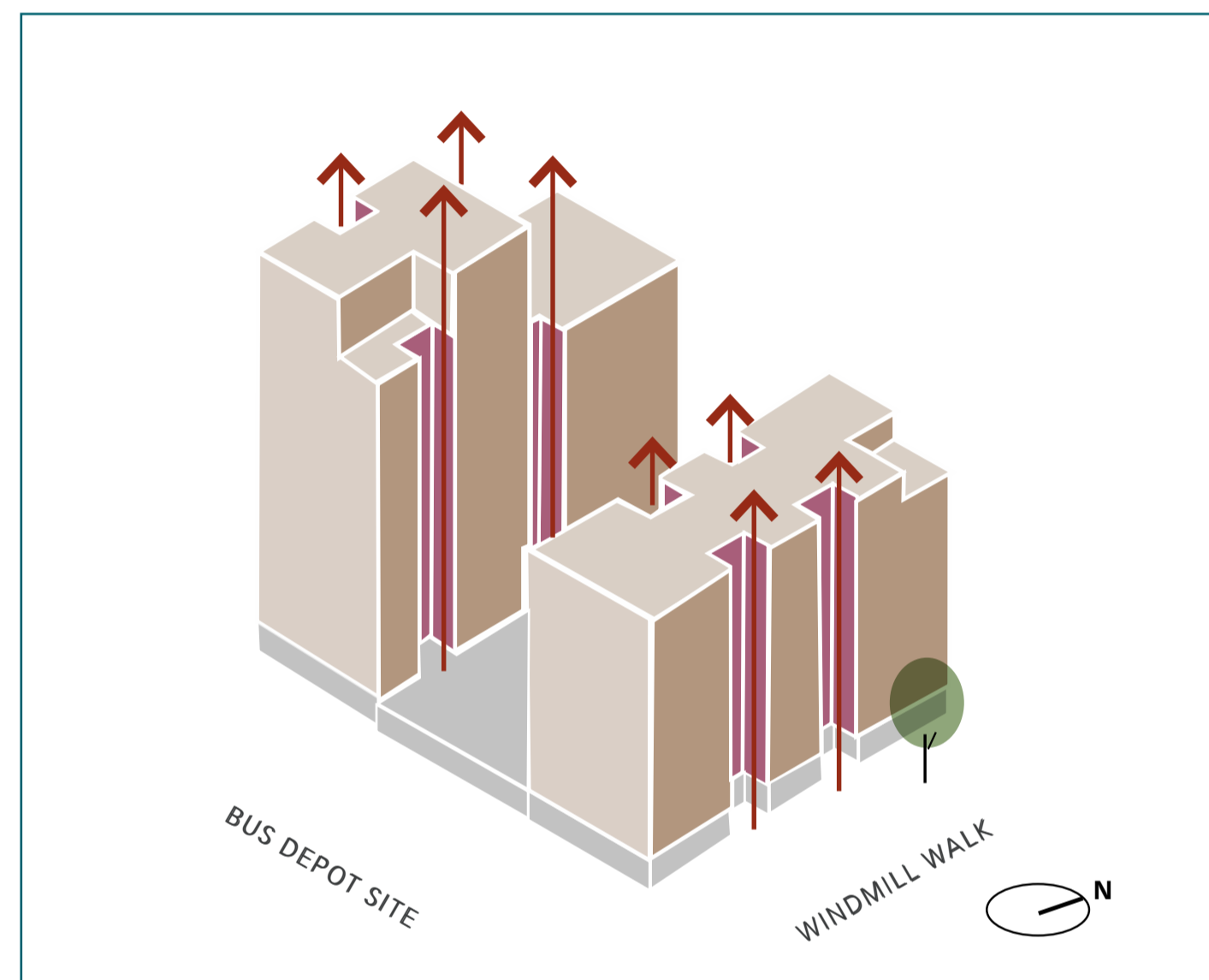
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