

Greenland Passage, Southwark

Built
1988

Local authority
London Borough of Southwark

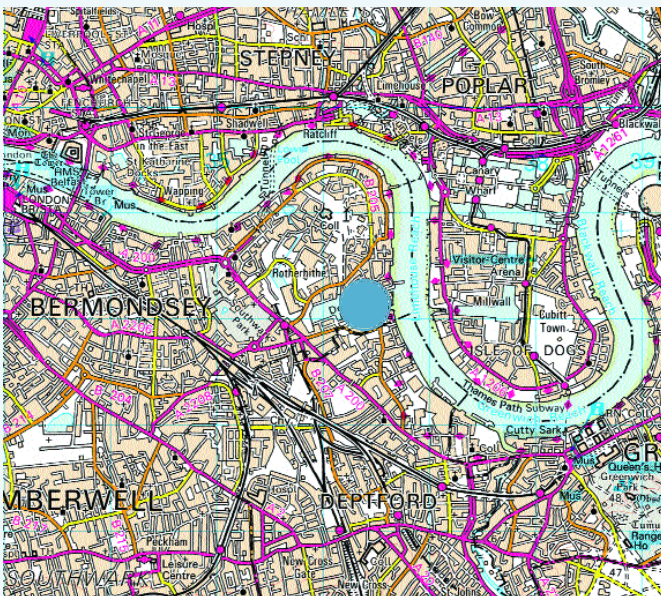
Lead designer
Kjaer and Richter

Developer
Aarhus Ilsef UK

Overview

Greenland Passage is located on the edge of Greenland Dock adjoining the River Thames, within London Docklands. Surrey Quays is the nearest local centre, which is approximately one kilometre from the development. The scheme combines the refinement of Danish construction with a typical British housing form. The development comprises two perimeter blocks, which include private and semi-private gardens.

A terrace of townhouses with integral garages and a nine-storey tower of flats also forms part of the area of detailed analysis. Car parking is located either within one of three underground car parks, or in the integral garages along Finland Street and South Sea Street.



● The site



■ Area of detailed analysis

📷 Photo position

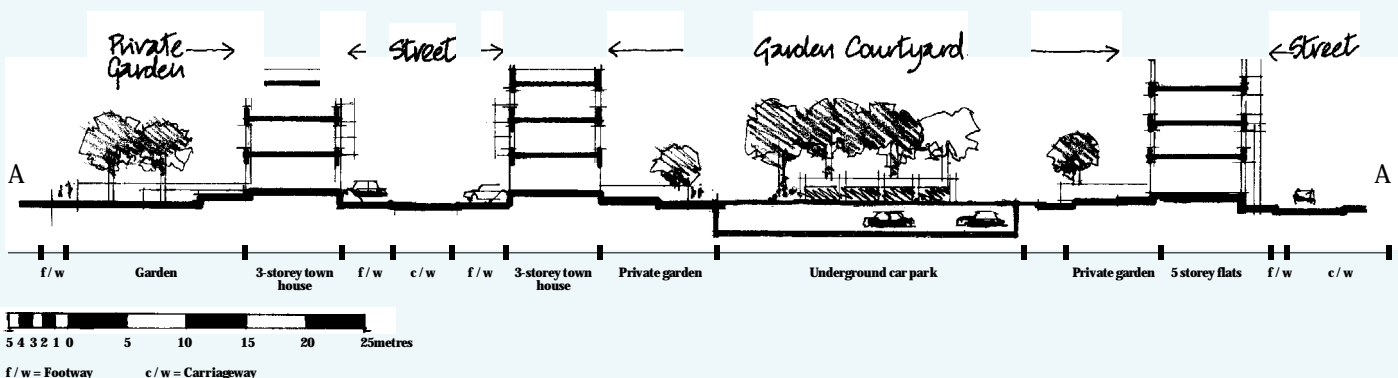
Evaluation

A number of strong features can be identified:

- The scheme combines a permeable road network with two perimeter blocks which have partly enclosed courtyards;
- There is good pedestrian access into the site via Greenland Dock. Roads are unusually wide in places, up to eight metres;
- Housing types and designs are quite varied, yet Royal Court has a strong sense of enclosure and repose. This is partly due to the enclosure formed by the King Frederick Tower at the end of the vista and the use of three-storey townhouses;

- The scheme contains a very high proportion of designated parking spaces. One space per dwelling has been allocated as a combination of garages, both integral and underground;
- On-street parking provides additional spaces and allows for as many as two spaces per dwelling.

Nonetheless parking supply appears to be a significant issue in Greenland Passage. Some vehicles are parked on public open space along the Thames. The site is quite remote in its location from public transport, increasing dependency on the car.





- 1** There is good pedestrian access into the site via Greenland Dock. Roads are unusually wide in places and some are as much as eight metres.



- 2** The development combines a permeable road network with two perimeter blocks which have partly enclosed courtyards.



- 3** King Frederick Tower at the end of the vista and the three-storey town-houses along Royal Court help to create a sense of enclosure for the street.



- 4** Lattice fencing fails to provide privacy to all private rear gardens. Only where mature planting has been added is there really a sense of privacy.



- 5** A lack of clear distinction between public and private space has resulted in cars being parked on the footway.

Analysis of built form components within the area of detailed analysis

Area of detailed analysis	1.2 ha
Number of Dwellings:	82
Dwelling mix (4 dwelling types)	1+2 - bed apartment 2+3 - bed duplex 3 - bed town hoses
Density	
Dwellings per hectare:	68 dwellings/ hectare
Habitable rooms per hectare:	233
Floorspace per hectare:	10,886m ²
Space in and around the home	
3-bed townhouse in Royal Court:	159m ²
Typical garden area: 3-bed townhouse in Queen of Denmark Court:	69m ² 162m ²
Typical garden area:	31m ²
Car parking	
Parking spaces per dwelling:	2.1
Parking within building curtilage:	0%
On street:	53%
Parking courts/ dedicated off-street bays/shelters:	31%
Garages:	16%
Overall land budget	
Dwellings footprint:	23%
Private gardens:	11%
Communal outdoor space and courtyards:	35%
Roads, footpaths and parking:	31%