



OPEN LETTER - 14th December 2015

Jennifer Gavin and Percy Mullaney
c/o Berkeley Urban Developments
3rd Floor, Ergon House
Horseferry Road
London, SW1P 2AL

Dear Jennifer and Percy

Re: OAKDA Masterplan

KOVF has now published its draft minutes for our public meeting on 2nd December, including the slides from your presentation. Thank you for attending.

There is much to like in the Berkeley Masterplan, including a suitable urban form and density in conformity with the London Plan for the location, as well as the proposal for proper mixed use. We also welcome the aspiration to maintain at least one of the gasholders.

However, as previously raised in my letter of 10th November, the current consultation material was misleading on a number of points – not least artistic impressions which did not show the full impact of the high rise proposals. Therefore many responses from those who did not attend the KOVF meeting will not be informed and hence representative. We would also ask, in the interests of transparency, that all responses be shared unedited, so that others can also interpret the views being expressed.

As you will be aware, there is an alternative community proposal, known as ‘Little Oval’ prepared with Create Streets, that has been developed with professional input and offers some key advantages from the perspective of the local community. In particular, it:

- Makes sure all building heights stay below 10 stories throughout the site without reducing density, with a different streetscape arrangement providing better links for the Kennington Park Estate;
- Provides more public space, most of which is green and not overshadowed, therefore delivering greater amenity value; and
- Keeps development outside the preserved gasholder, the tallest structure in the Little Oval scheme, thus maintaining its architectural integrity, as well as the critical view from the Oval Cricket Ground.

There are also further details that need to be clarified in relation to the retail site owned by Tesco. The final masterplan will need to address the key points of the community proposal to demonstrate an effective consultation.

Helen Monger
Chair