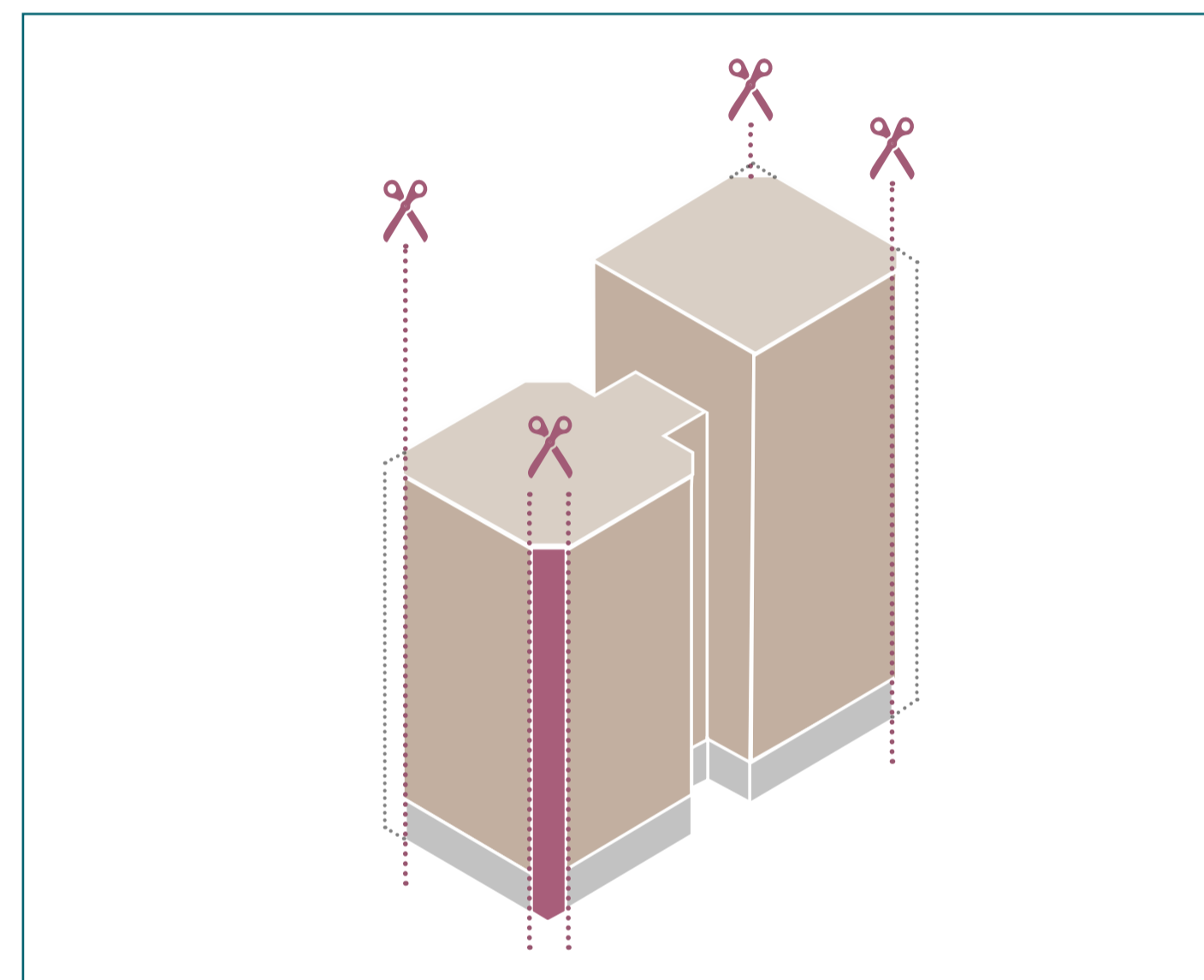
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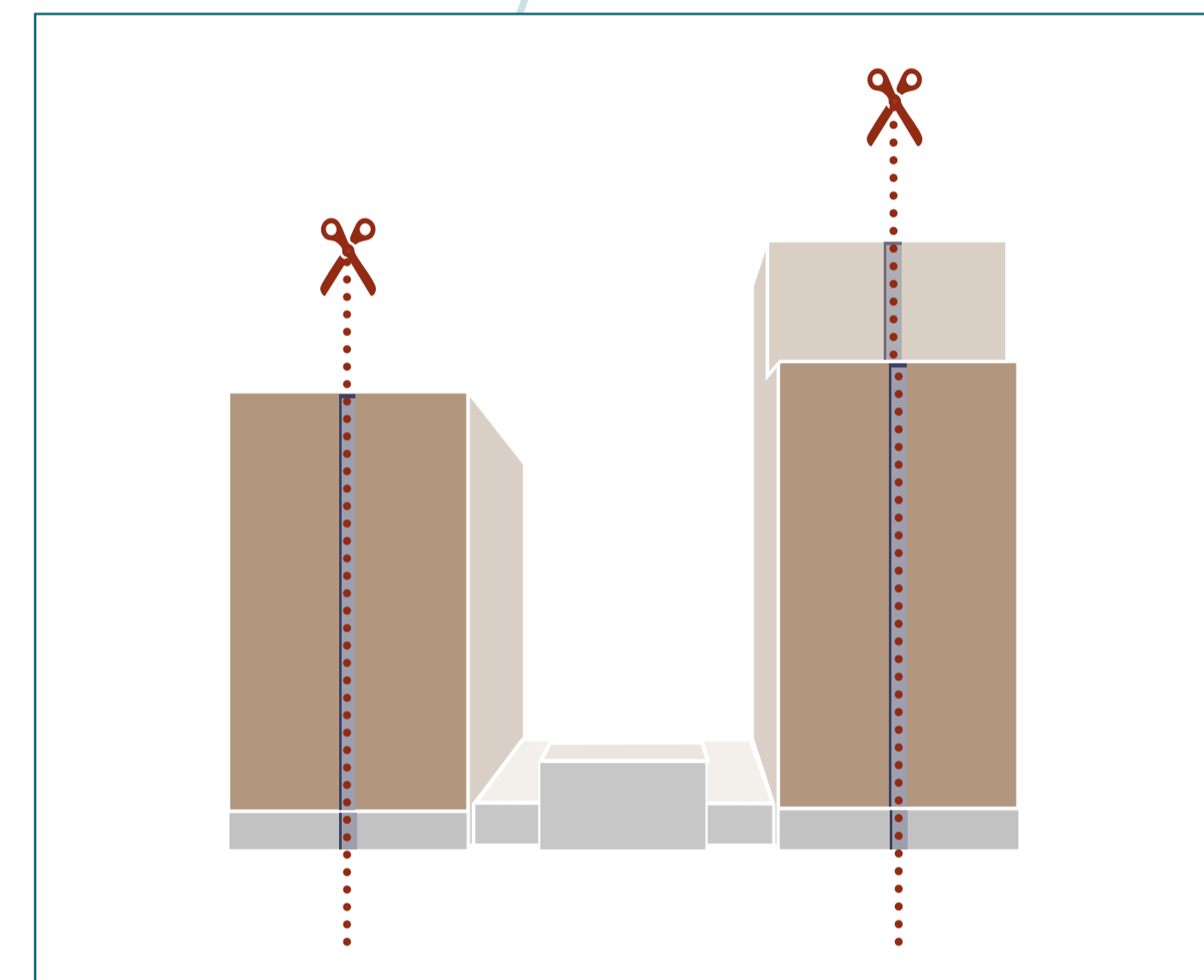
Breaking down the bulk

- Vertical slots break up the bulk of the buildings and create the appearance of a cluster of smaller buildings across the site
- The proposed slots also aim to create a series of more slender elevations



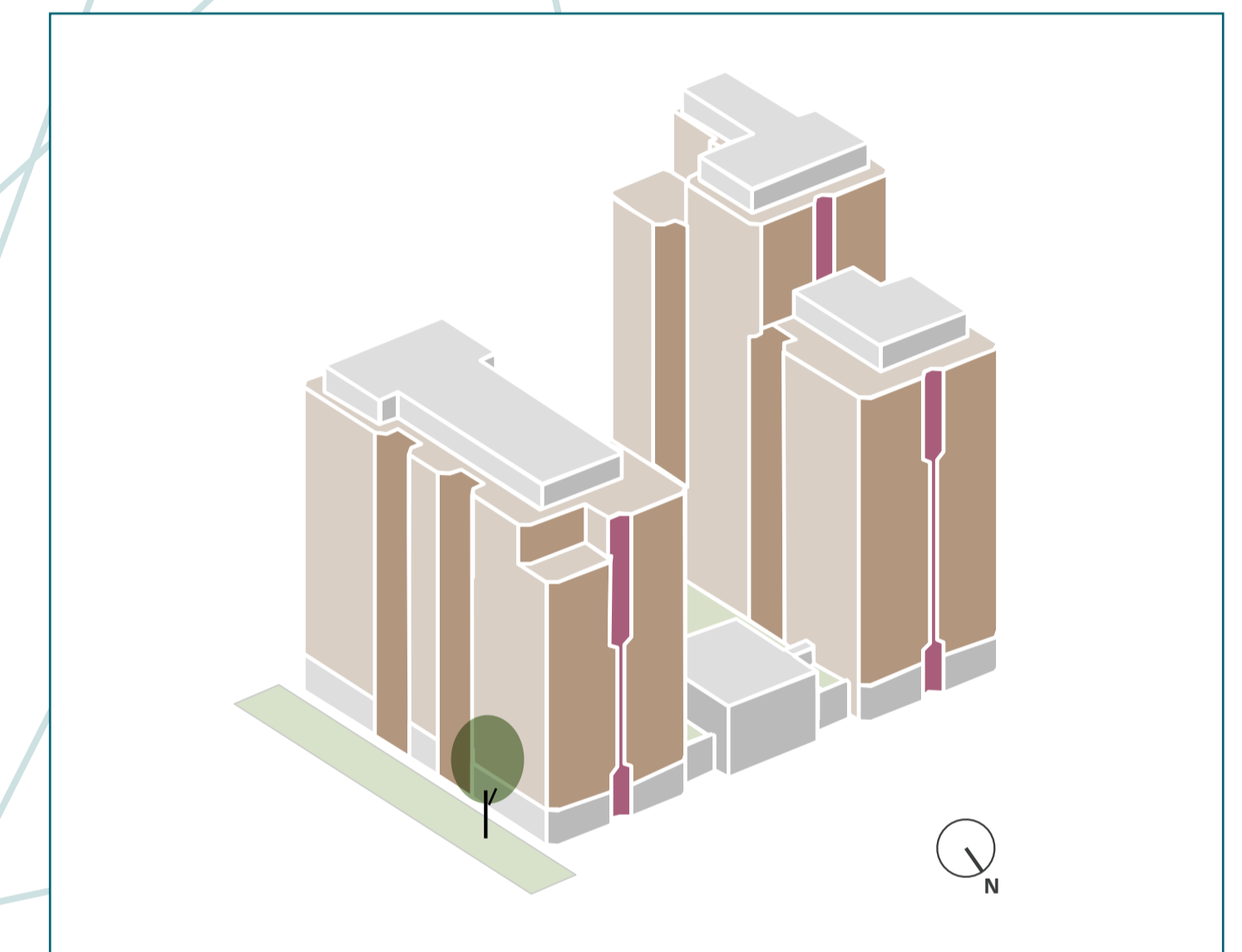
Chamfered corners

- The chamfering of the building corners further articulates its visual impact within the wider townscape



Vertical slots to the gable ends

- Vertical slots in the gable ends break down the massing on the north and south elevations



Articulation of gable end slots

- Where the bulk of the mass is articulated by gable end slots, the upper and lower levels are chamfered
- The building will appear to slim down in the wider skyline at the top and address the ground plane at lower levels

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Townscape Views

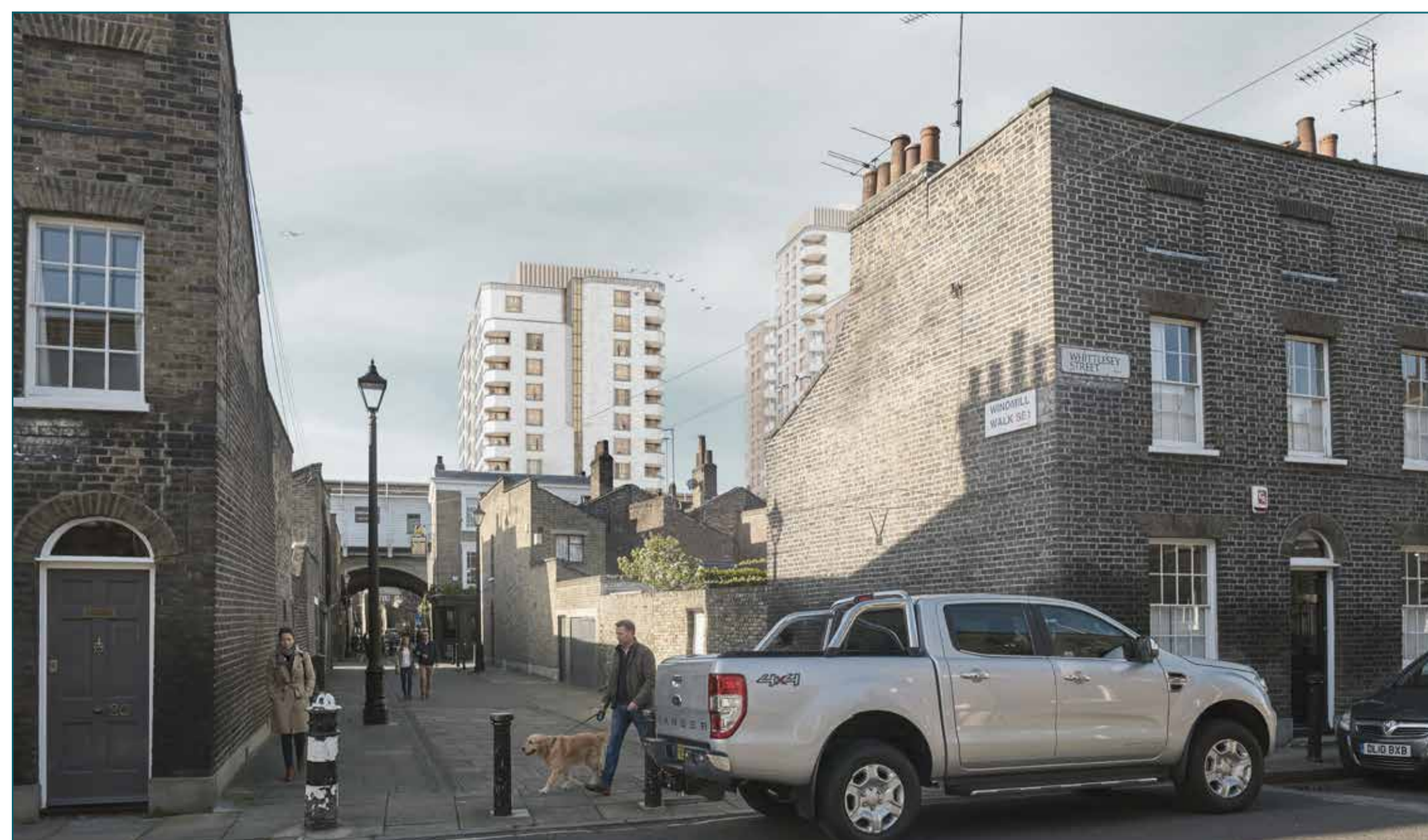
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View from Waterloo Road looking south east



View from Cornwall Road looking south east



View from Windmill Walk looking south



View from Cornwall Road looking south

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New homes

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The new homes will be homes to rent, owned and managed by Grainger, who will provide professional on-site management and reliable services and amenities, including a concierge, gym, co-working space and roof terraces.

Homes for everyone

With a mix of homes, from studios to family homes, we are creating a truly mixed and inclusive community.

The revised proposals provide c.165 additional homes, including affordable homes for Lambeth residents and 24 like-for-like replacement homes for Grainger's long term protected residents.

High-quality homes and amenities

The new homes will benefit from sustainable design features to make them warm, energy-efficient and comfortable. Residents will benefit from internal and external amenities including a gym, roof terraces, flexible amenity space on the first floor of the entrance building, concierge facilities and residents' lounge.

Well-being and green space

A new, spacious landscaped courtyard space will be provided in the centre of the buildings for all residents, with generous planting, play space for children and places to relax. Two roof terraces will also be provided for residents, offering views over the London skyline.

All homes will be provided with their own private amenity space with either a balcony or a Juliette balcony.

An improved garden space is also provided adjacent to Windmill Walk.



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Let us know what you think

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Thank you for attending today's event on the new proposals for the OCCC Estate in Waterloo.

We would welcome your feedback and are interested to hear what you think of the plans. Please take the time to speak with a member of the team and complete a feedback form before you leave.



You can scan this QR code to give your views online.

Summary of benefits



High-quality new homes for rent for Lambeth residents.



24 replacement homes for Grainger's long-term protected residents.



New affordable homes, with nominations offered to Lambeth residents as a priority.



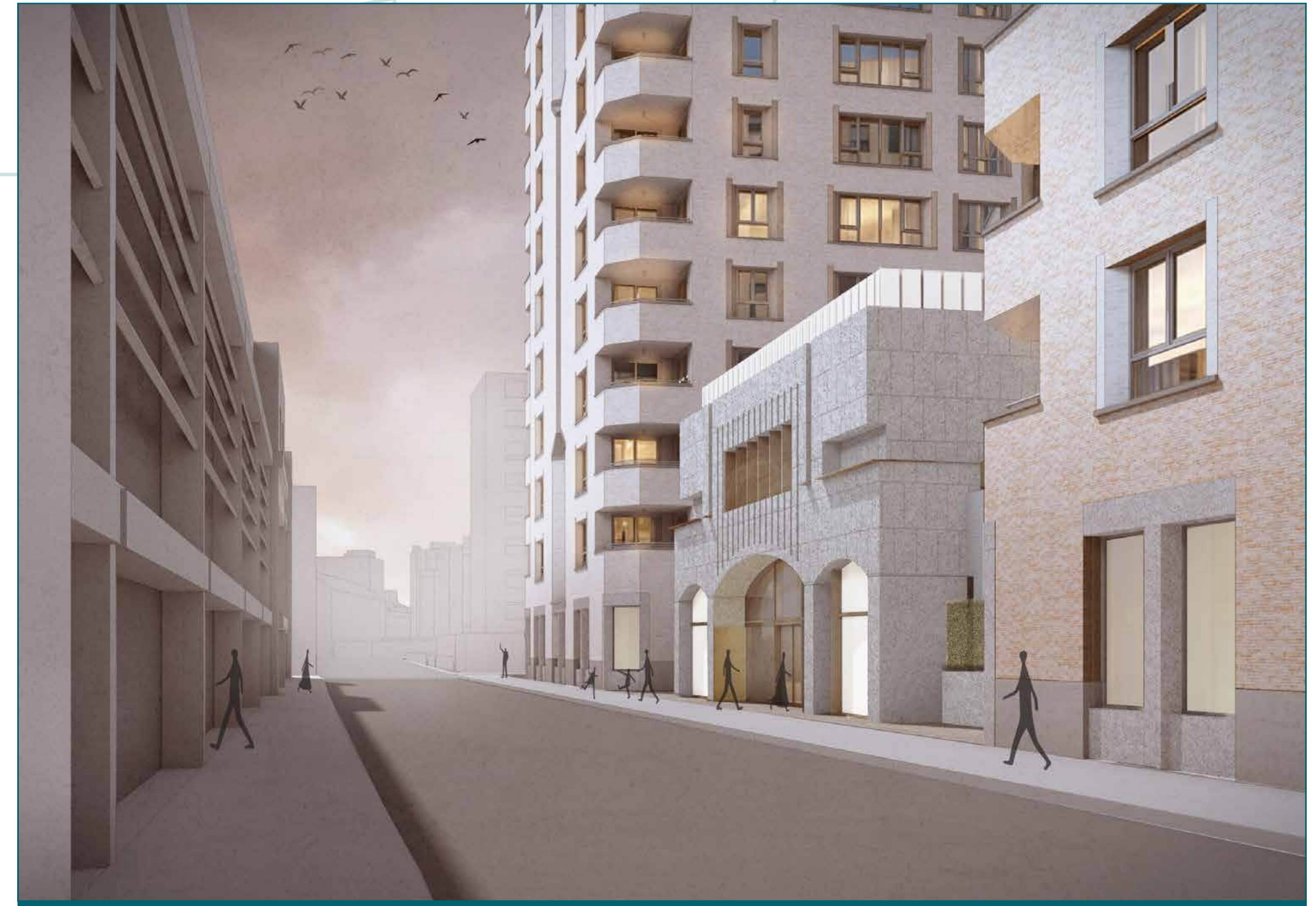
New commercial space for local businesses.



High-quality property management and maintenance service, with an accountable landlord.

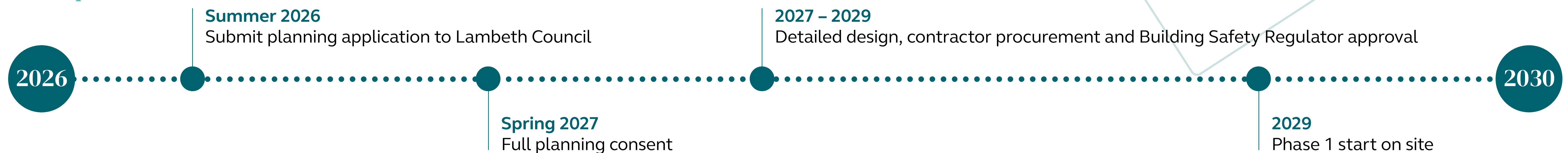


Low energy buildings, with lower water consumption and more green space to improve biodiversity on the site.



Residential shared amenity building looking east along Wootton Street

Anticipated timeline



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